



# **LATROBE CITY COUNCIL**

**AGENDA FOR THE  
ORDINARY COUNCIL**

**TO BE HELD IN NAMBUR WARIGA MEETING ROOM  
CORPORATE HEADQUARTERS, MORWELL  
AT 5.30PM ON  
24 MARCH 2014**

**CM432**



## *Latrobe Community* **Vision**

*"In 2026 the Latrobe Valley is a liveable and sustainable region with collaborative and inclusive community leadership."*

## *Council* **Mission**

Latrobe City continues to implement the values, corporate directions and partnerships necessary to bring reality to the Latrobe's 2026 community vision for a liveable and sustainable region with collaborative and inclusive community leadership.

## *Council* **Values**

Latrobe City Council's values describe how it is committed to achieving the Latrobe 2026 community vision through:

- Providing responsive, sustainable and community focused services;
- Planning strategically and acting responsibly;
- Accountability, transparency and honesty;
- Listening to and working with the community; and
- Respect, fairness and equity.



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**ORDINARY COUNCIL MEETING AGENDA  
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*Our Father in Heaven, hallowed be your Name, your kingdom come, your will be done on earth as in Heaven. Give us today our daily bread. Forgive us our sins as we forgive those who sin against us. Save us from the time of trial and deliver us from evil. For the kingdom, the power, and the glory are yours now and forever.*

**2. ACKNOWLEDGEMENT OF THE TRADITIONAL OWNERS OF THE LAND**

*We respectfully acknowledge that we are meeting here today on the traditional land of the Braiakaulung people of the Gunnai/Kurnai Clan and pay our respect to their past and present elders*

**3. APOLOGIES AND LEAVE OF ABSENCE****4. DECLARATION OF CONFLICT OF INTEREST****5. ADOPTION OF MINUTES****RECOMMENDATION**

That the minutes of the Ordinary Council Meeting meeting held on 3 March 2014 be confirmed.

**6. PUBLIC QUESTION TIME**

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**7. ITEMS HELD OVER FOR REPORT AND/OR CONSIDERATION**

<b>Council Meeting Date</b>	<b>Item</b>	<b>Status</b>	<b>Responsible Officer</b>
19/09/11	Traralgon Activity Centre Plan Key Directions Report	That having considered all submissions received in respect to the Stage 2 Key Directions Report September 2011, Council resolves the following: 1. To defer the endorsement of the Stage 2 Key Directions Report September 2011 until: (a) Council has been presented with the Traralgon Growth Area Review (b) Council has received information on the results of the Latrobe Valley Bus Review 2. That Council writes to the State Government asking them what their commitment to Latrobe City in respect to providing an efficient public transport system and that the response be tabled at a Council Meeting. 3. That Council proceeds with the Parking Precinct Plan and investigate integrated public parking solutions. 4. That the Communication Strategy be amended to take into consideration that the November/December timelines are inappropriate to concerned stakeholders and that the revised Communication Strategy be presented to Council for approval. 5. That in recognition of community concern regarding car parking in Traralgon the Chief Executive Officer establish a Traralgon Parking Precinct Plan Working Party comprising key stakeholders and to be chaired by the Dunbar Ward Councillor. Activities of the Traralgon Parking Precinct Plan Working Party to be informed by the Communication Strategy for the Traralgon Activity Centre Plan Stage 2 Final Reports (Attachment 3).	General Manager Planning and Governance
5/12/11	Investigation into Mechanisms Restricting the sale of Hubert Osborne Park Traralgon	That a draft policy be prepared relating to Hubert Osborne Park and be presented to Council for consideration.	General Manager Planning and Governance
19/12/11	Traralgon Greyhound Racing Club – Proposed Development and Request for Alterations to Lease	That a further report be presented to Council following negotiations with the Latrobe Valley Racing Club, Robert Lont and the Traralgon Greyhound Club seeking Council approval to the new lease arrangements at Glenview Park.	General Manager Planning and Governance

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Council Meeting Date	Item	Status	Responsible Officer
3/12/12	Geotechnical Investigation and Detailed Design Remediation Treatments of Landslips	<ol style="list-style-type: none"> <li>1. That Council resolve that the geotechnical investigations and detailed design for the remediation treatment of landslips meets the requirements of Section 186 of the <i>Local Government Act 1989</i> and that the contract must be entered into because of an emergency.</li> <li>2. That Council resolves to enter into a schedule of rates contract with GHD Pty Ltd for the geotechnical investigations and detailed design for the remediation treatment of landslips due to it being an emergency.</li> <li>3. That a report be presented to a future Council meeting at the completion of the geotechnical investigations and detailed design for the remediation treatment of landslips outlining the actual costs incurred.</li> <li>4. That Council authorise the Chief Executive Officer to advise those residents impacted by landslips of Council's process and timelines for remediating landslips throughout the municipality.</li> </ol>	General Manager Recreation, and Community Infrastructure
18/02/13	Affordable Housing Project – Our future our place	<ol style="list-style-type: none"> <li>1. That Council proceeds to publically call for Expressions of Interest as a mechanism to assess the viability and interest in developing an affordable housing project on land known as the Kingsford Reserve in Moe.</li> <li>2. That a further report be presented to Council for consideration on the outcome of the Expression of Interest process for the development of an affordable housing project on land known as the Kingsford Reserve in Moe.</li> </ol>	General Manager Recreation, and Community Infrastructure
6/05/13	Latrobe City International Relations Advisory Committee - Amended Terms of Reference	That the item be deferred pending further discussion by Councillors relating to the Terms of Reference.	General Manager Economic Sustainability
6/05/13	Latrobe City International Relations Advisory Committee - Motion Re: Monash University	That the item be deferred until after the amended Terms of Reference for the Latrobe City International Relations Advisory Committee have been considered by Council.	General Manager Economic Sustainability

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Council Meeting Date	Item	Status	Responsible Officer
6/05/13	Former Moe Early Learning Centre	<ol style="list-style-type: none"> <li>1. That a community engagement process be undertaken to inform a potential Expression of Interest for funding from the State Government's <i>Putting Locals First Program</i> to redevelop the former Moe Early Learning Centre as a centre for community organisations, addressing the stated funding criteria.</li> <li>2. That subject to the community engagement process identifying a community need meeting the funding criteria, that an Expression of Interest for funding from the State Governments Putting Locals First Program be prepared and submitted.</li> <li>3. That a further report be presented to Council for consideration outlining the draft design of the former Moe Early Learning Centre based on feedback received during the community engagement process.</li> </ol>	General Manager Community Liveability
01/07/13	Traffic Investigation At Finlayson Crescent Traralgon	<ol style="list-style-type: none"> <li>1. That Council install temporary traffic calming devices in Finlayson Crescent, Traralgon for a period of six months.</li> <li>2. That a review of traffic flow during this six month period in Finlayson Crescent and adjoining cross streets be undertaken and reported back to Council.</li> <li>3. That a final determination be made by Council on review of these figures.</li> <li>4. That Council write to the head petitioner and all other residents who were invited to express their views informing them of Council's decision.</li> </ol>	General Manager Recreation and Community Infrastructure
16/09/13	2013/20 - Notice Of Motion - Adam View Court, Tanjil South	That a report be provided to Council on options available for the mitigation of flooding at 25 Adam View Court, Tanjil South.	General Manager Recreation and Community Infrastructure

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<b>Council Meeting Date</b>	<b>Item</b>	<b>Status</b>	<b>Responsible Officer</b>
16/09/13	14.3 Hazelwood Pondage Waterway And Caravan Park Lease	<p>1. That Council authorise the Chief Executive Officer to commence negotiations with IPH GDF Suez for the lease of the caravan park, southern boat ramp and surrounds, northern boat ramp and surrounds and management of the waterway for recreational purposes, ensuring the following principals are addressed:</p> <ul style="list-style-type: none"> <li>•GDF SUEZ to retain full accountability for Blue Green Algae and water quality testing;</li> <li>•GDF SUEZ to remain fully accountable for the pondage integrity;</li> <li>•Fair and equitable termination clauses should the power station close earlier than 2025;</li> <li>•Clarify risk, release and indemnity conditions;</li> <li>•Liquidated damages;</li> <li>•Clarify the end of lease conditions;</li> <li>•Clarify the early termination conditions</li> </ul> <p>2. That a further report be presented to Council following negotiations with IPH GDF SUEZ seeking Council approval of the new lease arrangements at Hazelwood Pondage.</p> <p>3. That Council write to the Minister for Regional &amp; Rural Development and advise of Council's resolution to commence negotiations with IPH GDF SUEZ .</p>	General Manager Recreation and Community Infrastructure
6/11/13	Latrobe Regional Motorsport Complex	<p>1. That Council requests the members of the Latrobe Regional Motorsports Complex Advisory Committee to investigate potential sites for the motorsports complex and to advise Council of any sites identified so that further investigation can be undertaken by Council officers.</p> <p>2. That Council officers meet with Energy Australia to discuss other possible sites for a motorsports complex on their land.</p> <p>3. That a further report be presented to Council at such time that site options have been investigated.</p>	General Manager Recreation and Community Infrastructure
18/11/13	2013/26 – Notice Of Motion Car Parking At Traralgon, Morwell And Moe Train Stations	<p>1. That the Mayor write to the appropriate authorities and request an update, which includes timelines, on when improved car parking will be provided at the Traralgon, Morwell and Moe train stations</p> <p>2. That the response be tabled at an Ordinary Council meeting</p>	General Manger Planning and Governance

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<b>Council Meeting Date</b>	<b>Item</b>	<b>Status</b>	<b>Responsible Officer</b>
2/12/13	Presentation Of Petition For The Proposed Removal Of 15 Corymbia Maculata Spotted Gum Street Trees Growing In Nature Strips In Fowler Street, Moe	<ol style="list-style-type: none"><li>1. That Council lay the petition requesting the removal of gum trees in Fowler Street, Moe on the table.</li><li>2. That Council initiate a consultation process with all residents of Fowler Street, Moe and the broader local community to determine public opinion in relation to the proposed removal of the gum trees.</li><li>3. That a further report be presented to Council detailing the results of the community consultation.</li></ol>	General Manager Recreation and Community Infrastructure



# NOTICES OF MOTION

**8. NOTICES OF MOTION**

Nil reports

**ITEMS REFERRED BY  
THE COUNCIL TO THIS  
MEETING FOR  
CONSIDERATION**

**9. ITEMS REFERRED BY THE COUNCIL TO THIS MEETING FOR  
CONSIDERATION**

Nil reports

# CORRESPONDENCE

**10. CORRESPONDENCE**

Nil reports

# PRESENTATION OF PETITIONS

**11. PRESENTATION OF PETITIONS**

Nil reports



# CHIEF EXECUTIVE OFFICER

**12. CHIEF EXECUTIVE OFFICER**

Nil reports

# ECONOMIC SUSTAINABILITY

**13. ECONOMIC SUSTAINABILITY**

**13.1 APPOINTMENT OF COUNCIL REPRESENTATIVE TO THE  
GIPPSLAND WASTE AND RESOURCE RECOVERY REGION  
LOCAL GOVERNMENT WASTE FORUM - 2014/15.**

**General Manager**

**Economic Sustainability**

**For Decision**

**PURPOSE**

The purpose of this report is for Council to nominate for appointment a Council representative to the Gippsland Waste and Resource Recovery Region Local Government Waste Forum, a statutory forum under the proposed amendments to the *Environment Protection Act 1970*.

**DECLARATION OF INTEREST**

No officer declared an interest under the *Local Government Act 1989* in the preparation of this report.

**STRATEGIC FRAMEWORK**

This report is consistent with Latrobe 2026: The Community Vision for Latrobe Valley and the Latrobe City Council Plan 2013-2017.

*Latrobe 2026: The Community Vision for Latrobe Valley*

*Strategic Objectives - Natural Environment*

*In 2026, Latrobe Valley enjoys a beautiful natural environment that is managed and protected with respect to ensure a lasting legacy for future generations.*

*Latrobe City Council Plan 2013 - 2017*

*Theme and Objectives*

*Theme 2: affordable and sustainable facilities, services and recreation*

*To provide facilities and services that are accessible and meet the needs of our diverse community.*

*Theme 3: Efficient, effective and accountable governance*

*To provide open, transparent and accountable governance*

*Theme 4: Advocacy for and consultation with our community*

*To advocate for and support cooperative relationships between business, industry and the community*

*Strategic Direction*

Work with stakeholders to maintain and enhance the natural environment and by diversity by Latrobe City and the region.

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Deliver and promote environmentally sustainable waste management services that meet the expectations of the community and industry.

### *Strategy & Plans – Natural Environment*

Natural Environment Sustainability Strategy 2008-2013.  
Latrobe City Council Waste Management Strategy 2010-2017.

### *Legislation*

*Environment Protection Act 1970*  
*Local Government Act 1989*

### **BACKGROUND**

In August 2013, the Minister for the Environment, Hon. Ryan Smith MP announced the outcomes of the Ministerial Advisory Committee (MAC) responsible for making recommendations around the Waste and Resource Recovery Governance Reforms. The Department of Environment and Primary Industry (DEPI) provided responses to the recommendations on 8 August 2013.

Key reform outcomes affecting Regional Waste Management Group's (RWMG's) included:

- Amalgamation of twelve RWMG's into six larger organisations. The Gippsland, North East and Goulburn Valley Groups will retain their current boundaries.
- Assigning RWMG's with a clear statutory role to plan for all waste streams.
- Enabling RWMG's to facilitate joint procurement by local governments to enable realisation of economies of scale and potential cost savings.
- Establishing a new board structure for the RWMG's that recognises the joint interest of the State and Local Governments. The board will consist of four Local Government representatives and four expertise based nominees of the Minister.
- The Chair will be selected from Local Government representatives by the Minister.
- Statutory functions of the Groups will be aligned with *Getting Full Value – the Victorian Waste and Resource Recovery Policy*, released in April 2013 and to reduce duplication in the delivery of market development, waste education and data management function.
- The joint and separate liability will be removed from Local Government and liability will sit with the State Government.

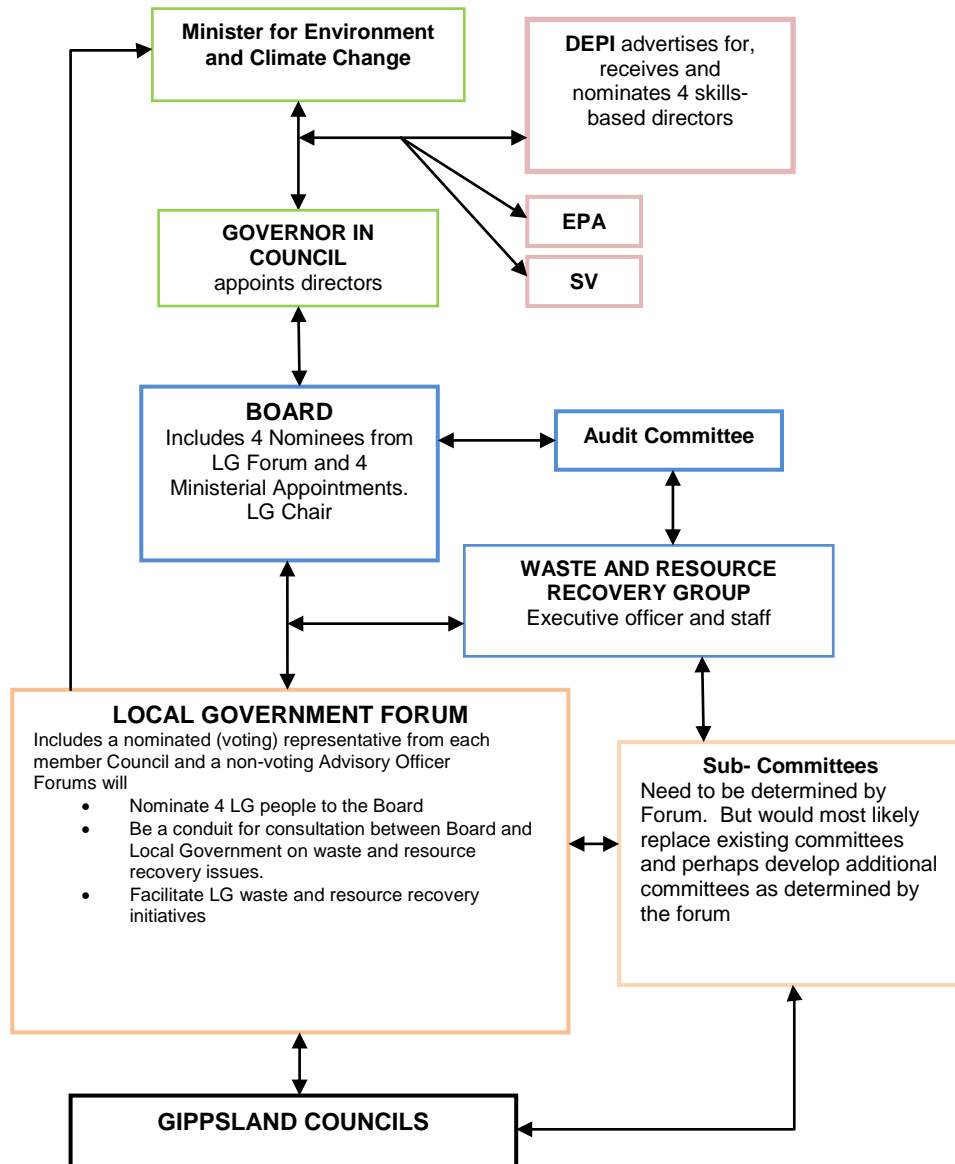
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The state government *Environment Protection and Sustainability Victoria Amendment Bill 2014* establishes six new Waste and Resource Recovery Groups (WRRGs) across Victoria, in place of the current twelve Regional Waste Management Groups (RWMGs).

A Gippsland Waste and Resource Recovery Group will include the existing six municipalities which are the current members of Gippsland Regional Waste Management Group.

Under the *Bill* the Gippsland Regional Waste Management Group will cease operations by the 31 July 2014, and the Gippsland Waste and Resource Recovery Group will commence operations by the 1 August 2014.

The new Gippsland Waste and Resource Recovery Group will have an altered structure. The Group will have a Board and Forum as illustrated below:



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The new WRRG's will continue many of the roles that Gippsland Regional Waste Management Group currently play in the region and will remain relatively unchanged in the new arrangements; however the altered functions of the new group will deliver a range of additional benefits to regional waste and resource recovery including:

- The ability to facilitate collaborative procurement for waste and resource recovery service and facilities.
- The responsibility to plan for the management of waste and resources from commercial sources, including a responsibility to promote and foster best practice to business and industry.

After consideration of the MAC recommendations at its Ordinary Meeting of 6 November 2013 Council resolved as follows:

*That this Council advise the Minister for Environment, the Deputy Premier and local members of State Parliament, that Council believes that the proposed changes to the make-up of the Gippsland Regional Waste Management Group considerably diminish the role and input of Gippsland Local Government into Waste Management Planning. Noting that Waste management is a key role of Local Government.*

*That Council also advises that the proposed GRWMG make-up flies in the face of the unity of purpose and effectiveness developed by all Gippsland councils through the equal representation model of the Gippsland Local Government Network.*

*That an eight person GRWMG board as proposed would much more effectively meet the needs of Gippsland, and the State Government, if composed of a director elected by each of the Gippsland councils and two Special Skills directors.*

*That Council request the support of all Gippsland councils and GLGN on this matter.*

Refer to Attachments 1 and 2 for this correspondence and response.

The Minister for Environment & Climate Change wrote to Council on 17 December 2013 and reiterated the Victorian Government's position on the composition of the new waste group boards.

### **ISSUES**

The Victorian government is establishing a Local Government Waste Forum in each region, to nominate the four local government directors, and be an ongoing conduit for consultation between all local governments and the new WRRGs.

*Local Government Waste Forum*

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Correspondence has been received from the Department of Environment and Primary Industries requesting Council determine its representative to the Local Government Waste Forum by 31 March 2014 (attachment 3).

The Local Government Waste Forum will:

- have a statutory role to nominate to the Minister the four persons who are to be the representative of councils for the purposes of appointment as directors of the WRRG;
- develop procedures for the nominations of these persons;
- develop procedures for the nominations of a person to fill a vacancy in one of these positions, should this arise; and
- be a conduit for consultation between the new WRRG and local governments, and for advice to WRRG boards on matters and issues affecting the role of local governments in waste management and resource recovery.

It is up to each Waste Forum to agree on its own operating guidelines.

Final agreed guidelines are recommended to cover:

- forum aims and functions;
- membership and representation;
- operations;
- procedures for board director nominations;
- relationships with the regional WRRG board and with local government;
- meeting procedures; and
- the terms of tenure and re-election process for Forum members.

*Gippsland Waste and Resource Recovery Board*

Under the new governance model for WRRG's only four of the six local governments within the Gippsland region will have a Councillor as Director on the Board; the other two local governments will be represented by the other local government Councillor Directors.

A letter from the Minister for Environment and Climate Change to the Mayor has been received outlining the requirement for the Council to make a nomination to the Local Government Forum and consider if it is likely that the Council's nominee will seek a position on the WRRG Board (Attachment 4).

Detail regarding the proposed governance and draft operating guidelines, broadly reflecting those of the Metropolitan Local Government Waste Forum, are provided in attachment 4.



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It is important that Latrobe City Council seek a position on the Board for the following reason, to:

- Demonstrate leadership within Gippsland region;
- Maximise its Regional City status;
- Continue being a lead Council in the Gippsland waste sector with innovation and waste management;
- Provide advice regarding waste and resources from the commercial sector as a large industry base and the knowledge overlap into other councils within the region.

### **FINANCIAL, RISK AND RESOURCES IMPLICATIONS**

Risk has been considered as part of this report and it is considered to be consistent with the Risk Management Plan 2011-2014.

There are no identified impacts on Council or its community.

### **INTERNAL/EXTERNAL CONSULTATION**

*Engagement Method Used:*

Council officers have been part of discussions with the current Gippsland Regional Waste Management Group in preparation of this report.

*Details of Community Consultation / Results of Engagement:*

No community engagement was undertaken in the preparation of this report.

### **OPTIONS**

The following options are available to Council:

1. Nominate a Councillor to the Gippsland Waste and Resource Recovery Region Local Government Waste Forum and seek a position on the Board; or
2. Do not nominate a Councillor to the Gippsland Waste and Resource Recovery Region Local Government Waste Forum and seek further information.

### **CONCLUSION**

The Victorian government is establishing a Local Government Waste Forum in each region, to nominate the four local government directors, and be an ongoing conduit for consultation between all local governments and the new WRRGs.

Correspondence has been received from the Department of Environment and Primary Industries requesting Council determine its representative to the Local Government Waste Forum by 31 March 2014.

A letter from the Minister for Environment and Climate Change to the Mayor has been received outlining the requirement for the Council to

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make a nomination to the Local Government Forum and consider if it is likely that the Council's nominee will seek a position on the WRRG Board.

**Attachments**

1. Letter to the Minister regarding Council resolution 6 Nov 2013
2. Response letter from the Minister 17 Dec 2014
3. Correspondence from DEPI requesting LGF Council nomination
4. Letter from Minister requesting Council representation on LGF and Director nomination for WRRG Board

**RECOMMENDATION**

1. That Council endorse the appointment of Councillor Graeme Middlemiss to the Gippsland Waste and Resource Recovery Region Local Government Waste Forum, and;
2. That Councillor Graeme Middlemiss seeks a position on the Gippsland Waste and Resource Recovery Board.

## 13.1

### Appointment of Council Representative to the Gippsland Waste and Resource Recovery Region Local Government Waste Forum - 2014/15.

- 1 Letter to the Minister regarding Council resolution 6 Nov  
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- 3 Correspondence from DEPI requesting LGF Council  
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- 4 Letter from Minister requesting Council representation  
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Our Ref:  
SG:DG

18 November 2013

Hon Ryan Smith  
Minister for Environment and Climate Change  
Level 17  
8 Nicholson Street  
MELBOURNE VIC 3002

Dear Minister Smith

**MINISTERIAL ADVISORY COMMITTEE ON WASTE AND RESOURCE  
RECOVERY GOVERNANCE REFORM**

In April 2013 the Victorian State Government released its new Victorian Waste and Resource Recovery Policy, *Getting full value*. As part of the new policy a Ministerial Advisory Committee (MAC) on Waste and Resource Recovery Governance was appointed to advise the Minister for Environment and Climate Change on the optimal institutional and governance arrangements needed to implement this policy.

On the 9 August 2013 the State Government released its response to the Ministerial Advisory Committee Report. The Minister accepted 14 of the 20 recommendations made by the MAC in their entirety.

I write to advise that after consideration of the MAC recommendations at its Ordinary Meeting of 6 November 2013 Council resolved as follows:

*That this Council advise the Minister for Environment, the Deputy Premier and local members of State Parliament, that Council believes that the proposed changes to the make-up of the Gippsland Regional Waste Management Group considerably diminish the role and input of Gippsland Local Government into Waste Management Planning. Noting that Waste management is a key role of Local Government.*

*That Council also advises that the proposed GRWVG make-up flies in the face of the unity of purpose and effectiveness developed by all Gippsland councils through the equal representation model of the Gippsland Local Government Network.*

*That an eight person GRWVG board as proposed would much more effectively meet the needs of Gippsland, and the State Government, if composed of a director elected by each of the Gippsland councils and two Special Skills directors.*

*That Council request the support of all Gippsland councils and GLGN on this matter.*

If you require further information please contact Deirdre Griepsma Manager  
Natural Environment Sustainability on 03 5128 5735 or via email  
Deirdre.Griepsma@latrobe.vic.gov.au.

Yours sincerely

CR SHARON GIBSON

**Mayor**

cc Cr Murray Cook  
Mayor  
Baw Baw Shire Council  
Civic Place  
WARRAGUL VIC 3820

Cr Clare Le Serve  
Mayor  
Bass Coast Shire Council  
PO Box 118  
WONTHAGGI VIC 3995

Cr Mark Reeves  
Mayor  
East Gippsland Shire Council  
273 Main Street  
BAIRNSDALE VIC 3875

Cr Jim Fawcett  
Mayor  
South Gippsland Shire Council  
Private Bag 4  
LEONGATHA VIC 3953

Cr Scott Rossetti  
Mayor  
Wellington Shire Council  
PO Box 506  
SALE VIC 3850

Mr David Hawkins  
Gippsland Local Government Network Secretariat  
Socom  
Level 4, 140 Bourke Street  
MELBOURNE VIC 3000



## Minister for Environment and Climate Change

Ref: DEPI04203

File: EP/10/3428



Cr Sharon Gibson  
Mayor  
Latrobe City  
PO Box 264  
MORWELL VIC 3840

LATROBE CITY COUNCIL	
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17 DEC 2013

Dear Cr Gibson

### MINISTERIAL ADVISORY COMMITTEE ON WASTE AND RESOURCE RECOVERY GOVERNANCE REFORM

Thank you for your letter of 22 November 2013 regarding the Ministerial Advisory Committee on Waste and Resource Recovery Governance Reform (Waste MAC), and related Latrobe City Council resolutions.

I also refer to your letter dated 18 November 2013 to the Deputy Premier, the Hon Peter Ryan, regarding these matters. As these issues fall within my responsibilities as the Minister for Environment and Climate Change, this correspondence has been referred to me for response.

The changes to the board structure of waste groups have been designed to strengthen their effectiveness in delivering waste and resource recovery services to regional Victorians. The new waste groups will have expanded responsibilities, covering all waste streams including commercial and industrial, construction and demolition, and municipal wastes.

The Waste MAC recommendations will ensure boards have a mix of local government expertise, as well as skills in matters such as financial and contract management, environmental policy, waste management and materials efficiency. This unique combination of local government and expertise-based board members enables local government interests to be retained while supporting regions to effectively address waste management and resource recovery challenges.

The *Victorian Government Response to the Report of the Waste MAC* supports its recommendations that new waste group boards include four members collectively nominated by the local councils within their boundaries, using a fair and transparent process similar to the effective approach used by the Metropolitan Waste Management Group.

#### Privacy Statement

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Signalling the importance of local government, I will appoint the Chair from local government board members.

In line with Waste MAC recommendations, autonomous local government waste forums will also be established in each new waste region, with representation from all councils. These will collectively nominate members for the four local government board positions.

Forums will also be able to advise boards on matters and issues affecting councils in waste management and resource recovery, and to act as a means of consultation between regional councils and each waste group.

I believe the forums will provide an effective means of ensuring the interests and concerns of Latrobe City and other Gippsland councils can be raised with the new regional waste group.

This new model will enable the waste group and its board to work across the whole region, in partnership with business, industry and local government, to deliver *Getting Full Value: the Victorian Waste and Resource Recovery Policy*.

Thank you for raising this matter.

Yours sincerely



**THE HON RYAN SMITH MP**  
Minister for Environment and Climate Change

**From:** craig.woodbridge@depi.vic.gov.au  
**To:** Stacey Greenwood  
**Date:** 24/02/2014 3:59:35 PM  
**Subject:** \*URGENT\* - Request for Council Resolution in March 2014 - Local Government Waste Forum representative

Dear Mr Buckley

**Request for Council Resolution in March 2014 - determination of Council's representative to Local Government Waste Forum**

I am the Director Sustainability Policy in the Department of Environment and Primary Industries (DEPI), and am responsible for implementing Victorian Government reforms to Regional Waste Management Group (RWMG) governance.

As you may be aware, the Victorian Government is strengthening governance and institutional arrangements for RWMGs to support the implementation of its policy commitments in waste management and resource recovery. There is currently a Bill before Parliament providing necessary legislative amendments for these changes:

From 1 August 2014, the current 12 Regional Waste Management Groups, currently responsible for planning and coordinating the management of municipal solid waste, will be consolidated into six new Waste and Resource Recovery Groups (WRRGs), each with its own region (please see the attached map).

The Minister for Environment and Climate Change will shortly be writing to local government mayors outlining the steps required by local government to support the establishment of these new WRRGs.

Each new WRRG will have a Local Government Waste Forum, with one representative from every council in the region. **All local councils are required to nominate one representative to their regional Forum by 31 March 2014.**

The Local Government Waste Forums have an important statutory role to nominate four of their members to be local government board directors of the new WRRGs\*. Local Government Waste Forums will have until the end of April 2014 to make nominations.

**Given the very short time frames, I request your assistance to facilitate a Council resolution to determine your Council's representative to the Local Government Waste Forum, by 31 March 2014.**

To assist with this, please find attached:

- (i) a draft motion which might assist in preparation of a Council meeting paper
- (ii) a map of the new waste and resource recovery regions
- (iii) supplementary information on the Local Government Waste Forums, including timelines and processes for their establishment

You may be separately contacted by staff or board members of your local Regional Waste Management Group to discuss this matter. The attached information is hence provided for background and consideration only.

I would be pleased to provide any other information necessary to facilitate this nomination process. You may also contact the Chair or Executive Officer of your current Regional Waste Management Group.

You are welcome to contact myself on 9637 8614 or DEPI's Waste Governance Reform team at waste.mac@depi.vic.gov.au.

Kind regards



Kate Gavens | Director Sustainability Policy | Environment Policy  
Land, Fire and Environment | Department of Environment and Primary Industries  
Level 1, 8 Nicholson St, East Melbourne, Victoria 3002  
T: 03 9637 8614 | M: 0467 773 806 | E: kate.gavens@depi.vic.gov.au





## Minister for Environment and Climate Change

Ref: MBR024141

File: EP/10/3428



Cr Sharon Gibson  
Mayor, Latrobe City Council  
PO BOX 264  
MORWELL VIC 3840

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DX 210098

Dear Cr Gibson

### YOUR COUNCIL'S REPRESENTATION ON NEW LOCAL GOVERNMENT WASTE FORUM

I am writing to update you on the progress of waste and resource recovery governance reform and seek the nomination of a Latrobe City Council councillor as your council's representative on the Gippsland Local Government Waste Forum.

As you are aware, in early 2013 I established a Ministerial Advisory Committee (MAC) to advise me on governance changes to facilitate implementing *Getting Full Value: the Victorian Waste and Resource Recovery Policy*. The government has accepted most of its recommendations, including consolidating the current twelve Regional Waste Management Groups (RWMGs) into six new waste and resource recovery groups (WRRG).

Subject to parliamentary approval, the current Gippsland waste region – in which the Latrobe City Council is located – will transition to a new Gippsland Waste and Resource Recovery Region (WRRR). I have attached a map of the new regions. The new regional groups are intended to be established on 1 August 2014.

Each new WRRG will have a board of eight directors, appointed by the Governor in Council on my recommendation. Four will be nominated to me by the region's Local Government Waste Forum (see below) and four recommended by me based on their skills, knowledge and experience. I will appoint a director nominated by the Forum as the chair of each board.

A Local Government Waste Forum will be established in each new WRRR, consisting of one representative from each council in the region. Each Forum will:

- develop procedures for, and nominate, the four persons to be the representatives of councils for appointment as directors of each WRRG board; and

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- enable consultation between the new WRRG and councils, and advice to group boards on matters and issues affecting councils in waste management and resource recovery.

Only councillors who are their council's Forum representative can be considered for nomination as a local government director on a WRRG board.

I request the Latrobe City Council resolve to appoint, by no later than 31 March 2014, a councillor as its representative to the Gippsland Local Government Waste Forum. Please provide their name and contact details to:

Dick van Leeuwen  
Chair, Gippsland Regional Steering Committee  
c/- PO Box 444  
TRAFALGAR VIC 3824

and to: Kate Houghton  
Executive Director, Environment Policy  
Department of Environment and Primary Industries (DEPI)  
Level 1, 8 Nicholson Street  
East Melbourne VIC 3002  
kate.houghton@depi.vic.gov.au

Early preparation will enable the first statutory meeting of the Forum in late April 2014.

I have previously asked RWMG Chairs to establish regional steering committees to facilitate the transition to new WRRGs, including consulting with councils on Forum operating guidelines and approaches for nominating directors. Please ensure your council's participation in any preparatory meetings or actions these committees organise.

Additional information on local government waste forums is attached. For further detailed information please contact Kate Gavens, Director Sustainability Policy of DEPI on 9637 8614.

Yours sincerely



**THE HON RYAN SMITH MP**  
Minister for Environment and Climate Change

cc Chair, Gippsland Regional Waste Management Group  
Executive Officer, Gippsland Regional Waste Management Group

# WASTE AND RESOURCE RECOVERY GOVERNANCE REFORM

## 1 General Information

### New governance model for Waste and Resource Recovery Groups

The Victorian Government has accepted Ministerial Advisory Committee recommendations to strengthen the governance and administrative arrangements of regional waste management groups (RWMGs). These recommendations were provided in May 2013. The Government's response to them is available at:

<http://www.depi.vic.gov.au/environment-and-wildlife/sustainability/waste-management-and-resource-recovery/ministerial-advisory-committee-on-waste-and-resource-governance>

Each future waste and resource recovery group ("WRRG") will have a board of eight Directors, appointed by the Governor in Council on the recommendation of the Minister for Environment and Climate Change ("the Minister"). The composition of the directors is:

- four directors collectively nominated by the local councils within its boundary, and
- four directors determined by the Minister, based on the skills they would bring to the group such as financial management, contract management, risk management, environmental policy, local government, waste management and materials efficiency.

The Minister must appoint one of the directors nominated from the councils as the Chairperson of each board.

This model provides for directors with a wider set of expertise, while retaining regional local government representation in recognition of its role in providing and funding waste and resource recovery service and infrastructure delivery.



## Local Government Waste Forums

Regional Local Government Waste Forums ("Waste Forums") are a key statutory component of the new governance model for all WRRGs.

Local Government Waste Forums will be established under the *Environment Protection Act 1970* (EP Act), subject to the passage of legislation and royal assent to it being given. A Waste Forum will be established in each new waste and resource recovery region. It will consist of representatives of the councils in the waste and resource recovery region.

Each council may nominate one councillor as their representative on the Waste Forum.

The Metropolitan Local Government Waste Management Forum (MLGWMF) has been in existence since 2006. The new regional Waste Forums will replicate this successful model.

## Forum Functions

Local Government Waste Forums will:

- have a statutory role to nominate to the Minister the four persons who are to be the representative of councils for the purposes of appointment as directors of the WRRG;
- develop procedures for the nominations of these persons;
- develop procedures for the nominations of a person to fill a vacancy in one of these positions, should this arise; and
- be a conduit for consultation between the new WRRG and local governments, and for advice to WRRG boards on matters and issues affecting the role of local governments in waste management and resource recovery.

## Policy and Legislation

The establishment of Waste Forums was recommended by the Ministerial Advisory Committee on Waste and Resource Recovery Governance Reform (recommendation 8.2):

The Metropolitan Waste Management Group should retain its local government waste Forum and a similar Forum be established for each region to provide for nomination of the local government board members in each region.

The government supported this recommendation.

The establishment of Waste Forums and the definition of their key functions will be formalised through amendments to the EP Act. The government introduced amendments to Parliament in February 2014 (the Environment Protection and Sustainability Victoria Amendment Bill 2014). The Bill can be accessed at:

<http://www.parliament.vic.gov.au/static/www.legislation.vic.gov.au-bills-status.html>

## Operating guidelines

It is up to each Waste Forum to agree on its own operating guidelines. Draft guidelines, based on those utilised by the MLGWMF, are provided in section 3.

Final agreed guidelines are recommended to cover:

- Forum aims and functions;
- Membership and representation;
- Operations;
- Procedures for board director nominations;
- Relationships with the regional WRRG board and with local government;
- Meeting procedures; and
- The terms of tenure and re-election process for Forum members.

## Supporting committees

Waste Forums may choose to establish specific purpose committees to help them operate. For example, the current MLGWMF has a Strategy and Policy Advocacy Group and a Technical Advisory Reference Group. Any supporting committees will need to be referenced in a Forum's operating guidelines.

## Establishment

As noted above, the statutory authority for the establishment of Waste Forums requires legislative amendments, and is hence subject to parliamentary agreement and royal assent.

The Department of Environment and Primary Industries will advise when and if this has occurred.

In the meantime, and given the government's expressed policy intent, initial steps can be undertaken in each proposed waste and resource recovery region to prepare for the formal establishment of Forums.

The overall timeline is summarised below, with more detail provided in section 2 *Tasks, timelines and responsibilities*.

## General timelines and responsibilities

February 2014:

- This information kit is completed and provided for information to Regional Steering Committees and councils.
- The Minister for Environment and Climate Change makes request of Mayors to nominate local council representatives for their relevant region's Waste Forum.

March 2014:

- Forum representatives have been nominated or are being considered by councils.
- Initial preparation for the first meeting of the Forum, facilitated by regional steering committees.

- A preparatory meeting to be held with appropriate local council representatives<sup>1</sup>, to:
  - agree on a date, venue and agenda for the first Waste Forum meeting;
  - review, and identify any required changes to, draft Waste Forum operating procedures; and
  - agree on a process for nominating the four local government director positions on the future waste and resource recovery group board.
  
- The outcomes of this meeting are circulated to councils for their information and, if required, appropriate endorsement.

April 2014:

- Initial Forum meeting held

## Nominations and ballots

A key task of the first Waste Forum meeting will be to identify nominees for the four local government director positions on the region's Waste and Resource Recovery Group Board.

It is up to each Waste Forum to determine, in their operating procedures, how elections will occur. Draft operating guidelines, broadly reflecting those of the Metropolitan Local Government Waste Forum, are provided in section 3.

This will assist in enabling the boards to be established by 1 August 2014, in line with government timelines.

An independent returning officer can be appointed to formally run the election, if stipulated in the operating guidelines. Their appointment will be the responsibility of the secretariat.

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<sup>1</sup> expected to be either nominated council representatives to a waste forum or, if these have not been endorsed by a council, the current RWMG board directors from councils in the proposed waste and resource recovery region



## 2 Tasks, timelines and responsibilities

Task	Due date	Responsibility
<p>Development of:</p> <ul style="list-style-type: none"> <li>information kit on Waste Forum functions, composition and establishment tasks</li> <li>draft Waste Forum operating guidelines</li> </ul>	February 2014	Department of Environment and Primary Industries (DEPI)
<p>Distribution of:</p> <ul style="list-style-type: none"> <li>preliminary information on Waste Forum functions, composition and establishment tasks</li> <li>draft Waste Forum operating guidelines</li> <li>request for nomination of Waste Forum representatives</li> </ul> <p>to Mayor of each local council in each proposed waste and resource recovery region</p>	February 2014	DEPI
<p>In each new waste and resource recovery region, member councils identify a Waste Forum representative from each council and advise the regional steering committee and DEPI of this nominee.</p>	31 March 2014 or as soon as possible (dependent on council meeting dates and procedures)	Local councils
<p>In each new waste and resource recovery region, preparatory meetings to facilitate the establishment of Waste Forums, considering:</p> <ul style="list-style-type: none"> <li>an agenda for the first Waste Forum meeting</li> <li>a date and venue for the first Waste Forum meeting</li> <li>reviewing, and identifying any potential changes to, Waste Forum operating procedures</li> <li>identifying a nominee/s for the Chair of the Waste Forum</li> </ul>	March or early April 2014	<p>Council representatives / current RWMG directors</p> <p>Facilitated by Regional Steering Committees</p> <p>DEPI is available to provide support if required</p>



Task	Due date	Responsibility
<p>These meetings to be attended by nominated council representatives to a Waste Forum or, if these have not been endorsed by a council, the current RWMG board directors from councils in the proposed waste and resource recovery region.</p> <p>Nominated Waste Forum representatives consider whether they wish to stand as a nominee for one of the four local government director positions on future waste and resource recovery group boards</p>		
<p>First Waste Forum meeting to be held. The agenda should include, but not be limited to:</p> <ul style="list-style-type: none"> <li>• election of a Waste Forum Chair and Deputy Chair</li> <li>• endorsement of Waste Forum operating procedures</li> <li>• nomination of four local government board members to the Minister for Environment and Climate Change</li> </ul> <p>NB. Any members nominating as board directors must provide a:</p> <ul style="list-style-type: none"> <li>• completed national police check application and consent form (including certified copies of 100 points of identification)</li> <li>• diversity information and privacy consent form</li> <li>• current CV</li> </ul> <p>to DEPI</p>	<p>April 2014 (dependent upon passage of and royal assent to legislative amendments)</p>	<p>Regional Steering Committees (to organise logistics and provide secretariat services)</p> <p>Waste Forum representatives</p> <p>DEPI is available to provide support if required</p>
<p>Ongoing Waste Forums to be held as agreed in Waste Forum operating procedures. DEPI proposes these be held not less than quarterly.</p>	<p>As agreed</p>	<p>Waste Forum representatives and secretariat</p>
<p>Allocation of resources to provide Waste Forum secretariat and administrative services</p>	<p>August 2014</p>	<p>New waste and resource recovery group boards</p>

### 3 – DRAFT WASTE FORUM OPERATING GUIDELINES

These guidelines are based on those utilised by the Metropolitan Local Government Waste Management Forum.

**Prior to the initial meeting of each regional Waste Forum, a preparatory meeting of local council representatives<sup>2</sup> are requested to meet, review and amend these guidelines as agreed, to enable them to be presented for formal adoption at the initial meeting.**

**Date of Adoption: xxx**

#### **1 The [insert Name] Waste and Resource Recovery Region Local Government Waste Forum**

1.1 The [insert Name] Waste and Resource Recovery Group was established under the *Environment Protection Act* (the Act) in 2014 to deliver waste and resource recovery planning, procurement, education and project functions in the [insert name] waste and resource recovery region.

1.2 The Act establishes a Local Government Waste Forum (the Forum) to support the effective operation of the [insert Name] Waste and Resource Recovery Group.

1.3 The Act states that the Forum is to consist of the representatives of the councils in the region. It states that each council may nominate a representative to the Forum.

1.4 The Act states that the functions of the Forum are to:

1.4.1 nominate the 4 persons who are to be the representatives of the councils for the purposes of section 50B(2)(a) of the Act;

1.4.2 if there is a vacancy in the office of a director nominated under section 50B(2)(a), to nominate a person to fill that vacancy;

1.4.3 advise the Board of directors of the waste and resource recovery group on matters and issues affecting the role of councils in waste management and resource recovery;

1.4.4 act as a conduit for consultation between the waste and resource recovery group and the councils in the waste and resource recovery region of that group.

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<sup>2</sup> expected to be either nominated council representatives to a waste forum or, if these have not been endorsed by a council, the current RWMG board directors from councils in the proposed waste and resource recovery region

## DRAFT ONLY

1.5 The Act requires the Forum to develop procedures for functions 1.4.1 and 1.4.2 with the regional councils. These Operating Guidelines deliver on the requirements to develop these procedures and are the operating rules for the Forum.

1.6 [North East Waste and Resource Recovery Region only] The Environment Protection Act includes Falls Creek, Mount Hotham and Mount Buller and Mount Stirling Alpine Resort Management Boards are included as municipal districts constituting the North East Waste and Resource Recovery Region. Throughout these operating guidelines, any reference to local government or councils also refers to these Alpine Resort Management Boards.

### 2 Forum Aims

2.1 To develop local governments' capacity to deliver effective, efficient and sustainable waste and resource recovery planning and management across the [insert name] Waste and Resource Recovery Region.

2.2 To engage with industry, government and community stakeholders to improve waste and resource recovery management and planning.

2.3 To assist the [insert name] Waste and Resource Recovery Group Board to engage councils across the their region in the planning and management of waste.

2.4 To nominate four members to the Minister for Environment and Climate Change, for appointment to the [insert name] Waste and Resource Recovery Group Board, in accordance with the Act.

### 3 Forum Functions

3.1 To provide advice to the [insert name] Waste and Resource Recovery Group Board on waste and resource recovery service and infrastructure planning and management, waste and resource recovery service procurement and contract management, waste and resource recovery education requirements, and waste and resource recovery project requirements, design and implementation.

3.2 To communicate across the local government sector waste management and resource recovery trends and technologies, and encourage information sharing on best practice.

3.3 To nominate four members to the Minister for Environment and Climate Change, for the [insert name] Waste and Resource Recovery Group Board, in accordance with the Act.

3.4 To facilitate local government waste management and resource recovery initiatives.



## DRAFT ONLY

### 4 Forum Membership

4.1 The member councils of the Forum are those defined as the municipal districts constituting the [insert name] Waste and Resource Recovery Region in section 11 of the Act. The current members are listed below:

[name] Council

[name] Council

[name] Council

[name] Council

[name] Council

[name] Council

### 5 Forum Representatives

5.1 Each member council shall nominate a Councillor as their Representative to the Forum.

5.2 If a representative is unable to attend a Forum meeting they may nominate a Councillor or Advisory Member as proxy, in writing to the Chair of the Forum. This nomination shall be enduring if a Councillor is nominated until such time as it is revoked. If an Advisory Member is nominated, this nomination is for that specific meeting only.

5.3 Each member council may also nominate a staff member as an Advisory Member to the Forum. The Advisory Member is able to participate fully in all Forum proceedings and activities but does not hold a vote in the Forum unless acting as a proxy of the Forum Representative.

5.4 A Council may change its Representative, Proxy or Advisory Member to the Forum at any stage by letter to the Chair of the Forum.

5.5 A Council's Representative and Advisory Member to the Forum shall be confirmed at the member Council's Statutory meeting, then notified in writing to the [insert name] Waste and Resource Recovery Group as soon as possible, and at the latest within one month.

5.6 The Municipal Association of Victoria, the Victorian Local Governance Association and the [name] Waste and Resource Recovery Group may send an observer to the meetings of the Forum. Other external parties may attend by invitation from the Forum.

## DRAFT ONLY

5.7 The list of Representatives, Proxies and Advisory Members and their attendance to the Forum shall be administered and reported by the [insert name] Waste and Resource Recovery Group in its role as secretariat to the Forum.

5.8 Representatives and Advisory Members are expected to attend each meeting. In the event that a member council is not represented by their Representative or proxy for three consecutive meetings, written notification by the secretariat shall be given to the council.

5.9 Attendance from a member council shall normally consist of the Representative and Advisory Member unless there is a particular reason for additional personnel to be invited.

### 6 Forum Operation

6.1 The Forum shall be an unincorporated entity of its member Councils.

6.2 The operation of the Forum shall be governed by these Operating Guidelines. These Operating Guidelines were adopted by the Forum by majority vote on the [insert date]. The Operating Guidelines shall be reviewed at least annually by the Forum at which a minimum of two thirds of representatives must support any amendment to the Operating Guidelines.

6.3 The Forum shall meet a minimum of [insert number] times a year. No normal meeting of the Forum is to be scheduled on the same night as an Ordinary meeting of any member Council.

6.4 For general business of the Forum the Quorum shall be [insert number] Representatives, or their Proxies, of the Forum.

6.5 The Forum shall nominate one of its Representatives as Chair of the Forum on an annual basis. The Chair shall convene meetings of the Forum and set the agenda in consultation with Forum Representatives.

6.6 The Forum shall establish an advisory reference group or other working groups as required to report back to the Forum. Terms of reference for each group are to be agreed by the Forum.

6.7 The [insert name] Waste and Resource Recovery Group shall provide support to the Forum to enable it to perform its function as required by the Act.

## DRAFT ONLY

### **7 The [insert name] Waste and Resource Recovery Group Board**

7.1 Following notification to the Forum that Representatives are to be nominated to the [insert name] Waste and Resource Recovery Group Board, or that a vacancy must be filled on the [insert name] Waste and Resource Recovery Group Board, the Forum will appoint an independent Returning Officer.

7.2 The Returning Officer shall run an election for the four Forum board positions.

7.3 Representatives wishing to nominate for the [insert name] Waste and Resource Recovery Board should attend the meeting where nominations are being called for. If not, they are to provide a proxy who has been approved by their council (as per section 5.2) who will state their nomination at the meeting and vote on their behalf.

7.5 On the receipt of nominations the Returning Officer shall conduct a proportional ballot. If there are no more than four nominations then no ballot is required and the four nominations are accepted.

7.6 Should a local government member of the [insert name] Waste and Resource Recovery Group Board cease to be a Representative of the Forum, the Forum may request that the Minister act to remove them from the [insert name] Waste and Resource Recovery Group Board in accordance with statutory requirements.

7.7 Should the Forum have good reason, and [half of total councils represented plus one] votes in favour, the Forum may request that the Minister act to remove a Representative from the [insert name] Waste and Resource Recovery Group Board in accordance with statutory requirements. The Good Governance Code must be used to determine inappropriate behaviour which would constitute 'good reason' for the Forum to seek removal of a [insert name] Waste and Resource Recovery Group Board member.

7.8 Where a vacancy is to be filled, the above provisions apply, adapted as necessary to the number of vacancies to be filled.

### **8 The Forum and the [insert name] Waste and Resource Recovery Group Board**

8.1 The Act states that a function of a waste and resource recovery group is to support its waste and resource recovery region's Local Government Waste Forum to enable the Forum to perform its functions.

8.2 The Act states that a function of a Forum is to advise the Board of directors of a waste and resource recovery group on matters and issues affecting the role of councils in waste management and resource recovery.



## DRAFT ONLY

8.3 The Forum recognises that [insert name] Waste and Resource Recovery Group Board members' responsibilities are defined in statute. Within these responsibilities, the Forum expects its nominated members to attend Forum meetings, respond to issues raised by the Forum and take issues raised by the Forum to the [insert name] Waste and Resource Recovery Group Board.

8.4 If the Forum places a written proposal to the [insert name] Waste and Resource Recovery Group Board, a written response outlining the Board 's position is expected.

### 9 The Forum and local government

9.1 Forum Representatives are expected to communicate the activities and actions of the Forum back to their Council.

9.2 Forum Representatives are expected to inform the Forum of issues and activities of their Council that contribute to the development of the [insert name] Waste and Resource Recovery Region's waste management and resource recovery arrangements, via meetings of the Forum, any working groups of the Forum or the secretariat.

9.3 Local government is expected to raise waste management and resource recovery issues through the Forum in the first instance. The [insert name] Waste and Resource Recovery Group Board will be expected to support this approach by referring approaches to the Forum when appropriate.

9.4 Minutes from each Forum meeting shall be provided to all member councils.

### 10 Meeting Procedures

10.1 Motions from Forum members can be put in writing prior to the meeting so that they can be circulated and considered OR from the floor.

10.1.1 Motion proposed, seconded and minuted

10.1.2 Motion discussed

10.1.3 Amendments (if any) agreed and minuted

10.1.4 Motion re-read with amendments and proposed

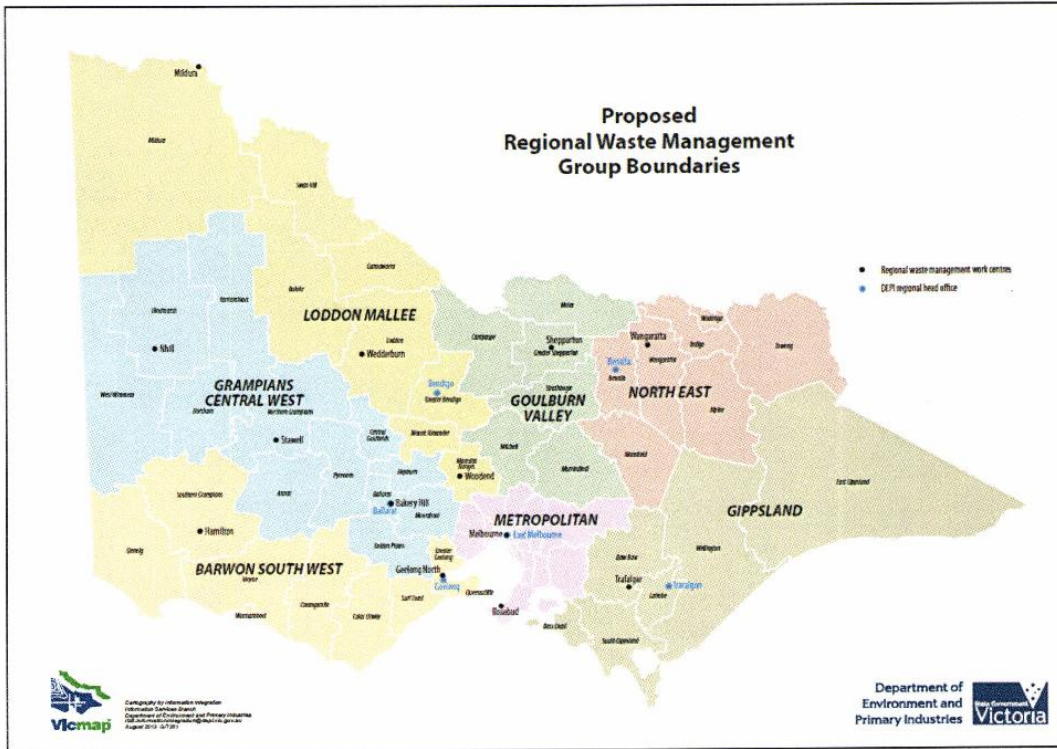
10.1.5 Votes for, against and abstentions minuted

## **4 Potential agenda for initial Forum meeting**

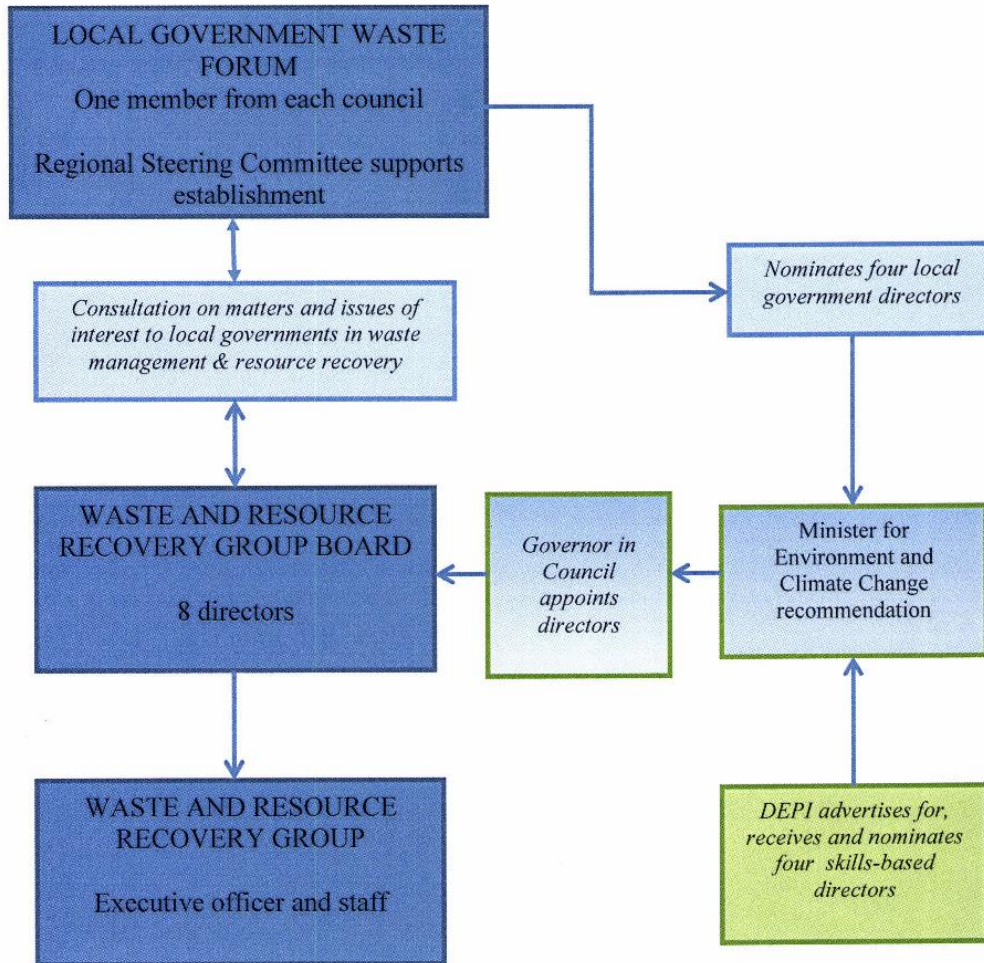
1. Welcome and introductions
2. Recap of and progress since preliminary meeting of Forum representatives
3. General progress update on waste and resource recovery governance reform (DEPI to provide)
4. Agreement of operating guidelines (formal vote)
5. Election of chair
6. Call for nominees for local government directors on the regional waste and resource recovery board
7. Agreement of operating procedures for sub committees (if relevant)
8. Other business
9. Agreed actions
10. Next meeting



## 5 – Map of waste and resource recovery regions



## 6 – Key interactions between Local Government Forums and Waste and Resource Recovery Groups



# RECREATION AND COMMUNITY INFRASTRUCTURE

14. RECREATION AND COMMUNITY INFRASTRUCTURE

**14.1 PROPOSED REMOVAL OF TWO CORYMBIA MACALUTA'S  
(SPOTTED GUM TREES) AND VEGETATION FROM NEWMAN  
PARK, TRARALGON**

General Manager

Recreation and Community  
Infrastructure

For Decision

**PURPOSE**

The purpose of this report is to seek Council consideration for the removal of two Corymbia Macaluta's (Spotted Gum Trees) and surrounding vegetation from Newman Park, Traralgon.

**DECLARATION OF INTEREST**

No officer declared an interest under the Local Government Act 1989 in the preparation of this report.

**STRATEGIC FRAMEWORK**

This report is consistent with Latrobe 2026: The Community Vision for Latrobe Valley and the Latrobe City Council Plan 2013-2017.

*Latrobe 2026: The Community Vision for Latrobe Valley*

*Natural Environment*

Strategic Objectives – in 2026, Latrobe Valley enjoys a beautiful natural environment that is managed and protected with respect to ensure a lasting legacy for future generations.

*Latrobe City Council Plan 2013 - 2017*

*Theme and Objectives*

*Theme 2: Affordable and sustainable facilities, services and recreation*

*Objective – To provide facilities and services that are accessible and meet the needs of our diverse community.*

*Strategic Direction – Continue to maintain and improve access to Latrobe City's parks, reserves and open spaces.*

**BACKGROUND**

A document titled "Newman Park Miniature Railway 20 Year Development Vision" was adopted by Council in 2004 (attachment 1) and recommends construction of a car park in Couch's Lane.

There is an existing area of land that patrons have been using as an informal car park and it is this area that will be upgraded (attachment 2). The Newman Park area has limited car park infrastructure and poses some safety and access concerns in its current state.

Latrobe City Council was successful in obtaining \$190,000 in funding through Regional Development Victoria's Putting Locals First Program for the Victory Park Precinct Project which included construction of an upgraded 60 bay car park to support the Newman Park facility. Council's contribution to the Victory Park Precinct Project is \$105,000. Construction of the car park is expected to begin in May 2014.

**ISSUES**

Council's civil design team have developed a detailed design of the car park (attachment 3). In order to achieve the most optimal car park, two non-indigenous spotted gum trees and some surrounding vegetation have been identified for removal (attachment 4/5/6).

As per Councils Tree Work Notification Policy 11 POL-4 a Council resolution is required prior to the removal of trees, unless they are dead, dying or dangerous in which case immediate removal is permitted.

In addition, as per the policy, Council arborists and landscape officers have inspected the two spotted gum trees and surrounding areas and have advised that it is a possibility that works resulting from the car park construction will disturb the roots of these trees, potentially causing them to die back, become unstable and become a safety concern in the future.

The two spotted gum trees are currently approximately 10-12 metres in height but can grow up to 60 metres. In their current position, they could pose concerns by way of dropping branches onto or near the shelter and playground and roots damaging the road and footpath.

In addition, other vegetation in this area has been identified for removal by Council's landscape officer due to the damage that would be caused by removal of the spotted gums and due to the fact that some of the vegetation is unsuitable as a parkland plant.

As part of this project, there is the option of replacing the spotted gum trees and vegetation with a more suitable tree species. In addition, Council can consider planting a minimum of two established spotted gum trees in the park in a more suitable position.

The two spotted gum trees could remain; however, this would compromise the construction of the car park.

**FINANCIAL, RISK AND RESOURCES IMPLICATIONS**

Risk has been considered as part of this report and it is considered to be consistent with the Risk Management Plan 2011-2014.

Latrobe City Council was successful in obtaining \$190,000 in funding through Regional Development Victoria's Putting Locals First Program for the Victory Park Precinct Project which included construction of an upgraded 60 bay car park to support the Newman Park facility. Council's contribution to the Victory Park Precinct Project is \$105,000.

There will be no financial impact if the two spotted gums are removed as the works would occur within Council's current resources.

**INTERNAL/EXTERNAL CONSULTATION**

*Engagement Method Used:*

The proposed car park and tree removal has been discussed with members of the Victory Park Precinct Advisory Committee at two onsite meetings, the Victory Park Precinct Advisory Committee meeting held 19 February and also via email.

The following responses were provided:

Gippsland Model Engineering Society – No objection to tree removal.

David MacKenzie, Community Representative - No objection to tree removal.

David Langmore, Community Representative - No objection to tree removal.

1<sup>st</sup> Traralgon Scout Group – No objection to tree removal.

Lions Club of Traralgon - No objection to tree removal.

City of Traralgon Band – Did not reply

**OPTIONS**

Council has the following options in respect to the proposed removal of two corymbia macaluta's (spotted gum trees) and surrounding vegetation from Newman Park, Traralgon;

1. Remove the two Corymbia Macaluta's (Spotted Gum Trees) and surrounding vegetation from Newman Park, Traralgon, replace them with more suitable small tree species and plant a minimum of two additional established appropriate trees in the Victory Park Precinct in a more suitable position.
2. Not remove the two corymbia macaluta's (Spotted Gum Trees) and surrounding vegetation from Newman Park, Traralgon. This would result in an amended car park design with a reduction in car parking bays.



**CONCLUSION**

Two corymbia macaluta's (spotted gum trees) and surrounding vegetation from Newman Park, Traralgon have been identified for removal as part of the 60 bay car park construction due to begin in May 2014.

As per Councils Tree Work Notification Policy 11 POL-4 a Council resolution is required prior to the removal of trees, unless they are dead, dying or dangerous in which case immediate removal is permitted.

Both Council arborist and landscape officer have advised that is a possibility that works resulting from the car park construction will disturb the roots of the spotted gum trees, potentially causing them to die back, become unstable and potentially be a safety concern with dropping branches. The surrounding vegetation would also become damaged with the removal of the spotted gum trees and some of the vegetation is deemed unsuitable as a parkland plant.

The two spotted gum trees could remain; however, this would compromise the construction of the car park. In addition, if the project did not proceed, Council's landscape officer advised that spotted blue gums can grow up to 60 metres in height and that in their current position could pose safety concerns for the public by way of dropping branches onto or near the shelter and roots damaging the road and footpath.

Consultation has occurred with members of the Victory Park Precinct Advisory Committee and those that responded did not object to the tree removal.

**Attachments**

1. Newman Park Miniature Railway 20 Year Development Vision
2. Couch's Lane Car Park Area
3. Couch's Lane Car Park Detailed Design
4. Gum Trees and Surrounding Vegetation 1
5. Gum Trees and Surrounding Vegetation 2
6. Gum Trees and Surrounding Vegetation 3

**RECOMMENDATION**

1. That Council approve the removal of the two corymbia macaluta's (spotted gum trees) and surrounding vegetation from Newman Park, Traralgon.
2. That Council plant more suitable tree species in place of the spotted gum trees and surrounding vegetation.
3. That Council plant a minimum of two established appropriate trees into the Victory Park Precinct in a more suitable position.

## 14.1

### Proposed removal of two *Corymbia Macaluta*'s (Spotted Gum Trees) and vegetation from Newman Park, Traralgon

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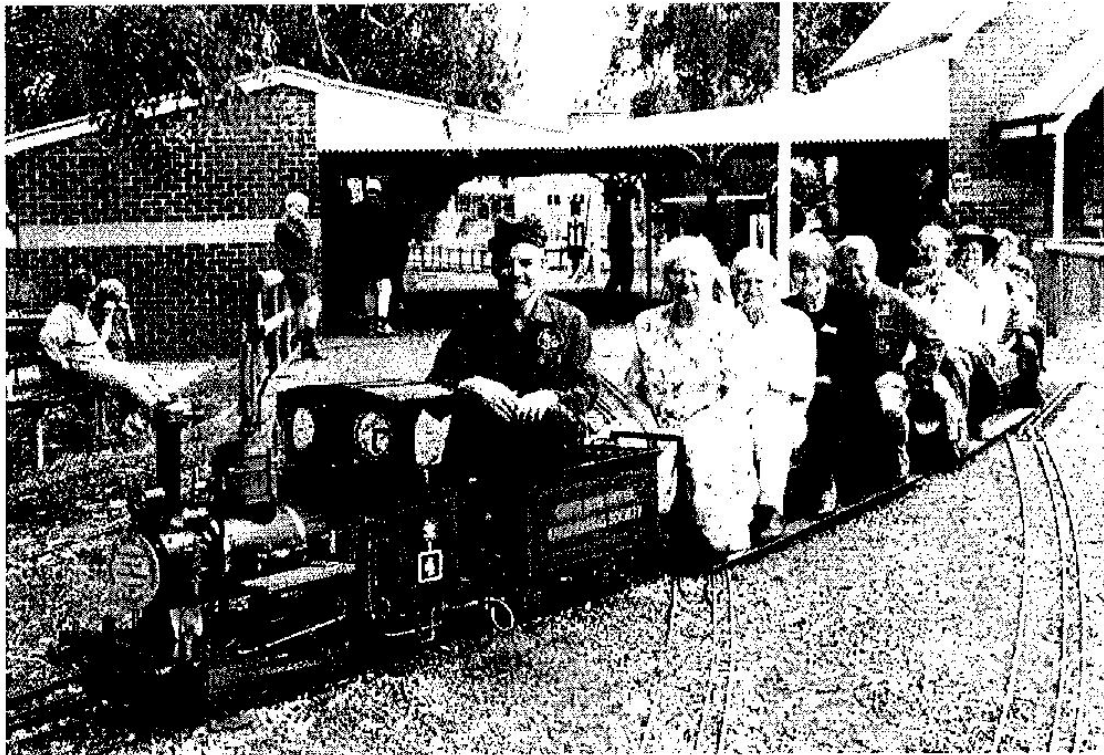


Attachment

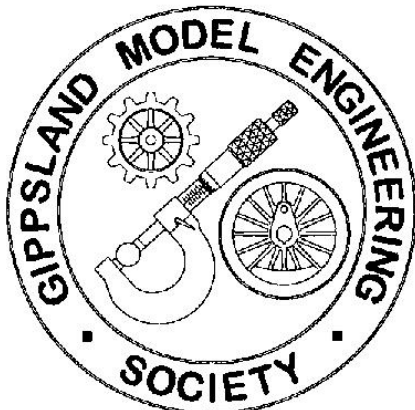
## **Gippsland Model Engineering Society Inc.**

### **Newman Park Miniature Railway 20 Year Development Vision Couchs Lane TRARALGON Victoria 3844**

**Submission presented to the  
Latrobe City Council  
17 September 2003**



**Special Train for Opening Peterkin Street Balloon Loop Track 26 February 2000**



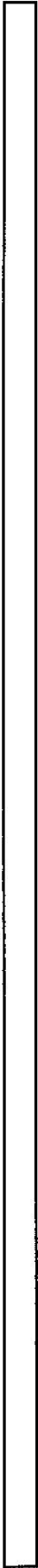
**Prepared by GMES Members:  
PO Box 569 MORWELL Victoria 3840**

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**GMES Mission Statement**

**The Gippsland Model Engineering Society fosters and encourages the development of Model Engineering and Engineering Workshop practices, sharing our projects and experiences with the community via exhibitions and public operation of Miniature Railways**

## Executive Summary

Due to the changing infrastructure and operational requirements arising since the Gippsland Model Engineering Society's last submission to the Latrobe City, dated 24 July 2000, we wish to now submit our 20 year vision of the Societies aims and aspirations for the Newman Park Miniature Railway complex. The Society will continue to present 5 year development programs to detail the projects being pursued in each 5 year period.

Our current development program concludes in 2005, but recent events have necessitated this submission. This is also important, at this time, because of the current activity concerning the Master Plan for the whole of Newman Park development. In this document various alternatives are put forward for Council's consideration regarding improvements and additions to the miniature railway complex and its environs, which includes upgrading the existing toilet block and additional off-street car parking.

The five track extensions proposed in this document promote a 20-year vision for the Societies track work expansion. They are detailed here to make provision for their placement in future activities by all parkland stakeholders. When council approves of a final plan, then the GMES will be requesting council assistance in seeking grant funding to carry out any works required in a staged construction program.

Extensive consultation has taken place with the various interested parties of Victory Park, Newman Park and Doorty Park in formulating this submission. They include the Traralgon Lions Club, the 1<sup>st</sup> Traralgon Scout Group, the Traralgon Creek Landcare Group, the West Gippsland Catchment Management Authority and various representatives and officers of the Latrobe City Council, Councillors and our local Member of Parliament.

Our Society looks forward to the continued partnership between our sponsors, these stakeholders and ourselves. We particularly ask for continued support by way of direct grants, or assistance to obtain grants, which will contribute in making the Newman Park Miniature Railway facility one of the best in Australia. Newman Park has become a widely known tourist precinct and asset for the Latrobe Valley and requires continued support by all stakeholders.

The Society has a storage crisis and our immediate building proposals for consideration include:

1. Placing the 22kV overhead power line along Couchs Lane underground. This will give additional space to the compound area for the erection of a general-purpose building to act as a storeroom and engineering workshop. This building could be designed with a view to adding a second level for clubroom purposes at a later date. Kitchen and toilet facilities are planned for this building.
2. The Society also wishes to raise the ex-Victorian Railways Signal Box 1.2 metres to its original height. This increased headroom in the lower floor will provide much needed space for material storage and for storage of our increasing passenger carriage fleet.
3. The increase in on site storage is beginning to limit our capability to resource our increasing passenger carrying requirements. The society requires to build additional rolling stock and then wishes to store the same on site. We also have an 8 metre long tandem trailer, which is used for transportation of our portable track. The tandem trailer and portable track infrastructure are currently stored off site due to no available space.

Appendix 1 presents GMES background information and Appendix 2 presents the GMES achievements to date.

## **1. Forward**

At the present time, work is being undertaken to formulate plans for improvements to the whole of Newman Park on a short and long-term basis. Some of these plans will affect the adjacent Doorty and Victory Parks. Prior to the commencement of this activity, the GMES was already considering what we required in the future to improve our complex and Miniature Railway operations. This was done in conjunction with the need to obtain a new lease for our Miniature Railway. The Latrobe City Council is currently considering our lease application.

The Society has held many discussions with the stakeholders of these parks, and now presents our 20 Year Development Vision to the Latrobe City Council, which carries our proposals in with the other parties in the park. The Society will still present 5-year development programs detailing the projects that will be undertaken, our current 5-year program concludes during 2005.

This submission provides information on the personal ethos of the Society, short and long term infrastructure aim, routine activities associated with the operational requirements, and financial planning with indication where grant monies will be required, and where the Society will use its own resources.

This submission also stresses the need for more space to erect buildings to enable improvements to our comfort and operational needs.

## **2. Current and Future Projects**

The Society maintains an outstanding work list and supplements this with drawings and work scopes. The work covers maintenance, enhancements and major projects. The list provides Society members with projects that can be tackled at our monthly and mid week Working Bees.

These projects encompass items to bring the complex up to the standard required to host kindred society conventions and to generally improve the Newman Park Miniature Railway facility for our Society membership and the community.

To maintain these activities and to further develop the Society, the Society requires a dedicated general-purpose building that would encompass our growing valuable library resource; provide a training facility, toilets, kitchen and a permanent place for our meetings and social gatherings. As with all Societies, it is hard to get young members and this building would assist in this regard by providing a training facility to teach young people model engineering skills and the operation of miniature steam plant. The Society is fortunate in having personnel qualified to impart their knowledge in these areas.

The projects represent the commitment of Society funds and volunteer labour resources for the current five-year plan. Some of these projects are beyond the resources that the Society has, consequently the Society will be seeking a variety of grants to assist with the development of these works.

Included in this submission, is a planning budget for our major project work, together with details of a 430 metre long Miniature Traction Engine roadway and four track extension proposals.



## 2.1. GMES Minor Capital Projects

1	Construct new passenger carrying carriages <i>(To assist with the increasing passenger haulage demands)</i>	\$2,000
2	Design and construct a new Society IC engine hydraulic drive locomotive <i>(To increase availability of passenger train haulage locomotives)</i>	\$3,500
3	Purchase and install additional workshop equipment <i>(To enable on site maintenance and construction activities to take place)</i>	\$3,000
4	Refurbish the historic ex-Victorian Railways Signal Box back to its original state <i>(GMES contribution to a grant funded project. Society volunteer labour \$7,600)</i>	\$3,100
5	Purchase and install a 12 metre long shipping container <i>(Temporary short term storage, will be sold when no longer required)</i>	\$2,500
6	Further minor track work and replacement of timber sleepers <i>(Additional miniature railway yard track to enhance operational requirements, add new traverser steam-up-bay)</i>	\$700
7	Install underground storm water drainage from all existing buildings <i>(Project has been started but not yet completed)</i>	\$500
8	Design, construct and install the Miniature Railway gateway across Couchs Lane having Victorian Railway's style railway yard and pedestrian gates <i>(Relocates the Work Focus constructed railway gantry structure to form part of the formal gate to the Newman Park Miniature Railway. Refer Fig 1)</i>	\$2,500
9	Asphalt traverser unloading area <i>(The traverser rails cross over Couchs Lane and requires completion)</i>	\$500
10	Vehicular crossing over miniature railway tracks <i>(Will protect the Miniature Railway track as cars enter the inner area for parking)</i>	\$680
11	Station complex BBQ brick wall and BBQ table shelter <i>(Protection for societies BBQ and forming a wind break at the Station Complex)</i>	\$1,000



<b>12</b>	Relocate soil to form a mound in the centre of the Peterkin Street balloon loop <i>(Enhance landscaping of the Peterkin Street Miniature Railway balloon loop)</i>	<b>\$500</b>
<b>13</b>	Signal Box West wall - replace and paint weather boards <i>(The West wall has deteriorated both with age and dry rot)</i>	<b>\$1,500</b>
<b>Total :</b>		<b>\$21,980</b>

These projects represent our minor capital project commitment for the next three years. Items 4, 5, 6, 7 and 10 are part of our current 5 year 2001 - 2005 Development Program for the Newman Park Miniature Railway. Items 4 and 5 have now evolved from the building project that was detailed in this 5 year development program, which described the construction of a building attached to the ex-Victorian Railways Signal Box. We have decided that it would not be prudent to attach a new building to the historic Signal Box and have instead decided to raise the Signal Box 1 metre. This will restore the Signal Box to its original design height and give us improved access to the Signal Box's lower floor storage.

2.1 GMES Minor Capital Projects (cont')

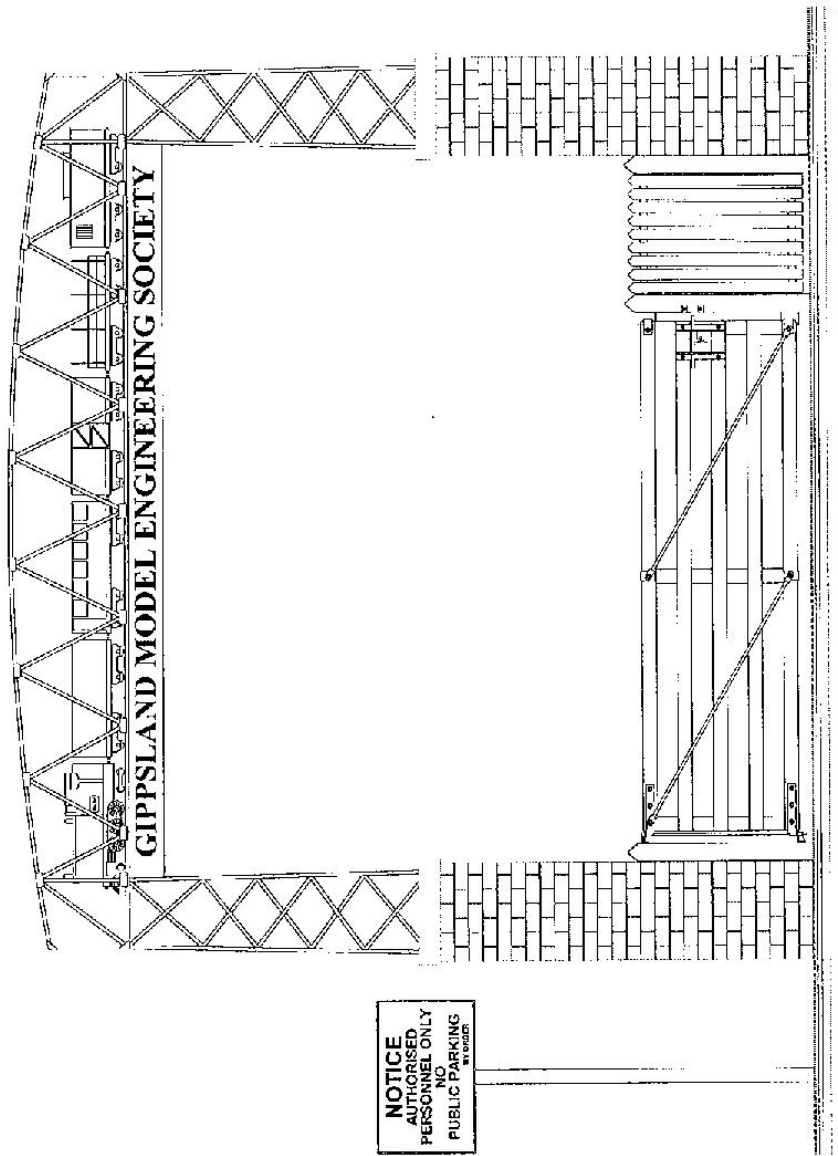


Fig 1 - Impression of the Couchs Lane Miniature Railway Gateway showing Victorian Railway's style railway yard gates and pedestrian gate and Work Focus's Railway Gantry Structure with Miniature Train



**2.2. GMES Annual Expenditure**

<b>1</b>	Annual Maintenance Issues <i>(Vandalism repairs \$500, Rollingsstock maintenance \$400, Building maintenance (painting) \$800, Fence repairs \$260, Grass Mowing \$650, Locomotive &amp; mower fuels \$400, Weed control \$350, Tree Pruning \$200, Security Lighting \$200, Hand cleaners and safety apparel \$150, Mowers, blower &amp; whipper-snipper depreciation \$300)</i>	<b>\$4,210</b>
<b>2</b>	Annual Overhead Issues <i>(Tandem trailer registration \$30, Incorporation \$30, AALS affiliation fees \$180, Library \$120, Food purchases \$450, Administration \$500, Annual public liability and general insurance premium \$3,500 - escalated 20% over 2003 payment)</i>	<b>\$4,810</b>
<b>Total :</b>		<b>\$9,020</b>

These projects represent our annual commitment and the insurance component will require annual escalation. Some of the costs above represent the equivalent for manpower resources.

**2.3. Future GMES Projects for Grant Funding**

Based on recent past experience, additional rolling stock and another Society locomotive is required to cater for an expected increase in passengers and to replace rolling stock owned by Society members. The Society members will build and fund these new items of rolling stock. To both build and store this equipment increased on site workshop and storage space is required immediately.

Undercover storage is also required for the portable track 8 metre long tandem trailer that is presently stored off site. In addition to the foregoing storage needs, additional space is required for more general items like our grass-cutting ride on mower and general maintenance equipment, which also includes works wagons for moving ballast and tools around the Miniature Railway.

Unfortunately, there is not enough storage space within our existing fenced compound to erect any further buildings of any size. There is also no space adjacent to the compound for buildings because of the overhead 22kV power lines. The TXU limitation is for buildings to be placed at least 5 metres from any overhead power line. The situation of lack of space within the compound has been caused in part by the siting of the ex-Victorian Railways Traralgon Signal Box which is heritage listed and cannot be radically altered or added to. A number of storage alternatives are being considered to solve the problem of lack of space for both the short and long term.

<b>Stage 1</b>		
<b>1</b>	Transfer the 22kV overhead power line underground (427m) <i>(To enable new building construction - currently limited by overhead power line) The GMES has an interest in 126 m and the Latrobe City and Traralgon Lions Club have an interest in 301 m)</i>	<b>\$82,500</b>
<b>2</b>	Refurbish the historic ex-Victorian Railways Signal Box back to its original state <i>(Increase carriage &amp; general storage - includes services extension - power, air &amp; access steps) Due to the urgent need for additional storage space, the Society will be seeking a Latrobe City community minor capital grant of \$11,500 with the Society contributing \$3,100, Society volunteer labour worth \$7,600, and Federally funded apprentice training worth \$3,000 to complete this project. Total project cost is \$25,200.</i>	<b>\$11,500</b>
<b>Stage 2</b>		
<b>3</b>	Construct a new storage building for tandem trailer and engineering workshop <i>(Red Nubrik walls - 86 m<sup>2</sup> @ \$6,000 per square)</i>	<b>\$52,000</b>
<b>4</b>	Replace old Station Platform asphalted areas with concrete pavements (100 m <sup>2</sup> ) <i>(Includes additional areas due to completed roof extensions) (Includes additional public control fencing)</i>	<b>\$12,000</b>



<b>5</b>	Construct new embedded stone concrete roadway for Traction Engine operations <i>(1m wide by 43.0m - at \$255 per m<sup>2</sup>) This project is from our current 5 year 2001-2005 development program</i>	<b>\$11,000</b>
<b>Stage 3</b>		
<b>6</b>	Construction of new fully serviced club rooms (160 m <sup>2</sup> @ \$6,000 per square) <i>(includes toilets, wash facilities, kitchen and display areas)</i>	<b>\$103,000</b>
<b>Total :</b>		<b>\$272,000</b>

The various track extension projects, detailed in section 2.3.4, are long-term proposals and have not been fully costed for inclusion in the above table. The summary of the actual track material costs (concrete and steel) for each proposal are shown in the table presented in section 2.3.4, the summary excludes costs for permits, man-hours, earthworks, bridges, landscaping and safety fencing.

### **2.3.1. Ideal Storage Solution - Undergrounding Overhead Power Line**

The ideal storage solution is to engage TXU to place underground the overhead 22kV power line, which will enable the Society to build in the area just outside of the fenced compound. The new general-purpose building designed so that at a later date a second level could be added for a Society meeting and training facility. The ground level being used for storage and workshop facilities. The Society proposes to build toilets and general wash-up rooms into this building. The existing compound security fence would need to be extended and an earthen bund constructed to deflect any future floodwaters. Placing underground the 22kV overhead power lines would also have a beneficial effect for the rest of the Newman Park. We have a quotation for this work from TXU, which includes a non-refundable charge of \$550.00 for creating a detail design of the proposal, and an estimated cost of the undergrounding is \$82,500.00.

### **2.3.2. Using A 12 Metre Shipping Container As Temporary Storage**

Install a large 12 metre long shipping container inside the fenced compound on the Western side of the Signal Box immediately. This could be hired, loaned or purchased outright. If purchased then the container should have some residual value for selling when permanent buildings have been installed.

### **2.3.3. Raising The Existing Signal Box 1 Metres To Increase Storage**

The original ex-Victorian Railways Signal Box was built on a 1.2 metre high brick base. This base was not incorporated in the placement of the Signal Box at its present location, except for a single row of besser blocks. Consequently, the lower floor head height is currently only 1.2 metres high. The proposal is to raise the Signal Box to its original design height to give increased lower floor headroom. This will have two benefits, the first to give access to areas currently not available and to increase the amount of storage tracks by double decking the storage tracks. The temporary storage of the Shipping Container may still be required for this option, to enable the Signal Box to be cleared out minimising the lifting load.

The above details the desire to improve our urgently needed storage space requirements and to enable the Society to expand its Miniature Railway rolling stock fleet, and to bring home assets currently stored off site.

Further space will be required for additional future track expansions. The four track expansion proposals have also been detailed in this submission.

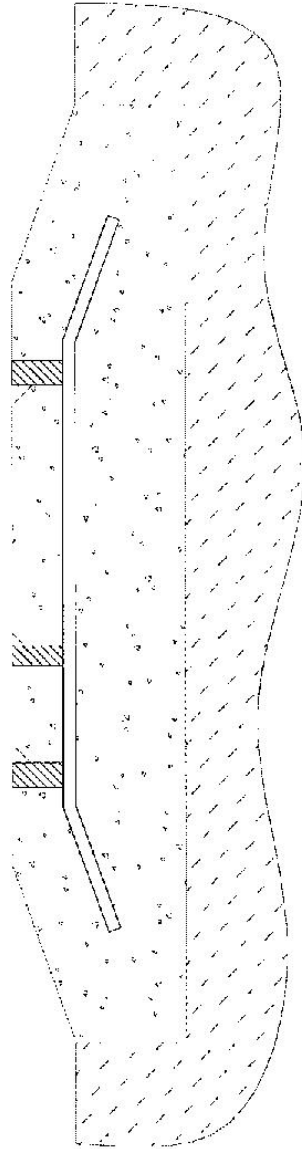


**2.3.4. Future Track Extension Proposals**

The Society wishes to extend the Miniature Railway when Society man power, external labour, and funding becomes available. Society resources are required to design, provide technical supervision and to maintain the additional track work. External labour is required (such as work for the dole personnel) because the age of many Society members now precludes them from such labour intensive project(s).

The Society's funds and revenue stream are committed to the minor capital works over the next two years, consequently, to extend the Miniature Railway in the near future would not be possible, however, should grant funding become available, together with external labour, every effort will be made to extend the Miniature Railway earlier than planned.

The track extensions are planned for taking track work into both Doorty and Victory Parks. It is planned to construct future track work with a fully concrete encased track foundation. This will minimise both track maintenance and possible vandalism as the track pushes further way from our base site.



**Fig 2 - Cross-section of Concrete Encased 5" and 7 1/4" Gauge Miniature Railway Track Bed**

The construction of one of these track extensions will enable our facility to have the best possible chance to hold inter club operations and to bid for the Annual Easter convention. Further track expansions will necessitate changes with the Latrobe City lease agreement. We detail three major track extensions and a fourth track extension joins two of these proposals together. The following table summarises each proposal's track length and estimated material costs (concrete and steel). The summary excludes costs for permits, man-hours, earthworks, bridges, landscaping and safety fencing.

Description	Proposed Track Length	Proposed Track Cost
Victory Park Extension	835.7m	\$17,580
Doorty Park Extension	1,173.2m	\$24,680



Princes Highway Extension	Section 2.3.4.4	885.1m	\$18,620
*Victory Park Branch No. 1	Section 2.3.4.5	142.7m	\$3,000
#Princes Highway Branch No. 2	Section 2.3.4.4	105.4m	\$2,220
Doorty Park & Victory Park Extension Common Track		80.0m	\$1,680
<b>Total Track Length:</b>		<b>3,222.1m</b>	<b>\$67,780</b>

These rounded estimates have used 20MPa concrete supplied at \$687.50 per 5 m<sup>3</sup>, the estimated cost per metre of dual gauge concrete encased railroad bed is \$21.03.

# The Victory Park and Princes Highway branch proposals, noted in the above table, are in addition to the track extension that they are connected to.

2.3.4.1. GMES Miniature Traction Engine Roadway

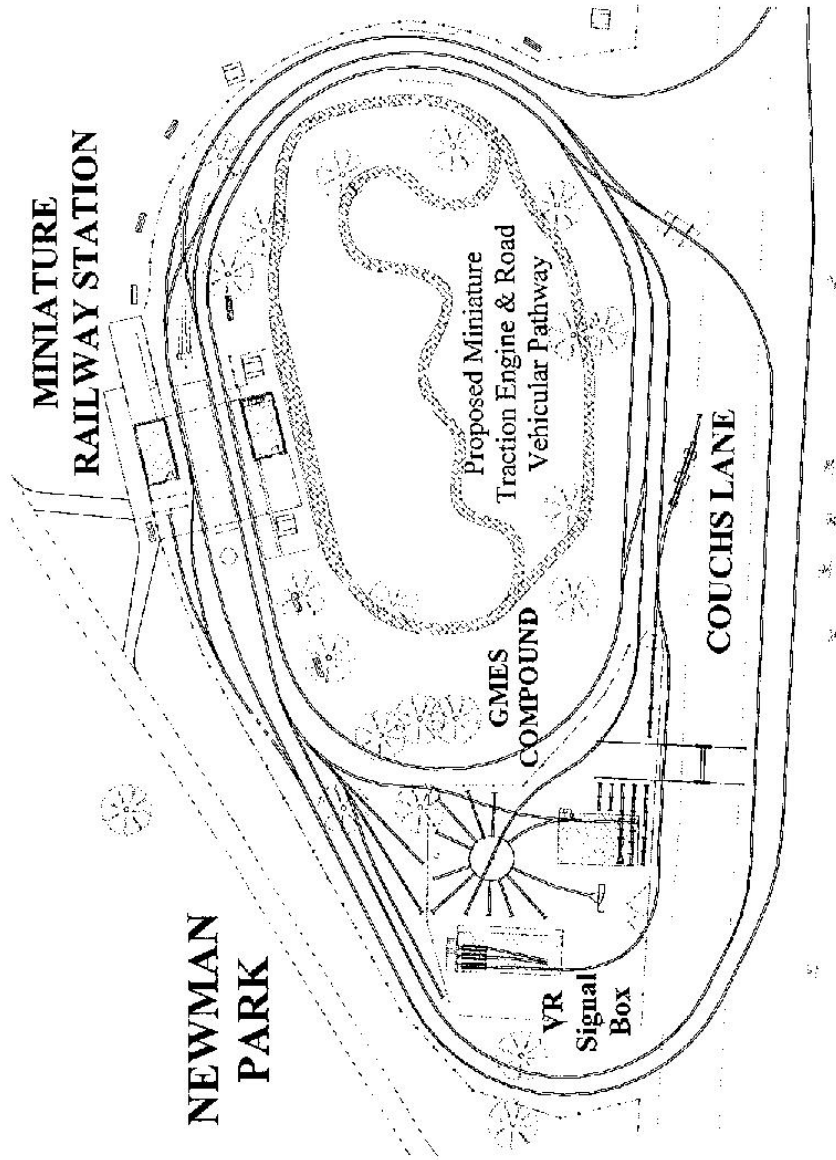
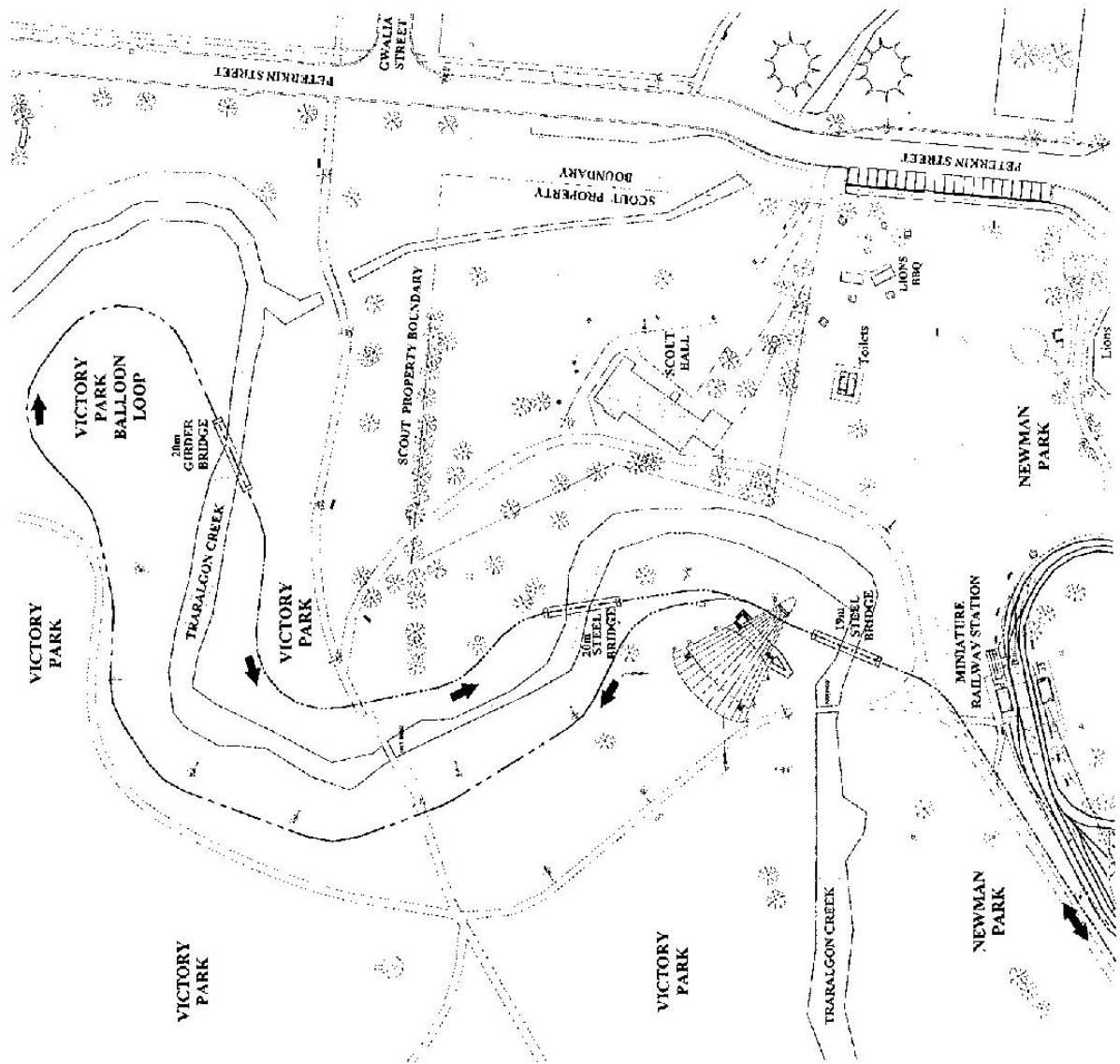



Fig 3 – Proposed Miniature Traction Engine & Road Vehicular Pathway

The Miniature Traction Engine roadway is an embedded stone concrete roadway for members and visitors who have miniature steam driven road vehicles. The proposed roadway is 1 metre wide and 430 metres long. The design shows an overall near oval roadway, with a more challenging loop having tight curves to challenge the driver's navigation skills. The roadway will follow the existing land contours and weave around existing trees.



**2.3.4.2. GMES Proposal 1 – Victory Park Track Extension**

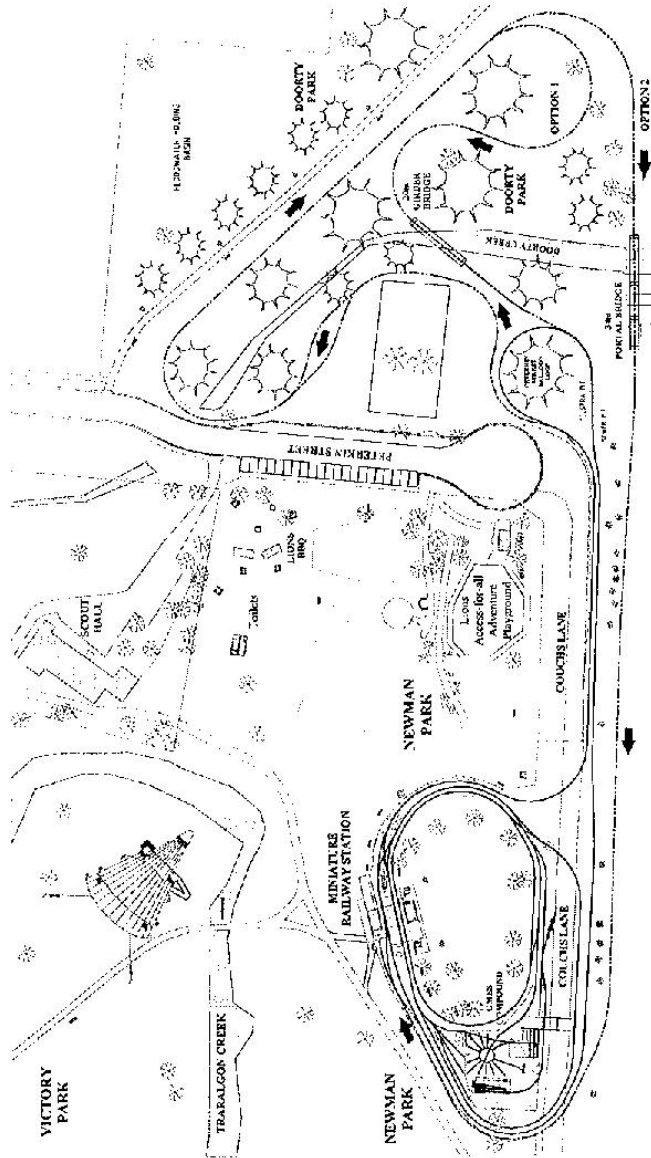




**Fig 4 – Proposed Victory Park Miniature Railway Extension**

This track extension branches off from the existing Couchs Lane track and descends down the levee bank towards Victory Park and crosses over three steel bridges each spanning the Traralgon Creek. The long Victory Park balloon loop will enable following trains to enter the loop without the need for the first train to wait for the second train, thus allowing more than one train on the extension at the same time. The returning train then has to wait for operational clearance before returning on the common track to return to the station to set down passengers. The Victory Park track extension integrates with the proposed Lions Sound Shell. Landscaping and revegetation along the Traralgon Creek will be required to remove unwanted trees, weeds, junk and waste debris to increase the liveability of using Victory and Newman Parks.

**2.3.4.3. GMES Proposal 2 – Doorty Park Track Extension**

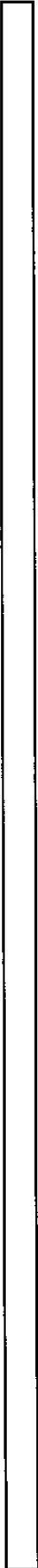


**Fig 5 – Proposed Doorty Park Miniature Railway Extension Showing 2 Options**

This track extension branches off from the existing Peterkin Street balloon loop to venture into Doorty Park. A train will depart from the Miniature Railway Station platform 1 and using road 1 advances to the Peterkin Street balloon loop where an operation track change will be required to enter the Doorty Park extension. Two track options are then available within the Doorty Park.

The first option loops back within the park to cross the Doorty Creek via a proposed girder bridge then rejoins the Peterkin Street balloon loop. The second option uses a bridge across the North ends of the Public Transport Corporation Doorty Creek Armco portals, and then descends down the PTC embankment to return to the Station. This second option is the preferred proposal, but will depend upon PTC access issues and allows a train to return to the Miniature Railway Station without any further operational control.

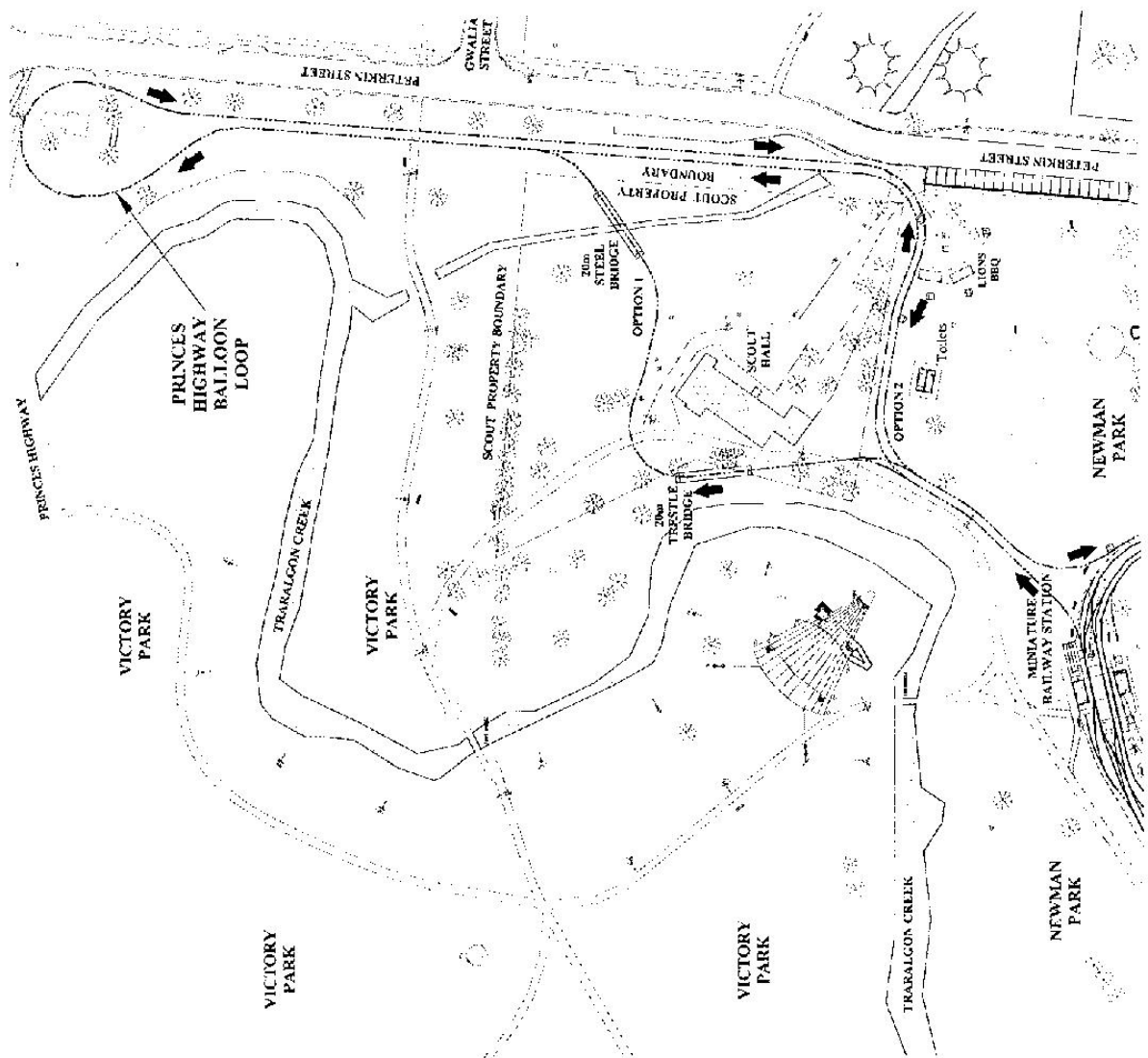




Landscaping and revegetation along the Doorty Creek will be required to remove unwanted trees, weeds, junk and waste debris to increase the liveability of using Doorty and Newman Parks. Additional park seating and security lighting is proposed along the Doorty Park footpath, together with general clump tree planting.



**2.3.4.4. GMEs Proposal 3 – Princes Highway Track Extension**



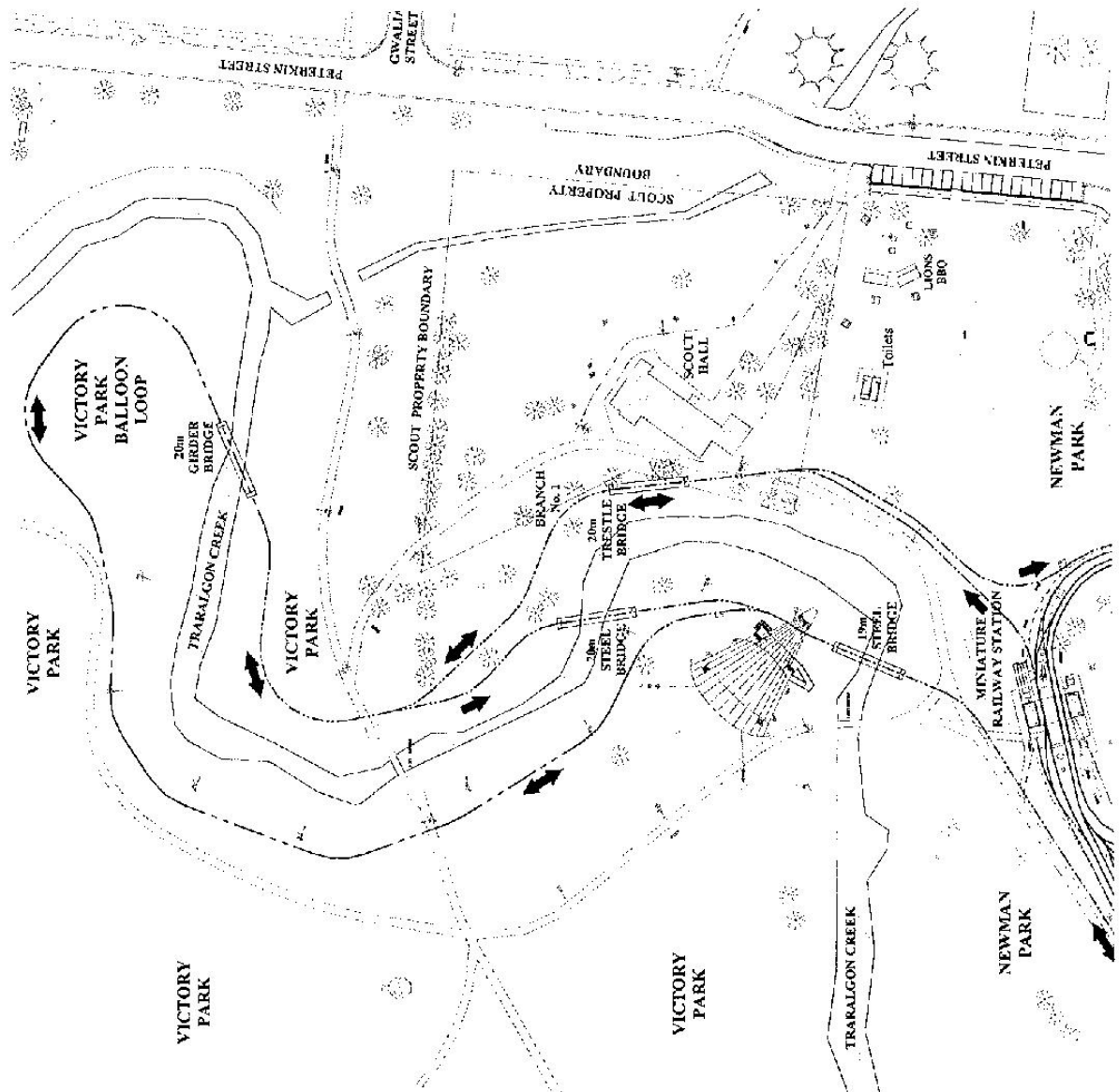


**Fig 6 – Proposed Princes Highway Miniature Railway Extension Showing 2 Options**

This track extension branches off at the Miniature Railway Station running parallel with the footpath and heading towards the existing BBQ's and then turning Northwards along Peterkin Street to the Princes Highway balloon loop; a separate track running parallel returns the trains to the existing circuit via Couchs Lane and back to the Station. Two options are available; the first option with an additional two steel bridges passes through the private scout property. The second option would be adopted if access through the scout property is not possible. Landscaping and revegetation along the Doorty Creek will be required to remove unwanted trees, weeds, junk and waste debris to increase the park liveability.



**2.3.4.5. GMES Proposal 4 -- Victory Park Branch Track Extension**





**Fig 7 – Proposed Victory Park Branch Miniature Railway Extension**

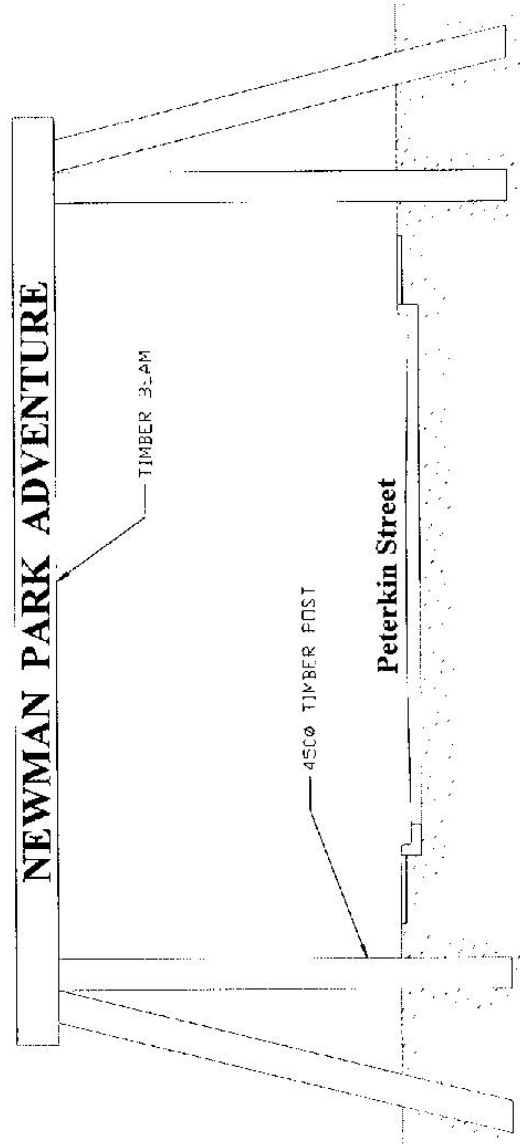
This proposed track extension builds on the proposed Victory Park and Princes Highway track extensions to enable a train to have continuous running into and out of Victory Park. Operational running in either direction will be possible. Access behind the Scout Hall will be required, even though the trestle bridge will be over crown land. Landscaping and revegetation along the Traralgon Creek will be required to remove unwanted trees, weeds, junk and waste debris to increase the liveability of using Victory and Newman Parks.





**2.4. Future Latrobe City Master Plan Projects**

- Upgrade underground water supply poly pipe. This should be done in conjunction with the undergrounding of the overhead power line. Using the same trench, provision for future sewerage to the GMES proposed clubrooms should be also be carried out.
- Build earth mound inside Peterkin Street Miniature Railway Balloon Loop and landscape.
- Design, construct and install the Newman Park Adventure Playground gateway entrance across Peterkin Street.



**Fig 8 - Impression of the Newman Park Adventure Gateway across Peterkin Street**

- Additional off-street car parking refer to section 5.
- Install additional or updated Newman Park public toilet facilities refer to section 4.
- Clean up site after house removal in Peterkin Street.
- Update Princes Highway roadside signs at Peterkin Street corner.

• Landscaping along the Doorty Creek and Traralgon Creek will be required to remove unwanted weeds and to increase the liveability of using the adjacent parkland. Re-vegetation of the Creek bed will follow a program of removing unwanted willow trees and other junk and waste debris.

• Additional park lighting along the Doorty Park Footpath and around Newman Park.

• Additional park seating and clump tree planting along the Doorty Park Footpath.

### **3. Newman Park as a Public Asset & Tourist Attraction**

The Newman Park Miniature Railway facility together with the Traralgon Lions Club "Access-for-all Adventure Playground" has proved to be very popular with the general public. It will be even more popular when the proposed new car parking and coach turning circle are completed and word of mouth promotes the park. On a good day the Society carries around 250 passengers, but this has recently increased to 450 passengers. The recent school holidays saw increased activity in the park with the Miniature Railway being operated for three days over the fortnight school holiday period.

The general public come to the park by car and bus from other areas of Gippsland to enjoy the facilities. We are part of a wonderful tourist attraction for the Latrobe City and we want to maintain and enhance the park so that it will remain a popular venue for the enjoyment of the community for many years to come.

### **4. Newman Park Toilet Facilities**

With the increasing popularity of the Miniature Railway and Newman Park as a venue for family entertainment and the growing emphasis on access-for-all amusements in Newman Park, the existing Newman Park toilet block is no longer adequate. They are no longer suitable for the number of people that use the park which is also due to coaches bring in large numbers for a short periods of time.

There are no access-for-all toilets in the park. People are also abusing these existing facilities. Vandals often leave the toilets in a disgraceful and most unsuitable manner for others to use. These are some of the reasons that our society wishes to have their own toilets.

### 5. Additional Off Street Car Parking

Due to the increasing popularity of the Miniature Railway and Newman Park as a venue for family activities the Society has noted that car and coach parking space, particularly on Railway operating days is now insufficient for the numbers attending. This is of some concern as the lack of space for parking cars can turn away potential patrons from using the park and our Miniature Railway facility. The patrons attending the annual Victory Park Christmas Carols park their cars on parkland and sometimes up to a kilometre away to attend this function.

The Society has had our treated pine boundary fence damaged many times by cars and Coaches backing into and over it due to the lack of turning space. Tour coaches are frequent visitors to Newman Park, either as a comfort stop for extended journeys or as part of a picnic tourism activity.

The attached master plan shows additional proposed areas for parking of cars and tour coaches, these are briefly described here:

- The coach parking project along Peterkin Street installation of a coach turning circle and completed but has now run out of funding. This spaces have been removed to provide for the areas required to keep cars from parking in the
- Proposed off street car parking along Whitakers
- Following the removal of the Council owned increased area of parkland could be made into car park could be further extended to a total of remaining privately owned house.

**Fig 9 Proposed Whitakers Road Car Park for 20**

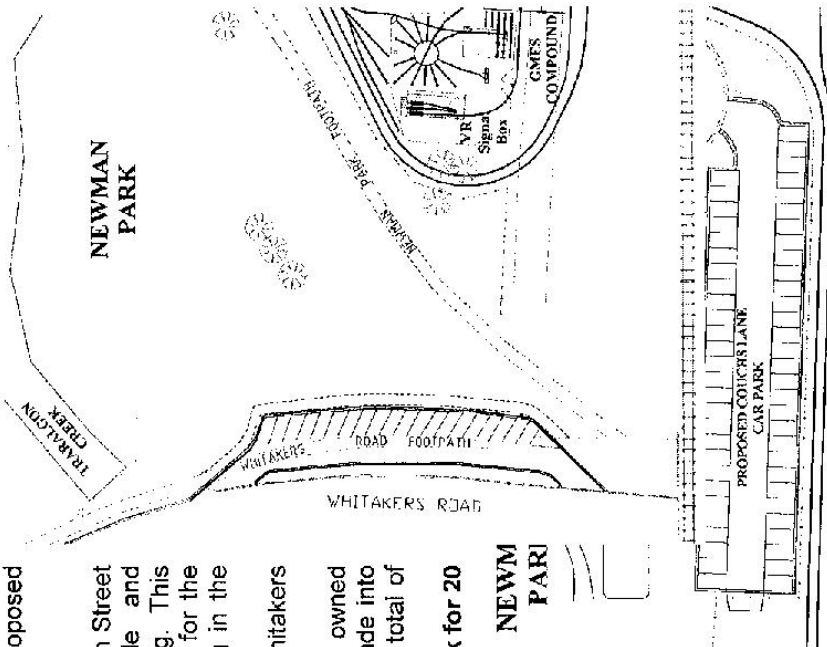
areas for parking of cars and tour coaches, these

for up to three coaches in conjunction with the associated landscaping has been partly project has 21 car spaces, but 10 existing cars coach turning circle. Suitable keep clear signs tuning circle.

Road for 20 cars; (See Fig 9 right)  
house in Peterkin Street and site clean up; this off-street car parking for up to 10 cars. This 51 cars by the purchase and removal of the cars

of Couchs Lane, the North side having 27 car car spaces. Proposed tree planting within this car spaces. (See Fig 10 right)

for 57 cars

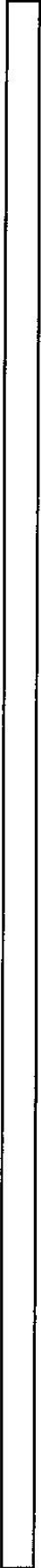


**Fig 10 Proposed Couch's Lane Car Park**

- Proposed car parking along each side spaces and the South side having 30 car park may reduce this by around 4



- Proposed four coach parking along the West side of Peterkin Street for two more coaches.
- Proposed car parking on the property managed by the 1<sup>st</sup> Traralgon Scout Group.



**6. Newman Park Master Plan Drawing**

**7. References**

- **Submission to the Traralgon City Council  
Five-Year Development Program for Newman Park Miniature Railway**  
Couchs Lane TRARALGON Victoria 3844  
Prepared by GAMES Track Committee Members:  
Peter Batey, Don Clark and Graeme Stancliffe  
**Issued: 31 July 1992**
- **Submission to the La Trobe Shire Commissioners  
Update of Progress of the Five-Year Development Program for Newman Park GAMES Miniature Railway**  
Couchs Lane TRARALGON Victoria 3844  
Prepared by: Brian Boyes, Don Clark and Graeme Stancliffe  
**Issued: 19 October 1995**
- **Submission to the La Trobe Shire New Work Opportunities Coordinator  
Engineering Specifications for the Doorty Park Extension**  
Prepared by: Brian Boyes, Don Clark and Graeme Stancliffe  
**Issued: 15 December 1995**  
*Note: This extension is now known as the Peterkin Street Balloon Loop Extension*
- **Submission to the Latrobe City Briefing Meeting  
2001 - 2005 Development Program for Newman Park GAMES Miniature Railway**  
Couchs Lane TRARALGON Victoria 3844  
Prepared by: Don Clark, Keith Clark and Graeme Stancliffe  
**Issued: 24 July 2000**



## **Appendix 1 GMES Background Information**

### **A1.1 Society Objectives and Aspirations**

The Societies proposes short and long-term improvements that are aimed at making the complex more attractive to both the community and society members. These improvements will also assist with the recruitment of younger people, as this is seen as important for the societies future. Another benefit will enable the society to bid for the annual Easter convention of the Australian Association of Live Steamers, which is an association of like-minded people throughout Australia and New Zealand.

### **A1.2 Range of Modelling Activities**

The Societies members are involved in a broad spectrum of modelling activities. In addition to building locomotives (steam, electric, internal combustion/hydraulic) and rollingstock, the following kinds of engines are also constructed: traction, stationary steam, hot-air and internal combustion. Other projects include model boat construction, both electric and steam, plus building specialised workshop equipment to be used in the construction of models and to improve the efficiency of workshop machinery. There is also some limited activity and interest in radio controlled model aircraft.

### **A1.3 Society Membership**

The GMES was formed some 22 years ago by a group of enthusiasts who joined together to foster and encourage the development of model engineering and engineering workshop practices. The Society now has over 50 members who share their projects and experiences with members of the community via exhibitions, conventions and the operation of Miniature Railways both fixed and portable. The Society is a not-for-profit organisation and monies raised are used to defray operating costs and the expansion of the Newman Park miniature railway facility. Public Liability Insurance and vandalism take their toll on our income stream.

The Societies members are predominantly from the Latrobe Valley, however, some come from as far away as Melbourne, parts of East Gippsland, and Tasmania. Members meet each Friday night, prior to the 4<sup>th</sup> Sunday of the Month, except December and the general meetings are usually preceded by an executive meeting. Many members do not possess their own miniature locomotives, but show a high level of public spirit in assisting in maintenance activities and running for the general public. On the other hand, members who do own miniature locomotives have also shown, over the past 18 years, great public spirit by using them to raise money for the Society and giving the community great pleasure. Our future objectives are in part, designed to encourage younger people to join the Society.

### **A1.4 Public Liability Insurance**

The cost of insurance is a major concern for the Society as this has risen by 300% over the past 3 years. The Society is insured through the Australian Association of Live Steamers, our Australian fraternity organisation. The premium now stands at \$3,000.00 requiring many months of running to raise this amount. Taking this to the extreme, it is conceivable that all our revenue may be absorbed in paying for the insurance in the future. This possibility makes it important to carry out infrastructure additions while we have available funds and retention of a major part of our income stream after paying for insurance.

#### **A1.5 Replacement Value of Newman Park Miniature Railway**

The replacement value of the Newman Park Miniature Railway facility is now approaching \$300,000 and this has been mainly achieved by volunteer effort. \$70,000 of the Societies own funds have been spent in improving and maintaining this facility.

## Appendix 1 GMES Background Information (cont')

### A1.6 Newman Park Miniature Railway Infrastructure

The Newman Park Miniature Railway was established with a federally funded employment initiative grant, and the Peterkin Street extension was also constructed with a similar grant. Two Latrobe City minor capital grants have funded additional park benches and BBQ tables installed into Newman Park, and extensions to the miniature railway station roofing. The Society constructs projects with the co-operation of Gippsland Group Training and other outside organisations have provided generous assistance over the years.

Over the past 22 years, with the assistance of the former Traralgon City Council and the support of the local community – industry and public alike, the GMES has steadily developed the Newman Park Miniature Railway facility. The Miniature Railway has been constructed on Council land and as such all fixed assets are owned by the Latrobe City Council and managed and maintained by the GMES. The extent of current development is shown on the attached Plan. Public operation has been underway since 1986.

The facility now comprises the following major Assets:

- 1,100 metres of 5" and 7½" gauge miniature railway track plus ancillary sidings. This includes the recently opened Peterkin Street Balloon Loop Extension of 625 metres;
- Rolling stock unloading facilities, turntable and rolling stock preparation bays of 480 metres;
- The historic ex-Victorian Railways Traralgon Signal Box was relocated with assistance from the former Traralgon City Council and was subsequently refurbished by GMES;
- Station buildings (Ticket Office & Members Mess Room) and roofed platform; and
- Engine and equipment storage shed.

### A1.7 Newman Park Miniature Railway Public Operations

The Society operates the Newman Park Miniature Railway facility on the fourth Sunday of each Month (except December), weather permitting, for fare paying members of the general public. This has become very popular with additional running days for special events (eg Lions Club Teddy Bears Picnic, Christmas functions, School and Kindergarten groups to name a few) the Society usually operates at least 20 times per year. The Society has also operated special run days for charity fund raising.

A grand total in excess of 170,000 passengers have been carried to date. We expect this figure to steadily increase, particularly with the added playground attraction installed by the Traralgon Lions Club.

### A1.8 GMES Portable Miniature Railway Track Operation

Since 1992 the GMES has supplemented income derived from the Newman Park track by operating a lightweight portable miniature track, which is transported to sites, assisting in club and community group fund raising. The portable track has been designed and constructed by members of the GMES. It can be transported and quickly assembled at community events such as country fairs, fetes and Christmas parties throughout Gippsland and the Latrobe Valley. Since 1992 the GMES has attended in the order of 60 such events and carried in excess of 25,000 passengers on this facility. The surplus revenue derived from the portable track operation goes into further developing the infrastructure and facilities of the Newman Park Miniature Railway. Enquiries for the operation of the portable track have come from areas such as Bairnsdale, Sale, Yarram, Warragul and Wonthaggi.

## **Appendix 1 GMES Background Information (cont')**

### **A1.9 GMES Volunteer Work**

Society members operate the miniature railway for the benefit of the community, and carry out many hours of voluntary work to maintain and expand the infrastructure. Over the past four years alone \$130,000 worth of labour has been expended on infrastructure.

Having a small membership means that the Society must carefully balance the improvement of this unique facility while not over committing its membership with excessive numbers of operating days, too many projects or high maintenance track work.

Society volunteers are used to run both the Newman Park facility and the Portable Track. At times, both are in operation on the same day utilising at least 12 society volunteers.

Over the past year we have remodelled and commissioned our first club locomotive, which will assist in revenue raising and to offer a locomotive for our members use who do not have one of their own. Substantial volunteer labour is also expended on our portable miniature railway used for fete fund raising.

### **A1.10 GMES Miniature Railway Maintenance**

The level of maintenance required at Newman Park also takes up many hours of dedicated volunteer effort. Grass cutting, tree pruning and repairing the effects of vandalism also keep the membership busy. In addition, many hours are spent in designing new features and seeking assistance to build and maintain the facility.

Weather permitting, the Society has a weekly Wednesday working bee to continue with the endless task of building and maintaining the Miniature Railway facility. The Second Wednesday in the month has been dedicated to running and testing locomotives. During School holiday Wednesdays, the society may operate a train for members of the public to have a fare-paying ride.

In the past four years alone, the value of work performed mainly on maintenance activities has been of the order of \$130,000, representing some 6,500 volunteer hours.

### **A1.11 Assistance From Outside Organisations**

Generous assistance has been readily offered by Latrobe City Council, Traralgon Lions Club, Valicote, Work Focus (formerly Skill Share), Gippsland Group Training, Bensons Timber and Hardware, Team Design and many others.



**A1.12 Vandalism**

Vandalism repairs are also proving costly with the repairs to damaged station lighting costing \$500.00 over the last six months. The shelter provided by the Station roofing is a focal point for juvenile chriming. We have considered that a security fence be placed around the station building, but being in a flood plain makes this decision difficult. Windows on the Signal Box have also been broken from the throwing of large stones, the stones being picked up from the nearby Victorian Railway's track ballast. Fires have deliberately been lit along the Victorian Railway's easement.

## Appendix 2 GMES Achievements (1989 - 2003)

The following is a brief list of the major activities and projects undertaken by the Society over the past 13 years:

### A2.1 Buildings

- Relocation and restoration of the Historic Traralgon ex-Victorian Railways Signal Box;
- Construction of the Newman Park Station complex;
- Upgrade of the power supply to the entire complex;
- Designed, constructed and installed additional station roofing with an Latrobe City grant;
- Installed power supply to the engine shed and provided additional security lighting;
- Installed storm water drainage for the engine-shed building;
- Replaced station roofing security lighting due to vandalism.

### A2.2 Miniature Railway Compound

- Designed, constructed and installed a Traverser rolling stock unloader;
- Installed four elevated 'steam-up bays' to service the Traverser facility;
- Installed three additional carriage storage sidings in the basement of the VR Signal Box;
- Reticulation of water, compressed air and 12 Volt DC power through out the 'steam-up bays';
- Improved storage and works area security systems and fencing;
- Designed and constructed 10 passenger carrying carriages & 2 works open wagons;
- Designed and constructed a coal storage.

### A2.3 Locomotives and Rolling Stock

- Rebuilt the Societies 'Diesel' locomotive improving it's reliability.

### A2.4 Miniature Railway Track

- Designed and constructed an additional 500 metres of 5" and 7¼" railway track;
- Refurbished 400 metres of existing railway track with pressed steel sleepers;
- Modified station area track work to improve operation and control of trains;
- Constructed 300 metres of additional treated pine post and rail fencing;
- Strengthened all existing treated pine post and rail fencing to minimise fence vandalism;
- Planted a variety of trees and shrubs to further enhance the railway environs;

- Rebuilt deteriorated Couchs Lane miniature railway crossings;
- Install three additional carriage sidings North of the compound;
- Constructed 30 metres of steel post and heavy wire cable fence.

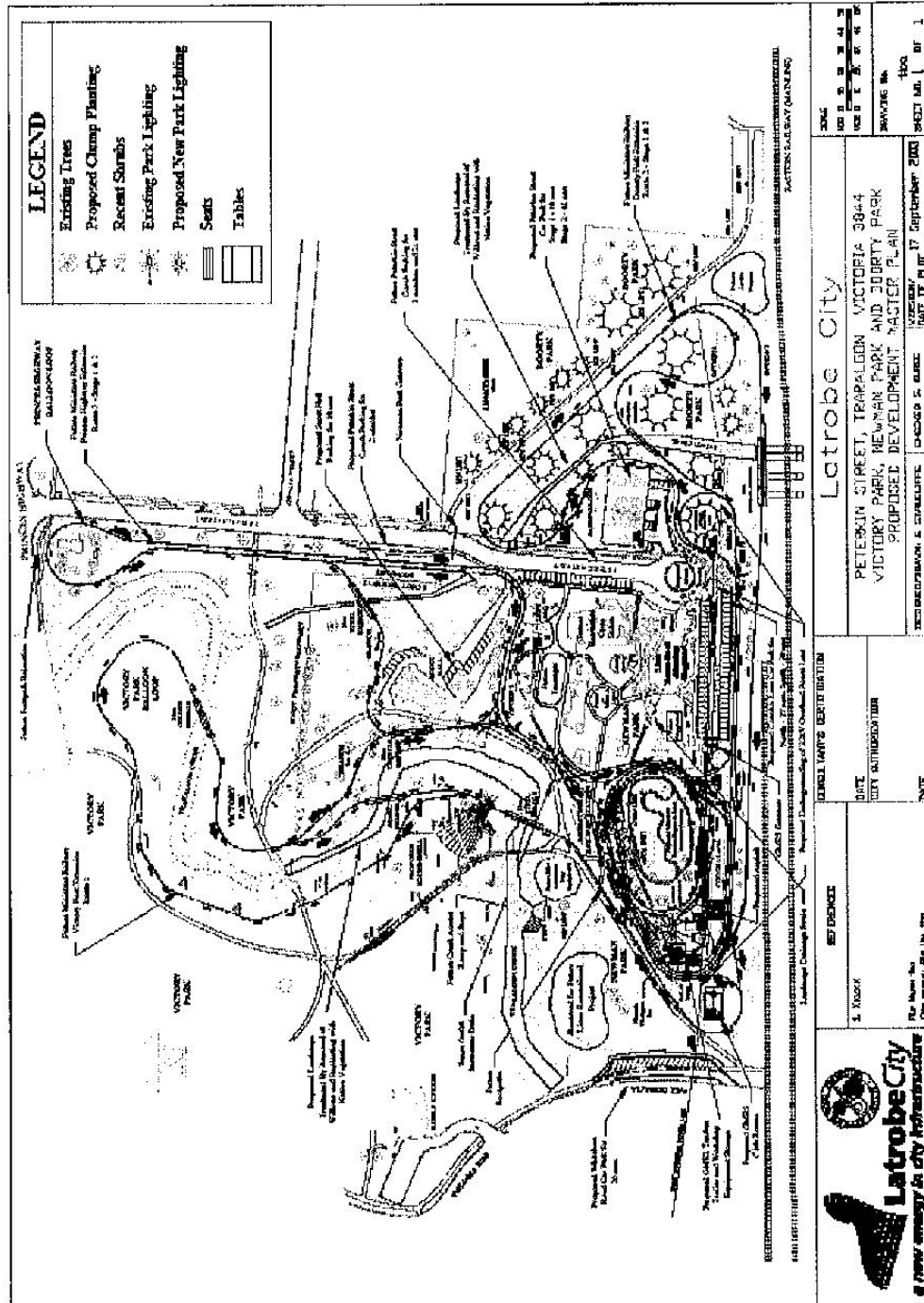
*A2.5 Portable Miniature Railway Track*

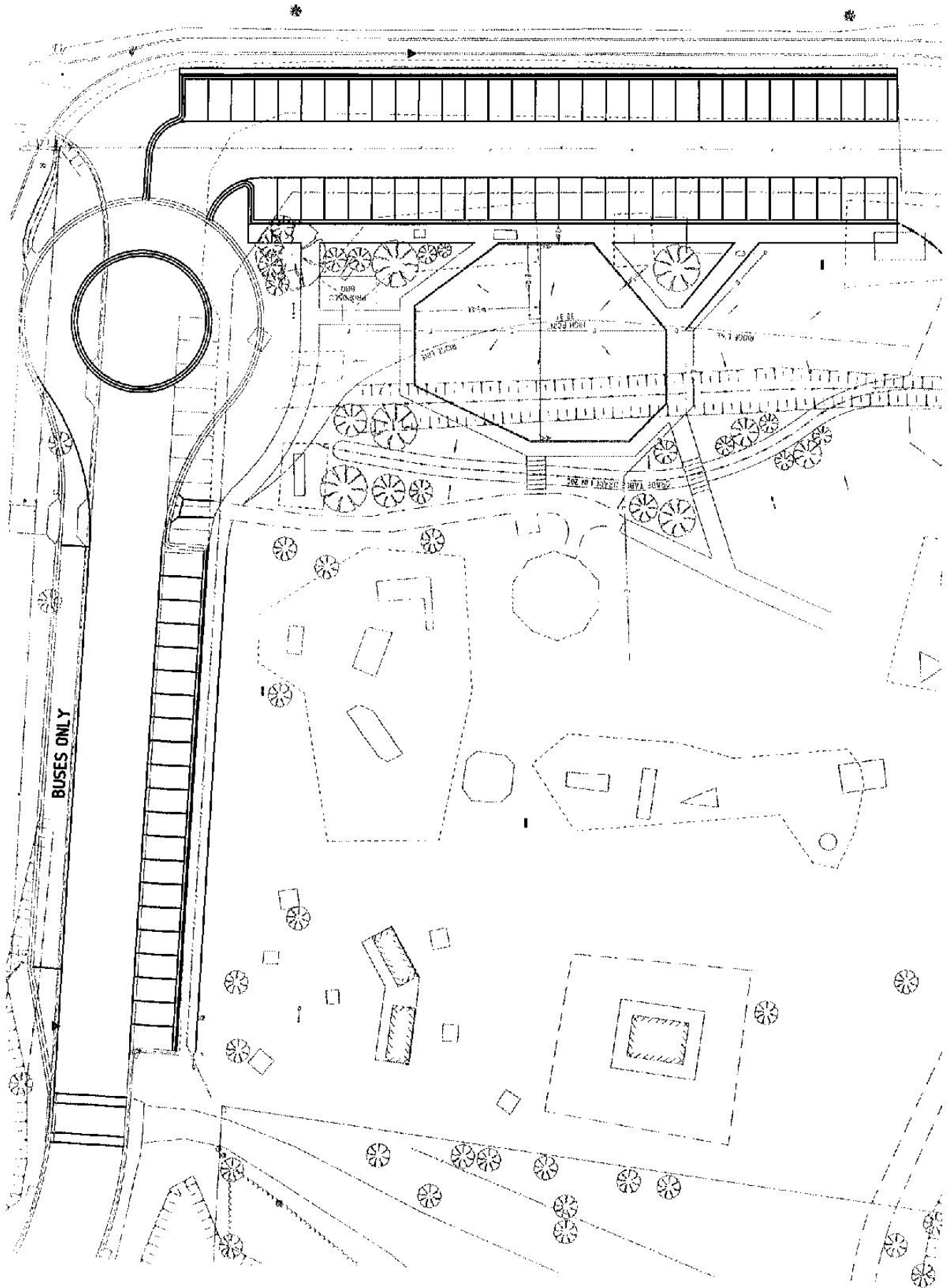
- Designed an 8 metre long tandem trailer for the transportation of the portable track and ancillary equipment. GGT Apprentices constructed this trailer.
- Carry out continual improvement to the portable track functionality.

*A2.6 Miscellaneous Works & Asset Maintenance*

Apart from establishing, maintaining and developing the Newman Park Miniature Railway, the Society is keen that its activities enhance Newman Park. To this end, the Society has endeavoured to ensure that structures and the facility in general, are aesthetically pleasing, kept in good condition and that the Society does its share of Grass Cutting, Weed control, tree planting and pruning. In 1999 the Latrobe Shire Council through the Community Grants program allocated funds for the purchase of materials to construct six park benches and three BBQ tables. With the assistance of GGT apprentices and GMES Volunteers, these were constructed and installed throughout Newman Park.



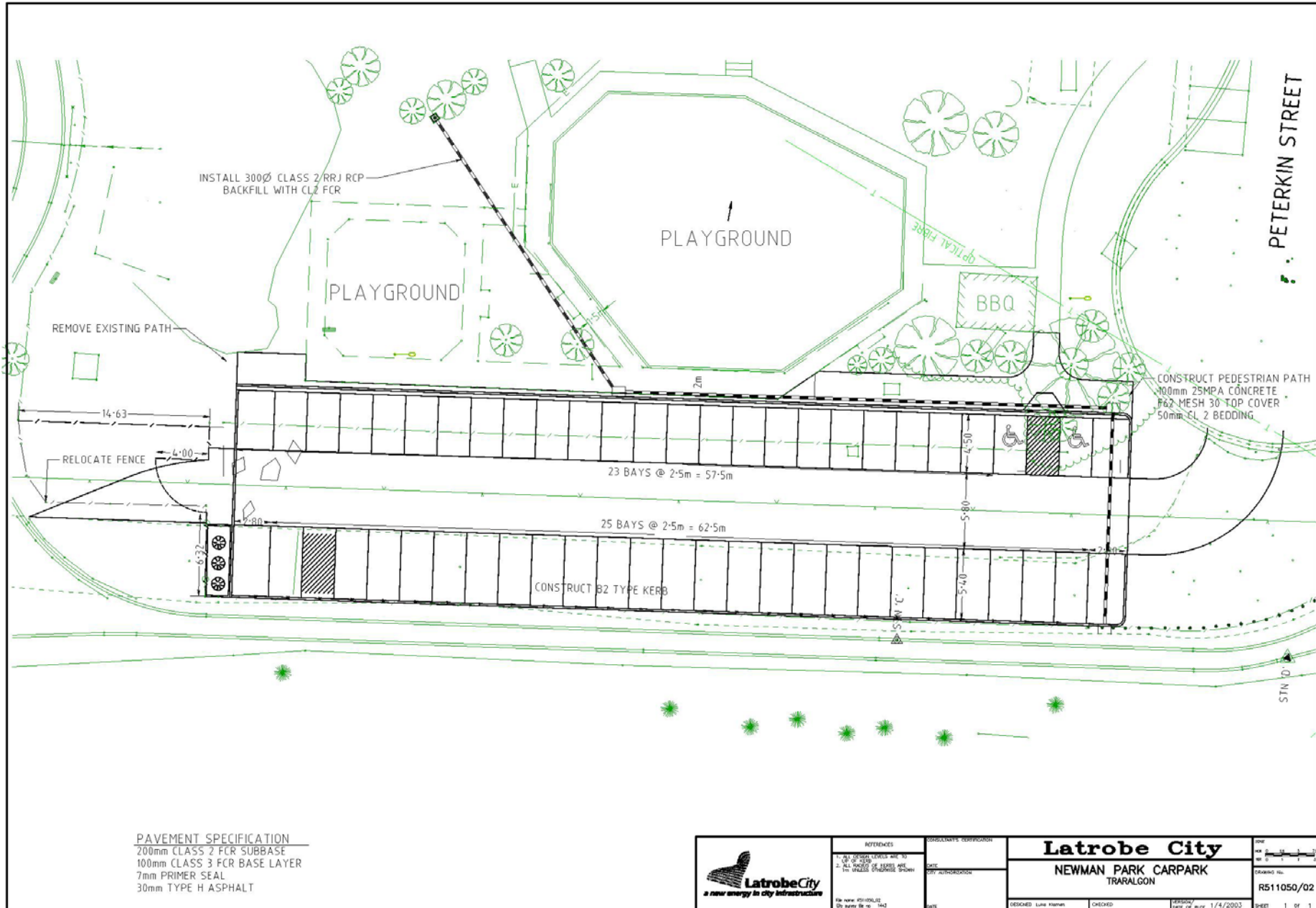












**PAVEMENT SPECIFICATION**  
 200mm CLASS 2 FCR SUBBASE  
 100mm CLASS 3 FCR BASE LAYER  
 7mm PRIMER SEAL  
 30mm TYPE H ASPHALT

	REFERENCES 1. ALL SPECIAL CLERKS ARE TO 2. CITY OF TRARALGON 3. ALL DIMENSIONS OF LINES ARE 4. UNLESS OTHERWISE SHOWN CITY AUTHORIZATION	CONSULTANT'S RESPONSIBILITY DATE CITY AUTHORIZATION	<b>Latrobe City</b> NEWMAN PARK CARPARK TRARALGON	DRAWING NO. R511050/02
	FILE NO: R511050/02 CITY DRAWING NO: 1443	DATE	DESIGNED: Luke Hannan CHECKED:	REVISION DATE OF ISSUE: 1/4/2002











**14.2 DRAFT RECREATION PLANS****General Manager****Recreation and Community  
Infrastructure****For Decision****PURPOSE**

The purpose of this report is to present the draft recreation master plans for the Morwell Recreation Reserve Precinct, Traralgon Recreation Reserve and Showgrounds, Warren Terrace Reserve and the review of the Traralgon Outdoor Recreation Plan to Council for consideration and to seek endorsement to release them for community consultation in accordance with Council's Community Engagement Plan.

**DECLARATION OF INTEREST**

The General Manager Recreation Community Infrastructure and Acting Manager Recreational Liveability declared a direct and/or an indirect interest under section 78B of the Local Government Act 1989.

**STRATEGIC FRAMEWORK**

This report is consistent with Latrobe 2026: The Community Vision for Latrobe Valley and the Latrobe City Council Plan 2013-2017.

***Latrobe 2026: The Community Vision for Latrobe Valley******Strategic Objectives - Recreation***

*In 2026, Latrobe Valley encourages a healthy and vibrant lifestyle, with diversity in passive and active recreational opportunities and facilities that connect people with their community.*

***Latrobe City Council Plan 2013 - 2017******Theme and Objectives***

*Theme 2: Appropriate, affordable and sustainable facilities, services and recreation*

*Objective - To promote and support a healthy, active and connected community.*

*Objective - To provide facilities and services that are accessible and meet the needs of our diverse community.*

*Objective - To enhance the visual attractiveness and liveability of Latrobe City.*



*Strategic Directions:*

- 1.2.1 Promote and support more involvement of children in active recreation and sport.
- 1.2.2 Develop and maintain community infrastructure that meets the needs of our community.
- 1.2.3 Promote and support opportunities for people to enhance their health and wellbeing.
- 1.2.4 Encourage and create opportunities for more community participation in sports, recreation, arts, culture and community activities.
- 1.2.5 Improve and link bicycle paths, footpaths and rail trail networks to encourage physical activity and promote liveability.
- 1.2.6 Deliver and promote environmentally sustainable waste management services that meet the expectations of the community and industry.
- 1.2.7 Continue to ensure Latrobe City is clean and tidy through the provision of effective litter control services.
- 1.2.8 Enhance and develop the physical amenity and visual appearance of Latrobe City.
- 1.2.9 Continue to maintain and improve access to Latrobe City's parks , reserves and open spaces.
- 1.2.10 Work collaboratively with our partners to engage and support volunteers in providing services to the community.
- 1.2.11 Work in partnership with all stakeholders to ensure the provision of quality education and care services to the community.

*Theme 5: Planning for the future*

*Objective - To provide a well planned, connected and liveable community.*

*Objective - To provide clear and concise policies and directions in all aspects of planning.*

*Objective - Advocate for planning changes at the state level to reflect regional needs and aspirations.*

*Objective - To reduce the time taken to process land use and development planning applications.*

*Strategic Directions:*

- 1.5.1 Explore the establishment of a Council planning committee to guide land use planning, development and growth.
- 1.5.2 Provide efficient and effective planning services and decision making to encourage development and new investment opportunities.
- 1.5.3 Plan and coordinate the provision of key services and essential infrastructure to support new growth and developments.
- 1.5.4 Investigate the need for and provide appropriate resources to support land use planning and development of Latrobe City.
- 1.5.5 Review our policy and guidelines for new residential development in particular lot density, unit development, road widths and emergency vehicle access.
- 1.5.6 In consultation with the community, review Council's Municipal Strategic Statement and the Latrobe City Planning Scheme.
- 1.5.7 Work with stakeholders to maintain and enhance the natural environment and biodiversity of Latrobe City and the region.
- 1.5.8 Protect and celebrate the cultural heritage and historical character of Latrobe City.

*Strategy & Plans – Recreation*

*Council has adopted a range of plans and strategies to provide guidance for the improvement of existing and the development of future recreation facilities across the Municipality, these include:*

- *Recreation and Leisure Strategy 2006*
- *Traralgon Outdoor Recreation Plan 2006*
- *Moe Newborough Outdoor Recreation Plan 2007*
- *Gippsland Hockey Facilities Plan 2007*
- *Morwell Outdoor Recreation Plan 2008*
- *Tennis Facilities Plan 2009*
- *Soccer Facilities Plan 2009*
- *Southern Towns Outdoor Recreation Plan 2009*
- *Ted Summerton Reserve Master Plan 2009*
- *Northern Towns Outdoor Recreation Plan 2010*
- *Gaskin Park Master Plan 2011*
- *Traralgon South Recreation Reserve Master Plan 2013*
- *Public Open Space Strategy 2013*

**BACKGROUND**

The Morwell Recreation Reserve Precinct Master Plan, Traralgon Recreation Reserve and Showgrounds Master Plan, Warren Terrace Reserve Master Plan and the review of the Traralgon Outdoor Recreation Plan were identified for completion as part of the 2013/14 business planning process.

The master plan review process will establish clear direction for the future planning, provision, enhancement and improvements of sport and community infrastructure at key recreation locations across Latrobe City.

These recreation master plan projects commenced in August 2013 with Inside Edge Consultants appointed to complete all four recreation master plans. The projects have been undertaken as a single project due to the similarities and synchronicity between the projects and budgetary savings.

**ISSUES**

The draft recreation master plans comprise of individual draft master plans and draft implementation plans for the following projects:

**Morwell Recreation Reserve Precinct Master Plan** (Attachment 1)

- Morwell Recreation Reserve
- Keegan Street Reserve

**Traralgon Recreation Reserve & Showgrounds Master Plan** (Attachment 2) & Implementation plan (Attachment 2.1)

- Traralgon Recreation Reserve
- Old Trafford Oval

**Warren Terrace Reserve master plan**

- Warren Terrace Reserve (Attachment 14) & Implementation plan (Attachment 14.1)

**Review of the Traralgon Outdoor Recreation Plan**

- Agnes Brereton Reserve (Attachment 3) & Implementation plan (Attachment 3.1)
- Apex Park (Attachment 4) & Implementation plan (4.1)
- Bradman Oval (Attachment 5) & Implementation plan (5.1)
- Catterick Crescent Reserve (Attachment 6) & Implementation plan (Attachment 6.1)
- Duncan Cameron Park (Attachment 7) & Implementation plan (Attachment 7.1)
- Eric Taylor Reserve (Attachment 8) & Implementation plan (Attachment 8.1)
- Harold Preston Reserve (Attachment 9) & Implementation plan (Attachment 9.1)

## ORDINARY COUNCIL MEETING AGENDA 24 MARCH 2014 (CM432)

- Kevin Lythgo Park (Attachment 10) & Implementation plan (Attachment 10.1)
- Maskrey Reserve (Attachment 11) & Implementation plan (Attachment 11.1)
- Traralgon Recreation Reserve & Showgrounds (Attachment 2) & Implementation plan (Attachment 2.1)
- Traralgon Tennis Centre (Harold Preston Reserve) (Attachment 12) & Implementation plan (Attachment 12.1)
- Traralgon West Sporting Complex (Attachment 13) & Implementation plan (Attachment 13.1)

Each draft master plan presents options for the reserve and a draft implementation plan.

The recommendations in each of the master plans have been developed with regard to the results from an analysis of the demographics and sports participation data, current recreation provision in Latrobe City, condition assessments and stakeholder consultation. The Research, Consultation and Key Directions report – December 2013 is included as Attachment 15.

### **FINANCIAL, RISK AND RESOURCES IMPLICATIONS**

Risk has been considered as part of this report and it is considered to be consistent with the Risk Management Plan 2011-2014.

The risk to Council relevant to this report is inadequate public facilities and infrastructure in the municipality.

The development of reserve specific master plans, and the review of the Traralgon Outdoor Recreation Plan are projects that mitigate this risk to Council.

Funds have been allocated in the 2013/14 budget year to enable the completion of the Morwell Recreation Reserve Precinct Master Plan, the Traralgon Recreation Reserve and Showgrounds Master Plan, the Warren Terrace Reserve Master Plan and the review of Traralgon Outdoor Recreation Plan.

Potential projects that emanate from the plans will need to be considered by Council and appropriate funding sourced in future budgets.

### **INTERNAL/EXTERNAL CONSULTATION**

*Engagement Method Used:*

Inside Edge consultants and Council officers conducted a Councillor consultation session on 25 September 2013 to gain feedback on the four potential draft master plans.

Following this initial consultation with Councillors, Inside Edge consultants and Council officers consulted with all relevant external stakeholders.

**ORDINARY COUNCIL MEETING AGENDA  
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These stakeholders and affected landowners were contacted by Council officers via letters, emails or phone calls and were given the option of coming to a community meeting/workshop or meeting with consultants and officers in an individual meeting.

#### Community Workshops

The following community meetings/workshops were advertised in the Latrobe Valley Express and the Latrobe City website in order to reach a wider audience.

Traralgon Service Centre (for the Review of the Traralgon Outdoor Recreation Plan) – 17 participants

Traralgon Recreation Reserve, Traralgon Football Netball Club (Traralgon Recreation Reserve & Showgrounds Master Plan) – 35 participants

Morwell Recreation Reserve, Morwell Football Netball Club for Morwell Recreation Reserve Precinct master plan – 9 participants

Churchill Hub for Warren Terrace Reserve master plan – 22 participants

All four community meetings were well attended and the workshop style in which they were conducted proved popular, with all stakeholders providing constructive feedback during the sessions.

#### Survey

A survey to gather more input from residents and user groups was available on the Latrobe City Council website and all workshop attendees were encouraged both in person and with a follow up email to complete it.

The survey was advertised in the LV Express, Latrobe City Council website and on social media until 8 November 2013.

**ORDINARY COUNCIL MEETING AGENDA  
24 MARCH 2014 (CM432)**

The below tables indicate the stakeholders that were engaged and the method used.

**Traralgon Recreation Reserve & Showgrounds**

<b>Stakeholder</b>	<b>Method of Consultation</b>
Traralgon Agricultural Society	Individual meeting with Council Officers & consultants. Attendance at community meeting/workshop
Traralgon Football Netball Club	Individual meeting with Council Officers & consultants. Attendance at community meeting/workshop
Traralgon Bridge Club	Individual meeting with Council Officers & consultants.
Traralgon Fire Brigade	Attendance at community meeting/workshop
Ex-students Cricket Club	Attendance at community meeting/workshop
Traralgon Playgroup	Attendance at community meeting/workshop
Traralgon Pigeon Club	Individual meeting with Council Officers & consultants.
Traralgon Mens Shed	Attendance at community meeting/workshop
South & Central Gippsland Axemens Association	Attendance at community meeting/workshop
Traralgon Amateur Boxing Club	Phone
Traralgon & District Cricket Association	Phone
Local Residents	Latrobe Valley Express, website & Community meeting/workshop

**Morwell Recreation Reserve Precinct**

<b>Stakeholder</b>	<b>Method of Consultation</b>
Morwell Football Netball Club	Community meeting/workshop
Morwell Croquet Club	Individual meeting with Council Officers & consultants.
Central Gippsland Cricket Association	Community meeting/workshop
Mid Gippsland Netball Association	Community meeting/workshop
Morwell Cricket Club	Community meeting/workshop
German Club (Astoria)	Individual meeting with Council Officers & consultants.
Morwell Schools	Email
Local Residents	Latrobe Valley Express, website & Community meeting/workshop

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### Warren Terrace Recreation Reserve

Due to the nature of Warren Terrace Reserve being currently undeveloped, consultation was treated a bit differently. All residents of Hazelwood North and South were sent individual letters briefing them on the project and giving them the opportunity to send in submissions with a reply paid envelope or attend the community meeting/workshop being held at the Churchill Hub. This community workshop attracted approximately 22 community members.

### Traralgon Outdoor Recreation Plan Review

Stakeholder	Method of Consultation
Traralgon Little Athletics	Community meeting/workshop
Traralgon City Soccer Club	Community meeting/workshop
North Gippsland Junior Football League	Community meeting/workshop
Traralgon Small Bore Rifle Club	Community meeting/workshop
Pax Hill Tennis Club	Community meeting/workshop
Traralgon Baseball Club	Individual meeting with Council Officers & consultants
Cumberland Park Junior Football Club	Community meeting/workshop
Traralgon Basketball	Community meeting/workshop
Imperials Cricket Club	Community meeting/workshop
Traralgon Olympians Soccer Club	Community meeting/workshop
Gormandale Cricket Club	Individual meeting with Council Officers & consultants
Traralgon Rovers Cricket Club	Community meeting/workshop
Traralgon Schools	Email
Traralgon Table Tennis Association	Community meeting/workshop
Local Residents	Latrobe Valley Express & website

#### *Details of Community Consultation / Results of Engagement:*

All feedback from workshops, surveys and submissions was collated and provided to the consultants. A second project bulletin was posted or emailed to all registered stakeholders and user groups on 5 December 2013. (Attachment 16)

The proposed next stage of stakeholder engagement activities is consistent with Council's Community Engagement Plan 2010 -2014. These stakeholder engagement activities are provided as Attachment 17.

Individual master plans and implementation plans for the following projects have been developed:



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- Review of the Traralgon Outdoor Recreation Plan
- Traralgon Recreation Reserve & Showgrounds
- Morwell Recreation Reserve Precinct
- Warren Terrace Reserve

These plans will be available to view on line on Council's website, [www.latrobe.vic.gov.au](http://www.latrobe.vic.gov.au) or at the following Latrobe City Council Service Centres:

- Latrobe City Corporate Headquarters, 141 Commercial Road Morwell.
- Traralgon Service Centre, Kay Street Traralgon
- Churchill Service Centre, Churchill Hub Manning Drive Churchill.

One on one interviews have been scheduled for user groups, community groups and interested community members who wish to meet and discuss the recommendations contained in the draft master plans.

In addition, letters will be sent to all stakeholders involved from the original engagement activities to advise of the release of the draft master plans for community consultation and advise that written submissions will be considered prior to Council's consideration of the final master plans.

A Public Notice will be placed on Council's noticeboard in the Latrobe Valley Express providing information about engagement activities.

### **OPTIONS**

Council has the following options available:

1. Endorse the draft Morwell Recreation Reserve Precinct Master Plan, Traralgon Recreation Reserve and Showgrounds Master Plan, Warren Terrace Reserve Master Plan and the Review of the Traralgon Outdoor Recreation Plan for community consultation for a period of 5 weeks, commencing 25 March 2014 to Friday 25 April 2014.
2. Not endorse the draft Morwell Recreation Reserve Precinct Master Plan, Traralgon Recreation Reserve and Showgrounds Master Plan, Warren Terrace Reserve Master Plan and the Review of the Traralgon Outdoor Recreation Plan for community consultation for a period of 5 weeks, commencing 25 March 2014 to Friday 25 April 2014.
3. Request further information or changes be provided in relation to the projects.

### **CONCLUSION**

Latrobe City Council currently owns and manages a diverse range of public parks and reserves across the municipality.

Master plans for the Morwell Recreation Reserve Precinct, Traralgon Recreation Reserve and Showgrounds, Warren Terrace and a Review of



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the Traralgon Outdoor Recreation Plan were identified to be completed in 2013/14.

These recreation master plan projects commenced in August 2013 with Inside Edge Consultants appointed to complete all four recreation master plans. The projects have been undertaken as a single project due to the similarities and synchronicity between the projects and budgetary savings.

The draft recreation master plans for the Morwell Recreation Reserve Precinct, Traralgon Recreation Reserve and Showground, Warren Terrace Reserve and the Review of the Traralgon Outdoor Recreation Plan provides a clear process for the future planning, provision, enhancement and improvements of sport and community infrastructure at key recreation locations across Latrobe City.

Significant consultation has occurred thus far with all relevant stakeholders being contacted via individual meetings, letters, emails, phone calls and community workshops.

This valuable feedback provided by all stakeholders was collated and formed the basis of the draft Master Plans that have now been provided.

Releasing the draft recreation master plans to the community for further engagement will provide all stakeholders with a further opportunity to consider and comment on the ideas and recommendations of the draft master plans prior to finalising the final recreation master plans.

**Attachments**  
Nil

**RECOMMENDATION**

- 1. That Council releases the draft Morwell Recreation Reserve Precinct Master Plan, Traralgon Recreation Reserve and Showgrounds Master Plan, Warren Terrace Reserve Master Plan and the Review of the Traralgon Outdoor Recreation Plan for community consultation for a period of 5 weeks from Tuesday 25 March 2014 to Friday 25 April 2014.**
- 2. That a further report be presented to Council with the results of the community consultation process.**

**14.3 PROPOSED REMOVAL OF TWELVE EUCALYPTUS SCOPARIA,  
WHITE GUMS, BUCKLEY STREET CAR PARK, BUCKLEY  
STREET MORWELL**

**General Manager**

**Recreation and Community  
Infrastructure**

**For Decision**

**PURPOSE**

The purpose of this report is to request Council consideration of the proposed removal of twelve White Gum trees (*Eucalyptus Scoparia*) in the Buckley Street Car Park, Morwell.

**DECLARATION OF INTEREST**

No officer declared an interest under the *Local Government Act 1989* in the preparation of this report.

**STRATEGIC FRAMEWORK**

This report is consistent with Latrobe 2026: The Community Vision for Latrobe Valley and the Latrobe City Council Plan 2013-2017.

*Strategic Direction – Built Environment*

*Latrobe City Council Plan 2013 – 2017*

- *Enhance the quality and sustainability of streetscapes and parks across the municipality through the provision and maintenance of the trees that are appropriate to their surroundings.*
- *Ensure public infrastructure is maintained in accordance with community aspirations.*

*Policy - Tree Work Notification Policy 11 POL-4*

The purpose of this policy is to detail processes for the notification of significant tree works prior to the works being undertaken.

**BACKGROUND**

A number of local business and shop owners have recently requested Latrobe City Council to remove twelve White Gum trees from the car park opposite the Latrobe Community Health building on Buckley Street, Morwell (Attachment 1). This recent request, received in late January 2014 is the latest in a succession of requests to have these trees removed over the last two years. Latrobe City Council has previously removed ten similar gum trees in this precinct for damaging infrastructure or that have failed due to past extreme weather events on a number of occasions.

In early January 2014 two further gum trees had to be removed due to declining health, as they had become dangerous to the users of this area.

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Furthermore in mid-January 2014 two of the gum trees at this site were also removed as their root systems caused a major blockage in the storm water pipe system in the car park.

Currently twelve gum trees remain in the car park (Attachment 2). Local businesses and shop owners have recently requested additional street sweeping in the car park area due to the amount of tree litter that falls and lays in the car park, blocking the kerb and stormwater pits. There have also been ongoing issues involving neighbouring shops with leaf litter falling on their roofs and gutters.

As per Latrobe City Council's Tree Work Notification Policy, a Council Resolution is required prior to the removal of inappropriate trees, unless they are dead, dying or dangerous, in which case immediate removal is required.

**ISSUES**

In line with the Tree Work Notification Policy, Latrobe City Council's arborists have inspected the gum trees and surrounding areas. The twelve remaining gum trees are in average but declining health and have reasonably sound structure. All past pruning works to the gum trees have been undertaken to arboriculture best practice standards.

The gum trees do not meet the removal criteria under Latrobe City Council's Tree Policy of being Dead/Dying/Dangerous where a Latrobe City Council officer can remove these trees without a report going before Council.

Currently the gum trees in the car park are damaging the kerb and channel infrastructure, car park surface and underground storm water pipes. This tree species at maturity (15-20 meters in height) is too large a tree to be planted in a restricted median strip car park, as is the case here. This is why several trees at this site had to be removed in the past.

There have been the ongoing issues of continual tree litter in the car park and Latrobe City Council has received many complaints about this litter. This has resulted in extra sweeping of the car park being undertaken.

**FINANCIAL, RISK AND RESOURCES IMPLICATIONS**

Risk has been considered as part of this report and it is considered to be consistent with the Risk Management Plan 2011-2014.

The trees currently present a minor slip/trip hazard in the car park area for all users through fallen tree litter or where infrastructure has been damaged by the trees' root system.

The extra time and additional street sweeping in the car park currently has a minor impact to the weekly Morwell CBD schedule and budget.

Any future work to these gum trees, whether it's full removal or ongoing pruning, can be accommodated within the recurrent tree budget allocation.

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Latrobe City Council has not engaged in consultation with the residents of nearby streets and any local business and shop owners.

Latrobe City Council will need to advise, via letter, all nearby residents, local businesses and shop owners if tree removal is approved.

**OPTIONS**

1. Remove the twelve White Gum trees located in the Buckley Street Car Park, Morwell.
2. Take no action in regards to the twelve White Gum trees in the Buckley Street Car Park, Morwell.

**CONCLUSION**

Latrobe City Council's qualified arborist have completed tree inspections and if the trees aren't removed, some minor pruning works will need to be carried out to make these gum tree as safe as possible.

Considerable expense will also be required to replace the damaged concrete kerbing and lifted concrete slabs in the laneway caused by tree roots.

If Council considers these gum trees for removal, Latrobe City Council will need to prepare a press release advising the community that the trees are being removed prior to their removal.

**Attachments**

1. Attachment 1 - Buckley Street Morwell - Car Park
2. Attachment 2 - Buckley Street Report

**RECOMMENDATION****That Council**

1. Remove the twelve White Gum trees (*Eucalyptus Scoparia*) in the Buckley Street Car Park, Morwell.
2. Notify all adjoining local businesses and shop owners of Council's decision to remove the trees.
3. Landscape the areas affected by the tree removals with appropriate trees and mulch.

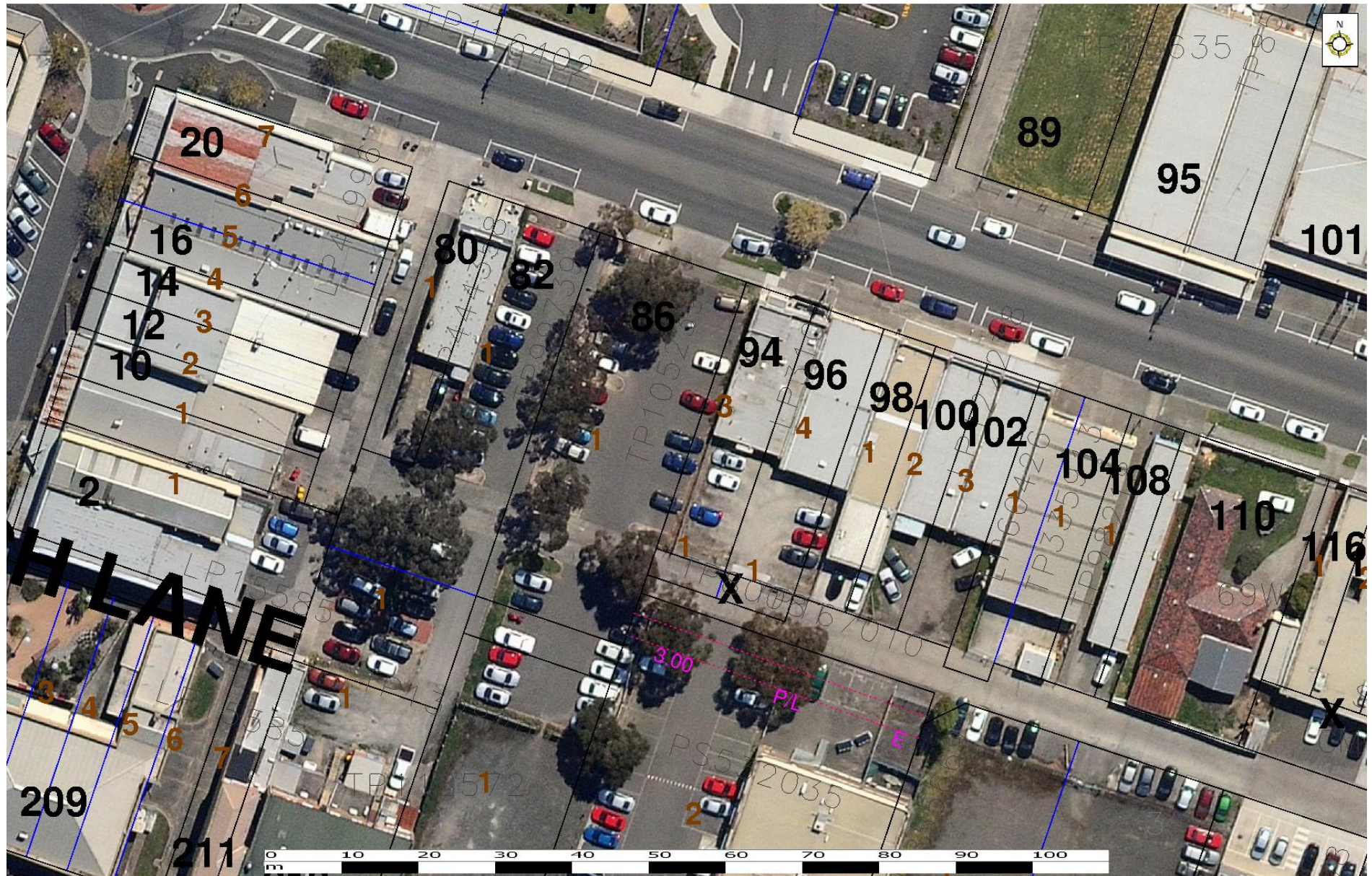
## **14.3**

### **PROPOSED REMOVAL OF TWELVE EUCALYPTUS SCOPARIA, WHITE GUMS, BUCKLEY STREET CAR PARK, BUCKLEY STREET MORWELL**

- 1 Attachment 1 - Buckley Street Morwell - Car Park..... 129**
- 2 Attachment 2 - Buckley Street Report ..... 131**



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19/2/2014



# COMMUNITY LIVEABILITY



**15. COMMUNITY LIVEABILITY**

Nil reports

# PLANNING AND GOVERNANCE

16. PLANNING AND GOVERNANCE

**16.1 PLANNING FOR GROWTH - LAKE NARRACAN PRECINCT  
STRUCTURE PLAN DRAFT CONCEPT PLANS -  
ACKNOWLEDGMENT OF SUBMISSIONS**

General Manager

Planning and Governance

For Decision

**PURPOSE**

The purpose of this report to present to Council all written submissions received in relation to the draft Lake Narracan Precinct Structure Plan Concept Plans.

**DECLARATION OF INTEREST**

No officer declared an interest under the *Local Government Act 1989* in the preparation of this report.

**STRATEGIC FRAMEWORK**

This report is consistent with Latrobe 2026: The Community Vision for Latrobe Valley, the Latrobe City Council Plan 2013-2017, relevant legislation and Council policies.

*Latrobe 2026: The Community Vision for Latrobe Valley*

*Strategic Objectives – Built Environment*

*In 2026 Latrobe Valley benefits from a well planned built environment that is complimentary to its surrounds and which provides for a connected and inclusive community.*

*Strategic Objectives – Economy*

*In 2026, Latrobe Valley has a strong and diverse economy built on innovation and sustainable enterprise. The vibrant business centre of Gippsland contributes to the regional and broader communities, whilst providing opportunities and prosperity for our local community.*

*Strategic Objectives – Governance*

*In 2026, Latrobe Valley has a reputation for conscientious leadership and governance, strengthened by an informed and engaged community, committed to enriching local decision making.*

*Latrobe City Council Plan 2013 - 2017*

*Theme and Objectives*

*Theme 1: Job Creation and Economic Sustainability*

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*Strategic Direction - Job Creation and Economic Sustainability*

*Provide timely and targeted infrastructure to support economic growth and the marketability of Latrobe City to industry and investors.*

*Theme 2: Appropriate, Affordable and Sustainable Facilities, Services and Recreation*

*Strategic Direction - Appropriate, Affordable and Sustainable Facilities, Services and Recreation*

*Develop and maintain community infrastructure that meets the needs of our community*

*Promote and support opportunities for people to enhance their health and wellbeing.*

*Encourage and create opportunities for more community participation in sports, recreation, arts, culture and community activities.*

*Improve and link bicycle paths, footpaths and rail trail networks to encourage physical activity and promote liveability.*

*Continue to maintain and improve access to Latrobe City's parks, reserves and open space.*

*Theme 5: Planning for the future*

*Strategic Direction – Planning for the future*

*Provide efficient and effective planning services and decision making to encourage development and new investment opportunities.*

*Plan and coordinate the provision of key services and essential infrastructure to support new growth and developments.*

Legislation

*Local Government Act 1989*

*Planning and Environment Act 1987*

**BACKGROUND**

At the Ordinary Council Meeting held on 6 November 2013, Council resolved the following:

1. *That Council release the community consultation package for the Lake Narracan Precinct Draft Concept Plans, for the community engagement period of Monday 11 November 2013 to Friday 13 December 2013.*
2. *That the Lake Narracan Foreshore Enlargement Plan identify the requirement for a Relocation Strategy to be developed for the*

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*Latrobe Valley Hovercraft Club and the Latrobe Valley Model Aeroplane Club as part of the final Lake Narracan Precinct Structure Plan.*

3. *That the Mayor writes to the Minister for Planning to request the opportunity to provide an update on the project.*

Following the update of the draft Lake Narracan Concept Plans (see Attachment 1) the community engagement period was undertaken. The purpose of the first phase of community consultation was to present the general concepts plans for how the Lake Narracan area could be developed and explore whether this proposal to develop the Lake Narracan area was supported by the community. The second phase of community consultation will be to gain the communities input into the detailed Lake Narracan Precinct Structure Plan.

The Lake Narracan Foreshore Enlargement Plan was updated to identify the need for a Relocation Strategy to be developed for the Latrobe Valley Hovercraft Club and Latrobe Valley Model Aero Club. This Relocation Strategy is currently being prepared.

A letter was sent to the Minister for Planning on 24 December 2013 requesting the opportunity to provide an update on this project (see Attachment 2). The Minister for Planning delegated this to the local office of the Department of Planning and Local Infrastructure. The local office will be reporting back to the Minister with an update.

### **ISSUES**

During the community engagement period, a public 'Open House' session was held on Thursday, 21 November 2013 at the Moe Town Hall. Council officers together with a representative from the Metropolitan Planning Authority (MPA) spoke with 66 community members who attended this session.

For those community members who were unable to attend the 'Open House' session, separate meeting times were offered by Council Officers. Three community members utilised this offer and one on one meeting's were held with them during the community engagement period.

At the conclusion of the consultation period, 78 written submissions were received and are provided at Attachment 3. Of those submissions 63 were supportive of the draft Concept Plans (some of these contained minor requests for modifications or clarifications) and 15 raised concerns. One of the submissions that raised concern contained a survey with 28 signatures relating specifically to the area behind Avon Court, Newborough being included in the Lake Narracan precinct area and being shown as residential. It is noted within this submission that they are supportive of the overall Lake Narracan Precinct development, just not the area behind Avon Court being included.

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Four key themes were identified in the submissions that raised concerns. These themes relate to:

- traffic;
- roads;
- rate increases; and
- loss of appeal to area.

The summary of submissions table is provided at Table 1.

*Increase in traffic*

Concerns were raised in relation to the increase in traffic that this proposed development will create and continuing to have a b-double route (Thompsons Road) within a built up residential area.

*Officer Comment*

A detailed traffic study will be undertaken to determine the amount of traffic that will be generated by the development of the precinct. Roads will be designed and categorised in accordance with the traffic study, Latrobe City Council Guidelines and PSP Guidelines and in consultation with VicRoads to ensure that they can cater for the increased traffic. The roads will be constructed and or upgraded, through the Development Contributions Plan, to higher standards than is currently available and will be able to handle the increase in traffic movements. This will be addressed further at the detailed Precinct Structure Plan stage of the project.

*Road alignments*

Concerns were raised in relation to proposed road alignments and with roads being proposed to go through private properties.

*Officer Comment*

The exact detail in relation to road alignments will be looked at further during the detailed Precinct Structure Plan stage. Council officers have been and will continue to work closely with VicRoads in relation to road designs to ensure safe outcomes are achieved. Those landowners who may be affected will continue to be consulted during the Precinct Structure Plan development.

*Rate increases*

A number of submissions outlined concerns relating to the associated rate increases as a result of this Precinct Structure Plan.

*Officer Comment*

Rates are calculated according to the market value of land based on the Capital Improved Value of each property. As a result of this plan and any subsequent rezoning, it is anticipated that the market value of the parcels of land within this precinct will most likely increase. The result of increases

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in land values will most likely result in increased Municipal Rates being incurred by landowners within the precinct as the land will be worth more.

Landowners who experience difficulty meeting these increased rates are encouraged to contact the Latrobe City Council Property and Rates Team in order to discuss possible payment options at the appropriate time. Officers will work closely with landowners during this process.

Loss of rural appeal to area

Submissions were received in relation to this development resulting in a loss of rural appeal in the area.

Officer Comment

Latrobe City Council needs to plan for future population growth and this site has been identified as a suitable location. The Lake Narracan Precinct Structure Plan builds on what is currently happening in the Moe CBD through the Moe Activity Centre Plan and Moe Rail Precinct Revitalisation Project, as it will encourage investment and new economic, residential, recreational and social opportunities in the area. The development of Lake Narracan has been identified as a key economic opportunity for the area and is part of an overall plan to integrate Moe and Newborough.

The plan will respond to the natural features of the site, with a key focus on retaining and enhancing vegetation. The detail around retaining and enhancing vegetation will be further developed in the Precinct Structure Plan.

Lake Narracan User Groups

On 5 February 2014, officers attended the Lake Narracan User Group Committee meeting to provide an update on the project and to also note that officers had only received submissions from three groups/individuals within the Lake Narracan User Group Committee. Although the community engagement period was finalised, officers advised that they would accept any late submissions, as this committee are key stakeholders in this project and that it was important that their input was received. A member of the committee stated that they didn't feel that they needed to make a submission, as they are already part of the planning process. Officers advised that although this was the case, it is still encouraged that a formal written submission be made. Since that meeting, a submission from the Latrobe Valley Hovercraft Club has been received, which identifies the clubs concerns regarding relocation.

Next Steps

It should be noted that a number of the issues raised by the submitters are issues that are to be considered at the detailed Precinct Structure Plan stage.

The next steps for the project are for the Metropolitan Planning Authority to work in conjunction with council officers to prepare a detailed Precinct

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Structure Plan based on the draft Concept Plans produced as part of Stage 1 for the project.

There has been a demonstrated level of support during the consultation process for the draft Lake Narracan Concept Plans from the community. The more detailed Precinct Structure Plan work will be based on the draft Lake Narracan Concept Plans and will provide the opportunity to address the issues raised in the submissions.

Once the Precinct Structure Plan documentation is prepared, a further phase of community engagement will take place and this will provide an opportunity for further submissions to be made.

A summary of the submissions received and planning response is provided in Table 1 below.

Table 1: Summary of community submissions

Sub No.	Name / Organisation	Support / Objection	Summary of Submission	Planning Comment
1	Gary Patton (on behalf of the Lake Narracan Caravan Park)	Objection	<p>Concern with lack of development and enhancement to the Lake Narracan Caravan Park, Jetty and Foreshore.</p> <p>Concern about the area that is proposed for the Caravan Park to move to as it would have a detrimental effect to the aesthetics of the Caravan Park and also the ability of the Caravan Park Management to supplement the income from the park through the development of a shopping precinct facing the Lake Narracan Caravan Park Jetty.</p>	<p>The draft Concept Plans identify an enhancement to the existing jetty and beach area to create an expanded foreshore park. The proposed location of the holiday park is larger than the current Lake Narracan Caravan site, which will allow for short stay accommodation such as camping sites and on-site cabins.</p> <p>The proposed location of the Holiday Park is approximately 200 metres away from the current caravan park site. Officers believe that the current site would be more beneficial as a village centre, as all community members would then be able to enjoy the views/access to the foreshore park, rather than just those who are staying at the holiday park. More people being able to stay on site at the proposed holiday park would result in the possibility of more revenue being made from the facility.</p>
2	Anthony Gauci	Support	Great economic benefit to the Moe community and surrounding areas.	Submission of support noted.



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Sub No.	Name / Organisation	Support / Objection	Summary of Submission	Planning Comment
3	John & Dianne Lovinson	Objection	<p>Oppose the draft Concept Plan in its current form, in particular the submitter has concerns regarding:</p> <p>Their land being identified as an area of cultural significance, but neighbour's properties aren't.</p> <p>Unfairly treated as they are the only landowners expected to give up almost all of their acreage to parkland.</p> <p>The land that is being developed first is the land from Hayes Road to Halls Bay – why is there not a park being put in there for the</p>	<p>Preliminary cultural heritage investigations indicate that this area has cultural significance. It is noted that due to the buffer requirements that the power line easements, native vegetation and the existing terrace require, these areas have limited development potential and the best planning outcome is for it to be allocated as Open Space.</p> <p>The significant ridgeline and the bank of existing eucalypt trees are important elements to retain within the development. These areas offer limited development potential and increase the aesthetics within the development area, therefore are best allocated as Open Space. All properties with power line easements and existing terraces have been allocated with Open Space as this is restricted land and cannot be used for residential purposes. The Development Contributions Plan for the precinct will identify contributions for infrastructure and open space per net developable area across the precinct. Where a landowner has open space located on their land, this is used in-lieu of a cash contribution.</p> <p>It has not yet been determined as to what area of land will be developed first. The draft Concept Plans allow for development to commence from any site provided the developer can deliver the necessary infrastructure.</p>

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Sub No.	Name / Organisation	Support / Objection	Summary of Submission	Planning Comment
			<p>public to use immediately instead of waiting up to 20 years for a park.</p> <p>Location of park – it should be more centrally located.</p> <p>Will not be able to farm land in the future due to people in the development not wanting farmland and animals around them and we will be forced out whether we like it or not.</p> <p>Very much want to be part of this development.</p>	<p>The draft Concept Plan has allocated open space areas within the development site between Hayes Road to Halls Bay. The proposed use of these open space areas will be determined during the Precinct Structure Plan and/or Planning Permit stage.</p> <p>There are several open space areas that have been allocated within the development precinct and could be used as parks or other recreation areas. The park identified at Turras Reach is just one potential location for a large park to be created within the precinct and is within walking distance for a significant amount of the precinct.</p> <p>The final Precinct Structure Plan document will clearly set out the potential for continuing farming use within the area. If adopted by Council, this Precinct Structure Plan will be incorporated within the Latrobe Planning Scheme. It therefore will be assumed that people buying these blocks know up front about the existing uses in the area.</p> <p>Noted. Council officers will continue to work with landowners within this precinct as the project progresses.</p>
4	Sue Abbott (Latrobe Valley Drafting)	Support	<p>Full support of the proposed development.</p> <p>Moe/ Newborough area is severely lacking new development and growth and it is imperative that this development is fast tracked and full supported.</p>	Submission of support noted.

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Sub No.	Name / Organisation	Support / Objection	Summary of Submission	Planning Comment
			As a township we are quickly losing our young people to other shires and towns due to the slow growth within the region. Simulation and development will bring additional people to the town and keep our young within the area and that will on by injecting growth into the CBD.	
5	Simon & Marilyn May	Support	Have the fullest support for the project which will be a large draw card for Moe and its vicinity. We feel that the mix of properties to encompass the wide variety needed for the area needs to be kept up, especially the choices available for the large number of retirees that are, even now, looking for just this kind of development.	Submission of support noted.
6	Make Moe Glow	Support	The project has all the hall marks to be a successful venture for Moe, and the Latrobe City as a whole. Latrobe City Council must make the most of their big draw card - Lake Narracan; a lot of planning thought and sensitivity will be needed not to kill the golden goose! It is felt that the mix of properties to encompass the wide variety needed for the area needs to be kept up, especially the	Submission of support noted.

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Sub No.	Name / Organisation	Support / Objection	Summary of Submission	Planning Comment
			choices available for the large number of retirees.	
7	Richard & Marj Sheldon – Collins	Support	<p>The plan is first rate and I can only hope, as a resident that it will affect, that it goes ahead. It could be the project that brings the Latrobe Valley back to life and the vision is certainly needed.</p> <p>One thing that could enhance the whole area which is certainly needed would be to include a Retirement Village and Nursing Home in the plans.</p>	Submission of support noted.
8	Barbara White	Objection/Support	<p>Object to plans for the area behind Avon Court, between the Rail Trail and back fences on Avon Court.</p> <p>Why can't the area stop from John Field Drive to the Rail Trail as nowhere else does the plan propose to encroach pass the Rail Trail. This would be better for the wild life and would require no</p>	<p>The land behind Avon Court will continue to be zoned as residential even if this land is removed from the Lake Narracan Precinct area. This land is in private ownerships and development of this land can be undertaken even without the approval of this Plan. The PSP will provide high quality urban design outcomes which may not be achieved if this area is removed from the plan as the land will remain as Residential 1 Zone.</p> <p>The connection across the rail trail is essential to providing great connectivity and links for the development. No native vegetation through the Rail Trail is proposed to be removed.</p>

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Sub No.	Name / Organisation	Support / Objection	Summary of Submission	Planning Comment
			removal of native vegetation.	
9	Angela Skinner	Support	No comment provided.	Submission of support noted.
10	Ian Needham	Support	<p>An excellent driver for future development of the area around Lake Narracan and fits well with the already established Moe and Newborough areas.</p> <p>This sort of forward thinking is necessary to ensure sensible development of the Latrobe Valley region and to take advantage of the growth of the area.</p>	Submission of support noted.
11	Tony Price	Support	<p>Support Plan 100% it will be a fantastic development for the entire Latrobe City.</p> <p>What a great show of confidence in Latrobe City these developers have shown. Please make things move smoothly for this great development. Listen to the real people of Latrobe City, the people who are positive and are prepared to work and invest in Latrobe City. This project will create employment and bring a positive attitude to Latrobe City.</p>	Submission of support noted.
12	Jason Ashe	Support	Support the Lake Narracan Lifestyle Precinct.	Submission of support noted.
13	Snowy River Innovation	Support	We commend the proposed Narracan Lakes Precinct	Submission of support noted. To be investigated further at the detailed Precinct Structure Plan stage.

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Sub No.	Name / Organisation	Support / Objection	Summary of Submission	Planning Comment
			<p>structure plan as being thoroughly researched and as an appropriate extension of Moe and environs.</p> <p>There is the potential for a specialised innovation and sustainability demonstration and training facility to be located in the Narracan Lakes Precinct. Such facility would give added impetus to the Narracan Lakes Precinct development, enhance the regional education and training infrastructure, further regional employment opportunities and “branding” of the proposed lakeside lifestyle precinct.</p>	
14	Manny Gelagotis	Support	<p>This precinct has great potential around the lake and golf course to create a great lifestyle area for Latrobe City.</p> <p>Support this project naturally and have heard only positive things around town about this project and look forward to it progressing with the communities support.</p>	Submission of support noted.
15	John & Darlin Demicoli	Objection	According to the Lake Narracan Precinct Structure a road will cut through our land – how much land will we lose, we do not know or not yet worked out. Trucks, cars, motorbikes and other will drive through	The exact detail in relation to road alignment will be looked at further once the detailed Precinct Structure Plan stage and the development of the land has commenced. This proposed road will be treated with asphalt which will reduce dust concerns. Council officers do not believe that this proposed road will

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			<p>this road creating noise, dust and pollution.</p> <p>With progress comes an increase in crime and vandalism.</p> <p>Rise in the Council rates residents will have to pay. The benefiteres will be those landowners with large portions of land to subdivide for this proposal. No profit if chose to subdivide and if road runs alongside their property, the land rates would be a blow out.</p> <p>No mention of land compensation - have</p>	<p>be a road that trucks will be using on a regular basis. Thompsons Road will be the likely allocated b-double route. Those landowners who may be affected will continue to be consulted during the Precinct Structure Plan development.</p> <p>The development has been designed as such to promote activation of areas and encourage high quality urban design outcomes which would minimise any impact an additional population would have.</p> <p>Rates are calculated according to the market value of land based on the Capital Improved Value of each property. As a result of this plan and any subsequent rezoning, it is anticipated that the market value of the parcels of land within this precinct will most likely increase. The result of increases in land values will most likely result in increased Municipal Rates being incurred by landowners within the precinct as the land will be worth more.</p> <p>Landowners who experience difficulty meeting these increased rates are encouraged to contact the Latrobe City Council Property and Rates Team in order to discuss possible payment options at the appropriate time. Officers will work closely with landowners during this process.</p> <p>The draft Concept Plan and the PSP will show how the land can be</p>



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			sheds full of items that will have to go. Too much to lose and where is the gain?	developed. However, it does not create a requirement for landowners to develop their land. As part of the PSP a development contribution schedule will be prepared. The Development Contributions Plan for the precinct will identify contributions for infrastructure and open space per net developable area. If a landowner does not choose to develop however key infrastructure sited on their land is required, compensation may be included in this schedule.
16	Effie Gotis	Support	Would like to have a discussion with Council officers about the potential road that may come through my property and would like to discuss the details around this decision in due course however fully support the development.	Submission of support noted. Council officers will continue to meet with landowners as this project progresses.
17	Committee for Moe	Support	Our organisation is built around creating and supporting town initiatives and progress and we thank you for the work in relation to developing this great area which is very much untapped in terms of potential for tourism and many other positive things. We commend you on engaging with the community and support the concept of this great project and what it offers Moe/Newborough and Latrobe City as a whole.	Submission of support noted.
18	Submitter 18	Support	Full support for this	Submission of support noted.

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			<p>Plan. Our town needs to continue to move forward in the 21<sup>st</sup> century rather than be a 20<sup>th</sup> century prehistoric development wreck.</p> <p>Local people need to see inspiration, which in turn has a positive effect on attitudes and gives a feeling of belonging and pride.</p> <p>The resources and geographical features on Moe's doorstep are severely underutilized and under promoted. Projects like this really need to get off the ground and start happening to encourage future development.</p>	
19	Catherine van Niel	Support	No comment provided.	Submission of support noted.
20	Joe Gauci	Support	<p>Support for the new Narracan Lakes Precinct. I have seen the report and believe that it will be the best thing that has happened in the area for such a long time.</p> <p>I reside in Warragul but when the project starts I will be very interested in moving into the area.</p>	Submission of support noted.
21	Brian Forte	Objection	Plan is proposing to extend John Field Drive through neighbouring areas and questions why the road doesn't connect to the pre-existing Links Road as	The road would therefore have to go around the property at Links Road which would result in not having a direct convenient road (link) to and from the lake.

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			<p>it would be a cheaper alternative in my opinion seeing as though much less land would be used in the extension of said road.</p> <p>The currently proposed road extension would also allow road users to be able to see directly into my back door as there are no trees there.</p> <p>The proposed road extension of John Field Drive would lower my properties value.</p> <p>Object to the road (extension of John Field Drive) and its proposed course as well as the proposed land development.</p>	<p>The PSP will provide cross section of new and upgraded roads. Cross sections will show landscaping treatments proposed for these areas. It is likely that additional landscaping along this road will occur.</p> <p>There is no evidence that would suggest that the road extension of John Field Drive would lower property values. It is likely that development potential shown on properties will increase the value of land rather than decreasing it.</p> <p>The proposed road has been shown within in current location as it provides greater connectivity and links to the lake and through the development. Road connections within the development have been considered on an overall precinct level to provide the best outcome for the development. Further details of the exact location of the road will be undertaken at the PSP and planning permit stage.</p>
22	Ron Robertson ( <i>contained survey with 28 signatures</i> )	Objection/ Support	<p>Avon Court residents being totally against our park being made residential. The address of the land is 710 John Field Drive that we are concerned about.</p> <p>There was never meant for houses or any building to be done on land behind us, that is why it was zoned PPR.</p>	<p>When the land at 710 John Field Drive became privately owned, the Minister for Planning deemed that the Public Park Recreation (PPR) zoning was no longer appropriate as it then related to private land. No</p>

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Sub No.	Name / Organisation	Support / Objection	Summary of Submission	Planning Comment
			<p>New and not so new residents have made their decision to live here because of the surrounding park land etc.</p> <p>Our residents have built their homes with their backyards not having to deal with people or a road going past, and interfering with their privacy. We also know in the future our house values will fall and homes will be made more difficult to sell. We believe that this will be a very bad outcome, because at this time when houses are not so easy to sell elsewhere, this is not the case in Avon Court.</p> <p>When Amendment C56 (rezoning of this parcel of land) was being processed it was at a higher level than the local people would normally look for, having had no prior notification about land being made residential.</p>	<p>formal agreement has been applied to the land to ensure it remains PPRZ.</p> <p>As the land behind Avon Court is currently zoned residential, this will remain even if the area is removed from this precinct. The land is in private ownerships and development of this land, in accordance with the residential zone, can be undertaken at any time, even without the approval of the Lake Narracan Precinct Structure Plan. This PSP will provide high quality urban design outcomes which may not be achieved if this area is removed from the plan.</p> <p>Latrobe City Council needs to plan for future population growth and this site has been identified as a suitable location. The plan will respond to the natural features of the site, with a key focus on retaining and enhancing vegetation.</p> <p>Amendment C56 has been in operation since 5 May 2011. This amendment was undertaken by the Minister for Planning and therefore no notification specific to landowners was given to residents within the area. The Minister for Planning undertook the rezoning to address a critical shortfall of residential land supply.</p>

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Sub No.	Name / Organisation	Support / Objection	Summary of Submission	Planning Comment
			Not any one person is against the proposed plans; in fact all were in favour for the development, but not the land behind our court being included.	Support noted.
23	Sally & Steven Hunter	Objection	<p>If this plan goes ahead it could mean the loss of our business and home.</p> <p>This proposed road (extension of John Field Drive) will create a dangerous cross road on Thompsons Road maybe requiring traffic lights! Therefore Heavy Haulage trucks currently using road will be gearing up and down on coming upon crossroad!</p> <p>If land development has 4500 to 5000 land blocks available. On average most families have two vehicles which mean at least 10,000.00 cars a day on Thompsons Road and the new roads.</p>	<p>The draft Concept Plan and the PSP will show how the land can be developed. However, it does not create a requirement for landowners to develop the land.</p> <p>The exact detail in relation to road alignment will be looked at further during the PSP stage. Council officers have been and will continue to work closely with VicRoads in relation to road designs (including cross roads) to ensure safe outcomes are achieved. Those landowners who are affected will continue to be consulted during the Precinct Structure Plan development.</p> <p>The estimated proposed lot yield for this development is approximately 3000. Roads will be designed in consultation with VicRoads, to ensure that they can cater for the increased traffic. A traffic study will be undertaken to determine the amount of traffic that will be generated by the development of the lake. Roads will be designed and categorised in accordance with the traffic study, Latrobe City Council Guidelines and PSP Guidelines. Therefore the roads will be constructed and/or upgraded to higher standards than is currently available and will be able to handle the increase in traffic movements.</p>

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Sub No.	Name / Organisation	Support / Objection	Summary of Submission	Planning Comment
			<p>Our lifestyle will be taken away by developers wanting to make money. Which is fine however why should we pay the price for their development? Also we will lose our current view of the Lake.</p> <p>Loss of quiet rural area which is what attracted us to this area in the first place.</p> <p>Also receiving a map in the mail showing a road going through your property with no prior notice is very upsetting and disconcerting.</p>	<p>This property occupies a high part of the site which allows for greater opportunities for views of the Lake. It is noted that there are no current restrictions on the neighbouring properties from undertaking constructions that may jeopardise this view.</p> <p>Latrobe City Council needs to plan for future population growth and this site has been identified as a suitable location. The plan will respond to the natural features of the site, with a key focus on retaining and enhancing vegetation.</p> <p>Prior to the draft Concept Plans being released to the community for consultation, two project newsletters informing landowners of the project were circulated. The Concept Plans are draft and the exact road alignment has not yet been confirmed. This will be done at the detailed Precinct Structure Plan stage, where further consultation with landowners will be undertaken.</p>
24	Submitter 24	Objection	<p>If a current dwelling/s were destroyed on one of the properties proposed to be 'town centre' areas, where would the property owner stand in re-building?</p> <p>What are the options of development for the "Town Centre" – hotel, apartments, restaurant – please specify in more detail.</p>	<p>The draft Concept Plan and the PSP will show how the land can be developed. However, it does not create a requirement for landowners to develop the land.</p> <p>The draft Concept Plan only identifies areas for potential development and does not provide specific detail at this stage. The specific detail of the 'town centre' area will be undertaken through the planning permit process, should the landowner wish to develop their</p>

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Sub No.	Name / Organisation	Support / Objection	Summary of Submission	Planning Comment
			<p>The property at 135 Hayes Road would like to have the opportunity to subdivide into waterfront blocks, if they choose to in the future, can this be zoned to incorporate residential and commercial zoning?</p> <p>Where private property meets Lake Narracan, and there is no crown land separating, a shared pathway must be by agreement of the land owner – is this correct?</p>	<p>land. The PSP will guide what can occur in this area.</p> <p>Yes, this could be possible. Although due to the location of this property (on the foreshore), investigation in relation to the suitable type of residential would need to be investigated to ensure the best housing outcome for this area.</p> <p>A proper boundary survey would need to be undertaken to determine where Council managed land begins versus the private property. Council records indicate that Council do manage land along the foreshore, but this is further complicated by the changing lake levels and it is possible that the Council managed land is currently covered by water. It is noted that a 'track' could be a boardwalk etc over water that ran adjacent to the property boundary; however this detail is to be worked at the detailed PSP stage.</p> <p>It is always Council's position to negotiate and work with landowners regarding assets adjacent to their properties. Latrobe City Council's preference would be to not have to acquire land to provide a path so it may be that the path isn't constructed until such time as the landowner chooses to develop the land. At that point any future development application would need to include provision of a pathway as per the PSP, this would be part of the required development contribution that all landowners in the precinct have to pay to deliver infrastructure when developing their</p>



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Sub No.	Name / Organisation	Support / Objection	Summary of Submission	Planning Comment
			<p>Would the rezoning automatically put rates up – in particular on properties where future commercial development would occur? If so, this would be very unfair and may also devalue the property? We are concerned if our property is rezoned to accommodate a hotel or similar our rates will be raised. Being that we plan to live on our property for some time, a rate rise would be very unfair.</p> <p>Some current dwellings access would be changed to suit new/adjustment of roads. Many properties would then need to re-design driveways, gardens, shed placement etc. Would there be compensation for these property owners? If not, why not when they have no choice in these changes.</p>	<p>land.</p> <p>If as the landowner, there was no desire to develop the land long term, only then Council would consider how and when they would put the pathway through if it was vital for connectivity through the precinct and at that time officers would consider options regarding the alignment etc.</p> <p>Refer to response provided in relation to rates in Submission 15.</p> <p>The draft Concept Plan and the PSP will show how the land can be developed. However, it does not create a requirement for landowners to develop the land. The exact location of roads etc will be worked out in finer detail during the PSP and Planning Permit stage. It is unlikely that if landowners choose to develop their land that they will be compensated for changes to driveways, shed locations etc.</p>

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Sub No.	Name / Organisation	Support / Objection	Summary of Submission	Planning Comment
25	Dale Hunter	Support	<p>We believe that it will be of real benefit to the people of Moe to have access to the delta region of Narracan Dam at its Western End. We have spent many happy hours in this area enjoying the bird life and the vegetation.</p> <p>On your plans at the western end there is a walking track extending along the south side of the lake finishing at Becks Bridge Rd and a circular track extending part way into the Delta area of the river. Our proposal is that instead of this, the track should go from the start of the proposed circular path which is just before the apartment site on the south side delta area, across the lake through the delta area crossing the river on a foot bridge and connecting with the proposed south side track which would then allow access to Becks Bridge Road or enable a circle of the lake to be completed on the south side.</p>	<p>Submission of support noted.</p> <p>This could be included in the Lake Narracan Trails Plan as part of the detailed PSP work. Further investigation in relation to this potential trail will need to be undertaken.</p>
26	Irene Ballard	Support	<p>Absolutely in favour of the Lake Narracan Precinct going ahead.</p> <p>This project will provide a tremendous injection of hope into the area. This new development will transform it into the</p>	Submission of support noted.

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			<p>showpiece is needs to be recognised as.</p> <p>This is not a time to be parochial and resist development. As an older member of the community I am well aware that if we resist growth the area will only be home to an aging population.</p> <p>After reading all the information provided I am convinced that the environmental issues are being addressed, the recreational opportunities are being improved and that the provision for high amenity housing choices are there.</p>	
27	Teagan Gauci	Support	Great for the Moe/Newborough area. We need something new and fresh	Submission of support noted.
28	Matthew Gauci	Support	<p>I am very excited about the idea and think that it could only benefit our community</p> <p>This would be a great place for me to move when seeking work in that area and I strongly encourage the idea of the development.</p>	Submission of support noted.
29	Andrew Shinn	Objection	<p>The claim that the dam can be improved by turning the surrounding area into a housing estate &amp; hotels is wrong.</p> <p>Don't want to be kicked out of our home &amp; have</p>	<p>Latrobe City Council needs to plan for future population growth and this site has been identified as a suitable location.</p> <p>The draft Concept Plan and the PSP will show how the land can be developed. However, it does not</p>

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Sub No.	Name / Organisation	Support / Objection	Summary of Submission	Planning Comment
			<p>housing estates all around.</p> <p>Changing the land to increase rates.</p> <p>The idea that the lake can support a huge increase of traffic is wrong, as it's already crowded in summer</p> <p>The hovercraft club is the only one in Australia, so where will they go? The model aero club is also limited for areas, where will they go?</p> <p>How can Moe &amp; Newborough support all these extra people? (Shopping &amp; schools.)</p>	<p>create a requirement for landowners to develop the land.</p> <p>Refer to response provided in relation to rates in Submission 15.</p> <p>Roads will be designed in consultation with VicRoads, to ensure that they can cater for the increased traffic. A traffic study will be undertaken to determine the amount of traffic that will be generated by the development of the lake. Roads will be designed and categorised in accordance with the traffic study, Latrobe City Council Guidelines and PSP Guidelines. Therefore the roads will be constructed and or upgraded to higher standards than is currently available and will be able to handle the increase in traffic movements.</p> <p>The Lake Narracan User Group Committee are key stakeholder within this project have been consulted on a number of occasions to date. A Relocation Strategy is currently being undertaken to find an appropriate location for the Model Aero Club and Hovercraft Club.</p> <p>A retail assessment has been undertaken as part of the background studies for this project. The report concludes that the current shopping facilities are adequate until the population exceeds 23,800. The increased population within the Lake Narracan Development will increase the number of people currently using the facilities within Moe / Newborough. There are also</p>

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Sub No.	Name / Organisation	Support / Objection	Summary of Submission	Planning Comment
			<p>What about the crime &amp; extra policing?</p> <p>The wildlife &amp; trees will be badly affected, in the land area &amp; the dam.</p> <p>In summer, there's bushfire risk, as happened in 2009. We had embers land on here. How will that work if it's full of houses?</p>	<p>provisions for another school and small line supermarket within the Lake Narracan development area.</p> <p>Extra policing is a state government matter. The development has been designed as such to promote activation of areas and we are encouraging high quality urban design outcomes which would minimise any impact an additional population would have.</p> <p>The plan will respond to the natural features of the site, with a main focus on retaining and enhancing vegetation. The Department of Environment and Primary Industries have been and will continue to be involved in the planning of this area.</p> <p>There are no current Bushfire Management Overlays within this area, although it is within a Bushfire Prone Area (under the Building Regulations). The road layout allows for many access points and additional links, to ensure it is easy to get out of the area safely, if the situation arose.</p> <p>The detailed PSP document will respond to bushfire risk.</p>
30	John Kerr Real Estate (Robert Sim)	Support	Development of this size and nature would not only bring enormous economic benefits to the immediate towns of	Submission of support noted.

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			<p>Moe and Newborough, but to the greater Latrobe Valley region.</p> <p>Benefit of attracting people to Lake Narracan based on lifestyle. A lifestyle that is not available elsewhere in Victoria and indeed not easily found in any part of Australia.</p>	
31	Stephen Kernahan	Support	<p>This area can be a major growth area for the Latrobe Valley and on my visits to Lake Narracan you can see the potential with the Lake, Golf Course and potential lifestyle precinct with close proximity to Melbourne by road and rail.</p>	Submission of support noted.
32	Submitter 32	Objection	<p><u>The Golf Course:</u> The easement under the high voltage pylon line crosses five fairways and could not be open to the public as proposed. The dangers of people wandering across the fairways would be great. Undoubtedly the insurance premiums would rise considerably to cover the public.</p> <p><u>Parking at the Railway Station:</u> The Railway Precinct Plan provides inadequate car parking spaces for the present population. Another 3000 residences will put an even greater</p>	<p>The link identified is a conceptual one. During the detailed PSP stage the trails plan will be updated to not incorporate a link through the Golf Course; however connectivity around the Golf Course will be explored.</p> <p>It is noted that this plan is a long term plan for the next 20-30 years. This population increase will be over a long period of time, so there will not be a significant impact straight away. There will be time in the future</p>

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			<p>strain on parking at the station.</p> <p><u>Small Farms:</u> Will the land of the small farms be rated as residential in a few years making it difficult to continue farming and thus necessary to sell?</p>	<p>to revisit car parking within the CBD.</p> <p>Through the Moe Activity Centre Plan (MACP) 39 additional parking spaces have been allocated, in addition to the already existing 1,100 parking spaces within a 300 metre radius of the Railway Station. It is noted also that bicycle links will be improved to allow for better access into Moe from the Lake Narracan area. So not all people will have to drive vehicles to get to the train station.</p> <p>Refer to response provided in relation to rates in Submission 15.</p>
33	Moe Golf Club	Support	<p>Endorses the residential development proposed by the plan.</p> <p>Insists that the existing provisions of a Special Purpose Use, Golf Club, provisions of the Act be preserved and that the rating differential be applied.</p> <p>Could identify parcels of land it would be prepared to negotiate around (in relation to potential residential areas within Moe Golf Club land)</p>	<p>Submission of support noted.</p> <p>The Urban Growth Zone will be applied to the whole study area if the plan is approved by Council and a Planning Scheme Amendment is successful. Once this zone is implemented the provisions of the farming zone will still apply until such time as the Golf Club were to choose to develop their land once the plan is approved, the logical parts of the land would need to be rezoned to Residential.</p> <p>If this information is provided to council officers, it will be assessed at the detailed precinct structure planning stage. The land will need to be suitable for residential development and therefore provision of services and land suitability etc would need to be investigated.</p> <p>It is noted that the Golf Club don't</p>



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Sub No.	Name / Organisation	Support / Objection	Summary of Submission	Planning Comment
			<p>The proposed Convention Centre site is financially unviable as a dual use clubhouse. That location imposes significant reorientation and development of the course layout. The existing Sea Cadet site imposes lesser reorientation and development of the course layout.</p> <p>Considers the proposed walking track diagonally crossing of fairways as unworkable and potentially dangerous to members of the public.</p> <p>In formulating the above our committee is particularly mindful that the sustained future of our golf club must not be compromised and in any rezoning our club be given the ability to subdivide and sell parcels of its land to gain revenue for the benefit of the club.</p> <p>The feeling around our club is that this proposed new precinct is an exciting project which would enhance and sustain the golf club by an influx of new members for both the serious and social golfers.</p>	<p>support the identification of the proposed convention centre site on the Concept Plan. Alternate locations may be discussed during the detailed PSP stage. The Sea Cadets are not proposed to be relocated from their current site.</p> <p>The link identified is a conceptual one. During the PSP stage the trails plan will be updated to not incorporate a link within the Golf Course, however connectivity around the Golf Club will be explored.</p> <p>Noted. The detail of the proposed zone can be identified in the PSP. It should be noted that a zone which shows potential for future development may increase the land value of the golf club. This may lead to an increase of rates.</p> <p>Comments of support noted.</p>

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34	Pearse Morgan	Support	<p>As a director of Narracan Lakes Pty Ltd I was extremely proud of the Lake Narracan Precinct Concept plans that went on exhibition.</p> <p>I believe that Moe is the next big growth area in the Latrobe City with its easy access to Melbourne via road &amp; train services that needs this development to be the catalyst for Moe having the premier lifestyle residential precinct in the Latrobe City.</p>	Submission of support noted.
35	Suzanne Harris	Support	When this is established it will be a major attraction for the Latrobe area. I have viewed the plans & think that it would be a beautiful place to live; my family & I would love to live there & will definitely be buying into it.	Submission of support noted.
36	Alex Hiriart (form letter)	Support	Support for the project. Will be great for the area let alone Moe and surrounds.	Submission of support noted.
37	Lee Lawson (form letter)	Support	Support for the project. Will be great for the area let alone Moe and surrounds.	Submission of support noted.
38	Brittany Palmer (form letter)	Support	Support for the project. Will be great for the area let alone Moe and surrounds.	Submission of support noted.
39	Josh McGrath (form letter)	Support	Support for the project. Will be great for the area let alone Moe and surrounds.	Submission of support noted.
40	Jess Curtis	Support	Support for the project.	Submission of support noted.

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	(form letter)		Will be great for the area let alone Moe and surrounds.	
41	Garry Hollier (form letter)	Support	Support for the project. Will be great for the area let alone Moe and surrounds.	Submission of support noted.
42	Margaret Dunstan (form letter)	Support	Support for the project. Will be great for the area let alone Moe and surrounds.	Submission of support noted.
43	Emily Shaw (form letter)	Support	Support for the project. Will be great for the area let alone Moe and surrounds.	Submission of support noted.
44	Katrina Sullivan (form letter)	Support	Support for the project. Will be great for the area let alone Moe and surrounds.	Submission of support noted.
45	Peter Gelagotis (form letter)	Support	Support for the project. Will be great for the area let alone Moe and surrounds.	Submission of support noted.
46	Vicki Gelagotis (form letter)	Support	Support for the project. Will be great for the area let alone Moe and surrounds.	Submission of support noted.
47	Stewart Anderson (form letter)	Support	Support for the project. Will be great for the area let alone Moe and surrounds.	Submission of support noted.
48	Peter O'Dea	Support	This will help the economy and employment in the Latrobe Valley especially when we see so many people losing their jobs. I support this project and look forward to seeing this project move to the next phase.	Submission of support noted.
49	Paul Sheehan	Support	I, along with a large number of Gippsland residents, am in full support of the project and believe it is a fantastic initiative and one that will be well	Submission of support noted.

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			<p>received by the community.</p> <p>There is so much negativity these days surrounding the current economic climate; however It is very refreshing to see a council being so proactive and looking to the future of the Latrobe Valley.</p>	
50	Lyn Henderson	Support	Lake Narracan Development would be the best thing for Newborough / Moe area. I support this in a hundred and one reasons. I love the idea of this going ahead.	Submission of support noted.
51	Moe Traders (Christine Waterhouse)	Support	This project brings many added advantages like improvements to Lake Narracan itself and surrounding areas like the Rail Trail and all of the user groups that use the water. It will also create an opportunity for the Moe Golf Club to improve its facilities and it will give many people a chance to either move or upgrade into a life style area of difference.	Submission of support noted.
52	Dragi & Rhonda Jankovic	Objection	<p>We strongly object to the redevelopment of land surrounding our property. In particular the submitter raises concerns regarding:</p> <p>The Lake Narracan Precinct has been ill</p>	The draft Concept Plans were prepared in response to the

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			<p>conceived and poorly planned by Bureaucrats with little or no knowledge of the area.</p> <p>Hastily drawn up with no consultation with property owners and poorly publicised. The public consultation which had taken place in November 2013 in Moe was a sham managed and handled by people with no concern for those who will be affected by this development. Interesting no councillors were present.</p> <p>The reason for purchasing the property was to have a lifestyle quite different from residential cluster living with all the associated pit falls of neighbours. We bought the land because of the rural lifestyle, somewhere where we could raise our children.</p>	<p>background reports that were prepared for the area which outlined what the opportunities and constraints for this area are.</p> <p>The draft Lake Narracan Concept Plans have been developed over a period of 12 months. Council officers feel that significant and appropriate community has been undertaken to date. Two project newsletters were sent to landowners prior to the community engagement period, where the consultation package was then forwarded to all landowners. Public notice of the community engagement period and an invitation for submissions to be made was advertised in the Latrobe Valley Express on 14 November, 18 November and 28 November 2013. During this time the Draft Lake Narracan Precinct Structure Plan Concept Plans (together with the detailed background reports) were available for inspection at all Latrobe City Service Centres and on the Latrobe City Council website. A further phase of consultation will be undertaken once the Precinct Structure Plan information has been prepared.</p> <p>The draft Concept Plan and the PSP will show how the land can be developed. However, it does not create a requirement for landowners to develop the land. Council is required to ensure that adequate land is available for development. The Lake Narracan Precinct has been identified as an opportunity for growth in Moe/Newborough and the Latrobe Valley.</p>

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			<p>Council has decided to jump on board with the private developers to line their pockets at the expense of the effected land owners.</p> <p>With the proposed development the land including ours will be rezoned to residential living. This new zoning will without doubt, will raise our rates to well above that which we enjoy today.</p> <p>The environmental changes will have enormous effects of the local wildlife by the destruction of their natural habitat and vegetation.</p> <p>Cats in particular have been known to destroy wildlife at a rate which is not sustainable and will never recover. Perhaps the council may seem fit to make the new development a "cat free zone".</p> <p>Who is going to</p>	<p>Latrobe City Council is preparing the Lake Narracan Precinct Structure Plan independently with the assistance of the state government, in particular, the Metropolitan Planning Authority.</p> <p>Refer to response provided in relation to rates in Submission 15.</p> <p>The plan will respond to the natural features of the site, with a main focus on retaining and enhancing vegetation in this area. A significant amount of vegetation and habitat will be retained, including on the foreshore and existing waterways. Landowners who choose not to develop can retain the vegetation within their property. This project will be done in consultation with the Department of Environment and Primary Industries to ensure this Plan meets the necessary environmental requirements.</p> <p>Latrobe City Council currently does not enforce 'cat free zones'. Although, there are requirements under the <i>Domestic Animal Act 1994</i> for Council to regulate the number of cats which may be kept on premises and also prohibiting/ regulating the keeping of cats in specified areas where threatened native fauna are at risk of attack.</p>

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			<p>maintain these walking tracks?</p> <p>Concerns relating to b-double routes, speed limits and intersection designs.</p>	<p>Council will maintain the walking tracks and managing the trails will be council's responsibility (i.e picking up litter).</p> <p>Roads will be designed in consultation with VicRoads, to ensure that they can cater for the increased traffic. A traffic study will be undertaken to determine the amount of traffic that will be generated by the development of the lake. Roads will be designed and categorised in accordance with the traffic study, Latrobe City Council Guidelines and PSP Guidelines. Therefore the roads will be constructed and or upgraded to higher standards than is currently available and will be able to handle the increase in traffic movements.</p>
53	Tom O'Dea	Support	<p>Support the proposed development.</p> <p>This can only be seen as a positive for the present day and further of the Moe area in general.</p>	Submission of support noted.
54	NBA Group Pty Ltd	Support	<p>On behalf of our clients, we are pleased to provide this submission in support of the documentation.</p> <p>PSP documents should provide more flexibility in terms of allowing the 'foreshore' portion of the Moe Golf Club land to be residential. This strip of land is surplus to golfing needs (currently practice fairway) and has high value residential capability provided it is</p>	<p>Submission of support noted.</p> <p>The Moe Golf Club has confirmed that they do wish for sections of their site to be allocated to possibly facilitate residential development. Officers have not received information from the Golf Club as to what areas these are. Residential areas could be applied to this site as long as the land is suitable for residential development (provision of services, land suitability etc would need to be investigated).</p>



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			<p>formally identified as being suitable for that purpose.</p> <p>We submit that the staging of the development be undertaken in such a way to enable development to occur from the Lakes edge out. Our clients land, being off Hayes Road and Sullivan's Track, are considered to be ideal sites in which to commence development sequencing as having motivated landowners and developers is crucial to seeing the PSP become a reality.</p>	<p>The appropriate staging of this development has not yet been investigated. It will be looked at during the detailed precinct structure plan stage of this project. It is noted that the staging will be dependent on the relevant infrastructure being provided.</p>
55	Yallourn North Primary School	Support	<p>Asking Council to consider the social implications the Lake Narracan development can have on the small isolated township of Yallourn North.</p> <p>Would like to see the loop around the lake link the old township road of Yallourn North to the Lake Narracan precinct as this then makes it easy for the town's children to make social connections with Moe. The improvement for the community should not be underestimated. It</p>	<p>Noted. Social implications will be considered as part of the detailed Precinct Structure Plan stage.</p> <p>The loop will be updated in the trails plan to include a link to the old township road of Yallourn North. It is noted that contributions could not be collected as part of this project, as this is outside the scope of this development. If this is something that Council would like to implement, it would need to be part of Council Capital Works plan/budget.</p>

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			gives students the opportunity to access community links such as navy cadets and students can then take themselves to school, visit the library and engage in sports that Yallourn North don't offer such as baseball and soccer.	
56	Moe Chemist Discount	Support	Very much in support of project - see it as a vital part of the development and growth of the Moe/Newborough area.	Submission of support noted.
57	Moe/Yallourn Rail Trail	Support	Support for the Lake Narracan Precinct Structure Plan – feel it will be a well planned expansion on our local area.  We feel that as we are included within the precinct, the Moe/ Yallourn Rail Trail will be part of providing a much needed access to all areas of the development.	Submission of support noted.
58	Nathaniel Boonstra	Support	Excited to hear about the project – this is a positive move for the town of Moe.	Submission of support noted.
59	Michael Morgan	Support	Long term resident of Moe and support the prospered redevelopment.	Submission of support noted.
60	Christine Turra	Support	Fantastic opportunity for the growth of our beautiful town.	Submission of support noted.
61	John Saxton	Support	Full support for the development – will be good for the town and the local economy in general.	Submission of support noted.

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62	Joe Auciello	Support	Looking forward to watching this development take place and to invest in it.  The wonderful icon of the Latrobe Valley is maximised to its potential through this development.	Submission of support noted.
63	K. Sirisomphone	Support	Very good for Moe and will bring more people to the town.	Submission of support noted.
64	U3A	Support	Bush walking group would benefit greatly by improved access and facilities and a walking track around the lake. Encourage Council to embark as soon as possible on the provision of access around the northern side of the lake.  Commends Council on its foresight in proposing improved facilities and public access around the lake as well as the fact that it will provide a more direct link with Moe/ Newborough.	Submission of support noted.
65	Anita Baxter	Support	Very impressed by the draft Concept Plans. Hope to see this project go ahead.	Submission of support noted.
66	Jade Lawrence	Support	Can't wait to see this plan completed as it will significantly benefit Moe and surrounding areas.	Submission of support noted.
67	Daniel Bremmner	Support	Great opportunity for the Moe township.	Submission of support noted.
68	Bonnie – Jayne Road	Support	Born and have grown up in Moe and believe this development will be very beneficial for	Submission of support noted.

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			the community.	
69	Kelly Sheppard	Support	Will be a wonderful attribute to the Gippsland area and I would be very interested in buying there. I really hope it goes ahead.	Submission of support noted.
70	Neil McCluskey	Support	Will provide much needed residential space and amenity in a great location near Lake Narracan.  Within Moe there is a strong opinion that the township has been for a long time overlooked in the provision of lifestyle area in favour of other local towns – this precinct should put to bed this argument.	Submission of support noted.
71	Nicole Morgan	Support	Always enjoyed water sports on the lake and believe this great development proposal will make it even more important to keep the water up in the lake.	Submission of support noted.
72	Alix Williams	Objection	Concern with the lack of provision at the Moe Railway Station for car parking for potential commuters from the proposed development.	It is noted that this plan is a long term plan for the next 20-30 years. This population increase will be over a long period of time, so there will not be a significant impact straight away. There will be time in the future to revisit car parking within the CBD.  Through the Moe Activity Centre Plan (MACP) 39 additional parking spaces have been allocated, in addition to the already existing 1,100 parking spots within a 300 metre radius of the Railway Station. It is noted also that bicycle links will be improved to allow for better access into Moe from the Lake Narracan area. It is noted that this plan is a

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Sub No.	Name / Organisation	Support / Objection	Summary of Submission	Planning Comment
			<p>The boulevard connection street off John Field Drive is planned for an already dangerous bend and will need thorough planning to ensure safe entry and exit into and from John Field Drive.</p> <p>The concept of having a dual pathway along the easement through the golf course is ludicrous and excessive.</p> <p>Holiday park expansion is commendable. However moving the site to the east would negate a direct road crossing from the park to the beach area and the attractive views.</p> <p>A motel in place of, or in addition to, the serviced apartments to the east of the proposed holiday park would cater for non-caravan and camping visitors.</p>	<p>long term plan, with 3000 lots being projected over the next 20- 30 years.</p> <p>Noted. The exact road alignments will be prepared during the detailed precinct structure plan stage of the project. It is noted that the bend will be replaced with a t-intersection. Roads will be designed and categorised in accordance with the traffic study, Latrobe City Council Guidelines and PSP Guidelines. Therefore the roads will be constructed and or upgraded to higher standards than is currently available and will be able to handle the increase in traffic movements.</p> <p>During the detailed Precinct Structure Plan stage the trails plan will be updated to not incorporate a link within the Golf Course. This proposal is the best case preferred outcome, but further options will need to be explored, as the Moe Golf Club also have concerns with the current proposal.</p> <p>Officers believe that the current caravan park site would be more beneficial as a village centre, as all community members would then be able to enjoy the views/ access to the foreshore park, rather than just those who are staying at the holiday park.</p> <p>A motel is a suitable use within this area and could be put in place instead of serviced apartments. Will be investigated further at the Precinct Structure Plan stage.</p>

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Sub No.	Name / Organisation	Support / Objection	Summary of Submission	Planning Comment
			<p>Will Broadwood Reserve and Golf Links Road remain?</p> <p>Will building heights of properties be managed so that the views of the lake and mountains are not impeded by high 'foreshore' buildings?</p>	<p>Tracks will remain and will be the responsibility of Council to maintain.</p> <p>This development will allow for higher building heights, but only 2-3 stories. It is noted that on flat areas of land, even standard 1 story houses may impede views.</p>
73	Submitter 73	Objection	<p>Very little investigation into the characteristics of this area was undertaken – natural drainage, water volumes discharged, source of water, past and present use of land. No impact study on the environment or the natural aspects of this area that a dense residential development or public access/use will impose.</p> <p>What bacterial or pathological studies have been conducted on the area to determine health safety? Operations of the caravan park on the foreshore requiring a septic system which had continual problems, being discharged onto land now proposed for residential development. Considering the nature and past use of land in the Lake Narracan area, Council has a duty of care to ensure environmental</p>	<p>The draft Concept Plans were prepared in response to the background reports that were prepared for the area which outlined what the opportunities and constraints for this area are. A detailed Biodiversity Assessment was undertaken as part of these background studies. Further discussions with the Department of Environment and Primary Industries will take place as this project progresses to ensure that this Plan meets the necessary environmental requirements.</p> <p>A Desktop Environmental, Hydrological and Geotechnical Assessment were also undertaken as part of the background studies. The work undertaken to prepare this report included a Site Contamination Assessment. The report concludes that <i>'based on the information obtained from the sources described in this report, there do not appear to be any significant risks from a site contamination perspective which would render the land unsuitable for a particular land use. Localised contamination is likely to be able to be effectively managed or remediated.'</i> Within the Precinct Structure Plan document, sites with the potential for contamination will be listed (i.e Caravan Park site), if</p>

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			<p>conditions here are not likely to impede health of residents.</p> <p>Increased traffic within the area. Intense residential use competing with b-doubles. Who pays for the necessary upgrades?</p> <p>Construction of another arterial road through private land, requiring forced acquisition to connect with John Field Drive not only will encourage more trucks to access Thompson's Road, but disadvantages sale of properties. Who pays for construction of roads when Council</p>	<p>these sites are to be developed, it will be a requirement in any planning permit application that a contamination report be undertaken, before any permit could be approved. It is noted that the Environmental Protection Authority have been and will continue to be involved in the planning of this area. They have advised that, to date, they have no objection to these plans.</p> <p>A traffic study will be undertaken to determine the amount of traffic that will be generated by the development of the lake. Roads will be designed and categorised in accordance with the traffic study, Latrobe City Council Guidelines and PSP Guidelines. Therefore the roads will be constructed and or upgraded to higher standards than is currently available and will be able to handle the increase in traffic movements. Any necessary upgrades to roads will be acquired through development contributions. These contributions will be received from any landowners who are wishing to develop their land.</p> <p>This road proposal allows for a north – south connection to the lake, which creates better access. Further investigation as to the exact road alignments will be undertaken at the detailed Precinct Structure Plan stage. Those landowners who are to be affected will be consulted during this process.</p>



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			<p>forcibly acquires ownership?</p> <p>Concerns with school being proposed so close to a large source of water. Will Council fence Lake Narracan to prevent children from inadvertently accessing the area and possibly risk drowning?</p> <p>Where and who will provide employment to facilitate the growth in this area?</p> <p>How does this proposal differ to other developments? High density housing will impact visual amenities and bird habitats.</p> <p>Plan has not allowed for more space between the foreshore and commercial development.</p> <p>Existing properties should not be subject to</p>	<p>The Department of Education &amp; Early Childhood Development has been involved and will continue to be involved in the planning of this area. It is noted that a foreshore road is proposed in between the school, as well as a park. So the school is not proposed to be directly located on the water.</p> <p>It is noted that this plan is a long term plan for the next 20-30 years. This population increase will be over a long period of time, so there will not be a significant impact straight away. There will be new village centres as a result of this development as well as existing areas of employment within the region.</p> <p>This development offers a lifestyle that is not seen within the Latrobe region. It has a different character/identity than other local areas currently available. It also will be developed in accordance with the natural features of the Lake. The development will offer a mix of housing densities; majority will be standard housing lots, with higher density being more appropriate closer to the Lake.</p> <p>Officers feel that there is adequate space allocated between the foreshore and proposed development areas.</p> <p>Refer to response provided in relation to rates in Submission 15.</p>

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			<p>the unfair burden of rate hikes.</p> <p>Who will be responsible for cost and maintenance of fencing along properties abutting power line easements?</p> <p>Contributions from Council, State Government and developers would be better spent to enable the Housing Commission areas and parts of Newborough to be removed/ developed/ upgraded, improving the overall appearance and quality of lifestyle for all of the Moe/ Newborough area.</p>	<p>Fencing on open space areas will be the responsibility of Council.</p> <p>As part of the project, an Integrated Framework Plan has been prepared, with an aim to enhance both townships in the short to long term. Officers believe that this development will encourage people to come to the area, as it offers a lifestyle not offered elsewhere in the region and it will improve links to each town.</p>
74	Emily Fowler	Support	Will be great for Moe and bring more people to live in this wonderful town.	Submission of support noted.
75	Denise McKenna & Karen Bays	Support	<p>Support the concept of the Lake Narracan Development Plan.</p> <p>Great potential to be further developed as a wonderful attraction and residential precinct.</p> <p>The concept of a walking/ cycling track around Lake Narracan and a connection with the Moe- Yallourn Rail Trail and the Moe Revitalisation Project would be a fantastic asset to the whole development.</p>	Submission of support noted.

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76	Glenn Azlin (Latrobe Valley Hovercraft Club)	Objection	<p>Will open up whole new areas for housing along with supporting amenities that currently do not exist in this immediate area - there will be many benefits for much of the community.</p> <p>There will also be some who will be affected negatively, in particular leaseholders of Latrobe City Council lands within the precinct.</p> <p>Initially, the Hovercraft Club was simply not part of the future of the precinct, and it was very disappointing to realise that while that was so, the years of voluntary work to develop the shoreline was simply being taken (stolen?) by promoters of the development as a feature that future residents could look forward to... but without hovercraft of course!</p>	<p>Noted.</p> <p>As a result of this project, two of the existing clubs will possibly need to be relocated due to the requirements and nature of the recreational use of these two clubs. This includes the LV Hovercraft Club and LV Model Aero Club.</p> <p>Since the beginning of this PSP project in 2012, members of the Lake Narracan User Group Committee have been consulted with on a number of occasions. These clubs will be part of the process moving forward in the planning of this area and officers will continue to work closely with each club. Officers acknowledge the work that the LV Hovercraft Club has undertaken in relation to improving and maintaining their site.</p> <p>Officer have communicated to the Latrobe Valley Hovercraft Club that a Relocation Strategy is going to be undertaken as part of this project, to ensure that a site is found and that it meets their clubs requirements.</p>

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			<p>There remains no alternative being offered as new home for the Hovercraft Club, offering relatively easy vehicular access to the shoreline, fairly flat ground and sloping access to the water similar to that currently enjoyed following many years of development.</p> <p>We believe then that progress will happen; current users of the area should be offered better support and more actual assistance in relocation than has thus far been demonstrated.</p>	<p>A few possible relocation sites within Lake Narracan were suggested to the LV Hovercraft Club in late 2013 and will be investigated further through the Relocation Strategy work.</p> <p>Officers feel that significant consultation and engagement has been undertaken with all members of the Lake Narracan User Group Committee. Officers will continue to work closely with this Committee as this project progresses.</p>
77	Beatrix Kowal	Objection	<p>Object to the proposed development in the Lake Narracan area for the following reasons:</p> <p>Lake Narracan has been there for many years for anyone to enjoy. The people who enjoy outdoor activities frequent this unique oasis on a regular basis. What wider community are we referring to?</p> <p>Currently a wonderful balance of birds, animals and vegetation, so why spoil it by making the area commercial? Why</p>	<p>The aim of the Lake Narracan development is to enhance the current features and recreational use of the lake and to make the area more accessible. Part of this development is to improve pedestrian/ cycling and vehicle access to Lake Narracan. As a result of this, it will be easier for people to access the lake to enjoy what the area will offer.</p> <p>Latrobe City Council needs to plan for future population growth and this site has been identified as a suitable location. The plan will respond to the natural features of the site, with a key focus on retaining and</p>

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			<p>would any Council entertain the idea of replacing a wonderful eco system for everyone to enjoy with a housing estate which brings with it its own set of problems. Many people in the Valley cannot afford to go far to enjoy nature – why turn a natural recreational area into a commercial area.</p> <p>Development allows for noise pollution via more cars and people, air pollution via car fumes and the dumping of rubbish, water pollution via dumping of rubbish in and around the lake.</p> <p>Building more houses doesn't mean that they will be occupied. What about the existing properties for sale in and around the Valley? Doesn't that tell you that the demand is simply not there?</p> <p>Still a lot of land available away from Lake Narracan. Why not build a new township with a manmade lake away from Lake Narracan?</p>	<p>enhancing vegetation. The public reserve areas that are currently available around Lake Narracan (i.e Broadwood Reserve) will be retained and enhanced. The foreshore will also be made more accessible.</p> <p>Concern noted. Any illegal activity will be dealt with by the relevant agencies (i.e Victoria Police, Environmental Protection Authority).</p> <p>This plan is a long term plan to allow for population growth for the next 20-30 years. This development will also offer a lifestyle opportunity that is not currently available within this region. The Lake Narracan Strategic Outlook document identifies that <i>'residential land supplies in Moe – Newborough could be exhausted in 18 years...suggesting that now is the time to identify additional future development sites'</i></p> <p>The close proximity of the Lake Narracan area to the existing towns of Moe and Newborough ensures that this development can utilise the current retail and community facilities currently available in Moe and Newborough and it doesn't draw away from these facilities.</p>

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			<p>Building more shops in the Lake Narracan area does not mean that people will shop there. There are 3 large supermarkets in Moe and a few mini marts and not to mention the other small businesses of which some would be struggling to keep afloat. Why would you make it more difficult for them to earn a living? Why not enhance the CBD of Moe and neighbouring towns.</p> <p>We have neighbourhoods Moe, Newborough and Yallourn North – why do we need new ones?</p> <p>The views of the lake, mountains and trees will only be accessible for the first row of houses so who are you trying to kid? I paid a high price for my property because of my views and that it was within a quiet area. With this development, all I will see is roof tips. I am not happy with that.</p> <p>The development is not</p>	<p>This plan proposes to support the Moe town centre as the major shopping destination of the area. Within the Lake Narracan precinct, there are two village centres proposed, which will provide for the daily convenience of shopping needs for the residents and visitors in the area.</p> <p>This is a long term plan for the next 20-30 years to accommodate the expected population increases. This area is the next logical expansion from the already existing towns. Through this development it will improve the links and connection between Moe and Newborough with the lake.</p> <p>There are no current restrictions on the neighbouring properties from undertaking constructions that may jeopardise this view of the Lake. The apartments/ hotels which are proposed are at the end of Hayes Road, which is not directly in front of Links Road. It is proposed that the majority of new residential areas away from the lake will provide for more typical housing seen in existing townships and allows for larger lots to be created in key locations.</p> <p>Latrobe City Council is preparing the</p>

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			<p>for the community, this project is for a group of rich greedy people who want to get richer at the expense of nature and the people who already enjoy the lake and the surrounds.</p> <p>My already high rates will sky rocket.</p> <p>Why does it need to happen? Why change something that is perfect already?</p>	<p>Lake Narracan Precinct Structure Plan, as part of a number of initiatives that will assist in the long terms revitalisation and enhancement of the Moe Newborough area.</p> <p>Refer to response provided in relation to rates in Submission 15.</p> <p>Latrobe City Council needs to plan for population growth and this site has been identified as a suitable location. The aim of this plan is to enhance the current features that are present in the area.</p>
78	Nicholas Paulus	Support	Strongly agree that this is in the best interest of the future of Moe. I am interested in settling down and think that the new residential area would be perfect.	Submission of support noted.

A summary of external referral responses received is outlined in Table 2 below and a full copy of these responses is provided at Attachment 4.

Table 2: Summary of Referral responses received

Submitter	Summary of Submission	Response/ change
West Gippsland Catchment Management Authority	Latrobe River Flood Study has commenced and in 2014 more refined modelling relating to a 100 year ARI flood extent is expected. This may impact land fronting Becks Bay and Turras Reach areas. WGCMA does not support any new lots within 100 year ARI flood extent.	Noted. Once the Latrobe River Flood Study has been finalised, the Lake Narracan Precinct Structure Plan will be updated (if required) to respond to its findings.
Department of Environment and Primary Industries (DEPI)	<p>There is no discussion in the report about implications for bushfire risk. Will the Bushfire Management Overlay (BMO) affect the study area? At what stage will fire risk and biodiversity retention/enhancements be considered?</p> <p>Concerned that the only areas of native vegetation described in the report have</p>	<p>Advice from the CFA has confirmed that the site is located outside the Bushfire Management Overlay, however is in a designated Bushfire Prone Area. Further consideration in relation to fire risk will be undertaken at the detailed Precinct Structure Plan stage.</p> <p>Noted.</p>



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	<p>been classified as either remnant patch or scattered trees. These comments should be considered in context with the new biodiversity assessment guidelines about defining native vegetation for the purpose of determining offset requirements.</p> <p>DEPI is generally satisfied that the main biodiversity values have been adequately described in the report, and with the opportunities and constraints discussed in the supporting documentation.</p>	Noted.
Country Fire Authority (CFA)	<p>The site is located in an area which is outside the Bushfire Management Overlay, however is in a designated Bushfire Prone Area. The current land presents a grassfire hazard to any development. New development needs to consider CFA Publication 'Planning Guidelines for subdivisions in a Bushfire Prone Area' and respond accordingly with its design.</p>	Noted.
APA Group	<p>APA Group has no existing gas reticulation currently in the subject area, however, APA Group does have existing gas reticulation in surrounding area.</p> <p>Proposal will not affect our existing gas assets and consequently APA Group has no objection to the proposed Structure Plan.</p>	Noted.
Telstra	<p>Have existing network infrastructure in the immediate vicinity of (a) West side Corner Moore Street and Old Sale Road and (b) "Mid" south location intersection Old Sale/Thompsons Roads. It will be simpler for Telstra to provide services if development feeds from these two points. Development activity beginning away from this area may lead to additional costs or delays in being able to provide services.</p> <p>It's recommended that developers register their developments with both Telstra and NBN as early as possible</p>	Noted.
Department of Transport, Planning and Local Infrastructure	<p>Cross sections for roads anticipated to accommodate buses should accord with the Department of Transport <i>Public Transport Guidelines for Land Use and Development</i> 2008.</p> <p>Pedestrian and cycle access to broader networks to be considered and accommodated.</p>	Noted.

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Submitter	Summary of Submission	Response/ change
Environmental Protection Authority	<p>EPA has no objection to the proposed Lake Narracan Precinct Structure Plan.</p> <p>Area marked as 'Future Residential Investigation Area' does need further study due to its close proximity to the Gippsland Water Waste Water Treatment Plant.</p>	Noted.
SP Ausnet	<p>SP AusNet policy for alteration to existing assets requires the customer to contribute the full cost of the augmentation works.</p> <p>Services to any existing houses will be required to be relocated to the underground network within the estate, at the expense of the developer.</p> <p>If the average lot size is greater than 2000 square metres or non-residential, then the development would be classed as low density/commercial and the developer would pay the total cost of works for HV and LV cables less SP AusNet's contribution based on expected revenue from assets installed.</p>	Noted.
VicRoads	<p>Agrees in principle with the concept plan, however still has concerns regarding the intersections that connect with the arterial road network.</p> <p>If any intersection improvement works located on the arterial road, which are to be included in a Development contribution plan, VicRoads would require that functional plans be provided along with appropriate trigger points, construction and approval processes are in place.</p>	Noted. Further consultation with VicRoads will be undertaken during the detailed Precinct Structure Plan stage of this project, to ensure that the road layout is to their satisfaction.
Gippsland Water	<p>Significant upgrades and new works would be required to accommodate the development at the full cost of the developer.</p>	Noted.

### **FINANCIAL, RISK AND RESOURCES IMPLICATIONS**

The Lake Narracan PSP will contribute to reducing the following specific risk that is identified within the Council's *Risk Management Plan 2011-2014*:

*'Shortage of land available to support population growth and planning application processes that do not encourage development'*.

The risk is described as,

**ORDINARY COUNCIL MEETING AGENDA  
24 MARCH 2014 (CM432)**

*'...the slow transitioning of structure plans to actual zoned and developable land'.*

The project is identified as an existing control to assist in the management and mitigation of this risk.

The costs associated with the community engagement process outlined in this report, are identified within the 2013/2014 Urban Growth budget for the Lake Narracan PSP project.

*Future Planning Scheme Amendment*

Assistance provided to Latrobe City Council to develop the Lake Narracan PSP as a direction of the Latrobe Valley Roadmap has to date resulted in expediting structure planning of the precinct. This also presents the opportunity for Council to request the Minister for Planning to undertake a future planning scheme amendment in accordance with the *Planning and Environment Act 1987*. If the Minister for Planning agrees to undertake a future planning scheme amendment to introduce the final Lake Narracan Precinct Structure Plan into the Latrobe Planning Scheme this would result in a reduction in timeframes and resources for Latrobe City Council.

**INTERNAL/EXTERNAL CONSULTATION**

The draft Lake Narracan Precinct Structure Plan Concept Plans were made available for community consultation from 11 November – 13 December 2013.

Key activities completed during the community consultation period of the Draft Lake Narracan Precinct Structure Plan Concept Plans included:

1. Public notice within local media directing community members to the Latrobe City Council website to review the Draft Concept Plans and inviting submissions.
2. Copies of the draft Concept Plans (together with detailed background reports) were available for inspection at all Latrobe City Service Centres (with hard copies provided on request).
3. Mail out advising of community engagement period and provided community consultation package to:
  - Landowners and occupiers within precinct area;
  - Moe and Newborough Community Groups;
  - Lake Narracan User Group Committee Members; and
  - Referral Agencies.
4. A public 'Open House' session held Thursday, 21 November 2013.
5. Media release within the Latrobe Valley Express on 18 November and 28 November 2013.
6. One on one meetings with community members (where requested).

**ORDINARY COUNCIL MEETING AGENDA  
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At the conclusion of the 32 day community engagement period, 78 written submissions were received and are provided at Attachment 3. Of those submissions 63 were supportive of the draft Concept Plans (some of these contained minor requests for modifications or clarifications) and 15 raised concerns. One of the submissions that raised concern contained a survey with 28 signatures relating specifically to the area behind Avon Court, Newborough being included in the Lake Narracan precinct area and being shown as residential. It is noted within this submission that they are supportive of the overall Lake Narracan Precinct development, just not the area behind Avon Court being included.

A summary of key issues and comments raised in submissions that have been received by Council in response to the draft Concept Plans have been provided in the Issues section of this report (see Table 1). A full copy of the submissions received is provided at Attachment 3.

All submissions received during the community engagement period were formally acknowledged by Council Officers.

A second phase of community consultation will take place once the detailed Precinct Structure Plan documentation has been prepared. This will allow community members and referral agencies to provide further comments on the Lake Narracan Precinct Structure Plan and how any concerns raised to date have been addressed.

**OPTIONS**

Council has the following options:

1. That Council note the submissions received during the community engagement period in relation to the draft Lake Narracan Precinct Structure Plan Concept Plans and acknowledge that progressing to the detailed Precinct Structure Plan phase of the project will allow for issues raised in submissions to be considered; or
2. That Council note the submissions received during the community engagement period in relation to the draft Lake Narracan Precinct Structure Plan Concept Plans and request further information.

**CONCLUSION**

The purpose of the first phase of community consultation was to present the general concepts plans for how the Lake Narracan area could be developed and explore whether this proposal to develop the Lake Narracan area was supported by the community. The second phase of community consultation will be to gain the communities input into the detailed Lake Narracan Precinct Structure Plan.

The draft Lake Narracan Precinct Structure Plan Concept Plans were made available for community consultation for 32 days from 11 November 2013 – 13 December 2013. During this time, 78 written submissions were received. It should be noted the issues raised by the submitters are issues

**ORDINARY COUNCIL MEETING AGENDA  
24 MARCH 2014 (CM432)**

that are to be considered at the detailed Precinct Structure Plan stage and have been addressed in Table 1 within the Issues section of this report.

Officers believe that the support received for the draft Lake Narracan Concept Plans from the community has been the most support ever received for a project of this nature. The more detailed Precinct Structure Plan work will provide the opportunity to address many of the issues raised in individual submissions.

The next steps for the project are for the MPA to work in conjunction with council officers to prepare a detailed Precinct Structure Plan based on the draft Concept Plans produced as part of Stage 1 for the project.

Phase 2 of community engagement will be undertaken once the detailed Precinct Structure Plan documentation is finalised, which will allow community members to have further input into the planning of the Lake Narracan Precinct.

**Attachments**

1. Draft Lake Narracan Concept Plans
2. Letter to Minister for Planning
3. Community submissions
4. Referral Agency Responses

**RECOMMENDATION**

1. That Council note the submissions received during the community engagement period in relation to the draft Lake Narracan Precinct Structure Plan Concept Plans.
2. That Council commence the detailed Precinct Structure Plan phase of the project, which will allow for issues raised in submissions to be considered.
3. That Council write to submitters, landowners and community groups to notify, in writing, of Council's decision and to detail the next steps for the project and further opportunities for engagement.
4. That the detailed Precinct Structure Plan stage of the project include a second phase of community consultation for a period of not less than four weeks.

## **16.1**

### **Planning for Growth - Lake Narracan Precinct Structure Plan Draft Concept Plans - Acknowledgment of Submissions**

<b>1</b>	<b>Draft Lake Narracan Concept Plans.....</b>	<b>189</b>
<b>2</b>	<b>Letter to Minister for Planning.....</b>	<b>193</b>
<b>3</b>	<b>Community submissions .....</b>	<b>195</b>
<b>4</b>	<b>Referral Agency Responses .....</b>	<b>335</b>



VISION

The Lake Narracan area is characterised by undulating farmland, prominent stands of trees, views to the lake and the hills beyond, and a number of locations for recreation access to the lake.

The future residential development of this area will retain the existing character of the lake foreshore, and provide for increased community access to the lake and creation of new recreational activities on and around the lake. A continuous foreshore treatment comprising parkland, pedestrian/cyclist paths and a foreshore road will be established along the southern side of the lake between Sullivans Track and Becks Bridge Road for the wider community to enjoy.

Key road and open space links will be created to more directly link the centre of both Moe and Newborough with the lake. An extensive network of pedestrian and cyclist paths will be established throughout the precinct, linking to the heart of existing Moe and Newborough.

New residential neighbourhoods will be established that take their identity from the existing areas of the lake, such as Becks Bay, Turras Reach, Fernlea Channel and Thompsons Bay. The development of this area also offers the opportunity to reference the previous township of Yallourn, by using key road names from the historic town such as 'Broad Way' and 'Centre Way', and open space names such as 'Monash Square'.

Two new village centres will provide for the daily convenience shopping needs of new residents and visitors, but support the Moe town centre as the major shopping destination of the area. The new village centres also offer the opportunity to establish cafes and restaurants adjacent to the lake for the wider community to enjoy. This area is also a suitable location for a holiday park offering short stay accommodation for visitors to enjoy the amenity of the lake and the recreational activities that it offers.

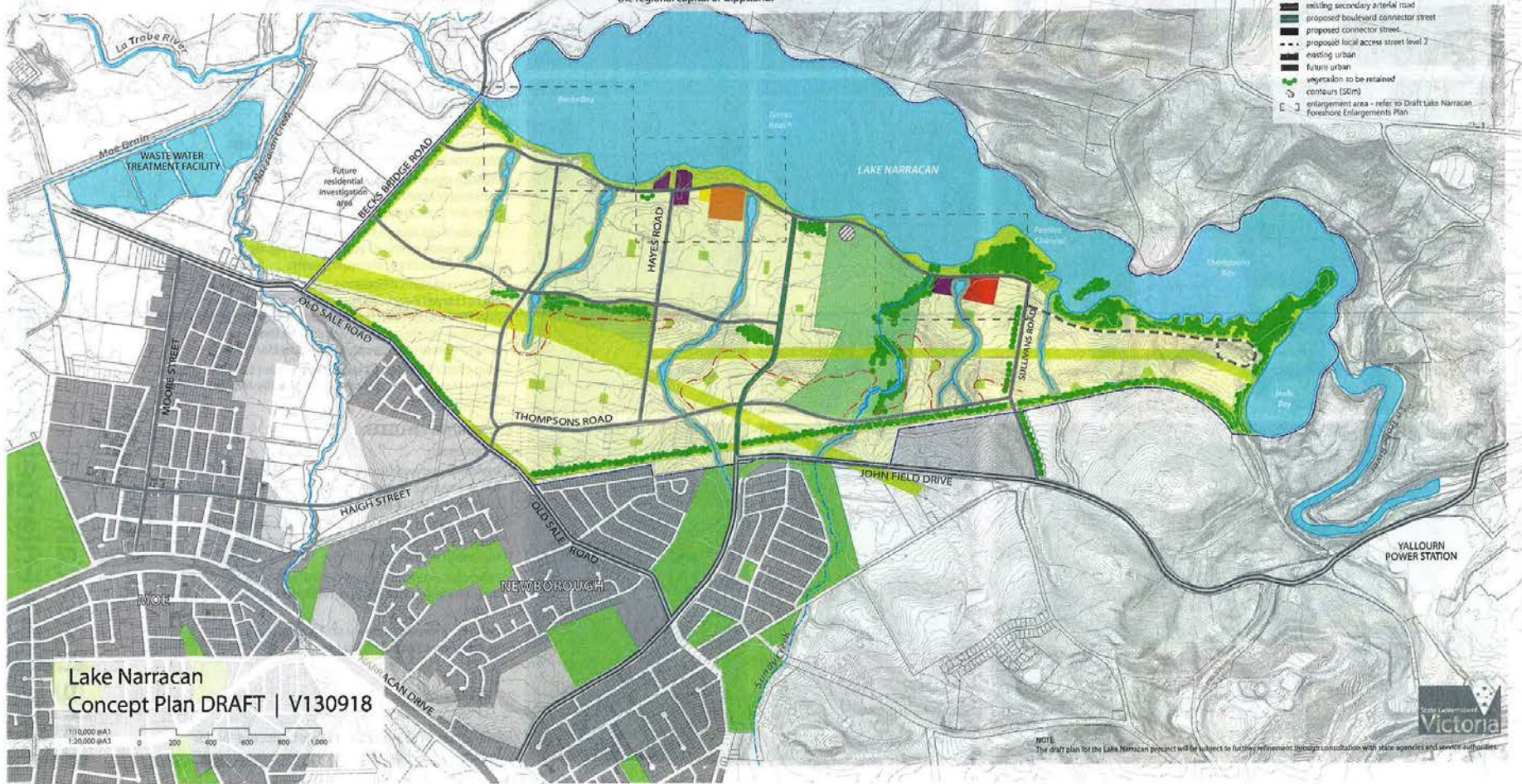
The amenity offered by the lake offers the ability to provide a range of housing types in proximity to the lake not seen in other locations in the municipality. The majority of the new residential areas away from the lake will provide for more typical housing seen in existing townships of the municipality, and will provide opportunities for larger lots to be created in key locations.

An open space network will be created that includes the foreshore parkland and a large centrally located district park offering views across the precinct and to the lake. The existing electricity easements that run through the precinct will be integrated to form part of the open space and trail network. The existing Moe golf course will be retained as a key recreation feature offered by the area. Significant biodiversity values such as prominent stands of trees, native vegetation along the foreshore and nationally significant Strzelecki Gums will be retained as important features of the area.

The development of the Lake Narracan area is one of a number of initiatives that will assist in the long term revitalisation and enhancement of the Moe and Newborough area. This project will also help reinforce Latrobe City as the regional capital of Gippsland.

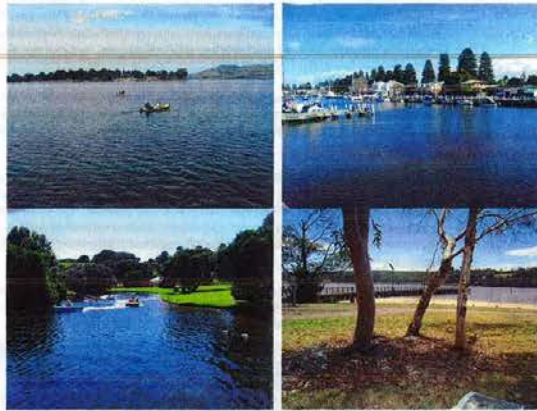
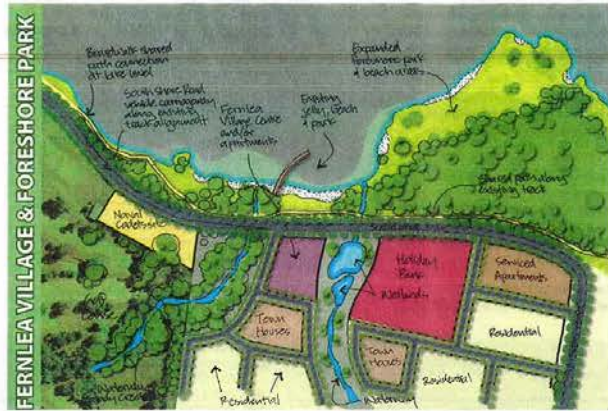


- proposed village centre
- proposed residential
- proposed government primary school
- proposed community facilities
- existing golf course
- potential relocated golf club house & convention centre
- proposed new location for holiday park
- proposed open space (uncumberbed)
- proposed open space (scumberbed)
- proposed drainage open space (encumberbed)
- existing open space
- waterways
- edges of existing terrace
- existing secondary arterial road
- proposed boulevard connector street
- proposed connector street
- proposed local access street level 2
- existing urban
- future urban
- vegetation to be retained
- contours (50m)
- enlargement area - refer to Draft Lake Narracan Foreshore Enlargement Plan



Lake Narracan Concept Plan DRAFT | V130918





**FERNLEA VILLAGE AND FORESHORE PARK**

**Key concepts:**

- Enhance existing jetty and beach area to create an expanded foreshore park
- Provide local village shops to support daily convenience needs of surrounding residents and visitors, including cafes/restaurants
- Potential location for a holiday park to provide short stay accommodation (eg. camping sites, on-site cabins)
- Continue South Shore Drive to the west to create a continuous foreshore road through to Becks Bridge Road
- Retain naval cadets in their current location and improve interface with South Shore Drive



**BECKS BAY VILLAGE AND TURRAS REACH FORESHORE PARK**

**Key concepts:**

- Create large foreshore park providing district playground and other recreation facilities
- Provide government primary school and community centre (including kindergarten) to cater for future residents
- Provide local village shops to support daily convenience needs of surrounding residents and visitors, including cafes/restaurants
- Enable retention of existing house adjacent lake at end of Hayes Road with placement of South Shore Road to the south of this dwelling. Allow for option to redevelop this property as part of the new village centre (such as apartments and/or hotel)
- Relocation Strategy to be developed for Latrobe Valley Hovercraft Club and Latrobe Valley Model Aeroplane Club.



**LATROBE RIVER DELTA**

**Key concepts:**

- Provide boardwalk access through delta area of lake to enable appreciation of bird life in this area (including bird hides)
- Allow for retention of existing houses adjacent to the lake with placement of South Shore Road to the south of these dwellings
- Provide continuous share path along foreshore, including between lake and retained existing houses
- Long term weed removal and habitat improvement in the delta area

NOTE: Refer to Lake Narracan Draft Concept Plan for enlargement locations.

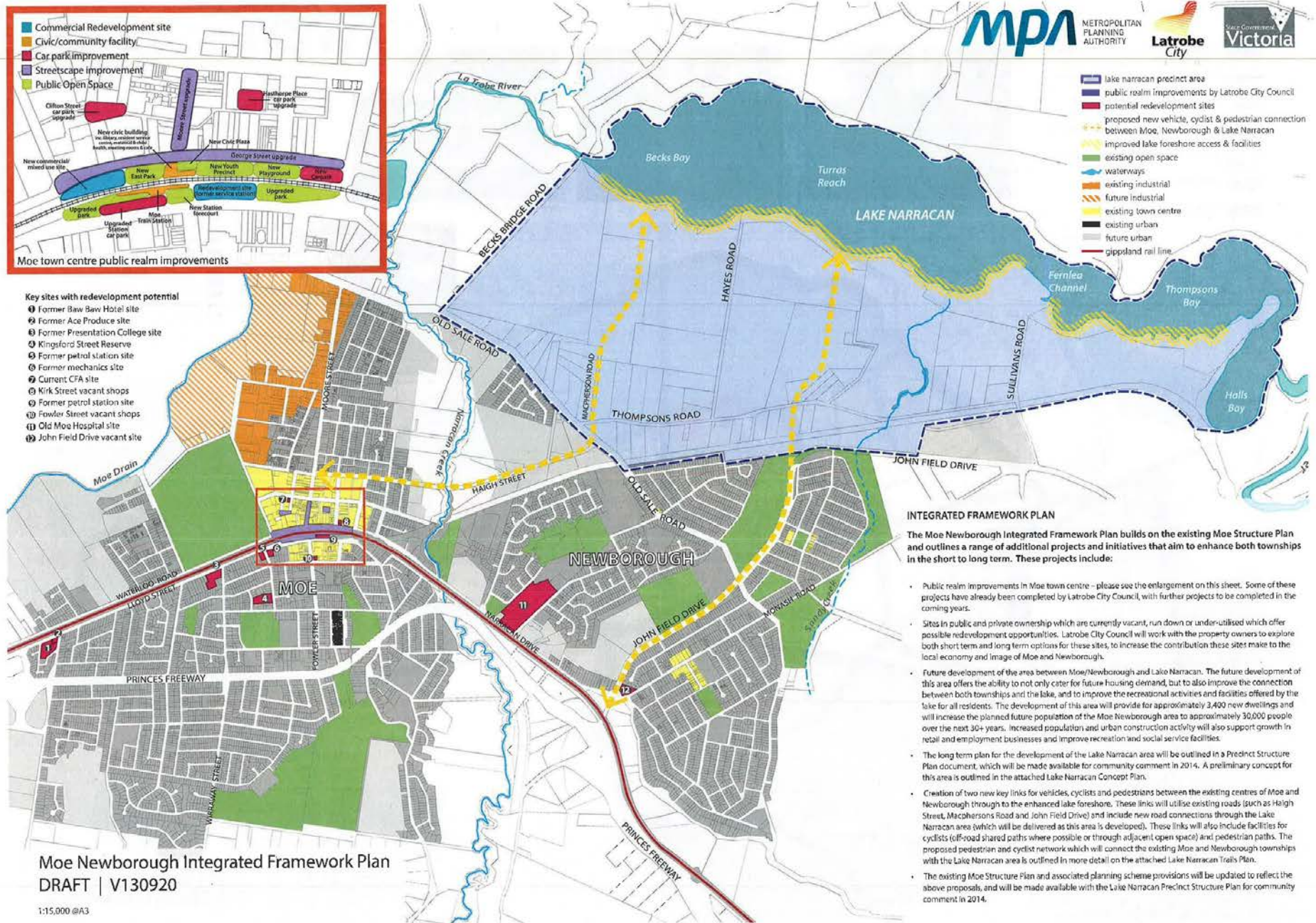


Lake Narracan Foreshore Enlargement Plan | DRAFT | V131023











Our Ref: PW 528649  
GG:KJ



24 December 2013

The Hon. Matthew Guy, MLC  
Minister for Planning  
Level 20, 1 Spring Street  
MELBOURNE VIC 3000

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**AUSDOC** DX217733 Morwell

Dear Minister

### LAKE NARRACAN PRECINCT STRUCTURE PLAN

Latrobe City Council is continuing to work with the State Government, in particular the Metropolitan Planning Authority (MPA) in relation to preparing the Lake Narracan Precinct Structure Plan.


At the Ordinary Council Meeting held on 6 November 2013, Council resolved the following:

1. *That Council release the community consultation package for the Lake Narracan Precinct Draft Concept Plans, for the community engagement period of Monday 11 November 2013 to Friday 13 December 2013.*
2. *That the Lake Narracan Foreshore Enlargement Plan identify the requirement for a Relocation Strategy to be developed for the Latrobe Valley Hovercraft Club and the Latrobe Valley Model Aeroplane Club as part of the final Lake Narracan Precinct Structure Plan.*
3. *That the Mayor writes to the Minister for Planning to request the opportunity to provide an update on the project.*

This project is progressing well with draft Concept Plans now developed and the first phase of community engagement recently concluding.

I would appreciate the opportunity to be able to provide you with an update and further discuss this project with you. I have enclosed a copy of the draft Concept Plans referred to in the resolution for your reference. Should you wish to arrange a meeting please contact Courtney Aquilina, Mayoral and Councillor Support Officer on (03) 5128 6185 or email [councilsupport@latrobe.vic.gov.au](mailto:councilsupport@latrobe.vic.gov.au).

Yours sincerely

  
CR SHARON GIBSON  
**Mayor**

Encl



<http://www.latrobe.vic.gov.au/>

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**From:** Gary - Lake Narracan Caravan Park [<mailto:gary@lakenarracan.com.au>]  
**Sent:** Saturday, 2 November 2013 12:38 PM  
**To:** Jamey Mullen; William Macpherson  
**Cc:** Rachael Mayes; Angie Robertson  
**Subject:** Lake Narracan Foreshore Development Proposal  
**Importance:** High

Dear Bill & Jamey,

Can you please forward this email to Gayle & Keisha at the Strategic Development Department of the Latrobe Valley Council.

Firstly, my apologies for not being able to attend the recent meeting concerning the development of the Lake Narracan Foreshore.

My initial response to the development plans of the Lake Narracan Foreshore is one of concern at the lack of development and the relocation of the Lake Narracan Caravan Park. The plans would indicate that there are no plans to enhance what has become synonymous with Lake Narracan, the Lake Narracan Caravan Park, the Lake Narracan Caravan Park & Jetty & the Lake Narracan Caravan Park Foreshore.

In the 11 months that I have been involved with the Lake Narracan Caravan Park precinct as acting manager, interim manager and now contracted manager, I have attempted to lift the profile of Lake Narracan and its facilities through the development of the Lake Narracan Webpage ([www.lakenarracan.com.au](http://www.lakenarracan.com.au)) and its associated Social Media Pages – Facebook (Lake Narracan (Gippsland) & Lake Narracan Caravan Park Store) & Twitter (Lake Narracan). I have also contested the 2013 LCBTA Peoples Choice Awards resulting in a ranking of Finalist.

Daily I receive feedback from people from within the Latrobe Region who have discovered Lake Narracan for the first time through our internet presence or through feedback from friends who have previously discovered the Lake Narracan Precinct. This has resulted in my coining the phrase for our website, "Lake Narracan, Gippsland's Best Kept Secret".

During my 11 months maintaining the Caravan Park & Foreshore areas I have also conducted extensive maintenance and clearing works not only for the immediate Caravan Park area but also for the Broadwood Reserve boardwalk, the #1 Boat Ramp Park & Public Amenities Park area at the corner of South Shore Road & Sullivan's Track. They were not previously maintained or managed by the Caravan Park Management and subsequently fell into disrepair. These works have contributed to facilitating a greater "family friendly" & User environment at the Lake Narracan Precinct.

This has been supplemented with greater co-operation with the Moe Branch of the Victoria Police who now not only provide regular patrols of the Foreshore area but I have also invited them to regularly patrol the confines of the Lake Narracan Caravan Park.

With the proliferation of birdlife and fauna to the area (we regularly feed the parrots to bring them closer to the park & foreshore area to interact with visitors) I feel that the development of the Lake Narracan Caravan Park & Foreshore precinct as a major tourist attraction for the region is still in its infancy. The council land bordering the Caravan Park and facing Sullivan's Track could quite easily be annexed to the park and provide a significant Mobile Home parking area and as mobile homes are self contained would have minimum impact on the Caravan Park current infrastructure but would however have significant impact on the availability of accommodation for those people attending local events such as the National Championships at the Latrobe Valley Waterski Club (The Waterski Club have already shown interest in this proposal at a recent Users Group Meeting).

The displacement of the Caravan Park from its current location facing the Lake Narracan Caravan Park Jetty would provide a significant detrimental effect to the aesthetics of the Caravan Park and also prove to be of a significant detrimental effect to the ability of the Caravan Park Management to supplement the income from the park through the development of a shopping precinct facing the Lake Narracan Caravan Park Jetty.

This is a brief summation of my concerns and I would welcome the opportunity to discuss in depth, these concerns / suggestions further with Council Representatives in the hope of assisting to ensure the protection and development of this fantastic and unique area in the Latrobe Valley.

LAKE NARRACAN, GIPPSLAND' BEST KEPT SECRET

Kind Regards

Gary

Gary Patton  
Manager – Lake Narracan Caravan Park  
53 South Shore Road,  
Newborough, VIC 3825

Telephone: 03 5127 8724

Email: [gary@lakenarracan.com.au](mailto:gary@lakenarracan.com.au)

Webpage: [www.lakenarracan.com.au](http://www.lakenarracan.com.au)

Find us on Facebook [www.facebook.com/lake.narracan](https://www.facebook.com/lake.narracan)



**Kiesha Jones**

---

**From:** Gail Gatt  
**Sent:** Monday, 18 November 2013 8:38 AM  
**To:** Chris Wightman; Kiesha Jones; Greg Meckstroth  
**Subject:** Fwd: Lake Narracan Precinct Structure Plan

FYI

Sent from my iPhone

Begin forwarded message:

**From:** Anthony Gauci <[agauci52@optusnet.com.au](mailto:agauci52@optusnet.com.au)>  
**Date:** 17 November 2013 10:05:10 pm AEDT  
**To:** Gail Gatt <[Gail.Gatt@latrobe.vic.gov.au](mailto:Gail.Gatt@latrobe.vic.gov.au)>  
**Subject:** Lake Narracan Precinct Structure Plan

Dear Gail

I refer to your letter dated 7<sup>th</sup> November 2013 and as a landowner in the area wish to confirm I am fully supportive of the Structure Plan.

This Plan will be of great economic benefit to the Moe community and surrounding areas. It has a unique concept unlike any residential/public open space/reserve development with a multiplicity of walking trails around a very picturesque part of Moe/Newborough. Once developed the area would be a great place for the young family to reside and the elderly to retire to. There are so many positives that I believe the sooner the better for it to be implemented.

I and my wife do wish to attend the information session on the 21<sup>st</sup> November 2013.

Regards

Anthony Gauci



Gail Gatt  
Senior Strategic Planner  
Latrobe City

LATROBE CITY COUNCIL INFORMATION MANAGEMENT	
RECEIVED	
21/11/13 22 NOV 2013	
R/O:	Doc No:
Comments/Copies Circulated to:	
<input type="checkbox"/> Copy registered in DataWorks	<input type="checkbox"/> Invoice forwarded to accounts

Hi Gail and fellow council members,

My name is John Lovison, my wife Dianne and I are writing to you regarding the proposed Lake Narracan Precinct Draft Concept Plans, we have some objections and concerns,

Our objections and concerns for this proposal are as follows,

The Cultural land status that has been placed upon our land only (10 Hayes road), does cultural land just stop at a fence line? We are not the only land owners with a terrace but we are the only land owners that have been what we think is unfairly chosen for our land in almost all it's entirety to be made parkland, our neighbour has about 99% of all the gums to be protected on his property (which he also shares the same terrace) yet the park is not proposed for his farm, nor does he have a cultural status, our other neighbours on all sides of us have the same terrace that should also have been titled as cultural and has not to our knowledge, we do not feel that native people (If this is what it is meaning) would have stopped at a fence line they would have utilised the whole terrace and the river frontage.

We feel that we have been unfairly treated in this proposed development as we are the only land owners that are expected to give up almost our whole acreage to parkland, not some, not half but virtually all of it, we understand that there has to be so much land for recreational purposes but why almost our whole farm, out of about 80 land owners we are the only ones who have had a cultural status put upon them, we feel we are the ones sacrificing all for everybody else to benefit from (and really that is what it is all about, you are a farmer for many years and this should be your retirement package) we were and have always been in favour of this development all the way through it's process, as we thought all land owners could and would see some profit from our land, but as it turns out we are the only ones that will not on our forty two acres.

We also understand that you may have come to the conclusion to do this to our farm (besides cultural purposes which everybody maybe should have) as we have a double set of power lines on our property and the property that we own next door at 50 Mcpherson road which makes about forty four acres of parkland and open spaces which we feel is very excessive for one land owner to bare for the benefit of all others, But there is a large piece of land that is very much worth building on the land between the power lines and the boundary of our property which is the same size as the land directly opposite (across Hays road).

We were hoping to maybe put some houses or some town houses over looking the lake and Mt Baw Baw on here, but as it stands at the moment we cannot as we are expected to give it up and have our land, our farm deemed useless and almost worthless, as all the other land owners will have there farms priced accordingly as per monetary value, but ours is worth almost nothing, who will

pay top price for a park? Developers will not touch our land now as there is no money in peoples enjoyment and recreation.

We Very Strongly Object that our land is the only land in this whole development that is deemed Cultural land, when you look around the whole area would have been used for cultural purposes if that's the case, hunting gathering etc... not just the one strip that we own, We feel and as my wife is of aboriginal decent that cultural land would have mainly been near the river and all the river frontage on both sides of the river where all of the main fishing and living would have taken place, but this is now Lake Narracan and development is planned for the whole lake frontage, this does seem to be a bit bias toward the developers and some land owners.

The Ridge line (terrace) that is proposed for the park would have been covered in trees all the way along it and to the river, and yes there are some trees left that you want to protect on the terrace (we do also) but the only reason this is one of the only stands left is that all our neighbours have cut them all down, except for the neighbour where the trees are of which almost all are on his property.

When we purchased our property we were not informed of the cultural status of the property as we were originally intending to build a house on it for our own purposes and would still like to do that as well as others, but even this seems to be impossible as we cannot live on it now nor will we be able to sell it, we have been pushing for this development all along with the intent of fairness for all involved which this is not, so we Strongly Object the proposal as it stands at the moment unless we will receive a similar price for our land as the other land owners which only seems fair, then we are very happy for this project to go forward, we were not aware of any of this when we received our last letter in October or we would have raised all of these concerns then.

Also on the proposal it is stated that this is a twenty year and beyond project, which brings us to another reason for our objection, the only land that is being developed first is the land from Hayes road to Halls bay, so we ask why is there not a park being put in there for the public to use immediately instead of waiting up to twenty years for a park, we feel that there should be a centrally located park for the development which would place it beside the existing golf course which also has a terrace going through it (and maybe this should be marked as cultural also) beside the proposed Boulevard connector street, we feel that there is another possible more appropriate location for the open parkland/recreation reserve and is centrally located to the whole development and that is the area between Hayes road and the Boulevard connector road underneath the powerlines also, It also has an existing terrace (which I do not think is marked as cultural either) a proposed waterway, three walking tracks and a very large stand of Strzelecki gums which also need to be protected, we feel that this is a better location due to the above and the gums being in a cluster as they would be safer than on our terrace, as about twenty five of them have died or fallen over in the last five years, there would be very high safety concerns for the public if they were sitting near around or under them but being in a cluster they would be easier to contain in a small area, another area to consider is below the cluster of gums on the other side of the connector street north towards the lake also between Hayes road and the Boulevard where there are no power lines this

could be better for sports etc..., we feel that these are better options going forward for the next decade or so, it seems very unfair to hobble us and yet this park may not happen for a long time and we would like to live on our farm and hopefully let others enjoy the views also.

We have been farming this land and the previous owner had also farmed, hoed up, put crops in and the farmer before that also all the way along the terrace, and never has any thing cultural been found,

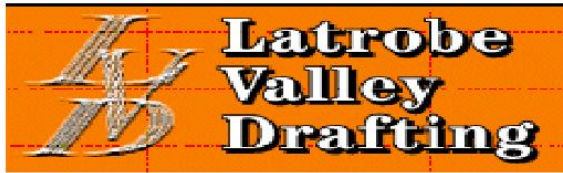
If we are unable to build on our land due to cultural reasons as we have a terrace (which we were told by a council member that this is very likely) why is it that everybody else that owns land on beside or near this terrace is or will be allowed to build and we may not be? As stated earlier in our letter we very much doubt that the cultural land/sight/area would have been located only on our terrace and stop at our fence line on both sides, as we stated before very unfair this should be for all or none.

We also feel that if we say no to this development which we do not like and will appose in this format we will be penalised as we feel we will not be able to farm our land in the future due to people in the development not wanting farmland and animals around them and we will be forced out wether we like it or not

Please consider these other areas for parkland and let us enjoy some of the development which we do very much want to be a part of.

Kind Regards  
John & Dianne Lovison

10 Hayes road &  
50 Mcpherson road Newborough



Ph: 03 51262431  
Fax: 03 86777636  
P.O. Box 585, Moe 3825

Date: 25<sup>th</sup> November 2013

Kiesha Jones  
Urban Growth Project Officer  
Latrobe Shire Council  
P.O. Box 264  
Morwell 3840

**Re: Lake Narracan Precinct draft Development plan**

Dear Kiesha

I have been made aware of the proposed development submitted to council that is up for review at the moment. I would like to express my full support in regards to this proposed development with the release of draft plans.

As a local architectural drafting business and resident within the Moe / Newborough district, it is imperative that development within this region is fast tracked and fully supported.

The Moe / Newborough area is severely lacking new development and growth.

As a township we are quickly losing our young people to other shires and towns due to the slow growth within the region. My son and some of his friends are within that group. All have been looking for suitable new land to build their home and raise their families, but with minimal choice. This also reflects to the shopping precinct with many shops closed or empty.

Stimulation and development will bring additional people to the town or keep our young within the area and that will flow on by injecting growth into the CBD.

As a drafting company that works in association with builders, a majority of our works are from other districts, which is showing the lack of employment in the building industry, within this region.

I encourage, support and hope that council will look favourable to this particular development along with more future development within the Moe / Newborough district.

I would like any further discussion in regard to his matter please don't hesitate to call.

Yours Sincerely

Sue Abbott  
Director  
Latrobe Valley Drafting P/L

**Kiesha Jones**

---

**From:** Gail Gatt  
**Sent:** Tuesday, 3 December 2013 12:07 PM  
**To:** 'Simon May'  
**Subject:** RE: Lake Narracan Precinct comment

Dear Simon,

Thanks for your email in support of the Lake Narracan Structure Plan project. It is great to get feedback from someone who attended the open house session and who is also in support of the project, as often the supporters don't write to us.

All written comment, emails/letters will be presented to Council as part of a Council report, following the community engagement period, this is likely to be early in 2014.

Regards,

**Gail Gatt**

Senior Strategic Planner  
Latrobe City Council

---

[mailto: Gail.Gatt@latrobe.vic.gov.au](mailto:Gail.Gatt@latrobe.vic.gov.au)  
Direct: 03 5128 6133  
Mobile: 0458 833 173  
Fax: (03) 5128 5672

Phone: 1300 367 700  
PO Box 264, Morwell 3840  
141 Commercial Rd, Morwell 3840



<http://www.latrobe.vic.gov.au/>

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**From:** Simon May [<mailto:simon.may@rocketmail.com>]  
**Sent:** Tuesday, 3 December 2013 11:41  
**To:** Gail Gatt  
**Subject:** Lake Narracan Precinct comment

Hello Gail

It was a good opportunity to be able to get up to date on the structure plan for Lake Narracan at the Moe Town Hall.

Marilyn and myself have the fullest support for the project which will be a large draw card for Moe and its vicinity. We feel that the mix of properties to encompass the wide variety needed for the area needs to be kept up, especially the choices available for the large number of retirees that are, even now, looking for just this kind of development.

On the subject of retirees, it is wise to include their potential developments in the 'mix' and not to create a feeling of segregation that can produce a feeling of 'them and us' amongst the project residents.

Wishing you success.

Regards

Simon and Marilyn May





ABN: 355 033 995 81

120 Southwell Avenue  
Newborough  
Victoria  
3825

11 March 2014

Ms. Kiesha Jones  
Urban Growth Project Officer  
Latrobe City Council  
PO Box 264  
Morwell 3840  
Victoria

Ref: Lake Narracan Precinct Structure Plan

Dear Ms. Jones

It was a good opportunity to be able to receive the latest details of the structure plan for Lake Narracan at the Moe town Hall presentation, where there were people assigned to answer questions and provide some detail for the general public.

The project has all the hall marks to be a successful venture for Moe, and the Latrobe City as a whole. It will have to be remembered by the planners that the Lake Narracan project is one of many (four at the last count) residential estates which are currently either being planned or actually being built within the area of Moe. Therefore they must make the most of their big draw card - Lake Narracan; a lot of planning thought and sensitivity will be needed not to kill the golden goose!

It is felt that the mix of properties to encompass the wide variety needed for the area needs to be kept up, especially the choices available for the large number of retirees that are, even now, looking for just this kind of development.

On the subject of retirees, it is wise to include their potential developments in the 'mix' and not to create a feeling of segregation that can produce a feeling of 'them and us' amongst the project residents.

The convenience shopping needs mentioned in the November newsletter is a tricky one to get right with the three supermarkets already established in Moe. The experience of the attempt in Newborough to create a 'minimart' in Monash Road is testament to what can happen (it is incidentally just another charity shop now).

Yours faithfully

Simon May (Secretary Make Moe Glow)

Make Moe Glow President – Mrs M May Mobile: 0459 120 544 E-mail: marilyn\_joy\_may@yahoo.com.au

**Kiesha Jones**

---

**From:** Gail Gatt  
**Sent:** Wednesday, 4 December 2013 9:28 AM  
**To:** Kiesha Jones  
**Subject:** FW: Lake Narracan

**Gail Gatt**

Senior Strategic Planner  
Latrobe City Council

---

<mailto:Gail.Gatt@latrobe.vic.gov.au>  
Direct: 03 5128 5336  
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Fax: (03) 5128 5672

Phone: 1300 367 700  
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**From:** Richard and Marg Collins [<mailto:rsheldon-collins@bigpond.com>]  
**Sent:** Wednesday, 4 December 2013 9:14 AM  
**To:** Gail Gatt  
**Subject:** Lake Narracan

I would like to congratulate you on a exciting vision for the Latrobe City.

The plan is first rate and I can only hope, as a resident that it will effect, that it goes ahead. It could be the project that brings the Latrobe Valley back to life and the vision is certainly needed.

One thing I notice that could enhance the whole area which is certainly needed would be to include a Retirement Villiage and Nursing Home in the plans.

If we look at the facilities they are very suited to the requirements.

Looking at our block at 2 Thompsons Rd, Newborough as an example.

A flat block, with two road frontage, Mcphersons Road which will have direct access to the Lake precinct.

The facilities of the Golf Course and the associated venue. The convenience of the a five minute drive to Moe and all the other developments that are propped.

Good luck with the proposal as it will be an asset to the Latrobe City and may just be the developement that will bring the spark back to the Valley.

Marj Sheldon-Collins,  
2 Thompsons Road  
Newborough (51273741)

8 Avon Court  
 viewborough 3825  
 2-12-2013

The Project Team.  
 Chris Wightman,  
 Dear Sir,

We reside at 8 Avon Court viewborough.  
 We totally reject your plan for the area behind us,  
 between the Rail Trail and our back fence.

Lowanna College uses this property  
 for their Farm Management, with animals, cows, goats,  
 llamas etc.

Checking your plan vision for the future,  
 again behind us, at the North-Eastern end of the  
 area I am speaking about, you intend to extend  
 John Field Drive, through, direct to the lake. There is  
 a small creek, then your new John Field Drive, why  
 can't you stop just before these and leave this area  
 recreation and for the school. Also stopping at the Rail  
 Trail, as you have indicated elsewhere. No where else  
 have you encroached past the Rail Trail. This would  
 be better for the wild life, to move also. And no  
 need to remove native vegetation.

We ask you, to please consider our  
 suggestions.

Thanking you,  
 Mrs & Mr White.

LATROBE CITY COUNCIL INFORMATION MANAGEMENT	
RECEIVED	
3 DEC 2013	
R/O:	Doc No:
Comments/Copies Circulated to:	
<input type="checkbox"/> Copy registered in DataWorks	<input type="checkbox"/> Invoice forwarded to accounts

**Kiesha Jones**

---

**From:** cms@seamlesscms.com  
**Sent:** Monday, 9 December 2013 11:10 AM  
**To:** Marketing - Shared Mailbox; Kiesha Jones; Gail Gatt; Kristie West  
**Subject:** Lake Narracan Plan Upload Submitted

First Name Angela  
Surname Skinner  
Street 97 Chamberlain Road  
Town Newborough  
Post Code 3825  
Email Address [skinner.angela.a@edumail.vic.gov.au](mailto:skinner.angela.a@edumail.vic.gov.au)  
Phone Number 0422434003  
My submission is In support  
Upload... No file attached

**Kiesha Jones**

---

**From:** Gail Gatt  
**Sent:** Monday, 9 December 2013 12:28 PM  
**To:** Kiesha Jones  
**Cc:** Chris Wightman; Danielle Douglas  
**Subject:** FW: Precinct Structure Plan for the Lake Narracan comment

Kiesha,

Another submission of support, can you please acknowledge on my behalf and register/file accordingly.

Thanks

Gail Gatt  
Senior Strategic Planner  
Latrobe City Council

mailto: [Gail.Gatt@latrobe.vic.gov.au](mailto:Gail.Gatt@latrobe.vic.gov.au)  
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-----Original Message-----

From: [ian@needhampr.com.au](mailto:ian@needhampr.com.au) [<mailto:ian@needhampr.com.au>]  
Sent: Monday, 9 December 2013 12:21 PM  
To: Gail Gatt  
Subject: Precinct Structure Plan for the Lake Narracan comment

Dear Gail

As a Latrobe City and Moe resident I would like to congratulate Council on the development so far of the Lake Narracan Precinct Structure Plan.

The draft plan is, in my opinion, an excellent driver for future development of the area around Lake Narracan and fits well with the already established Moe and Newborough areas.

This sort of forward thinking is necessary to ensure sensible development of the Latrobe Valley region and to take advantage of the growth of the area.

I am very supportive of the plan and other activities that will help Moe grow sensibly and sustainably.

Kind regards

Ian Needham  
Comans Way, Moe.

Gail Gatt

Senior Strategic Planner

Latrobe City Council

PO Box 264, Morwell, VIC, 3840

9/12/2013

Dear Gail,

I support Lake Narracan Precinct Structure Plan 100%. This plan will be a fantastic development for the entire Latrobe City. What a great show of confidence in Latrobe City these developers have shown. Please make things move smoothly for this great development. Listen to the real people of Latrobe City, the people who are positive and are prepared to work and invest in Latrobe City. This project will create employment and bring a positive attitude to Latrobe City.

Thank You,

Tony Price

28 Comans Way Moe



**Kiesha Jones**

---

**From:** Gail Gatt  
**Sent:** Tuesday, 10 December 2013 8:49 AM  
**To:** Kiesha Jones  
**Subject:** FW: Lake Narracan Lifestyle Precinct

Hi Kiesha,

Can you please process this, thanks

**Gail Gatt**

Senior Strategic Planner  
Latrobe City Council

---

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---

**From:** jason [<mailto:ashe@speedweb.com.au>]  
**Sent:** Monday, 9 December 2013 6:42 PM  
**To:** Gail Gatt  
**Cc:** jason  
**Subject:** Lake Narracan Lifestyle Precinct

I, Jason Ashe of Newborough submit my support for the Lake Narracan Lifestyle Precinct.

**Kiesha Jones**

---

**From:** Jason Ashe <ashe@speedweb.com.au>  
**Sent:** Tuesday, 10 December 2013 2:27 PM  
**To:** Kiesha Jones  
**Subject:** Re: Lake Narracan Lifestyle Precinct

Jason Ashe 33 Torres Street Newborough 3825.

It would be great for Lake Narracan Lifestyle Precinct to have a road all around the Lake for Joggers, cyclists, walkers & accomadation. A lot of Melbourne people use the Lake over the Summer.

Sent from my iPhone

On Dec 10, 2013, at 9:52 AM, Kiesha Jones <[Kiesha.Jones@latrobe.vic.gov.au](mailto:Kiesha.Jones@latrobe.vic.gov.au)> wrote:

Hi Jason,

Thanks for your email in support of the Lake Narracan Structure Plan project. It is great to get feedback from someone who is in support of the project, as often the supporters don't write to us.

All written comments, emails/letters will be presented to Council as part of a Council report, following the community engagement period, this is likely to be early in 2014. Your submission will be made publically available during this process (unless you advise otherwise).

Would it be possible for you to please provide me with your postage details and that way we will also endeavour to keep you informed of the Lake Narracan project.

If you have any queries or concerns, please do not hesitate to contact me.

Regards,

**Kiesha Jones**

Urban Growth Project Officer  
Latrobe City Council

---

<mailto:Kiesha.Jones@latrobe.vic.gov.au>

Direct: 03 5128 5751

Mobile: 0424 803 498

Fax: (03) 5128 5672

Phone: 1300 367 700

PO Box 264, Morwell 3840

141 Commercial Rd, Morwell 3840

<image002.jpg>

<http://www.latrobe.vic.gov.au/>

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**From:** jason [<mailto:ashe@speedweb.com.au>]

**Sent:** Monday, 9 December 2013 6:42 PM

**To:** Gail Gatt

**Cc:** jason

**Subject:** Lake Narracan Lifestyle Precinct

I, Jason Ashe of Newborough submit my support for the Lake Narracan Lifestyle Precinct.

**Kiesha Jones**

---

**From:** Gail Gatt  
**Sent:** Wednesday, 11 December 2013 9:43 AM  
**To:** Kiesha Jones  
**Subject:** FW: Lake Narracan Precinct Structure Plan -

Kiesha,

Please process accordingly, thanks

**Gail Gatt**

Senior Strategic Planner  
Latrobe City Council

---

<mailto:Gail.Gatt@latrobe.vic.gov.au>  
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---

**From:** primaform [<mailto:primaform@bigpond.com>]  
**Sent:** Wednesday, 11 December 2013 09:32  
**To:** Gail Gatt  
**Cc:** 'Manny Gelagotis'; 'Ian Southall'; 'John Macdonald'; 'Nick Anderson'  
**Subject:** FW: Lake Narracan Precinct Structure Plan -

Dear Ms. Gatt,

Snowy River Innovation members have been involved in a diverse range of sustainably framed project developments in Gippsland over the past 25 years – [www.snowyriverinnovation.com.au](http://www.snowyriverinnovation.com.au).

In early 2013 our associates were engaged by Woorabinda Outdoor School and ROSA (Residential Outdoors Schools Association) to develop an innovative education facility on the adjacent DEEECD site directly to the north of the Lake Narracan Precinct.

In the process we engaged with Manny Gelagotis and his planners NBA on their proposed development as we could see the opportunity for mutually supportive and complementary sustainability based projects.

As architects, sustainability consultants and project managers, we commend the proposed Narracan Lakes Precinct structure plan as being thoroughly researched and as an appropriate extension of Moe and environs.

Snowy River Innovation considers that there is the potential for a specialised innovation and sustainability demonstration and training facility to be located in the Narracan Lakes Precinct.

Such facility would give added impetus to the Narracan Lakes Precinct development, enhance the regional education and training infrastructure, further regional employment opportunities and “branding” of the proposed lakeside lifestyle precinct.

We look forward to discussing the opportunity to add value to the next phase of the Narracan Lakes Precinct approval.

Regards

Peter Young  
Director  
Snowy River Innovation  
03 9593 6991 or 0408 44 7771

**Kiesha Jones**

---

**From:** Gail Gatt  
**Sent:** Wednesday, 11 December 2013 9:43 AM  
**To:** Kiesha Jones  
**Subject:** FW: LAKE NARRACAN PRECINCT STRUCTURE PLAN

And another

**Gail Gatt**

Senior Strategic Planner  
Latrobe City Council

---

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Fax: (03) 5128 5672

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141 Commercial Rd, Morwell 3840



<http://www.latrobe.vic.gov.au/>

---

**From:** Manny Gelagotis [<mailto:mgelagotis@bigpond.com>]  
**Sent:** Wednesday, 11 December 2013 09:41  
**To:** Gail Gatt  
**Subject:** LAKE NARRACAN PRECINCT STRUCTURE PLAN

Dear Gail,

I am a stake holder in the Narracan Lakes project and live locally in Moe and believe this precinct has great potential around the lake and golf course to create a great lifestyle area for Latrobe City. I support this project naturally and have heard only positive things around town about this project and look forward to it progressing with the communities support.

Kind Regards

**Manny Gelagotis**  
**DIRECTOR - NARRACAN LAKES PTY LTD**

**PH 0403377764**  
**E [mgelagotis@bigpond.com](mailto:mgelagotis@bigpond.com)**

20 THOMPSON'S ROAD  
MOR 3825 Vic  
3-12-13.

Your Ref. 1040892.

Dear Gail,

Thank you for your letter of 2/12/13 which gives me a chance to write to you. I will do my best.

According to Lake Narracan Precinct Structure a road will cut through our land. How much land we will lose we do not know or not yet worked out. This proposed road will desiccate my property. Trucks, cars, motorbikes and other impliments will drive through this road creating noise, dust and pollution. 500 homes shops and a school will be built calling this progress but with this comes crime and vandalism. Also the high council rates we will have to pay. The beneficiaries are the landowners with large portions of land to subdivide for this proposal.

I am a pensioner with limited amount of monies and tight living. There is no luxury in my place as everything is well out of date. There is no mention of land compensation as such. I believe as I look at the proposal diagrams that some of my sheds which are full of items will have to go. Too much to lose and where is the gain?

You mentioned during our talk that in the future I could subdivide. Subdivide what, there will be no profit not worth it. And about my land ending in the corner of the road ~~and~~ the road running along <sup>side</sup> part of my property, the <sup>land</sup> rates would be a blow out.

Thank you

Yours  
John + Darlin  
Demicheli

**Kiesha Jones**

---

**From:** Gail Gatt  
**Sent:** Wednesday, 11 December 2013 10:25 AM  
**To:** Kiesha Jones  
**Subject:** FW: LAKE NARRACAN STRUCTURE PLAN

Another,

Can you indicate in this acknowledgement that we are happy to have a meeting to further discuss, once more detailed work is undertaken we will know more about the exact alignment of the road and this work will be done over the next 6 months, however we can contact them in the new year to set up a time to discuss further the information available to date if that is helpful.

Thanks

**Gail Gatt**

Senior Strategic Planner  
Latrobe City Council

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141 Commercial Rd, Morwell 3840



<http://www.latrobe.vic.gov.au/>

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**From:** Manny Gelagotis [<mailto:mgelagotis@bigpond.com>]  
**Sent:** Wednesday, 11 December 2013 09:45  
**To:** Gail Gatt  
**Subject:** LAKE NARRACAN STRUCTURE PLAN

Dear Gail ,

I live at 1 Thompsons Rd Moe and support the Lake Narracan Structure plan and wish you and the planners all the best with this great project. My only concern is for me to have a discussion about the potential road that may come through my property and would like to discuss the details around this decision in due course however fully support the development.

Kind Regards

Effie Gotis  
Ph 0351276861  
0412719964



**Kiesha Jones**

---

**From:** Gail Gatt  
**Sent:** Wednesday, 11 December 2013 11:07 AM  
**To:** Kiesha Jones  
**Subject:** Fwd: LAKE NARRACAN PROJECT

Another submission for acknowledgement etc

Sent from my iPhone

Begin forwarded message:

**From:** Manny Gelagotis <[mgelagotis@bigpond.com](mailto:mgelagotis@bigpond.com)>  
**Date:** 11 December 2013 10:42:55 am AEDT  
**To:** Gail Gatt <[Gail.Gatt@latrobe.vic.gov.au](mailto:Gail.Gatt@latrobe.vic.gov.au)>  
**Cc:** Sue Abbott <[lvdrafting@bigpond.com](mailto:lvdrafting@bigpond.com)>  
**Subject:** LAKE NARRACAN PROJECT

Dear Gail ,

Our organisation is built around creating and supporting town initiatives and progress and we thank you for the work in relation to developing this great area which is very much untapped in terms of potential for tourism and many other positive things. We commend you on engaging with the community and support the concept of this great project and what it offers Moe/Newborough and Latrobe City as a whole.

Please let us know if we can help in any way going forward and I do declare I personally have a financial interest in this project but am speaking on behalf of our organisation and its core principals and believe this project brings positive things to our town to move forward.

Kind Regards

**Manny Gelagotis**  
President - Committee For Moe

Mob 0403377764  
[mgelagotis@bigpond.com](mailto:mgelagotis@bigpond.com)

Submitter 18

## Lake Narracan Precinct

To whom it may concern,

I would like to make it known of my **full support for this plan**. Our town needs to continue move forward in the 21<sup>st</sup> century rather than be a 20<sup>th</sup> century prehistoric development wreck. Local people need to see inspiration, which in turn has a positive affect on attitudes and gives a feeling of belonging & pride.

The resources and geographical features on Moe's doorstep are severely under utilized and under promoted, projects such as this really need to get off the ground and start happening to encourage future development in the area.

As a local real estate agent, I'm constantly dealing with "out of town" buyers, developers and investors that are amazed at the lack of development in the area given the features we have at our doorstep whilst we are only 1.5hrs from Melbournes CBD!!!!

It is great to see the development group persisting and having a vision for our town's future.

"Moving Forward"

Sincerely,

**Kiesha Jones**

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**From:** cms@seamlesscms.com  
**Sent:** Wednesday, 11 December 2013 2:37 PM  
**To:** Marketing - Shared Mailbox; Kiesha Jones; Gail Gatt; Kristie West  
**Subject:** Lake Narracan Plan Upload Submitted

First Name Catherine  
Surname van Niel  
Street 76 Chamberlain Road  
Town Newborough  
Post Code 3825  
Email Address [catherinehallinan@hotmail.com](mailto:catherinehallinan@hotmail.com)  
Phone Number 0418 943 044  
My submission is In support  
Upload... No file attached

**Kiesha Jones**

---

**From:** Gail Gatt  
**Sent:** Wednesday, 11 December 2013 2:43 PM  
**To:** Kiesha Jones  
**Subject:** FW: Narracn lakes precinct

**Gail Gatt**

Senior Strategic Planner  
Latrobe City Council

---

[mailto: Gail.Gatt@latrobe.vic.gov.au](mailto:Gail.Gatt@latrobe.vic.gov.au)  
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<http://www.latrobe.vic.gov.au/>

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**From:** Joe Gauci [<mailto:gauci@dcsi.net.au>]  
**Sent:** Wednesday, 11 December 2013 11:53  
**To:** Gail Gatt  
**Subject:** Narracn lakes precinct

To the Latrobe city council, I am emailing to show support for the new Narracan Lakes Precinct. I have seen the report and believe that it will be the best thing that has happened in the area for such a long time. I reside in Warragul but when the project starts I will be very interested in moving into the area.  
Joe Gauci.

Dear Gail Gatt

As a resident of the Moe Newborough area it has been brought to my attention that 'Moe Newborough Integrated Framework Plan Draft|V130920' is proposing to extend John Field Drive through neighbouring areas and am questioning why the road doesn't connect to the pre-existing Links Road as it would be a cheaper alternative in my opinion seeing as though much less land would be used in the extension of said road.

The currently proposed road extension would also allow road users to be able to see directly into my back door as there are no trees there, which would not only allow currently unnecessary privacy but also ruin my current view of the lake which is one of many reasons that I bought my current property of 22 Thompsons road, as well as the feeling of being a little bit remote the view of Lake Narracan is a beautiful sight.

In conclusion the proposed road extension of John Field Drive would lower my properties value to myself and to potential future buyers, due to the lowered level of privacy and the increased noise due to the heavy traffic that would be using the road and the destruction of my lake view. I object to the road and its proposed course as well as the proposed land development.

Yours sincerely

Brian Forte

**Kiesha Jones**

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**From:** Gail Gatt  
**Sent:** Wednesday, 11 December 2013 3:47 PM  
**To:** Kiesha Jones  
**Subject:** FW: Attention Gail Gatt

**Gail Gatt**

Senior Strategic Planner  
Latrobe City Council

---

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<http://www.latrobe.vic.gov.au/>

---

**From:** Eva Robertson [<mailto:evarobe@bigpond.com>]  
**Sent:** Wednesday, 11 December 2013 15:13  
**To:** Gail Gatt  
**Subject:** Attention Gail Gatt

Latrobe City Council  
Commercial Road Morwell

Ron Robertson  
26 Avon Court  
Newborough

11/12/2013

Dear Gail,

I am writing to you on behalf of the residents at Avon court, that have signed the forms enclosed with this letter.

On the front of the forms is the letter explaining our concerns and reasons (not all) for our court being totally against our park being made residential.

Gail, as old and new residents we are concerned about our park being made residential because of the reasons listed below.

1. There was never meant for houses or any building to be done on land behind us, that is why it was zoned PPR.
2. New and not so new residents have made their decision to live here because of the surrounding park land etc.
3. Real estate agents have used this as a huge selling factor.

4. Our residents have built their homes with their backyards not having to deal with people or a road going past, and interfering with their privacy.
5. We also know in the future our house values will fall and homes will be made more difficult to sell. We believe that this will be a very bad outcome, because at this time when houses are not so easy to sell elsewhere, this is not the case in Avon Court.

Gail, I have shown nearly everybody the plans for the Narracan Lake Precinct and not any one person was against the proposed plans, in fact all were in favour for the development, but not the land behind our court being included.

The address of the land is 710 John Field Drive that we are concerned about.

From the start we Yallourn residents can not be accused of standing in the way of progress. We lost our town, our community, SEC privatised. And then our park (title transferred from SECV to GippsTafe) and when title to our park became GippsTafe's, our problems started.

When Lowanna started to build on our park land at the back of Avon Court, I tried everything to find out what was going on, to no avail. The next problem became known as "The Ugly Shed" saga.

Gail, I gave you copies of The Express with details of our fight to keep our park. It was only with the help of Keith Hamilton that we found out who and what we were dealing with, copies of letters I gave to you also.

With the help of John Parker CMFEU, we worked out a compromise with GippsTafe and Lowanna, it was one that we have come to terms with for several years now. With the latest developments Lowanna's "Hands On" school has become a great concern to us, as we have become very proud of the school and our compromise. I have spoken to Lowanna's acting principals and they are very concerned about their future and funding. Grazing cattle on park land plays a large part in their ability to run their school. Lowanna are also very disappointed in their lack of consultation from Deca.

We spoke to Chris at the forum on the proposed Lake Narracan Precinct and I must say he was very patient with me, as were my friends from Avon Court. In the discussion he stated that even with land being made residential the school could continue using the land as long as it was viable to do so.

I can say with all my heart that I have heard this all before, you really can't trust Deca in any situation. In concluding, this mess has been created by GippsTafe, Deca and Wodonga Tafe, they should be ashamed of themselves for all the distress caused to us Avon Court residents, and I can't express my feelings enough for the mental and physical stress caused to our sick and elderly residents.

Nothing but an apology and the land being made a Green Belt will be readily accepted, this also includes an apology to the council and developers, because their lack of information about us Yallourn relocated residents, and the compromise we made in the early to mid 2000, would have I believe, made a huge difference to the outcome today.

I feel that the Planning Minister will be very upset when John Parker sends him a letter with a lot more detail and information about our concerns, eg: Deca/Wodonga Tafe and their discreet undisclosed changes to land titles etc. I feel John Parker who is now secretary of the GTLC and us Avon Court residents have a right to question the legality of GippsTafe and Deca as to their right to build on and own public park and recreational land, also to see if they paid rates etc. while being "owners" of the land zoned PPR.

Dear Gail, thank you and your team for all your help and patience with me throughout all this journey to date. I know the road crossing the park and rail trail will take a lot of working through with cattle grazing, birds and animals using park and rail trail as a corridor from lake and back for years now.

I am sure that if the proposed Lake Narracan development goes ahead, the concerns on both sides will be addressed.



Gail, if our land is made a "Green Belt", we will need this in writing, this includes land in the middle of our court.

Yours sincerely Ron Robertson

P.S Again I want to state we are not against Lake Narracan Precinct development.

**Kiesha Jones**

---

**From:** Gail Gatt  
**Sent:** Friday, 13 December 2013 12:16 PM  
**To:** Kiesha Jones  
**Subject:** FW: Previous email sent on the 11th. Dec '13

Please attach to Ron's previous submission

**Gail Gatt**

Senior Strategic Planner  
Latrobe City Council

---

<mailto:Gail.Gatt@latrobe.vic.gov.au>  
Direct: 03 5128 5336  
Mobile: 0458 833 173  
Fax: (03) 5128 5672

Phone: 1300 367 700  
PO Box 264, Morwell 3840  
141 Commercial Rd, Morwell 3840



<http://www.latrobe.vic.gov.au/>

---

**From:** Eva Robertson [<mailto:evarobe@bigpond.com>]  
**Sent:** Thursday, 12 December 2013 8:52 PM  
**To:** Gail Gatt  
**Subject:** Re: Previous email sent on the 11th. Dec '13

Dear Gail,

I'm sorry but I forgot to include the information you asked me to include, in our letter to council about land being rezoned to residential and to mention C56.

We spoke about this, and I said this might make the C56 ok by law, but it was at a higher level than the local people would normally look for, having had no prior notification about land being made residential.

Regards

Ron Robertson

**TO THE RESIDENTS OF AVON CRT. NEWBOROUGH:**

The Land behind our court that now has **Lowanna Farming Study School** built on it at our end of Land & **DECA** built on land at other end, is now **OWNED** by **DECA** & has been **REZONED** from **PUBLIC PARK & RECREATIONAL** to **RESIDENTIAL**.

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We had to **fight** very hard to work out a compromise with **Gipps Tafe** & have learnt to live with the end result.

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I hope to form a committee to fight for our Land & **ASK** for it to be made a **GREEN BELT**.

A lot of work has already been done on this already, but we need your **NAME & ADDRESS** on the survey form.

Yours Sincerely

Ron Robertson

17/11/2013

<del>Address</del>	FOR OR AGAINST DEVELOPMENT OF "OUR" PARK.	PRINT NAME	SIGN
26 TRENT ST	AGAINST.	ADA. M. BROGAN	<i>Ada Brogan</i>

AVON  
CIRT  
No

FOR OR AGAINST  
DEVELOPMENT OF  
"OUR" PARK.

PRINT  
NAME

SIGN


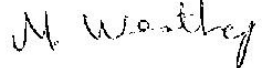
26


AGAINST  
"

RON ROBERTSON


EVA ROBERTSON




AVON CRT No	FOR OR AGAINST DEVELOPMENT OF "OUR" PARK.	PRINT NAME	SIGN
25	AGAINST.	STEPHEN NICHOLSON	
25	"	Maurice Westrop	

AVON CRT No	FOR OR AGAINST DEVELOPMENT OF "OUR" PARK.	PRINT NAME	SIGN
24	AGAINST DEVELOPMENT OF PARK	Alan KRZUWARZ	



AVON CITY No	FOR OR AGAINST DEVELOPMENT OF "OUR" PARK.	PRINT NAME	SIGN
23	Against	Margaret Lovison	

AVON CRT No	FOR OR AGAINST DEVELOPMENT OF "OUR" PARK.	PRINT NAME	SIGN
22	against	GAVORY	

21  
\* AFRAID OF DOGS!  
& AT THIS ADDRESS

---

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Yours Sincerely

Ron Robertson

17/11/2013

AVON CPT No	FOR OR AGAINST DEVELOPMENT OF 'OUR' PARK.	PRINT NAME	SIGN
21			

20 ~~NOT ABLE TO COMMENT~~

---

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Yours Sincerelyly

Ron Robertson

17/11/2013

AVON CST No	FOR OR AGAINST DEVELOPMENT OF "OUR" PARK.	PRINT NAME	SIGN
20			

AVON C <sup>2</sup> T No	FOR OR AGAINST DEVELOPMENT OF "OUR" PARK.	PRINT NAME	SIGN
19	AGAINST	JOHN LMER	



AVON  
CITY  
No

FOR OR AGAINST  
DEVELOPMENT OF  
"OUR" PARK.

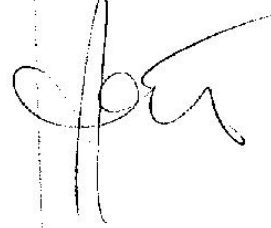
PRINT  
NAME

SIGN

18

Alina Nensiorowa  
AGAINST

ALINA



\* NOT ABLE TO COMMENT

---

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Yours Sincerely

Ron Robertson

17/11/2013

AVON  
CITY  
No

FOR OR AGAINST  
DEVELOPMENT OF  
"OUR" PARK.

PRINT  
NAME

SIGN

17

AVON CITY No	FOR OR AGAINST DEVELOPMENT OF "OUR" PARK.	PRINT NAME	SIGN
16	Against	Gwendolyn Hall <del>James Wolcott</del>	G Hall. J Wolcott.

15

X

THEY STATED IT WON'T AFFECT THEM

---

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Yours Sincerely

Ron Robertson

17/11/2013

AVON CRT No	FOR OR AGAINST DEVELOPMENT OF "OUR" PARK.	PRINT NAME	SIGN
15			

AVON CRT No	FOR OR AGAINST DEVELOPMENT OF "OUR" PARK.	PRINT NAME	SIGN
14	Definitely <u>AGAINST</u>	Aune Alexander	



AVON CRT No

FOR OR AGAINST DEVELOPMENT OF "OUR" PARK.

PRINT NAME

SIGN

13

AGAINST

LINDA KENNEDY

*L Kennedy*

AGAINST

TOM KENNEDY

*T Kennedy*

~~20/12~~  
12 ELDERLY LADY &  
HARD OF HEARING.

X I DO NOT WANT TO TROUBLE HER

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Yours Sincerely

Ron Robertson

17/11/2013

AVON  
CRT  
No

FOR OR AGAINST  
DEVELOPMENT OF  
"OUR" PARK.

PRINT  
NAME

SIGN

~~12~~  
12

AVON  
CITY  
No

FOR OR AGAINST  
DEVELOPMENT OF  
"OUR" PARK.

PRINT  
NAME

SIGN

11

Against

Dorothy Bruce

*DT Bruce*

AVON  
CRT  
No

FOR OR AGAINST  
DEVELOPMENT OF  
"OUR" PARK.

PRINT  
NAME

SIGN

9

AGAINST ANY DEVELOPMENT

BARBARA JONES

B Jones

AVON CRT No

8

FOR OR AGAINST DEVELOPMENT OF "OUR" PARK.

AGAINST

AGAINST

PRINT NAME

W.F. WHITE

BARBARA WHITE

SIGN

*wf white*

*Barbara White*

AVON  
CAT  
No

FOR OR AGAINST  
DEVELOPMENT OF  
"OUR" PARK.

PRINT  
NAME

SIGN

7


AGAINST  
AGAINST

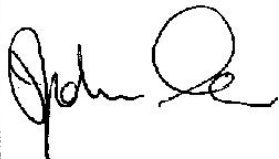
Joan  
MURDOGH  
COLIN MURDOGH

Jellendish  
Le J Murdoch



AVON CRT No	FOR OR AGAINST DEVELOPMENT OF "OUR" PARK.	PRINT NAME	SIGN
6	AGAINST	C. LENNOX	C. Lennox

AVON CRT No	FOR OR AGAINST DEVELOPMENT OF "OUR" PARK.	PRINT NAME	SIGN
5	<u>Against</u>	Michael Mallia	
	<u>AGAINST</u>	Sarah Mallia	Ed Mallia

AVON CPT No	FOR OR AGAINST DEVELOPMENT OF OUR "PARK".	PRINT NAME	SIGN
4	<del>FOR</del> AGAINST	JOHN SEN	

AVON  
CRT  
No

FOR OR AGAINST  
DEVELOPMENT OF  
"OUR" PARK.

PRINT  
NAME


SIGN

3

AGAINST

D. NICHOLSON

*D. Nicholson*

AVON CIRCUIT NO	FOR OR AGAINST DEVELOPMENT OF "OUR" PARK.	PRINT NAME	SIGN
2	AGAINST	WILLIAM WALKER	

AVON  
CPT  
No

FOR OR AGAINST  
DEVELOPMENT OF  
"OUR" PARK.

PRINT  
NAME

SIGN

1

Against

Lana Hood

Lana Hood

Sally & Steven Hunter  
Gippsland Horse Transport  
25 Thompsons Road  
Moe 3825

4<sup>th</sup> December, 2013.

Gail Gatt  
Senior Strategic Planner  
Latrobe City Council  
PO Box 264  
Morwell Vic 3840

Dear Gail,

Re; Lake Narracan Precinct Structure Plan

Please find below our submission for the Precinct Structure Plan. What you will find is a list of items that personally effect us if these plans were to go ahead and new road goes through our property.

1. This is our home and business!
2. First and foremost it could mean the Loss of our Business and Home
3. Road going through part of our property or all of our property?
4. Our business is now centralized for us to travel to East Gippsland and Melbourne.
5. We have put in place all the current infrastructure to support our business i.e. Fencing, Stables and turning circle for our truck.
6. The position of our property allows other horse transporters to meet us at our property.
7. If our land is required for a road there will be larges cost involved for us to relocate i.e., stamp duty, moving costs and many other unforeseen costs.
8. Not knowing how much of our land is effected.
9. Where will we find 8 Acres of flat land 1.3kms town from backing on to walking path that I use everyday?
10. Perhaps loss of our home as well as our business.
11. How long will all this process take?
12. Thompsons Road currently suffers from a lot of noise disturbance due to heavy haulage trucks using road from 3.30am every morning.
13. Also Trucks now accessing road at 10.30pm at night.
14. This proposed road will create a dangerous cross road on Thomspens Road maybe requiring traffic lights!
15. Therefore Heavy Haulage trucks currently using road will be gearing up and down on coming upon crossroad!
16. New road will become a major road with access available direct from freeway down John field drive. This means heavy traffic flow.
17. If land development has 4500 to 5000 land blocks available. On average most families have two vehicles which mean at least 10,000.00 cars a day on Thompsons Road and the new roads.



18. Thompsons Road is already a by pass road for truck drivers wanting to avoid Traragon CBD due to the amount of Traffic lights and roundabouts in that town.
19. Our lifestyle is we feel being taken away from us by developers wanting to make money. Which is fine however why should we pay the price for their development?
20. At our age in life even the thought of logistics of having to move from this area is unnerving.
21. Also we will lose our current view of the Lake.
22. Loss of quite rural area which is what attracted us to this area in the first place.
23. Also receiving a map in the mail showing a road going through your property with no prior notice is very upsetting and disconcerting.

I am sure there may be many other points that we have not covered here that will not become clear closer to the Precinct Structure Plan going further ahead. We reserve the right to make further comments as this takes place.

Regards

Sally Hunter  
Steve Hunter

## Submitter 24

### Concerns + Questions:

- Rezoning of current properties with residential dwellings–
  - Properties being rezoned to “Town Centre areas” for apartments etc:…
    - If a current dwelling/s were destroyed on one of these properties, where would the property owner stand in re-building?
    - What are the options of development for the “Town Centre” – hotel, apartments, restaurant – please specify in more detail.
    - The property at 135 Hayes Road would like to have the opportunity to subdivide into waterfront blocks, if they choose to in the future, can this be zoned to incorporate residential and commercial zoning?
  
- Shared path in open space –
  - Where private property meets Lake Narracan, and there is no crown land separating, a shared pathway must be by agreement of the land owner – is this correct?
  - If not correct, this would significantly devalue land?
  
- Rates –
  - Would the rezoning automatically put rates up – in particular on properties where future commercial development would occur?
  - If so, this would be very unfair and may also devalue the property?
  
- Adjustment of North Shore Road/Hayes Road:
  - Some current dwellings access would be changed to suit new/adjustment of roads. Many properties would then need to re-design driveways, gardens, shed placement etc. Would there be compensation for the these property owners? If not, why not when they have no choice in these changes.

submission to Lake Narracan Precinct Structure Plan

Gail Gatt

Senior Strategic Planner Latrobe City Council,

Latrobe City Council

P O Box264 Morwell Vic 3840

Dear Gail,

We studied your plans with great interest at Moe City Hall .We believe that it will be of real benefit to the people of Moe to have access to the delta region of Narracan Dam at its Western End. We have spent many happy hours in this area enjoying the bird life and the vegetation . The area is different each year due to flooding and prolific growth as the soil is very rich and there is more than adequate water supply for plants and animals to prosper There are many different river beds to explore and also several islands in the middle of the lake some with quite large trees on them .I have included some photographs which I have taken over the years to give you some idea of what I am talking about .

On your plans at the western end there is a walking track extending along the south side of the lake finishing at Becks Bridge Rd and a circular track extending part way into the Delta area of the river. Our proposal is that instead of this the track should go from the start of the proposed circular path which is just before the apartment site on the south side delta area, across the lake through the delta area crossing the river on a foot bridge and connecting with the Proposed south side track which would then allow access to Becks Bridge Road or enable a circle of the lake to be completed on the south side .

The advantages of this would be

The walk would enable viewing of the islands in the lake and the extensive bird life which would otherwise be inaccessible to the public

There could be cool resting spots set aside with seats near the river for bird watchers and recreation.

Walkers who were planning to circumnavigate the lake would not have to cross the river on the present Becks Bridge Rd Bridge which has no protected pedestrian zone, is dangerous and narrow for foot or bicycle traffic and in a 100 KMH zone.

The cost of this treated pine walkway should not be much greater than the circular track and it will open up a new and unique area of the lake to the public .

I have included a scan of an aerial photograph of the Delta area suggesting one possible path of the track , this would enable access to the central island . There are of course many other options you could explore . I would submit that this would be a much more interesting walking track than a track along the edge of the lake and then a walk along the roadside to connect with the northern track .

Yours Faithfully

Dale Hunter

Phone 0428874349















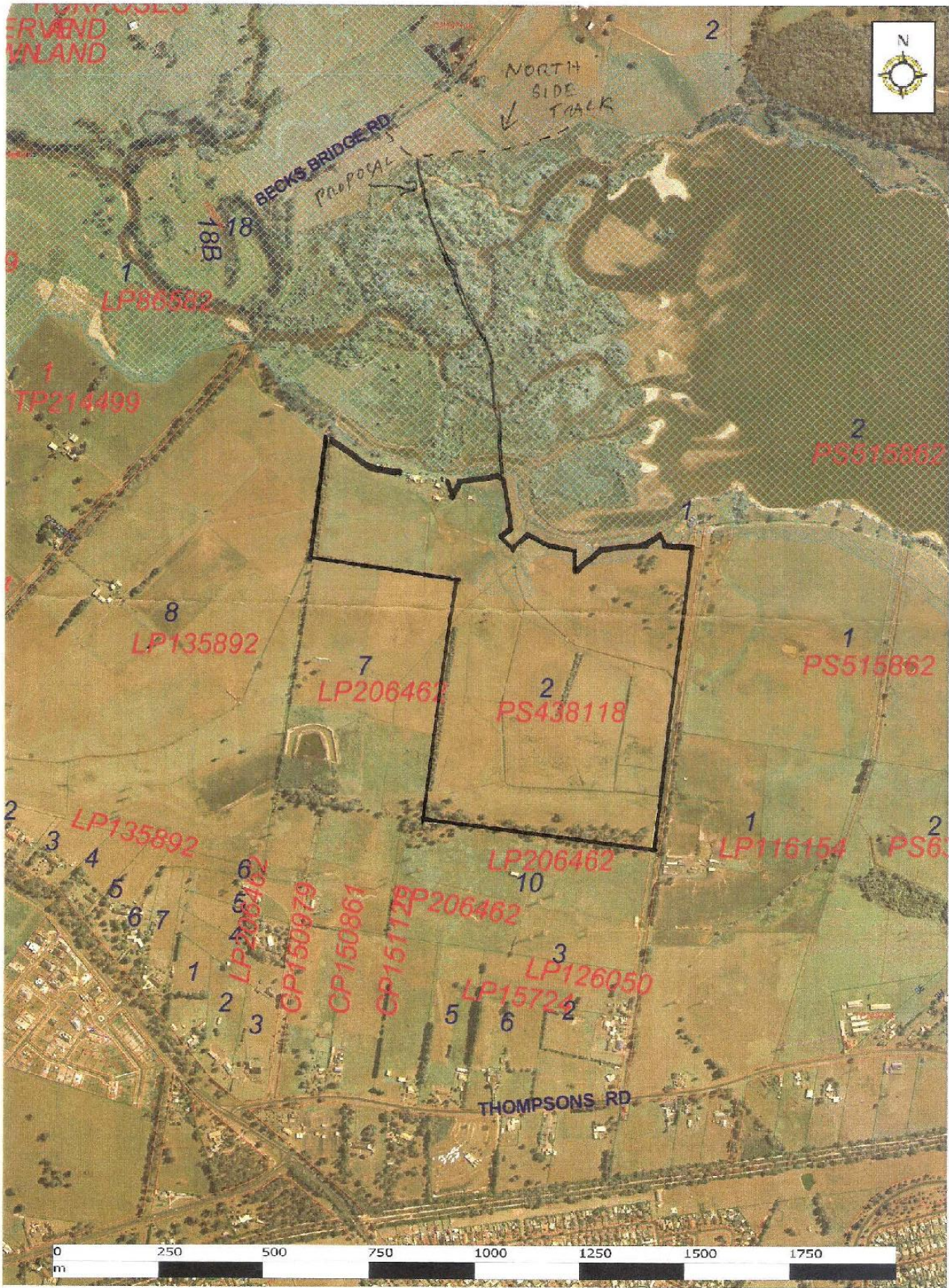








# 140 Becks Bridge Road, Newborough











## LAKE NARRACAN PRECINCT

First of all I need to say that this is a wonderful opportunity for the Moe/Newborough area. As a long term resident who has raised children in Moe I am absolutely in favour of the Lake Narracan Precinct going ahead.

This project will provide a tremendous injection of hope into the area. Lake Narracan is already a lovely recreational spot however, the developments proposed with this new development will transform it into the showpiece it needs to be recognised as. The facilities that are proposed for the area will attract families to an otherwise underutilised gem. Such a development will no doubt increase the tourism to the area which has the strong potential to create employment and revitalise the Moe/Newborough area.

This is not a time to be parochial and resist development. As an older member of the community I am well aware that if we resist growth the area will only be home to an aging population. We need to understand that if this becomes a reality then our infrastructure will not be there to cater to the elderly and the provision of services will decrease. Our children, our grandchildren, are all moving away to look for work, to find appropriate housing and most of all to find towns that have an infrastructure to support their growth and well-being. If we only think in terms of what we want personally and not what is in the best interests of the entire community then, given time, our homes will reduce in value, the surrounding land will reduce in value, no new industries will want to locate here and we as a community will suffer.

After reading all the information provided I am convinced that the environmental issues are being addressed, the recreational opportunities are being improved and that the provision for high amenity housing choices are there.

Yours Sincerely

Irene Ballard

**Kiesha Jones**

---

**From:** Gail Gatt  
**Sent:** Friday, 13 December 2013 2:34 PM  
**To:** Kiesha Jones  
**Subject:** FW: Lake Narracan development

**Gail Gatt**

Senior Strategic Planner  
Latrobe City Council

---

<mailto:Gail.Gatt@latrobe.vic.gov.au>  
Direct: 03 5128 5336  
Mobile: 0458 833 173  
Fax: (03) 5128 5672

Phone: 1300 367 700  
PO Box 264, Morwell 3840  
141 Commercial Rd, Morwell 3840



<http://www.latrobe.vic.gov.au/>

**From:** Matthew Ian Gauci [<mailto:migau1@student.monash.edu>]  
**Sent:** Friday, 13 December 2013 1:05 PM  
**To:** Gail Gatt  
**Subject:** Lake Narracan development

To whom it may concern,

My name is Matthew Gauci and I myself am a Gippsland local. After hearing about the recent proposals for the lake narracan development, I am very excited about the idea and think that it could only benefit our community. As a third year Engineering student who wants to move into the power station industry after studies, I feel as though this would be a great place for me to move when seeking work in that area and I strongly encourage the idea of the development.

Thank you for your time  
Matthew Gauci



**Kiesha Jones**

---

**From:** Gail Gatt  
**Sent:** Friday, 13 December 2013 2:34 PM  
**To:** Kiesha Jones  
**Subject:** FW: Lake Narracan development

**Gail Gatt**

Senior Strategic Planner  
Latrobe City Council

---

[mailto: Gail.Gatt@latrobe.vic.gov.au](mailto:Gail.Gatt@latrobe.vic.gov.au)  
Direct: 03 5128 5336  
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Fax: (03) 5128 5672

Phone: 1300 367 700  
PO Box 264, Morwell 3840  
141 Commercial Rd., Morwell 3840



<http://www.latrobe.vic.gov.au/>

---

**From:** Gauci, Teagan [<mailto:TeaganJade.Gauci@energyaustralia.com.au>]  
**Sent:** Friday, 13 December 2013 1:12 PM  
**To:** Gail Gatt  
**Subject:** Lake Narracan development

Hi Gail,

I think that the Lake Narracan development will be great for the Moe/Newborough area. We need something new and fresh!! ☺

**Teagan Gauci**  
Payroll Administrator  
Yallourn Mine Maintenance Alliance

**THIESS**

**Thiess Services Pty Ltd**  
PO Box 1099, Moe VIC 3825  
T +61 3 5128 2851  
F +61 3 5128 4907  
E [teaganjade.gauci@energyaustralia.com.au](mailto:teaganjade.gauci@energyaustralia.com.au)  
[thiess.com.au](http://thiess.com.au)

Incorporating **SILCAR**

NOTICE This email and any files transmitted with it may be confidential and are intended solely for the use of the individual or entity to whom they are addressed. Any confidentiality is not waived or lost because this email has been sent to you by mistake. This email may contain personal information of individuals, and be subject to Commonwealth and/or State privacy laws in Australia. This email is also subject to copyright. If

**Kiesha Jones**

---

**From:** Gail Gatt  
**Sent:** Friday, 13 December 2013 2:33 PM  
**To:** Kiesha Jones  
**Subject:** FW: lake narracan development proposal

Gail Gatt  
Senior Strategic Planner  
Lalorbe City Council

mailto: [Gail.Gatt@lalorbe.vic.gov.au](mailto:Gail.Gatt@lalorbe.vic.gov.au)  
Direct: 03 5128 5336  
Mobile: 0458 833 173  
Fax: (03) 5128 5672  
Phone: 1300 367 700  
PO Box 264, Morwell 3840  
141 Commercial Rd, Morwell 3840

<http://www.lalorbe.vic.gov.au/>

-----Original Message-----

From: Andrew [<mailto:bitme96@yahoo.com>]  
Sent: Friday, 13 December 2013 1:02 PM  
To: Gail Gatt  
Subject: lake narracan development proposal

Hello Gail, I am writing to oppose the proposal, as I think it's a bad idea.  
I went to the information night and I & my brother-in-law spoke with Leah Pollard for about an hour & a half.

The claim that the dam can be improved by turning the surrounding area into a housing estate & hotels is wrong. People from all over are free to visit the dam now. I think many will avoid it because it would become too crowded & lose its peacefulness.

We don't want to be kicked out of our home & have housing estates all around. It's one thing to take one empty farm & make it a housing estate, such as on old sale rd, but it's not right to take a huge swathe of land, which already has people living on it & decide to turn it into a housing estate. Also changing the land to increase rates.

The idea that the lake can support a huge increase of traffic is wrong, as it's already crowded in summer. There's a boat limit & that would easily be exceeded.

People travel to the dam because it's quiet & relatively traffic free & safe. Turning it into a resort town will create huge traffic problems & crowding. In summer it can be packed out already & this is with a lot of parking available now (before it's filled with gardens & walking tracks & manicured things which will require more maintenance & costs).

The hovercraft club is the only one in Australia, so where will they go?  
The model aero club is also limited for areas, where will they go?

How can Moe & Newborough support all these extra people? Shopping & schools.  
What about the crime & extra policing? We already have drug & crime problems in Moe & Newborough, creating another town the size of Newborough is going to cause many problems.

The wildlife & trees will be badly affected, in the land area & the dam. We have many land birds, such as hawks, which feed from the paddocks in this area & water birds at the lake, which sometimes land in the paddocks around here.

In summer, there's bushfire risk, as happened in 2009. We had embers land on here. How will that work if it's full of houses?

These are just some of the reasons I am opposed to it.

from  
Andrew Shinn



John Kerr & Associates  
Real Estate Pty Ltd  
ABN 73 080 457 889 ACN 080 457 889  
Director: Robert Sim,  
Licensed Real Estate Agent

13<sup>th</sup> December 2013

Gail Gatt  
Senior Strategic Planner  
Latrobe City Council  
PO Box 264  
MORWELL 3840

Dear Gail

**RE: LAKE NARRACAN DEVELOPMENT**

I wish to provide my support to the potential development of the Lake Narracan precinct outlined in your recent community forum and subsequent media campaign that highlighted the benefits on offer to the broader Gippsland Community should such a development take place.

There is no doubt a development of this size and nature would not only bring enormous economic benefits to the immediate towns of Moe and Newborough, but the greater Latrobe Valley region would also gain tremendous stimulus in residential, commercial and business interests from both locally and outside the area.

With an asset such as Lake Narracan on our doorstep, the capacity to enhance its value to the community is by providing a structured plan where everybody can enjoy and utilise the facilities that would be available should this project proceed as outlined.

There is also the added benefit of attracting people to Lake Narracan based on lifestyle. A lifestyle that is not available elsewhere in Victoria and indeed not easily found in any part of Australia. I believe the opportunity to commence this development doesn't rest in the future, it can and should start now, and for that reason I reinforce my support of what is unquestionably the best residential living concept ever seen in this area.

Should you have any questions, require enlargement on any point, or wish to discuss how further support could assist with your planning, please feel free to contact me on 5127 7133.

Kind Regards

**JOHN KERR & ASSOCIATES REAL ESTATE**

A handwritten signature in black ink, appearing to read "Robert Sim". The signature is written in a cursive style and is positioned above a horizontal dotted line.

**ROBERT SIM**

*Director*

---

• Licensed Estate Agents • Auctioneers • Residential Sales • Farm Sales • Business Sales • Property Managers  
Corner Moore & George Streets, P.O. Box 62, Moe 3825  
Telephone: (03) 5127 7133 Facsimile: (03) 5127 7144  
Email: [jkerr@vic.australis.com.au](mailto:jkerr@vic.australis.com.au) Website: [realestate.com.au](http://realestate.com.au)

**Kiesha Jones**

---

**From:** Gail Gatt  
**Sent:** Friday, 13 December 2013 12:24 PM  
**To:** Kiesha Jones  
**Subject:** FW: Lake Narracan Precinct Plans.

**Gail Gatt**

Senior Strategic Planner  
Latrobe City Council

---

<mailto:Gail.Gatt@latrobe.vic.gov.au>  
Direct: 03 5128 5336  
Mobile: 0458 833 173  
Fax: (03) 5128 5672

Phone: 1300 367 700  
PO Box 264, Morwell 3840  
141 Commercial Rd, Morwell 3840



<http://www.latrobe.vic.gov.au/>

---

**From:** Stephen Kernahan [<mailto:stevek@docklandspress.com.au>]  
**Sent:** Friday, 13 December 2013 10:20 AM  
**To:** Gail Gatt  
**Subject:** Lake Narracan Precinct Plans.

Good Morning Gail,

I am writing to you as a Director of Narracan Lakes Pty.Ltd. and to support the Lake Narracan Concept Plans that have been on exhibition.I got involved in this concept after being close friends of the Gelagotis Family,especially Manny who is a partner and have known Pearce Morgan and the other Directors for a number of years now.It was their passion and love of the area being proud long time Moe residents that drew me into joining them on this concept and to see how proud they are of the vision so well put together by our consultants NBA Group and Millar Merrigan,your Planning Dept and the GAA.

They firmly believe this area can be a major growth area for the Latrobe Valley and on my visits to Lake Narracan you can see the potential with the Lake,Golf Course and potential lifestyle precinct with close proximity to Melbourne by road and rail.

I am excited and proud to be involved with these passionate genuine people who love their home area and want to see Moe prosper and grow.

Kind Regards

---

**Stephen Kernahan**  
**Director**  
**Ph: 9459 5155**  
**Fax: 9457 7292**  
**Mobile: 0412 107 486**



*Submitter 32***Kiesha Jones**

---

**From:** Gail Gatt  
**Sent:** Friday, 13 December 2013 12:22 PM  
**To:** Kiesha Jones  
**Subject:** FW: Lake Narracan Precinct Structure Plan

Gail Gatt  
Senior Strategic Planner  
Latrobe City Council

mailto: [Gail.Gatt@latrobe.vic.gov.au](mailto:Gail.Gatt@latrobe.vic.gov.au)  
Direct: 03 5128 5336  
Mobile: 0458 833 173  
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Phone: 1300 367 700  
PO Box 264, Morwell 3840  
141 Commercial Rd, Morwell 3840

<http://www.latrobe.vic.gov.au/>

-----Original Message-----

**From:**  
**Sent:** Friday, 13 December 2013 12:27 AM  
**To:** Gail Gatt  
**Subject:** Lake Narracan Precinct Structure Plan

Dear Gail,

A few observations regarding the plan:

1. The Golf Course:

The easement under the high voltage pylon line crosses five fairways and could not be open to the public as proposed. The dangers of people wandering across the fairways would be great. The insurance held by the Golf Club covers authorised persons being hit by a ball. Undoubtedly the premiums would rise considerably to cover the public.  
Play would be held up until walkers and cyclists were out of range - inconvenience.

2. Parking at the Railway Station:

The Railway Precinct Plan provides inadequate car parking spaces for the present population. Another 3000 residences will put an even greater strain on parking at the station. The trend in Warragul and Drouin for commuter travel will inevitably extend to Moe in a few years.

3. Small Farms:

Will the land of the small farms be rated as residential in a few years making it difficult to continue farming and thus necessary to sell?

Thank you.

Yours sincerely,





# moe golf club.....

ABN 75 656 343 443

Inc No A0008670S

P.O Box 260, MCE 3825  
Telephone (03) 5127 2731  
Facsimile (03) 5126 402312<sup>th</sup> December 2013

Gail Gatt  
Senior Strategic Planner  
Latrobe City Council  
PO Box 264,  
Morwell, VIC, 3840

The Moe Golf Club makes the following points in response to the release of Latrobe City's Lake Narracan Precinct Structure Plan. The Club: -

- Endorses the residential development proposed by the plan,
- Insists that the existing provisions of a Special Purpose Use, Golf Club, provisions of the Act be preserved and that the rating differential be applied,
- Could identify parcels of land it would be prepared to negotiate around.
- Has not been approached by others at this stage and does not want to prejudice the extent of future discussion by the speculatively drawing of areas at this stage,
- The proposed Convention Centre site is financially unviable as a dual use clubhouse. That location imposes significant reorientation and development of the course layout,
- If a lakeside location of a dual use Convention Centre is an objective of the Plan. The existing Sea Cadet site imposes lesser reorientation and development of the course layout,
- Considers the proposed walking track diagonally crossing of fairways as unworkable and potentially dangerous to members of the public,
- Considers the proposed development is likely to impact the Club's ability to capture/harvest sufficient irrigation water to maintain the course by current methods.
- Is open to utilising Grey Water to supplement irrigation water.

In formulating the above our committee is particularly mindful that the sustained future of our golf club must not be compromised and in any rezoning our club be given the ability to subdivide and sell parcels of its land to gain revenue for the benefit of the club. For example it may require considerable funds in upgrading the existing clubhouse or building a new clubhouse for the benefit of our members.

The feeling around our club is that this proposed new precinct is an exciting project which would enhance and sustain the golf club by an influx of new members for both the serious and social golfers.

The Club management committee would welcome an opportunity to further discuss the points raised with Council representatives.

Yours faithfully

Anthony Gauci  
Hon. Secretary  
MOE GOLF CLUB

**Kiesha Jones**

---

**From:** Anthony Gauci <agauci52@optusnet.com.au>  
**Sent:** Sunday, 23 February 2014 10:46 PM  
**To:** Kiesha Jones  
**Subject:** FW: Lake Narracan Submission - Moe Golf Club

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Hello Kiesha

In the same point order of your request I make the following replies:-

- The Special Purpose Use is the term used on earlier area plans when the Moe Golf Club (MGC) was not named specifically. MGC took it to describe that we are a Not For Profit sporting club offering members and the general public facilities to play golf. The further point we are making is that there is a special act of the Victorian Parliament that enables golf courses to be rated differently to other properties. This legislation was enacted to ensure golf clubs were not rated into bankruptcy when land around them was rezoned and developed. MGC is anxious at this prospect.
- This point is clumsy to reply to in writing and as such would be better responded to in a discussion. To reiterate what was stated at the town hall meeting the club will need to be able to sell some of its land in order for it to renew or build a clubhouse, purchase machinery, employ staff to ensure its future. It would be difficult to ascertain what areas of golf club land it could allocate for residential purposes as it will mean a reconfiguration of the course. However the golf club has road frontages to South Shore Road, Thompsons Road and Links Road and it would be expected that one or more of these roads can be utilised for residential purposes. Obviously, the South Shore Road frontage would be an attractive area for residential.
- Sandy Creek meanders through our course and this stream feeds and harvests our two dams which we use to water our greens and fairways. We would want to be assured that the development will not upset or diminish the current method of capturing our water supply. In mentioning this, the club would be sympathetic if grey water could be utilised on our course from the development.

Please advise if you require any further clarification.

Regards

Anthony Gauci  
Moe Golf Club

---

**From:** Kiesha Jones [<mailto:Kiesha.Jones@latrobe.vic.gov.au>]  
**Sent:** Monday, 17 February 2014 4:20 PM  
**To:** [agauci52@optusnet.com.au](mailto:agauci52@optusnet.com.au)  
**Subject:** Lake Narracan Submission - Moe Golf Club

Hi Anthony,

Just working through all of the submissions we received in relation to Lake Narracan and I am just wondering if you could please clarify a few points for me in relation to the submission that the Moe Golf Club submitted?

- *'Insists that the existing provisions of a Special Purpose Use, Golf Club, provisions of the Act be preserved and that the rating differential be applied'* – Can you please clarify what this Special Purpose Use is?
- *'Could identify parcels of land it would be prepared to negotiate around.'* – Is it possible for the Moe Golf Club to provide Council with the areas of their land that they would like to potentially be shown as residential? If this is something that Golf Club want incorporated, Council officer will need to have this information so it can be investigated and considered.
- *'Considers the proposed development is likely to impact the Club's ability to capture/harvest sufficient irrigation water to maintain the course by current methods'* – Can you please clarify how the development is likely to impact on this, just want to make sure I have a proper understanding, so I can accurately respond to this concern.

I look forward to hearing from you. Please let me know if you have any queries.

Regards,

**Kiesha Jones**

**Urban Growth Project Officer  
Latrobe City Council**

[mailto: Kiesha.Jones@latrobe.vic.gov.au](mailto:Kiesha.Jones@latrobe.vic.gov.au)

Direct: 03 5128 5751

Mobile: 0424 803 498

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\*\*\*\*\*  
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**Kiesha Jones**

---

**From:** Gail Gatt  
**Sent:** Friday, 13 December 2013 12:14 PM  
**To:** Kiesha Jones  
**Subject:** FW: Lake Narracan Precinct Concept Plans

**Gail Gatt**

Senior Strategic Planner  
Latrobe City Council

---

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**From:** Pearse Morgan [<mailto:Pearse@rgmgroup.com.au>]  
**Sent:** Thursday, 12 December 2013 5:22 PM  
**To:** Gail Gatt  
**Subject:** Lake Narracan Precinct Concept Plans

Hi Gail

As a director of Narracan Lakes Pty Ltd I was extremely proud of the Lake Narracan Precinct Concept plans that went on exhibition at the Moe Town Hall.

I think the work completed by our principle consultants being the NBA Group & Millar Merrigan have done an outstanding job in producing the vision for the development of the Narracan Lakes precinct ably assisted by your planning department and the Growth Area Authority.

I have been a resident of Moe since 1974 and proud of it, and I believe that Moe is the next big growth area in the Latrobe City with its easy access to Melbourne via road & train services that needs this development to be the catalyst for Moe having the premier lifestyle residential precinct in the Latrobe City.

I commend the project to you and note that the Latrobe City Councillors unanimously supported it going on public exhibition.

Regards

**Pearse Morgan** FCA CPA CFP | Director  
RGM Accountants & Advisors  
PO Box 633 Moe Vic 3825  
Contact P: 03 5120 1400 F: 03 5127 5402  
E:Pearse@RGMgroup.com.au



**Kiesha Jones**

---

**From:** Gail Gatt  
**Sent:** Friday, 13 December 2013 12:14 PM  
**To:** Kiesha Jones  
**Subject:** FW: Proposed Narracan Lakes Precint

Gail Gatt  
Senior Strategic Planner  
Latrobe City Council

mailto: [Gail.Gatt@latrobe.vic.gov.au](mailto:Gail.Gatt@latrobe.vic.gov.au)  
Direct: 03 5128 5336  
Mobile: 0458 833 173  
Fax: (03) 5128 5672  
Phone: 1300 367 700  
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141 Commercial Rd, Morwell 3840

<http://www.latrobe.vic.gov.au/>

-----Original Message-----

From: suzanne harris [[mailto:sj\\_harris333@hotmail.com](mailto:sj_harris333@hotmail.com)]  
Sent: Thursday, 12 December 2013 7:25 PM  
To: Gail Gatt  
Subject: Proposed Narracan Lakes Precint

Hello Gail,  
This is a letter of support for the proposed Naracan Lakes Precint.  
I believe that when this is established it will be a major attraction for the Latrobe area. I have viewed the plans & think that it would be a beautiful place to live, my family & I would love to live there & will definitely be buying into it.  
Any future information about the Precint can be sent to this email address.  
Thanking you  
Suzanne Harris

Sent from my iPad

10<sup>th</sup> December 2013

Latrobe City Council

**Attention Gail Gatt – Planning**

**Re: Lake Narracan Structure Plan/Development**

I would like to put forward my support for this project and this will be great for the area let alone Moe and surrounds.

Kind Regards



Alex Hiriart

Ph 0401517795



10<sup>th</sup> December 2013

Latrobe City Council

**Attention Gail Gatt – Planning**

**Re: Lake Narracan Structure Plan/Development**

I would like to put forward my support for this project and this will be great for the area let alone Moe and surrounds.

Kind Regards



Lee Lawson

Ph 0432216141

10<sup>th</sup> December 2013

Latrobe City Council

**Attention Gail Gatt – Planning**

**Re: Lake Narracan Structure Plan/Development**

I would like to put forward my support for this project and this will be great for the area let alone Moe and surrounds.

Kind Regards

  
Brittany Palmer

Ph 0407256325

10<sup>th</sup> December 2013

Latrobe City Council

**Attention Gail Gatt – Planning**

**Re: Lake Narracan Structure Plan/Development**

I would like to put forward my support for this project and this will be great for the area let alone Moe and surrounds.

Kind Regards



Josh McGrath

Ph 0448688073

10<sup>th</sup> December 2013

Latrobe City Council

**Attention Gail Gatt – Planning**

**Re: Lake Narracan Structure Plan/Development**

I would like to put forward my support for this project and this will be great for the area let alone Moe and surrounds.

Kind Regards

Jess Curtis



Ph 0423272945

10<sup>th</sup> December 2013

Latrobe City Council

**Attention Gail Gatt – Planning**

**Re: Lake Narracan Structure Plan/Development**

I would like to put forward my support for this project and this will be great for the area let alone Moe and surrounds.

Kind Regards



Garry Hollier

Ph 0437020252

10<sup>th</sup> December 2013

Latrobe City Council

**Attention Gail Gatt – Planning**

**Re: Lake Narracan Structure Plan/Development**

I would like to put forward my support for this project and this will be great for the area let alone Moe and surrounds.

Kind Regards



Margaret Dunstan

Ph 0351275394



10<sup>th</sup> December 2013

Latrobe City Council

**Attention Gail Gatt – Planning**

**Re: Lake Narracan Structure Plan/Development**

I would like to put forward my support for this project and this will be great for the area let alone Moe and surrounds.

Kind Regards



Emily Shaw

Ph 0413249952

10<sup>th</sup> December 2013

Latrobe City Council

**Attention Gail Gatt – Planning**

**Re: Lake Narracan Structure Plan/Development**

I would like to put forward my support for this project and this will be great for the area let alone Moe and surrounds.

Kind Regards

A handwritten signature in cursive script that reads "Katrina Sullivan". The signature is written in black ink and is positioned above the printed name.

Katrina Sullivan

Ph 0412564172

10<sup>th</sup> December 2013

Latrobe City Council

**Attention Gail Gatt – Planning**

**Re: Lake Narracan Structure Plan/Development**

I would like to put forward my support for this project and this will be great for the area let alone Moe and surrounds.

Kind Regards



Peter Gelagotis

Ph 0419891233

10<sup>th</sup> December 2013

Latrobe City Council

**Attention Gail Gatt – Planning**

**Re: Lake Narracan Structure Plan/Development**

I would like to put forward my support for this project and this will be great for the area let alone Moe and surrounds.

Kind Regards



Vicki Gelagotis

Ph 0419133771

10<sup>th</sup> December 2013

Latrobe City Council

**Attention Gail Gatt – Planning**

**Re: Lake Narracan Structure Plan/Development**

I would like to put forward my support for this project and this will be great for the area let alone Moe and surrounds.

Kind Regards



Stewart Anderson

Ph 0434125875

**Kiesha Jones**

---

**From:** Gail Gatt  
**Sent:** Monday, 16 December 2013 10:10 AM  
**To:** Kiesha Jones  
**Subject:** FW: Lake Narracan Precent Structure Plan

**Gail Gatt**

Senior Strategic Planner  
Latrobe City Council

<mailto:Gail.Gatt@latrobe.vic.gov.au>  
Direct: 03 5128 5336  
Mobile: 0458 833 173  
Fax: (03) 5128 5672

Phone: 1300 367 700  
PO Box 264, Morwell 3840  
141 Commercial Rd, Morwell 3840



<http://www.latrobe.vic.gov.au/>

---

**From:** Peter - O'Dea Project Management [<mailto:peter@odpm.net.au>]  
**Sent:** Friday, 13 December 2013 4:36 PM  
**To:** Gail Gatt  
**Subject:** Lake Narracan Precent Structure Plan

Dear Gail

I wish to convey my full support for the Lake Narracan Precent Structure that has been on public viewing. I wish to congratulate the planning department of the Latrobe city council for the way they have worked together with the GAA and developers to make this project a real possibility. I think this will help the economy and employment in the Latrobe Valley especially when we see so many people losing their jobs. In closing I support this project and look forward to seeing this project move to the next phase.

Cheers Peter O'Dea

Peter O'Dea  
O'Dea Project Management  
P.O.Box 306  
Warragul Vic 3820  
Ph(03)56 267275





**Kiesha Jones**

---

**From:** Gail Gatt  
**Sent:** Monday, 16 December 2013 10:10 AM  
**To:** Kiesha Jones  
**Subject:** FW: Narracan Lakes Precinct Concept Plans

**Gail Gatt**

Senior Strategic Planner  
Latrobe City Council

---

[mailto: Gail.Gatt@latrobe.vic.gov.au](mailto:Gail.Gatt@latrobe.vic.gov.au)  
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---

**From:** Paul - O'Dea Project Management [<mailto:paul@odpm.net.au>]  
**Sent:** Friday, 13 December 2013 4:42 PM  
**To:** Gail Gatt  
**Subject:** Narracan Lakes Precinct Concept Plans

Dear Gail,

I am writing to express my gratitude to yourself, the Latrobe city council and the GAA for the opportunity to provide a submission in response to the Lake Narracan PSP. I, along with a large number of Gippsland residents, am in full support of the project and believe it is a fantastic initiative and one that will be well received by the community. There is so much negativity these days surrounding the current economic climate, however It is very refreshing to see a council being so proactive and looking to the future of the Latrobe Valley.

Well done, and I look forward to a pleasing result for all.

Kind regards,  
Paul Sheehan

**Kiesha Jones**

---

**From:** Gail Gatt  
**Sent:** Monday, 16 December 2013 10:09 AM  
**To:** Kiesha Jones  
**Subject:** FW: Lake Narracan Development

**Gail Gatt**

Senior Strategic Planner  
Latrobe City Council

---

<mailto:Gail.Gatt@latrobe.vic.gov.au>  
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---

**From:** Lyn Henderson [<mailto:LYN@lhs.com.au>]  
**Sent:** Friday, 13 December 2013 5:03 PM  
**To:** Gail Gatt  
**Subject:** Lake Narracan Development

I think the Lake Narracan Development would be the best thing for Newborough / Moe area I support this in a hundred and one reasons ☺ I love the idea of this going ahead YES!!!

Regards  
Lyn Henderson  
Newborough 3825

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**Kiesha Jones**

---

**From:** Gail Gatt  
**Sent:** Monday, 16 December 2013 10:08 AM  
**To:** Kiesha Jones  
**Subject:** FW: LAKE NARRACAN PROJECT

**Gail Gatt**

Senior Strategic Planner  
Latrobe City Council

---

[mailto: Gail.Gatt@latrobe.vic.gov.au](mailto:Gail.Gatt@latrobe.vic.gov.au)  
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141 Commercial Rd, Morwell 3840



<http://www.latrobe.vic.gov.au/>

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**From:** President [<mailto:president@moe traders.org>]  
**Sent:** Friday, 13 December 2013 4:52 PM  
**To:** Gail Gatt  
**Subject:** LAKE NARRACAN PROJECT

*Dear Gail,*

*It is our understanding for some time now the Council has been working hard with Government to create a new precinct surrounding Lake Narracan which is exciting for Latrobe City and our immediate town.*

*A project of this size brings many added advantages like improvements to Lake Narracan itself and surrounding areas like the Rail Trail and all of the user groups that use the water . It will also create an opportunity for the Moe Golf Club to improve its facilities and it will give many people a chance to either move or upgrade into a life style area of difference.*

*The Moe Traders Association has over 100 business members and we have been briefed about this project for some time and the general consensus is that this project will be very exciting and we have appreciated the feedback and opportunity to be involved in the process and decision making of the makeup of the project.*

*We look forward to the next stages and in conclusion the economic benefit this large project will bring to Latrobe City makes it very difficult not to be excited and we applaud the stake holders involved for bringing a visionary project to Latrobe City.*

*Kind Regards*

**Christine Waterhouse**  
**President**  
**Moe Traders Association**

[Gail.Gatt@latrobe.vic.gov.au](mailto:Gail.Gatt@latrobe.vic.gov.au).

Dragi & Rhonda Jankovic  
34 Thompsons Road,  
NEWBOROUGH.VIC. 3825

13<sup>th</sup> December, 2013

To Gail Gatt,  
Senior Strategic Planner,  
Latrobe City Council,  
PO Box 264,  
Morwell VIC 3840

RE: Draft Concept Plans

We strongly object to the redevelopment of land surrounding our property located at 34 Thompsons Road, Newborough.

The Lake Narracan Precinct has been ill conceived and poorly planned by Bureaucrats with little or no knowledge of the area.

Hastily drawn up with no consultation with property owners and poorly publicised.

The public consultation which had taken place in November 2013 in Moe was a sham managed and handled by people with no concern for those who will be effected by this development. Interesting no councillors were present.

We have lived at the above property for over 30 years, and owned our land for over 40 years.

The reason for purchasing the property was to have a lifestyle quite different from residential cluster living with all the associated pit falls of neighbours.

We bought the land because of the rural lifestyle, somewhere where we could raise our children.

Enhanced by surrounding large properties it gave us and still to this day quiet and peaceful lifestyle not possible in cluster living as proposed by this inconsiderate council.

Now the council has decided to jump on board with the private developers to line their pockets at the expense of the effected land owners.

The land is currently rated as semi-rural.

Our concern lies in several areas such as rates and the environment which the council has not addressed.

With the proposed development the land including ours will be rezoned to residential living.

This new zoning will without doubt, will raise our rates to well above that which we enjoy today.

Rate increases in excess of \$3,500.00 will be the norm with no extra benefits to the property owners forcing them out of a life style they have enjoyed for years.

The environmental changes will have enormous effects of the local wildlife by the destruction of their natural habitat and vegetation.

We have on our property encouraged local and new species of various native birds, possums, echidnas, lizards and frogs not to mention trees shrubs and other vegetation enjoyed by the native inhabitants.

We now face the introduction of cats and dogs who will have a major impact on the local wild life.

Cats in particular have been known to destroy wildlife at a rate which is not sustainable and will never recover.

Perhaps the council may see fit to make the new development a "cat free zone"

If surrounding property are sold we will face new issues related to people moving though the area either to their place of residence or just walking to the Lake.

The council has included fenced walking tracks?

Who is going to maintain these walking tracks?

These tracks will encourage people to leave rubbish, have unleashed dogs and generally make themselves unsavoury to the local land owners.

The present rail trail has been a bonanza to motor bikes users, making it unsafe for the genuine public walkers wanting a safe and serviceable trail.

The following roads in the proposed development zone in particular Old Sale Road, Thompsons Road and Sullivans Track are B double route for trucks, and are maintained by VicRoads.

Half of Thompsons Road is 100km and the bridge at Sullivan's Track is very narrow, only allowing one truck at a time to cross the bridge, this is also in a 100km zone, making it an extremely dangerous and hazardous intersection.

The T intersection at Sullivans Track and Thompsons Road is 100km and presents itself as a major obstacle.

The increase of traffic particular heavy vehicles, especially in summer where there is a large volume of traffic entering the Lake Narracan foresaw area will lead to accidents, injury and possibly death.

I would suggest that the council take time and see what really happens at the bridge at Sullivan's Track.

Yours sincerely,

Dragi & Rhonda Jankovic.



13.102.2013

Ms Gail Gatt  
Senior Strategic Planner  
Latrobe City Council  
PO Box 241

MORWELL VIC 3840

Dear Ms Gatt,

Re : Proposed Narracan Lakes Development

We are writing in support of the proposed development of the Narracan Lakes Precinct, over many years, both as a recreational boat user with my family and also frequent user of the golf course that will abutt the new development.

The undertaking of the State government to maintain useable water levels year round as result iof this proposal will be a profound advantage for so many in the community in particular the involvement of so many in a family environment.

This can only be seen as a positive for the present day and the future of the the Moe are in general

Yours faithfully,

A handwritten signature in blue ink, appearing to read 'Tom O'Dea', with a long horizontal flourish extending to the right.

Tom O'Dea





10 December 2013

Ms Gail Gatt  
Senior Strategic Planner  
Latrobe City Council  
PO Box 241  
MORWELL VIC 3840

Dear Gail

#### **LAKE NARRACAN PRECINCT STRUCTURE PLAN**

We thank you for the opportunity to provide a submission in response to the draft Lake Narracan Precinct Structure Plan (PSP) documents, available on public exhibition between 7 November 2013 and 13 December 2013.

This submission is provided on behalf of our clients, Narracan Lakes Pty Ltd and Mr John Prezioso, who respectively own land at Hayes Road Newborough and Sullivan's Track, Yallourn, both of which are within the area affected by the PSP.

As you are aware, the NBA Group Pty Ltd, on behalf of our respective clients have been working on conceptual layouts and due diligence background reporting on the 'Narracan Lakes' precinct for a number of years now and this formal process adopted by Council and the Growth Areas Authority (GAA) is most welcome from our point of view.

Firstly, let us express our gratitude to the Latrobe City Council for ensuring that such a comprehensive community consultation process has been undertaken as part of the PSP. A key success of this project to date has been the support that the Moe-Newborough community have for the ongoing development of the Lake Narracan precinct. We have experienced this first-hand in a number of privately coordinated community forums which we have conducted over recent years and the enthusiasm from the community in terms of seeking and embracing change and progress has been most refreshing.

The overwhelming community support for the development of the 'Narracan Lakes' precinct (the land we have been dealing with independently of the Council/GAA process) has been evident to the NBA Group team of experts and our clients for a number of years. As mentioned, the NBA Group has facilitated a number of community information sessions throughout the preparation of the initial documentation submitted to Council as part of the 'live' rezoning application for the 'Narracan Lakes' precinct. As far back as 2011, the NBA Group received over 20 submissions in support of the proposal (attached for your information).

We commend Council and the GAA for the timelines and quality of the documentation prepared thus far to guide development of the precinct and we look forward to preparing detailed development and subdivision layouts in accordance with that documentation in the very near future.



The due diligence documents prepared thus far provide sufficient detail in terms of the identifying the opportunities and constraints of the precinct, and the concept design provides a grand vision for the precinct which we look forward to working with Council to deliver.

We have undertaken a thorough review of the extensive book of materials prepared to this point to inform the community and the various authorities, including a full round-table analysis of the documents and plans with our respective clients. We have a number of constructive comments we request be taken into account as part of this community consultation process with a view to them being considered in subsequent drafts of the PSP;

#### *Moe Golf Course*

We submit that the PSP documents should provide more flexibility in terms of allowing the 'foreshore' portion of the Moe Golf Club land to be residential as per our draft Outline Development Plan provided to Council. This land forms part of an agreement between our clients and the Golf Club, with the agreement is designed to ensure the survival and ongoing sustainability of the Golf Club for the benefit of its members, the existing community and the proposed 'Narracan Lakes' community. The strip of land we have identified is surplus to golfing needs (currently practice fairway) and has high value residential capability provided it is formally identified as being suitable for that purpose.

This initiative will enable the continued viability of the Moe Golf Club and allow funds to become available for improvement works to the golf course proper as well as facilitate the redevelopment of the Clubhouse and members facilities. The draft PSP currently identifies the site as being suitable for the new Clubhouse but it is hereby requested that the northern strip of the Golf Course be identified as residential on the PSP in order to ensure the agreement can be actioned in the future.

Currently, the documentation does not provide for this as it retains the golf course 'as is', with potential for a new clubhouse on the north-western corner of the site.

#### *Sequencing of Development of the PSP*

In relation to development staging, we submit that the staging of the development be undertaken in such a way to enable development to occur from the Lakes edge out, rather than extending from the existing township boundaries of either Moe or Newborough.

From the outset, the intention our clients intention has been to create a 'premium' residential offering targeting a 'Latrobe and beyond' market for existing and new residents. As such, separation and point-of-difference is a critical element of the concept and we request that this be factored into the servicing and infrastructure provision for the PSP area.

It is also noted that the Council owned foreshore areas, including the existing and proposed new Tourist/Caravan Park, will be critical to the abovementioned aims and expectations of what the precinct will stand for and as such these areas should be serviced early in the process in order for advanced planning of these areas to commence sooner than later.



I note also that potential future university campuses, commercial operations, local conveniences and the like will be fundamental to the success of the PSP and 'Narracan Lakes' and as such sequencing of services and infrastructure provision should centre around 'lakeside' precincts in the first instance.

We don't shy away from the fact that our clients land, being off Hayes Road and Sullivan's Track, are considered to be ideal sites in which to commence development sequencing as having motivated landowners and developers is crucial to seeing the PSP become a reality. Our clients are very much ready to get started and we are well advanced in our own infrastructure planning pending completion of the PSP process. The areas we represent can be accessed easily from the existing road network, are proposed to comprise a mix of open space, residential land, commercial and other community facilities and will ensure that the no land banking and/or delays in land release occurs.

Our clients are acutely aware of the infrastructure challenges with these areas however are committed to working through the sequencing with Council, the GAA and the relevant authorities to ensure that cost effective solutions are achieved.

#### *Summary*

On behalf of our clients, we are pleased to provide this submission in support of the documentation and look forward to working closely with Council and the GAA to see the development of this precinct in the near future.

It is our intent to lodge planning permit applications for the subdivision of these parcels as soon as practicable, so we look forward to working towards subdivision layouts and draft planning permit conditions with Council and the GAA at the earliest possible opportunity in order to see development commence sooner than later.

Should you wish to clarify any matter or wish to discuss further, please do not hesitate to contact the undersigned on telephone (03) 5143 0340.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'NBA Anderson', with a flourish at the end.

NICK ANDERSON  
Managing Director





## *Yallourn North Primary School*

Reserve Street, YALLOURN NTH 3825

Ph: 5167 1233 Fax: 5167 1994

Email: [yallourn.north.ps@edumail.vic.gov.au](mailto:yallourn.north.ps@edumail.vic.gov.au)

Principal: Mr Kieran Kenneth

ABN: 37 611 627 729

---

Dear Latrobe City Council,

I am writing to ask you to consider the social implications the Lake Narracan development can have on the small isolated township of Yallourn North. I am the Principal of the Primary School and have been for the last two years. While the town is only ten minutes from Moe, there is little interaction between the two communities. There are also a number of families that do not have reliable transport and cannot make regular trips into town. The Lake Narracan precinct structure plan looks at long term development potential. This includes the option of linking the entire lake through a walking track. This presents opportunities for the township of Yallourn North, not currently explored in the master planning. There is a rail trail that links W station with Moe. There is also the old road into the township of Yallourn North that ends just before the lakes edge. The ability to link the township of Yallourn North and Moe is quite easy and at a small cost once the development at Lake Narracan gets underway. The rail trail already makes its way to the new precinct and has been included in the development plans at the Lake. I would like to see the loop around the lake link the old township road of Yallourn North to the Lake Narracan precinct as this then makes it easy for the town's children to make social connections with Moe. While the township has not been considered in any of the planning documents I have seen so far, it is so close to the new development that planning must include Yallourn North and the improved links this could provide to the larger town of Moe, part of Latrobe city. We shouldn't pass up the opportunity to link more of our towns in the valley as it will enable the community other transport options rather than the car (very few people catch the bus as it is irregular). The improvement for the community should not be underestimated. It gives students the opportunity to access community links such as navy cadets and students can then take themselves to school, visit the library and engage in sports that Yallourn North don't offer such as baseball and soccer. The connections built will improve the social fabric of our great community and further strengthen and empower the residents of Latrobe City.

Yours sincerely,

Mr Kieran Kenneth

Principal

Yallourn North PS.

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11<sup>th</sup> December 2013
**Chemist DISCOUNT**  
Centre

 Chemist Discount Centre Moe  
37 & 39 Elizabeth Street  
Moe Vic 3825

 ABN: 51 497 566 520  
Telephone (03) 5127 3825  
Fax (03) 5127 8957

 moe@cdcpharmacy.com.au  
chemistdiscountcentre.com.au

Gail Gatt  
Senior Strategic Planner  
Latrobe City Council  
PO Box 264  
MORWELL, Victoria 3840

Dear Gail

RE: LAKE NARRACAN PRECINCT STRUCTURE PLAN

I write to you as a property owner of Moe and as the operator of the Chemist Discount Centre Pharmacy in Elizabeth Street, Moe.

I am very much in support of the above project and I see it as a vital part of the development and growth of the Moe/Newborough area.

The land has much to offer current residents and will certainly be able to draw new residents, businesses, recreation users to the area.

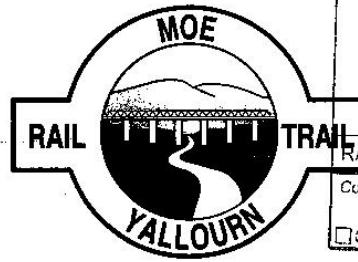
Moe for many years has been the poor cousin to other towns in the Latrobe region. This project will certainly reinvigorate the area with levels of investment that have not been experienced in my 20 years involvement in the town.

I strongly urge the Latrobe City to support this very important project that will add sustainability to the local Area.

Yours sincerely



Steven Kastrinakis  
Pharmacist



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1<sup>st</sup> December, 2013


Gail Gatt,  
Senior Strategic Planner  
Latrobe City.

Our Committee would like to thank you for including our Committee in the initial planning process of the Lake Narracan Precinct Structure Plan. The invitation to the meeting at Moe Indoor Centre with the Hovercraft and Model Air groups was much valued and appreciated. Some of our Committee also attended the public open session at Moe which was certainly a worthwhile exercise.

Our Committee wish to express to you and Latrobe City our support for the Lake Narracan Precinct Structure Plan. We feel it will be a well planned expansion of our local area, allowing growth to be carefully monitored and ensuing that all needed facilities and community needs will be planned for and delivered. We feel it will bring a much needed boost in numbers to our local population, plus offering an unique life style within the Latrobe City. We know this will bring flow on benefits not only to those people coming into the area, but to all businesses and community groups within the vicinity.

We feel that as we are included within the integrated Framework Plan Area the Moe Yallourn Rail Trail will be part of providing a much needed access to all areas of the development. The trail allows safe access to both all local schools and Moe town area by both cyclists and pedestrians by avoiding the busy and dangerous Haig Street and Old Sale Road junction. Our recently granted Land Package at Halls Bay we feel would also add to leisure activities in the area by providing a link from our trail to the South Shore Road.

We look forward to being part of the continuing process of bringing this project to fruition.

  
Margaret Coupe,  
Secretary,  
Moe Yallourn Rail Trail Inc.

MOE-YALLOURN RAIL TRAIL COMMITTEE OF MANAGEMENT  
PO Box 301 Newborough, Vic. 3825






Ms. Gatt  
Latrobe City Council  
Commercial Road  
Moorwell  
VIC 3840

12/12/13

Dear Ms. Gatt,

As a new member of the Moe community I have been excited to hear about the new Narracan Lake Development. After attending the council exhibition in the Moe Town Hall I firmly believe that this is a positive move for the town of Moe.

Sincerely



Nathaniel Boonstra

3/15-17 Abbott Street  
Moe  
VIC 3825

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For Attention of Ms. Gatt  
Latrobe City Council  
Commercial Rd.  
Morwell

Dear Ms. Gatt,  
as a long term resident of Moe I should like to express my support for the proposed redevelopment of the Narracan Lake District. I observed the proposal at the Moe Town Hall and firmly believe that this development will be excellent for the township of Moe.

Yours Sincerely,

Michael R. Morgan  
6. MEEVIN ST  
MOE. 3825

*M.R. Morgan*

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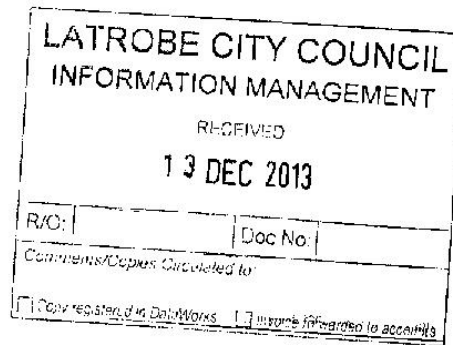
Ms Gatt  
Latrobe City Council  
Commercial Road  
Morwell  
Vic 3840

Dear Ms Gatt,

As a resident of Moe I  
write to support the Narracan Lake  
proposed redevelopment. I think it  
will be a fantastic opportunity  
for the growth of our beautiful town.

Regards,

Christine Turra  
41 Scorpio Drive  
Moe Vic 3825



Attn: Ms Gail Gatt  
Latrobe City Council  
Commercial Road  
MORWELL VIC 3840

Dear Ms Gatt,

I am writing this letter to express my full support for the development of the Narracan Lakes area for which I viewed the plans of the development at the Moe Town Hall.

As an accountant working in Moe and also a person with generational family ties to the Moe and surrounding area, I believe that the development will be good for the town and the local economy in general.

Please feel free to contact me should you have any questions.

Kind regards

John Saxton  
283 Yarragon South Road  
Yarragon VIC 3823

03 5120 1400

Gail Gatt  
Senior Strategic Planner  
Latrobe City Council  
PO Box 264, Morwell, VIC, 384

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Dear Gail,

**RE: NARRACAN LAKES PROPOSED SUBDIVISION**

I write this letter to you today as a passionate resident of Latrobe City who continues to support any venture or development that will ultimately benefit our region.

Upon hearing of the proposed Narracan Lakes residential subdivision in Moe, I was immediately looking forward to not only watching this take place but to invest in it myself. There are many reasons as to why this would be beneficial to the area. An increase in supply of residential land, yet another new estate which in turn will lift the quality of living in Moe and another option to diversify new home location in the Latrobe Valley are all benefits that I can foresee occurring in the future.

The 'cherry on the top' so to speak is the beautification of the surrounding area of Lake Narracan whereby this wonderful icon of the Latrobe Valley is maximised to its potential. What a great location to bring up a family, surrounded by the Moe Golf Course and a large lake where children can participate in outdoor exercise, something trending in the opposite direction of late.

I implore you to do whatever it takes to ensure that this development takes place for the betterment of not only Moe but the entire Latrobe City region.

Regards



Joe Auciello  
Director  
RGM Accountants & Advisors Pty Ltd

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Ms. Gatt  
Latrobe City Council  
Commercial Road  
Morwell  
Vic 3840

Dear Ms. Gatt,

I write this letter to support the proposal to develop the Narracan Lake area. I saw the proposal at the council exhibition in the Moe Town Hall. I have lived in Moe for a long time and I think that this development will be very good for Moe and bring more people to live in our town.

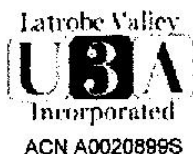
Sincerely,



K. Sirisomphone

1 Morgan Crt.  
Moe  
Vic 3825





**Latrobe Valley U3A Inc**

PO Box 1114 Morwell 3840

Web site: [www.lvu3a.net.au](http://www.lvu3a.net.au) E-mail Address: [latrobevalleyu3a@gmail.com](mailto:latrobevalleyu3a@gmail.com)

10th December, 2013

Gail Gatt - Senior Strategic Planner  
Latrobe City Council  
PO Box 264  
Morwell 3840

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Submission from Latrobe Valley U3A Inc to the Lake Narracan Foreshore Plan – Dec. 2013

Latrobe Valley University of the Third Age (U3A) would like to support the proposal to provide a shared walking/bike path around the perimeter of Lake Narracan.

Latrobe Valley U3A is a local organization, with connections to other U3As throughout Victoria, run by and for active retirees. There are over 200 members from across the Latrobe Valley, many of these from the Moe/Newborough area. There may already be an awareness of the organization since LVU3A has been pleased to receive Latrobe Valley Council support in many ways over its 20 year plus history.

As the name suggests there is a focus on life long learning and this includes social and physical activity. One such activity is bushwalking. This group regularly walks about 12 kms twice per month and has used the Lake Narracan area on many occasions, the most recent of these being on 10<sup>th</sup> June this year when the group walked from Moe Botanic Gardens to the foreshore of Lake Narracan.

Our bush walking group would benefit greatly by improved access and facilities and a walking track around the lake as its members range in age from over 55 to over 80 and companionship and exercise are very important. Of course this is true too for the rest of the community in this age group.

U3A commends the Council on its foresight in proposing improved facilities and public access around the lake as well as the fact that it will provide a more direct link with Moe/Newborough.

We note the emphasis on the southern side of Lake Narracan for shared footpaths and the potential for a footpath that follows the Lake perimeter all the way round.

U3A would encourage the Council to embark as soon as possible on the provision of access and a footpath around the northern side of the lake thus completing a perimeter walk. This would not only provide access to walking groups across Gippsland but would be an immense tourist attraction as well.

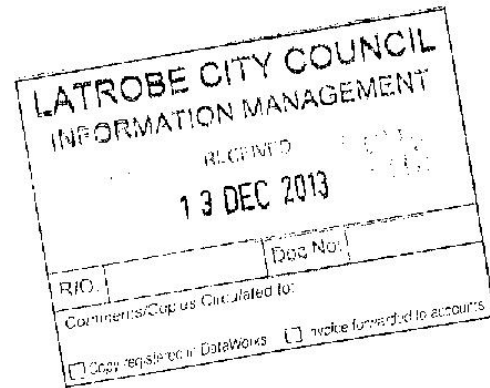
Yours faithfully

Jean Hellings  
Hon. Secretary

Anita Baxter  
PO Box 1068  
Moe VIC 3825

12th December 2013 .

Ms. G Gatt  
Senior Strategic Planner  
Latrobe City Council  
PO Box 264  
Morwell VIC 3840



Dear Ms Gatt

I recently attended the Lake Narracan Precinct concept exhibition and was very impressed and excited by what I saw.

I think this will be a terrific thing to have happen in our local community

I hope to see this project go ahead.

Regards

Anita Baxter

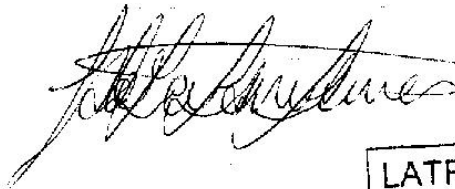
Ms Gail Gott  
Latrobe City Council  
Commercial Road  
Morwell VIC 3840

Jack Lawrence  
44 Southwell Av  
Newborough

Dear Ms Gott,

I wish to express my support for the Lake Narracan Precinct Structure Plan. I believe this development will significantly benefit Moe & surrounding areas. I can't wait to see this plan completed.

Sincerely



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12 December 2013

Attention Ms Gatt  
Latrobe City Council  
Commercial Rd  
Morwell VIC 3840

Dear Ms Gatt,

As a long term resident of Latrobe Valley I would like to express my support for the proposed development of the Narracan Lake area.

I observed the proposal at the Moe Town Hall and strongly believe that this development will be a great opportunity for the Moe township.

Yours Sincerely,



Daniel Bremner  
5 Bemm Drive  
Morwell VIC 3840

12 Dec. 13

Ms Gatt  
Latrobe City Council  
Commercial Road  
MOWERLL VIC 3840

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Dear Ms Gatt

**NARRACAN LAKE AREA DEVELOPMENT**

I write this letter in support of the proposal to develop the Narracan Lake area which I saw at the council exhibition in the Moe Town Hall. I was born and have grown up in Moe and believe this development will be very beneficial for the community.

Sincerely,



Bonnie-Jayne Rose

87 Coalville Road  
MOE VIC 3825

**Kiesha Jones**

---

**From:** Gail Gatt  
**Sent:** Thursday, 19 December 2013 11:12 AM  
**To:** Kiesha Jones  
**Subject:** FW: Narracan lake precinct

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Kiesha,

Not sure if you received this one it went into my junk, so only just found it, it looks like it only went to me.

-----Original Message-----

**From:** [lukesheppard@ymail.com](mailto:lukesheppard@ymail.com) [<mailto:lukesheppard@ymail.com>]  
**Sent:** Friday, 13 December 2013 06:45  
**To:** Gail Gatt  
**Subject:** Narracan lake precinct

My name is Kelly Sheppard and I am writing to support the proposed Narracan Lakes Precinct. I think it will be a wonderful attribute to the gippsland area and I would be very interested in buying there. I really hope it goes ahead

Regards  
Kelly Sheppard

Sent from my iPad



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Gail Gatt  
Senior Strategic Planner  
Latrobe City Council  
PO Box 264, Morwell, VIC, 3840

Dear Gail,

**Re Draft concept plans for the Lake Narracan Precinct**

I have been actively involved in the Latrobe City area all my life. I was born and educated in Traralgon and have worked in Moe for the past 35 years. As such I feel I am in touch with opinions within the Moe/Newborough area.

The Lake Narracan Precinct Structure Plan is in my opinion the single largest growth development I have seen in the Moe/Newborough area other than the Yallourn Power Station.

The adoption of this plan should go a long way to providing infrastructure, to facilitate and promote growth and enthusiasm, and generally provide much needed residential space and amenity in a great location near Lake Narracan. This area is well suited to such a mixed lifestyle use and can only serve to enhance the community.

As to community cohesion; within Moe there is a strong opinion that the township has been for a long time overlooked in the provision of lifestyle areas in favour of other local towns. This precinct should help put to bed, if not entirely quash, this argument.

I wish to strongly put forward my support for the planned precinct.

  
Neil McCluskey

PO Box 76, Moe Vic 3825

Email – private.neil.g@gmail.com

12 December 2013

12 / 12 / 13

Ms GATT  
PLANNING DEPT  
LATROBE CITY COUNCIL  
COMMUNICATIONS  
MORWELL

77 RYLAND WAY  
MOE SOUTH

Dear MS. GATT

I am writing to you to express my support for the development of the Narracan Lakes area. I have always enjoyed water sports on the lake and believe this great development proposal will make it even more important to keep the water up in the lake. I saw the development first hand at the Moe town hall and think it will be great for Moe which I have lived in all my life.

Nicole Morgan

Yours Sincerely

Nicole Morgan

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3 Ford Ave  
Newborough 3825  
(03) 5127 3393

Gail Gatt  
Senior Strategic Planner  
Latrobe City Council

In regard to the Lake Narracan Precinct Draft Concept Plans:

A major concern is the lack of provision at the Moe Railway station for car parking for potential commuters from the proposed residential development. The currently planned upgraded station car park would be totally inadequate.

The boulevard connection street off John Field Drive is planned for an already dangerous bend and will need thorough planning to ensure safe entry and exit into and from John Field Drive.

Thompsons Road carries a large volume of traffic. Will the intersection of the boulevard connection street and Thompsons Road be controlled by a roundabout or traffic lights?

The concept of having a dual pathway along the easement through the golf course is ludicrous and excessive.

The holiday park expansion is commendable. However moving the site to the east would negate a direct road crossing from the park to the beach area and the attractive views from the park across the water. This could be hazardous for families unless cycle and footpaths were provided and would reduce the attraction for visitors.

A motel in place of, or in addition to, the serviced apartments to the east of the proposed holiday park would cater for non-caravan and camping visitors.

The existing tracks in the Broadwood Reserve and Golf Links Road are not shown on the plans. Will they remain?

Does one assume that building heights of properties will be managed so that the views of the lake and mountains will not be impeded by high "foreshore" buildings?

*Alix Williams*

Alix Williams

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Submitter 73

Gail Gatt  
Senior Strategic Planner  
Latrobe City Council  
PO Box 264  
MORWELL, VIC. 3840

7<sup>th</sup> January, 2014

Dear Ms Gatt

**LAKE NARRACAN PRECINCT STRUCTURE PLAN**

In reply to letter of 23<sup>rd</sup> December 2013 regarding written submission to the Draft Concept of above, please note that our submission is not to be made for public perusal. Further correspondence is also to remain private and confidential not for public consideration.

Planning approvals passed and pursued by developers in other municipalities have not had desirable outcomes, namely poor access to properties, environmental problems eg approved landfill over an existing rubbish dump, land then subdivided for residential use, resulting in toxic gasses entering homes and becoming a health hazard to occupants, necessitating involvement by government departments to rectify and compensate damages to residents at taxpayers expense.

Considering the nature and past use of land in the Lake Narracan area, Latrobe Council have a duty of care to ensure environmental conditions here are not likely to impede health of residents. Has the Health Department been notified to conduct tests to ensure land previously used for extensive pig farming over many years is safe for residential development?

Pig farming involves consistent use of antibiotics to rear animals, effluent disposal in past years would not have had the environment regulations applied. Waste water from cleaning, faeces from animals continually dispersed over land.

Antibiotic resistant bacteria is a major problem. What pathogens still remain in the soil and surrounding land? All very well for developers to maintain soil will be good for gardening. Commercial bags of compost have warnings to use face protection, to take care in handling the product. This land has had extensive volumes of animal waste dispersed over many years.

Restrictions apply to land that has had septic dispersal regarding residential development, how safe then for future residents' health and for surrounding landowners when soil is disturbed, rainfall runoff, dust from excavations from land subjected to years of effluent from pigs?

In closing, it is not acceptable for the Planning Department to claim that people can choose where they live regardless of suitability, Planning is responsible for implementation of developments presented to Council who have a duty of care to the community they serve.

Yours faithfully,

<b>LATROBE CITY COUNCIL</b>	
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10 JAN 2014	
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Submitter 73

Gail Gatt  
Senior Strategic Planner  
Latrobe City Council  
PO Box 264  
MORWELL, VIC. 3840

11<sup>TH</sup> December, 2013

Dear Madam

**LAKE NARRACAN PRECINCT STRUCTURE PLAN**

Our submission is based on residing/owning our property in this area for the past 40 years. Knowledge of the many changes both environmentally, shire boundaries, zoning and past proposed developments in this area, one being a prison, touted as an economical asset for Moe.

The rail precinct, another costly development with dubious advantages, mainly short-term for some but at what cost to ratepayers. Architecturally it is at odds with surrounding structures particularly in such a confined area.

Now we have the grandiose proposal above. A proposal presented to the public with very little investigation into the characteristics of this area - natural drainage, water volumes discharged, source of water, past and present use of land. No impact study on the environment or the natural aspect of this area that a dense residential development or public access/use will impose.

Pig farming, effluent dispersed over property, land now proposed for intensive residential use. What bacterial or pathological studies have been conducted on the area to determine health safety?

Operation of caravan park on the foreshore requiring a septic system which has had continual problems, being discharged onto land now proposed for residential development. Discharge onto this land would need to cease, if the 10 year limitation to enable development is required.

Increased traffic within this area. Thompson's Road is a VicRoads designated truck route with a 100kph speed limit along Thompson's Road/Sullivan's Track. Intense residential use competing with b doubles hurdling along a narrow arterial road with a steel bridge barely capable of two cars passing at the same time. Who foots the cost of widening, replacing the bridge and altering/limiting the flow of trucks along this road?

Construction of another arterial road through private land, requiring forced acquisition to connect with John Field Drive not only will this encourage more trucks to access Thompson's Road, but disadvantages sale of properties and the expectation to continue rural living for property owners in this area. Proposed road connection will also affect future safe use of the present rail trail. Who pays for construction of this road when Council forcibly acquires ownership? Land handed over to developers?

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A school proposed close to the foreshore, will Council fence Lake Narracan to prevent children from inadvertently accessing area and possibly risk drowning? Backyard pools require safety fencing, is it then appropriate to have a school so near a large source of water?

This extensive residential development will require the availability of work. Where and who will provide employment to facilitate the growth in this area?

How does this proposed residential metropolis be considered any different to other developments? High density housing will impact on the visual amenities within this area, including the reduction in bird habitat and species presently here?

The present proposed development has not allowed for more space between the foreshore and any commercial/public development. This at least may preserve some natural aspect of Lake Narracan.

It has been suggested rates will increase due the 'proposed future development' applied to this area. We have paid more than our share of rates over past years without receiving the benefits applied in the urban areas. Our choice of lifestyle is threatened by mass residential development. Whether this proposed development eventuates sooner or takes a number of years, our properties should not be subjected to the unfair burden of rate hikes. Properties will already be deemed not worthy to purchase or to relocate here on the off-chance they may have a quality lifestyle and continuity.

Who will be responsible for the cost and maintenance of fencing along properties abutting the power distribution easement when this area is developed for public access? Present fencing is inadequate if proposed development is for public access. At present landowners that have use of this land are responsible for any upkeep. Does this become another Council responsibility?

In closing, one more observation, the cost to Council, state government contribution and requirements of developers to provide infrastructure to sustain and facilitate this development would enable the Housing Commission area and parts of Newborough to be removed/developed/upgraded, improving the overall appearance and quality of lifestyle for all of Moe/Newborough area, encouraging residential growth and small businesses to relocate here not leave as has been the case over many years. Provision of two level subsidized cluster housing with a communal green area, would replace the neglected appearance of present housing. At least this would be a better outcome than the present grandiose proposal that only facilitates the financial needs of developers and Council to increase revenue through rates. A mish-mash of enclaves does not enhance the overall attractiveness within communities.

Yours sincerely,



12 Dec. '13

Emily Fowler  
12 Ajax Street  
Drouin VIC 3818To: Ms Gatt  
Latrobe City Council  
Commercial Road  
Morwell VIC 3840

Dear Ms Gatt,

Although I live in Drouin, I write this letter to support the proposal to develop the Narracan Lakes area. I saw the proposal at the council exhibition in the Moe Town Hall, as I work in Moe. I have worked in Moe for a long time and I think that this development will be great for Moe + bring more people to live in this wonderful town.

Regards;

Emily Fowler



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75 Sullivans Track

PO BOX 247,

Newborough 3825

6<sup>th</sup> December 2013

LATROBE CITY COUNCIL INFORMATION MANAGEMENT	
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Dear Gail,

**Re : LAKE NARRACAN PRECINCT STRUCTURE PLAN**

Thank you for keeping us informed of the work in progress regarding this proposed development and for your time at the Consultation session at Moe Town Hall.

We have read the information available to us and I am writing in support of the concept of the Lake Narracan Development Plan.

As a resident of the area, I am aware of the beauty of the area and I believe that it has great potential to be further developed as a wonderful attraction and residential precinct.

The concept of a Walking /Cycling track around Lake Narracan and a connection with the Moe-Yallourn Rail Trail and the Moe Revitalisation Project would be a fantastic asset to the whole development.

I wish you well in bringing this concept to fruition.

Sincerely,

Denise McKenna



Karen Bays



**Submission – Hovercraft Club (Australian Hovercraft Federation, Victorian Hovercraft Club)**

The proposed development of the southern shore and adjacent properties at Lake Narracan will open up whole new areas for housing along with supporting amenities that currently do not exist in this immediate area. When added to the total of the proposed precinct, there will be many benefits for much of the community.

But... there will also be some who will be affected negatively, in particular leaseholders of Latrobe City Council lands between the southern shore line and the fence line immediate south of South Shore Road, bordering properties between Thompsons Road and Lake Narracan, and east of Hayes Road.

The Victorian Hovercraft Club, as part of the Australian Hovercraft Federation (Inc), also known more simply as "The Hovercraft Club" has leased an area of land immediately east of Hayes Road and extending for approximately three hundred (300) metres along the shoreline for the last twenty years. During that time, the grounds have been gradually transformed from blackberry infested wasteland, thoroughly overgrown and littered with numerous fallen trees and other rubbish, into what could be described as parkland. This has actually been used as a feature of promotion of the precinct to the public within media and promotional material.

The work undertaken for this transformation was undertaken solely by members of the Hovercraft Club at own expense, and maintained to a level that would easily match parks "professionally" maintained at ratepayers expense by the Latrobe City Council! This level of maintenance is required to ensure that members of the Hovercraft Club can operate their machines whilst on land in a safe environment. At the same time, pedestrian visitors have always been welcomed and many continue to express their gratitude for the work done in this area. As a result, vandalism of any sort is very rare, and rubbish dumping even by day visitors is almost unheard of.

Initially, the Hovercraft Club was simply not part of the future of the precinct, and it was very disappointing to realise that while that was so, the years of voluntary work to develop the shoreline was simply being taken (stolen?) by promoters of the development as a feature that future residents could look forward to... but without hovercraft of course!

While the western end of Lake Narracan has been legislated for manually propelled vessels, hovercraft have also been specifically included under defined conditions, and that is unlikely to change at any time in the foreseeable future. In other words, the western end of the lake is a resource to be shared.

Of particular concern then is that hovercraft, and the Hovercraft Club will be denied future access and usage of this area of the lake due to possible or perceived unwanted interaction with new residents and residential properties adjacent to the fenceline forming the southern border of the existing leasehold held by the Hovercraft Club.

At the same time, there remains no alternative being offered as new home for the Hovercraft Club, offering relatively easy vehicular access to the shoreline, fairly flat ground and sloping access to the water similar to that currently enjoyed following many years of development.

We believe then that progress will happen, current users of the area should be offered better support and more actual assistance in relocation than has thus far been demonstrated.

Latrobe Shire  
Commercial Road,  
Morwell. 3840

24 February 2014

To Whom It May Concern;

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Beatrix Kowal  
15 Links Road,  
Newborough 3825

LATROBE CITY COUNCIL
25 FEB 2014
HQ02 MP

### Re Development around Lake Naracan

I wish to bring to your attention my objection in relation to proposed development in the Lake Naracan area.

Lake Naracan has been there for many years for anyone to enjoy. The people who enjoy outdoor activities such as camping, boating, swimming, walking, bike riding and flying planes frequent this unique oasis on a regular basis. What wider community are we referring to?

There is a wonderful balance of birds, animals and vegetation so why spoil it by making the area commercial. By building homes and shops you are taking away the natural habitat of the native animals, birds and many varieties of frogs thus driving them away.

Why would any council entertain the idea of replacing a wonderful eco system for everyone to enjoy with a housing estate which brings with it its own set of problems.

The Valley is a low income area. Many people cannot afford to go too far to enjoy nature. We have something unique which is accessible for most people so why would you turn a natural recreational area into a commercial area?

By allowing this beautiful area to be destroyed with houses and shops you are allowing noise pollution via more cars and people, air pollution via car fumes and the dumping of rubbish, water pollution via dumping of rubbish in and around the lake.

Building more houses does not mean that they will be occupied. What about the existing properties for sale in and around the Valley? Doesn't that tell you that the demand is simply not there?

Looking around Moe and Newborough I noticed a few developments at different stages and there is still a lot of land around away from Lake Naracan. Why not build a new township with a man made lake away from Lake Naracan. If you feel the need for a new housing estate is justified. For example Waterloo Road which would shorten the gap between Trafalgar and Moe.

Building more shops in the Lake Naracan area does not mean that people will shop there. There are 3 large supermarkets in Moe and a few mini marts and not to mention the other small businesses of which some would be struggling to keep afloat. - Why would you make it more difficult for them to earn a living? Why not enhance the CBD of Moe and neighbouring towns.

We have neighbourhoods Moe, Newborough and Yallourn North -why do we need new ones? Revamp the existing shopping areas in all 3 towns, build bbq areas and children playgrounds along the foreshore. Make it user friendly for the people who enjoy outdoor activity. Houses and shopping centres won't.

The view of the lake, mountains and trees will only be accessible for the first row of houses so who are you trying to kid?

I paid a high price for my property because of my view and the fact that it was in a quiet area. I look out of my kitchen window and see the lake. I look at the trees around me and see the birds and the animals scatter around attending to their business. All I will see is roof tops. I'm not happy with that.

I take my grandchildren on nature walks as do many other nature lovers. If the development goes ahead what will the next generation get to enjoy. Concrete, bitumen, noise, fumes and rubbish all tied up with money. I can assure you it won't be birds, animals, frogs and vegetation that are there for the enjoyment of everyone and it's free.

This development is not for the community, this project is for a group of rich greedy people who want to get richer at the expense of nature and the people who already enjoy the lake and its surrounds. How sad is that!

I'm not happy in relation to this development. My already high rates will sky rocket, I will lose my beautiful view for which I paid a lot of money for. I will have noise and air pollution. I will see roof tops. I will have people harass my animals. I will lose my view of the mountains and of the lake.

I will not hear the frogs or birds or see the native animals. I will not be able to explore nature with my grandchildren. Some trade off. Why does it need to happen? Why change something that is perfect already?

### **Enhancing Recreation**

- Provide increased community access to the lake, retention of existing recreational activities and creation of new recreational activities on and around the lake.
- Establish a continuous foreshore link between parkland, pedestrian/cyclist paths and a foreshore road along the southern side of the lake between Sullivans Track and Becks Bridge Road for the wider community to enjoy.
- Create an open space network that includes the foreshore parkland and a large centrally located district park offering views across the precinct, to the lake and the Baw Baw Ranges. The open space and trail network will integrate with the existing electricity easements.

**History & Themes**

- Establish new residential neighbourhoods that take their identity from the existing areas of the lake, such as Becks Bay, Turras Reach, Fernlea Channel and Thompsons Bay.
- Reference the previous township of Yallourn, by using key road names from the historic town such as 'Broadway' and 'Centreway', and open space names such as 'Monash Square'.

**Improved Connectivity**

- Create key road and open space links to improve connections between the centre of Moe and Newborough with the lake. (Refer to the draft Lake Narracan Trails Plan)

**Commercial activity**

- Provide two new village centres for the daily convenience shopping needs of new residents and visitors, while supporting the Moe town centre as the major shopping destination of the area.

**Diverse Residential Product**

- Provide a range of housing types in proximity to the lake not seen in other locations in the municipality.
- New residential areas away from the lake will provide for more typical housing seen in existing townships of the municipality.
- Opportunities for larger lots to be created in key locations.

I am not happy with this development.

Please advise me when the next scheduled meeting in relation to this development is listed as I would like to attend.

Yours truly,



Trixie Kowal

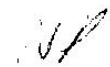


Ms. Gatt  
Latrobe City Council  
Commercial Road  
Morwell  
VIC 3840

Dear Ms. Gatt,

After attending the council exhibition of the proposed Narracan Lakes project I strongly agree that this is in the best interest of the future of Moe. I have only lived in Moe for just over 18 months but I am interested in settling down and think that the new residential area would be perfect.

Sincerely,



Nicholas Paulus

3/15-17 Abbott Street Moe VIC 3825

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**CMA Application No:** WG-F-2010-0430  
**Document No:** 2  
**Council No:** 934757  
**Date:** 22 November 2013

Gail Gatt  
Senior Strategic Planner  
Latrobe City Council  
PO Box 264  
Morwell Vic 3840

Dear Gail,

**Application Number (CMA Ref):** WG-F-2010-0430-DE

**Location Street:** Thompsons Road, Newborough, Victoria 3825

**Cadastral:** Lot 2, PS515862, Parish of Narracan

**Regarding:** Lake Narracan Precinct Structure Plan

Thank you for the information you provided to the West Gippsland Catchment Management Authority in 7 November 2013 in relation to the Lake Narracan Precinct Structure Plan.

Our previous response dated 16 November 2010 included a plan showing the extent of the interim 100 year ARI flood extent overlay.

Since our previous response, we have commenced the Latrobe River Flood Study which, to date, has produced preliminary flood modeling. More refined modeling which will include an updated 100 year ARI flood extent is expected in 2014. This may impact land fronting the Becks Bay and Turras Reach areas in the draft concept plans provided with the Lake Narracan Precinct Structure Plan.

The West Gippsland Catchment Management Authority does not support the creation of any new lots within the 100 year ARI flood extent. The Authority would appreciate the opportunity to review more detailed aspects of the Structure Plan as they become available to assess the impacts of any updated 100 year ARI flood extent as the Latrobe River Flood Study progresses.

Should you have any queries, please do not hesitate to contact me on 1300 094 262. To assist the CMA in handling any enquiries please quote **WG-F-2010-0430** in your correspondence with us.

Yours sincerely,

**Linda Tubnor**  
**Statutory Planning Coordinator**

The information contained in this correspondence is subject to the disclaimers and definitions attached.

**Definitions and Disclaimers**

1. The area referred to in this letter as the 'proposed development location' is the land parcel(s) that, according to the Authority's assessment, most closely represent(s) the location identified by the applicant. The identification of the 'proposed development location' on the Authority's GIS has been done in good faith and in accordance with the information given to the Authority by the applicant(s) and/or the local government authority.
2. While every endeavour has been made by the Authority to identify the proposed development location on its GIS using VicMap Parcel and Address data, the Authority accepts no responsibility for or makes no warranty with regard to the accuracy or naming of this proposed development location according to its official land title description.
3. **AEP** as Annual Exceedance Probability – is the likelihood of occurrence of a flood of given size or larger occurring in any one year. AEP is expressed as a percentage (% risk and may be expressed as the reciprocal of ARI (Average Recurrence Interval).  
  
Please note that the 1%probability flood is not the probable maximum flood (PMF). There is always a possibility that a flood larger in height and extent than the 1%probability flood may occur in the future.
4. **AHD** as Australian Height Datum - is the adopted national height datum that generally relates to height above mean sea level. Elevation is in metres.
5. **ARI** as Average Recurrence Interval - is the likelihood of occurrence, expressed in terms of the long-term average number of years, between flood events as large as or larger than the design flood event. For example, floods with a discharge as large as or larger than the 100 year ARI flood will occur on average once every 100 years.
6. No warranty is made as to the accuracy or liability of any studies, estimates, calculations, opinions, conclusions, recommendations (which may change without notice) or other information contained in this letter and, to the maximum extent permitted by law, the Authority disclaims all liability and responsibility for any direct or indirect loss or damage which may be suffered by any recipient or other person through relying on anything contained in or omitted from this letter.
7. This letter has been prepared for the sole use by the party to whom it is addressed and no responsibility is accepted by the Authority with regard to any third party use of the whole or of any part of its contents. Neither the whole nor any part of this letter or any reference thereto may be included in any document, circular or statement without the Authority's written approval of the form and context in which it would appear.
8. The flood information provided represents the best estimates based on currently available information. This information is subject to change as new information becomes available and as further studies are carried out.



## Department of Environment and Primary Industries

Our ref: SP446703

Your ref: 934757

14 February 2014

Kiesha Jones  
Urban Growth Project Officer  
Latrobe City Council  
PO Box 264  
**MORWELL VIC 3840**

71 Hotham Street  
Traralgon Victoria 3844  
Telephone: (03) 5172 2111  
Facsimile: (03) 5172 2100  
ABN 90 719 052 204  
DX 219284

Dear Kiesha

### LAKE NARRACAN PRECINCT STRUCTURE PLAN

Thank you for your correspondence dated 7 November 2013 in respect of the proposed Lake Narracan Precinct Structure Plan (structure plan). The correspondence was received on 11 November 2013.

The Department of Environment and Primary Industries (DEPI) offers the following comments for consideration in relation to the structure plan:

*Biodiversity Assessment Report Lake Narracan Precinct, Moe* (report) (Growth Areas Authority, October 2013):

- There is no discussion in the report about implications for bushfire risk. Will the Bushfire Management Overlay (BMO) affect the study area? At what stage will fire risk and biodiversity retention/enhancements be considered?
- The report specifically states there is no native vegetation within the study area that meets the former definition of degraded treeless vegetation. The application of degraded treeless vegetation only had implications for determining the requirement for offsets to mitigate permitted clearing, before recent changes (VC104) to the Victoria Planning Provisions and the State government policy - *Permitted clearing of native vegetation: Biodiversity Assessment Guidelines* (DEPI 2013).
- DEPI is concerned that the only areas of native vegetation described in the report have been classified as either remnant patch or scattered trees. Clause 52.17 applies to all vegetation native to Victoria that is not exempt from requiring a planning permit for removal, loss or destruction under provisions of the relevant planning scheme. These comments should be considered in context with the new biodiversity assessment guidelines about defining native vegetation for the purpose of determining offset requirements, and information requirements to identify areas of native vegetation permitted to be removed under an approved precinct structure plan.
- DEPI has prepared a draft *Biodiversity Precinct Structure Planning Kit* (DEPI 2014), to inform the information requirements and assessment process under the current planning scheme requirements and the incorporated assessment guidelines. A copy of the document and associated data tables (spreadsheet) are attached for information.

#### Privacy Statement

Any personal information about you or a third party in your correspondence will be protected under the provisions of the **Information Privacy Act 2000**. It will only be used or disclosed to appropriate Ministerial, Statutory Authority, or departmental staff in regard to the purpose for which it was provided, unless required or authorised by law. Enquiries about access to information about you held by the Department should be directed to the Manager Privacy, Department of Environment and Primary Industries, PO Box 500, East Melbourne, 3002.





- The process for providing the information required to fully identify and consider the existing biodiversity values in accordance with the new guidelines (and definitions) will be discussed in detail at the joint stakeholder meeting scheduled for Wednesday 19 February 2014 at Latrobe City Council offices in Morwell.
- DEPI is generally satisfied that the main biodiversity values have been adequately described in the report, and with the opportunities and constraints discussed in the supporting documentation.
- DEPI looks forward to a more detailed discussion about these comments and next steps at the meeting next week with council representatives and the Melbourne Planning Authority.

All written correspondence should be sent electronically to [Gippsland.Planning@dse.vic.gov.au](mailto:Gippsland.Planning@dse.vic.gov.au) or mailed to:

Program Manager, Regional Planning  
Department of Environment and Primary Industries  
71 Hotham Street  
TRARALGON VIC 3844

If you have any queries regarding this matter, please contact Regional Planning - Gippsland at the Traralgon DEPI office on (03) 5172 2111.

Yours sincerely



**John Brennan**  
Program Manager, Regional Planning

Att: *Biodiversity Precinct Structure Planning Kit* (DEPI 2014) and associated data tables (spreadsheet)

Patron: The Honourable Alex Chernov AC QC, Governor of Victoria



Our Reference: D14/6278  
Council Reference: 1029325

13 February 2014

Kiesha Jones  
Latrobe City  
PO Box 264  
**MORWELL VIC 3840**

Dear Kiesha

#### REVIEW OF LAKE NARRACAN PRECINCT STRUCTURE PLAN

**Proposal:** Lake Narracan Precinct Structure Plan  
**Council name:** Latrobe City

Thank you for providing the CFA with the opportunity to provide feedback in relation to the Narracan Precinct Draft Concept Plan.

CFA has reviewed your preliminary assessment of the bushfire hazard in the locality and can provide the following preliminary advice:

*The site is located in an area which is outside the Bushfire Management Overlay, however is in a designated Bushfire Prone Area. The current land presents a grassfire hazard to any development. New development needs to consider CFA Publication "Planning Guidelines for subdivisions in a Bushfire Prone Area" and respond accordingly with its design.*

If you wish to discuss this matter in more detail, please do not hesitate to contact the Fire Safety Team, on 5149 1000.

Yours sincerely

A handwritten signature in black ink, appearing to read 'Peter Schmidt'.

Peter Schmidt  
Regional Director, Gippsland (Acting)

[www.cfa.vic.gov.au](http://www.cfa.vic.gov.au)

Protecting lives and property

[cfa.vic.gov.au](http://cfa.vic.gov.au)



1 Wood Street  
Thomastown VIC 3074  
PO BOX 111  
Thomastown VIC 3074

Telephone 81 3 9483 8222  
Fax 61 3 9463 8219  
www.pipelinegroup.com.au

# APA Group



Australian Pipeline Ltd  
ACN 091 344 704

Australian Pipeline Trust  
ARSN 091 678 778

APT Investment Trust  
ARSN 115 585 441

APT O&M Services Pty Ltd  
ABN 11 112 358 588

*Our reference:* COU/2014 003  
*Your reference:*  
*Enquiries:* Mr. G. Colthup  
*Extension:* 404

Date: 7 February, 2014

La Trobe City Council  
Urban Growth Project Officer  
P.O. Box 264  
Morwell, VIC. 3840

**Attention: Kiesha Jones**

Dear Sir/Madam,

**PROPOSED PRECINCT STRUCTURE PLAN**  
**LAKE NARRACAN**

Reference is made to your letter, dated 23<sup>rd</sup> January 2014, with the accompanying plans.

As shown on the attached District Plans, APA Group has no existing gas reticulation currently in the subject area, however, APA Group does have existing gas reticulation in surrounding areas.

APA Group, as a licensed gas distributor under the Gas Industry Act 2005, and a referral authority under the Subdivision Act, manages an extensive natural gas asset network throughout the area and as such has reviewed the affect this proposal will have on existing APA Group gas network assets.

Indications are that this proposal will not affect our existing gas assets and consequently APA Group has no objection to the proposed Structure Plan, as described in Councils letter, dated 23<sup>rd</sup> January 2014.

Please note, future gas supply/reticulation requests for this area can be dependent upon property development and will need to be directed through a gas retail company for evaluation.

Enclosed for your information is a copy of APA Group District Plans, as listed below, showing the recorded location of existing gas mains.

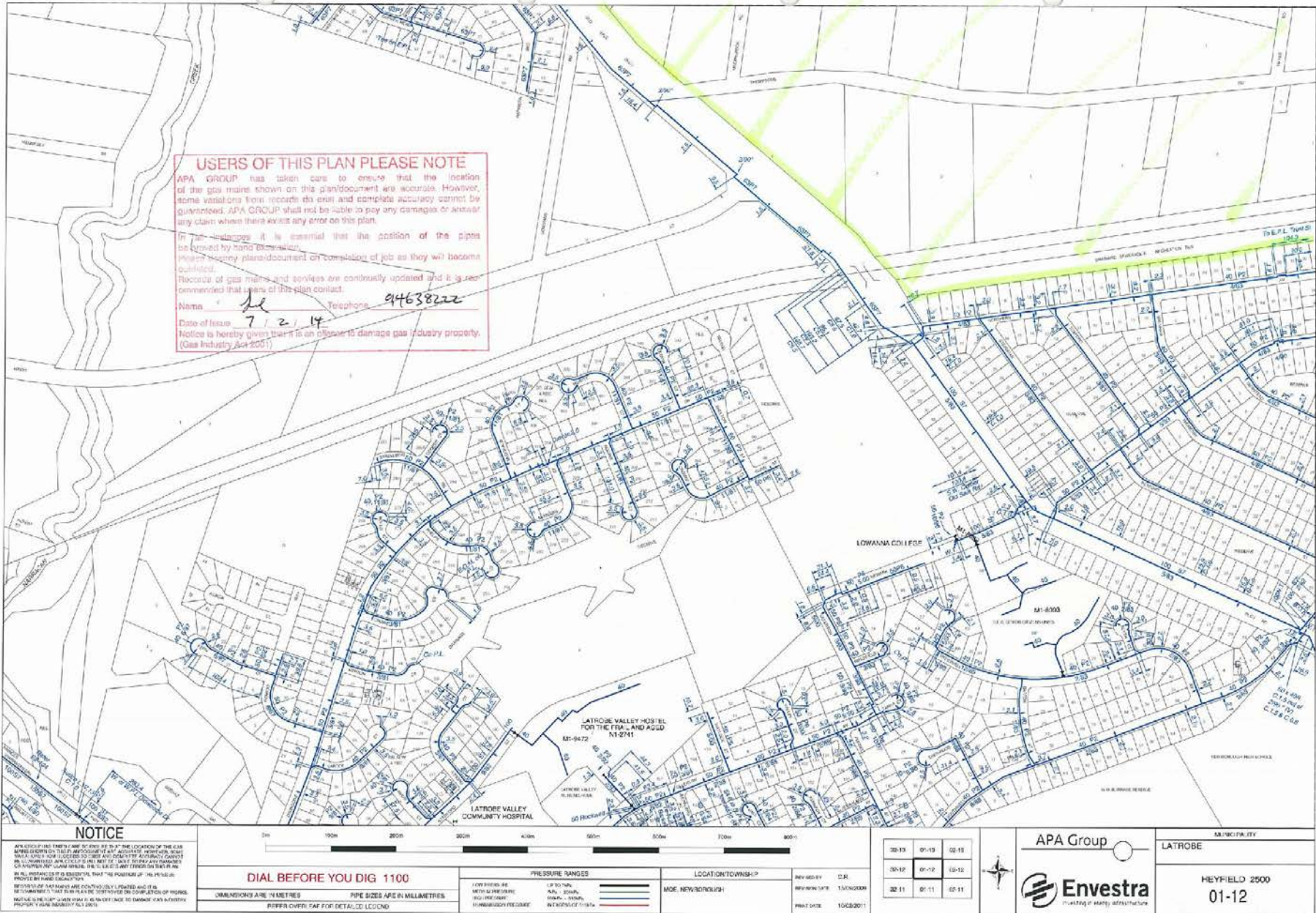
Yours faithfully,



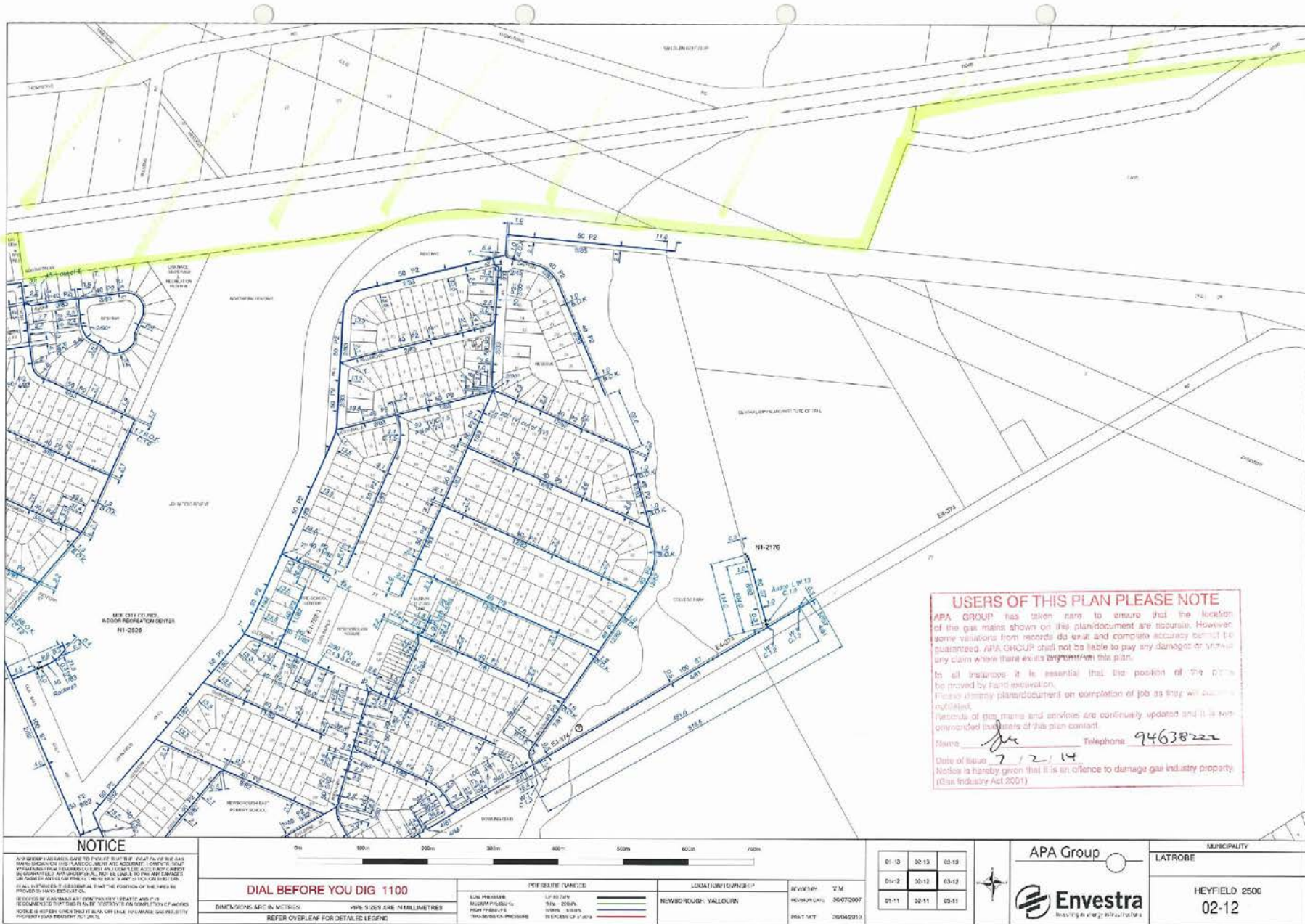
**REBECCA MAY**  
**INTEGRITY & PLANNING MANAGER**  
**PLANNING & ENGINEERING**

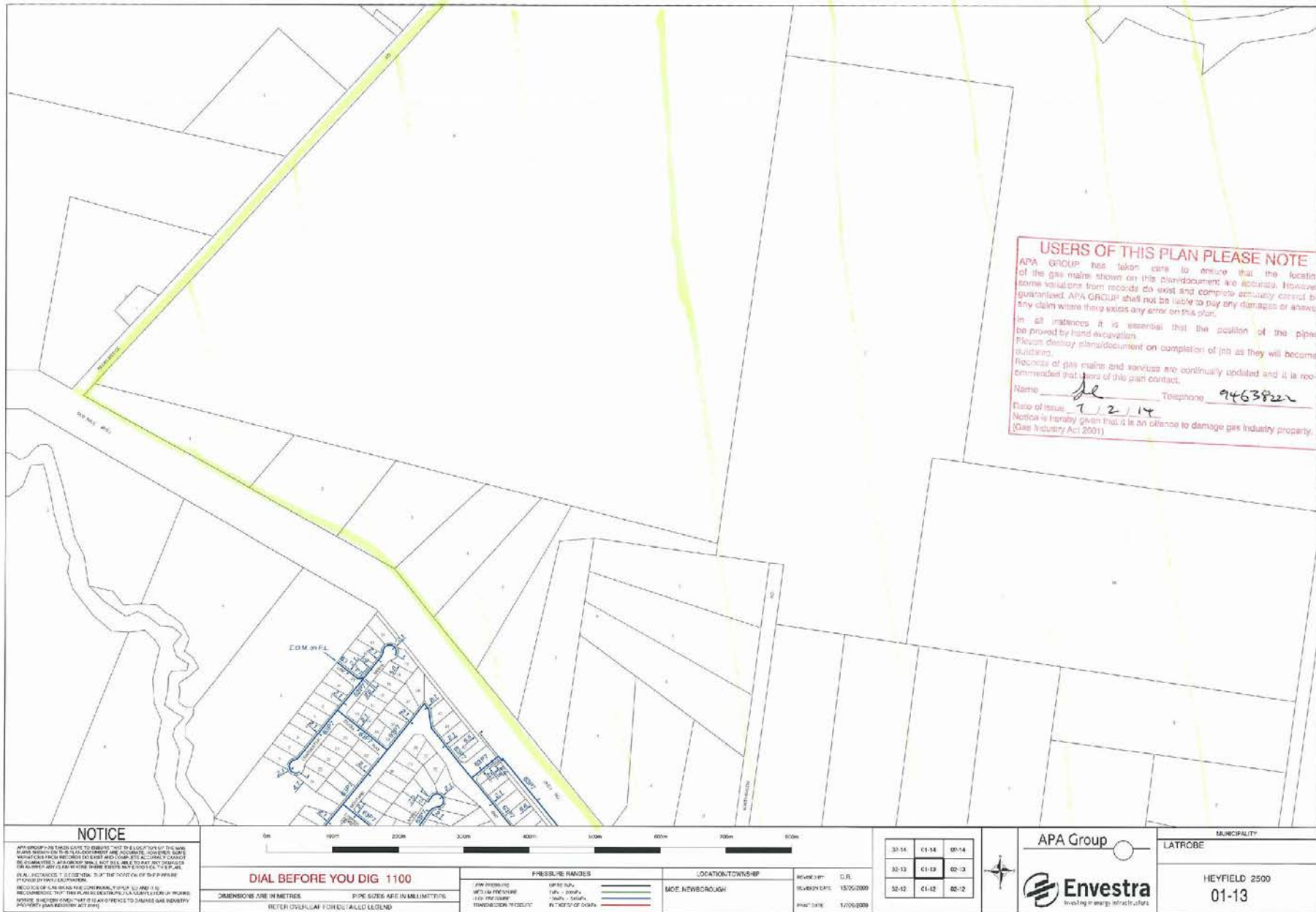
District Plan: Heyfield 2500: 01-12, 01-13 and 02-12

Note: APA Group acts as the Network Operator on behalf of Envestra, (Vic Gas Distribution Pty Ltd), a licensed gas distributor in relation to all works in the vicinity of Envestra gas reticulation mains and transmission pipelines.









**USERS OF THIS PLAN PLEASE NOTE**

APA GROUP has taken care to ensure that the location of the gas mains shown on this plan/document are accurate. However, some variations from records do exist and complete accuracy cannot be guaranteed. APA GROUP shall not be liable to pay any damages or answer any claim where there exists any error on this plan.

In all instances it is essential that the position of the pipes be proved by hand excavation.

Please destroy this plan/document on completion of job as they will become obsolete.

Records of gas mains and services are continually updated and it is recommended that users of this plan contact:

Name De Telephone 9463822

Date of issue 7/2/14

Notice is hereby given that it is an offence to damage gas industry property. (Gas Industry Act 2001)

**NOTICE**

APA GROUP has taken care to ensure that the location of the gas mains shown on this plan/document are accurate. However, some variations from records do exist and complete accuracy cannot be guaranteed. APA GROUP shall not be liable to pay any damages or answer any claim where there exists any error on this plan.

In all instances it is essential that the position of the pipes be proved by hand excavation.

Records of gas mains and services are continually updated and it is recommended that users of this plan contact:

Name Telephone

Date of issue

Notice is hereby given that it is an offence to damage gas industry property. (Gas Industry Act 2001)

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**Kiesha Jones**

---

**From:** Gail Gatt  
**Sent:** Tuesday, 4 February 2014 1:51 PM  
**To:** Kiesha Jones  
**Subject:** FW: Lake Narracan Development

FYI

**Gail Gatt**

Acting Manager Future Planning  
Latrobe City Council

---

<mailto:Gail.Gatt@latrobe.vic.gov.au>  
Direct: 03 5128 5336  
Mobile: 0458 833 173  
Fax: (03) 5128 5672

Phone: 1300 367 700  
PO Box 264, Morwell 3840  
141 Commercial Rd, Morwell 3840



<http://www.latrobe.vic.gov.au/>

---

**From:** Willaton, Loretta [<mailto:Loretta.Willaton@team.telstra.com>]  
**Sent:** Tuesday, 4 February 2014 9:39 AM  
**To:** Gail Gatt  
**Subject:** Lake Narracan Development

Dear Gail,

Please find comments from Telstra on the Fixed network part of this development, I will send through our Mobiles feedback asap.

Our comments on the Narracan Precinct relate to fixed network infrastructure and development.

The main points we would make are

- Telstra will meet its Universal Service Obligation, but this may involve retailing service on NBN network if they deploy in this area.
- We have existing network infrastructure in the immediate vicinity of (a) West side Corner Moore Street and Old Sale Road and (b) "Mid" south location intersection Old Sale/Thompsons Roads. It will be simpler for Telstra to provide services if development feeds from these two points. Development activity beginning away from this area may lead to additional costs or delays in being able to provide services.
- Developers have the responsibility to provide fibre ready pit and pipe infrastructure within their developments as covered in the Fibre Deployment Act 2011.



- It's recommended that developers register their developments with both Telstra and NBN as early as possible at <http://www.telstra.com.au/smart-community/contact/> and <http://www.nbnco.com.au/industry/new-developments.html>.



**Loretta Willaton** Area General Manager

Gippsland Region | 81 Hotham St, Traralgon Vic 3844 | Telstra Consumer & Country Wide  
P 03 5173 4100 | M 0428 368 041 | E [Loretta.Willaton@team.telstra.com](mailto:Loretta.Willaton@team.telstra.com) | W [www.telstra.com](http://www.telstra.com)

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## Department of Transport, Planning and Local Infrastructure

120 Kay Street  
Traralgon, Victoria 3844  
Telephone: (03) 5172 2319

7 February 2014

Kiesha Jones  
Urban Growth Project Officer  
Latrobe City Council  
PO Box 264  
MORWELL 3840

File: Transport Planning  
Latrobe City  
Ref: DOC/14/25739

Dear Ms Jones

### LAKE NARRACAN PRECINCT STRUCTURE PLAN

Thank you for your correspondence dated 23 January 2013 regarding the Lake Narracan Precinct Structure Plan.

The Department of Transport, Planning and Local Infrastructure (Transport) provides the following comments with regard to transport matters:

- Cross sections for roads anticipated to accommodate buses should accord with the Department of Transport *Public Transport Guidelines for Land Use and Development 2008*.
- Pedestrian and cycle access to broader networks to be considered and accommodated.

If you require further information please contact me on telephone 5172 2319.

Yours sincerely

HARVEY DINELLI  
Transport Coordination Manager  
Gippsland Region

7 / 2 / 2014

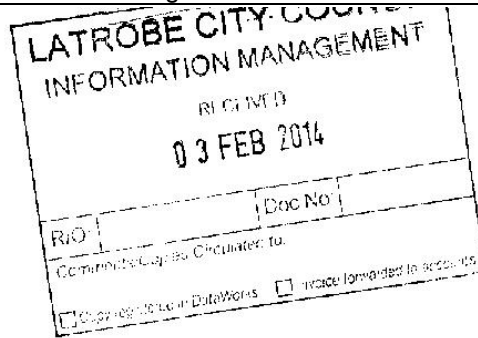
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8-15

Our Ref: 5004270  
Your Ref: 1029325

29 January 2014



Keisha Jones  
Urban Growth Project Officer  
Latrobe City Council  
PO Box 264  
MORWELL VIC 3840

Dear Keisha,

**LAKE NARRACAN PRECINCT STRUCTURE PLAN**

Thank you for your letter dated 23 January 2014 regarding the Lake Narracan Precinct Structure Plan.

EPA understands the proposed residential areas will be connected to sewer. EPA also notes that there is an area marked "Future Residential Investigation Area", which EPA agrees does need further study due to its close proximity to the Gippsland Water Waste Water Treatment Plant. There are recommended separation distances for waste water treatment plants and sensitive uses detailed in EPA Publication 1518, Recommended Separation Distances for Industrial Residual Air Emissions. EPA will be happy to be involved in any discussions about this area.

EPA has no objection to the proposed Lake Narracan Precinct Structure Plan and has no further comments to make at this stage.

Please contact our Planning Assessment Officer, Karen Taylor or myself on 1300 EPA VIC (1300 372 842) if you require further information or advice.

Yours Sincerely

NICALA OAKLEY  
EPA GIPPSLAND



7 Church Street  
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Victoria 3844  
PO Box 1332  
Traralgon Victoria 3844  
T: 1300 EPA VIC  
F: 03 5174 7851  
DX 219292  
[www.epa.vic.gov.au](http://www.epa.vic.gov.au)



**Kiesha Jones**

---

**From:** Emma Bostedt <Emma.Bostedt@sp-ausnet.com.au>  
**Sent:** Thursday, 30 January 2014 12:24 PM  
**To:** Kiesha Jones  
**Subject:** Lake Narracan Precinct Structure Plan  
**Attachments:** Lake Narracan Precinct Plan Plot.pdf

Hi Kiesha,

With regards to this development plan, I can provide the following comment:

- SP AusNet has existing 22kV overhead power lines in multiple locations of the development (highlighted in yellow).
- SP AusNet has existing 66kV sub-transmission overhead power lines running from east to west through the centre of the development (highlighted in green).
- The estate would be supplied by building a Cable Head Pole on an existing pole, and running a high voltage underground cable from the pole to a Kiosk Substations inside the estate.
- A Kiosk Substation requires a reserve size of 8m x 5m
- From the Kiosk substations, Low Voltage Underground Cables and joints would be installed to service houses in the estate.
- SP AusNet policy for alteration to existing assets requires the customer to contribute the full cost of the augmentation works.
- Services to any existing houses will be required to be relocated to the underground network within the estate, at the expense of the developer.
- SP AusNet's standard URD policy would apply for medium density housing i.e. lots sizes <= 2000 square metres are entitled to a LV rebate of \$980.00 per lot in the subdivision.
- HV reimbursements apply for High Voltage works completed internal to the housing estate.
- If the average lot size is greater than 2000 square metres or non-residential, then the development would be classed as low density/commercial and the developer would pay the total cost of works for HV and LV cables less SP AusNet's contribution based on expected revenue from assets installed.
- There is a 66kV line running through the proposed development which will have an existing easement. Residential lots cannot be developed inside this easement
- Current SP AusNet construction lead time for overhead works is 150 days (5 months) after negotiations are complete (easements obtained, contracts signed and supply contribution paid).
- Current SP AusNet construction lead time for underground works is 100 days (3 months) after negotiations are complete (easements obtained, contracts signed and supply contribution paid).

Please find attached a drawing of our assets in the development area. I have outlined the development area in red

If you require any further information, please call or email me.

Regards,

Emma Bostedt  
Trainee Design Officer  
SP Ausnet – Traralgon

Phone: 51 739 016  
Mobile: 0429 534 842  
Email: [emma.bostedt@sp-ausnet.com.au](mailto:emma.bostedt@sp-ausnet.com.au)  
Address: PO Box 339  
Traralgon VIC 3844

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**Kiesha Jones**

---

**From:** Stuart.Fenech@roads.vic.gov.au  
**Sent:** Friday, 31 January 2014 5:09 PM  
**To:** Kiesha Jones  
**Cc:** Chris.Padovan@roads.vic.gov.au; Pas.Monacella@roads.vic.gov.au;  
Robert.Keating@roads.vic.gov.au  
**Subject:** Lake Narracan Precinct plan

Hi Kiesha, I have been reviewing the Lake Narracan Precinct structure plan and provide the following comments:

VicRoads agrees in principle with the concept plan, however still has concerns regarding the intersections that connect with the arterial road network.

As shown on the plan the three intersection that are primarily affected are:-

- Becks Bridge Road intersection does not appear to be analysed for traffic impacts and will need to be considered for post development and for a minimum of 10 years growth.
- The intersections of Haigh street /Thompson road and the Moe- Glengarry Road (Old sale Road) has been re-aligned with a potential change in the priority of the arterial road. It is considered that a roundabout should be considered at this location and would require analysis and configuration to meet VicRoads requirements. It needs to be demonstrated if land acquisition is required.
- The newly formed intersection on John Field drive providing the link to the development indicates a T intersection which appears to transform the arterial road priority. A Roundabout at this location would be required and would require analysis and configuration to meet VicRoads requirements. It needs to be demonstrated if land acquisition is required.
- Thompson Road/Sullivans Road intersection will need to be further analysed. This intersection will require widening to accommodate the increase in traffic.
- 
- 

If any intersection improvement works located on the arterial road, which are to be included in a Development contribution plan, VicRoads would require that functional plans be provided along with appropriate trigger points, construction and approval processes are in place. This will need to be discussed to formalise.

Stuart Fenech  
Statutory Planning Officer  
VicRoads Eastern Region



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31 January 2014

Our reference: COR/14/  
Your reference

Kiesha Jones  
Urban Growth Project Officer  
Latrobe City Council  
P.O. Box 264  
**MORWELL VIC 3840**

Dear Kiesha,

**RE: Lake Narracan Precinct Structure Plan**

I have been working with Mark Brennan (MPA) and Gail Gatt regarding the Structure Plan and attended Stakeholder workshops. Gippsland Water will also be involved in an Integrated Water Cycle Projects, which will be led by MPA, to determine the best whole of life cycle approach to service the precinct.

With regard to the water and wastewater assets from Gippsland Water systems, significant upgrades and new works would be required to accommodate the development at the full cost of the developer.


Preliminary review of the development in conjunction with the water and sewerage systems has indicated the upgrades and new works to include but not limited to;

- New sewerage pump station(s) and rising main(s),
- Upgrade of 2,500 metres of existing gravity main,
- Potential upgrades to elements of the wastewater treatment plant,
- New 3,500 metre 300mm distribution main from the Newborough Basin to the development,
- Potential upgrades to elements of the water network at and upstream of the Newborough Basin.

Note: these new works do not include any internal reticulation

If there are any matters about this response that you would like to discuss, please contact myself via either email [paul.young@gippswater.com.au](mailto:paul.young@gippswater.com.au) or phone 51 774 728.

Yours sincerely

  
Paul Young  
Senior Planning Engineer



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**16.2 PLANNING PERMIT APPLICATION 2013/214 - NATIVE  
VEGETATION REMOVAL, JUMBUK ROAD****General Manager****Planning and Governance****For Decision****PURPOSE**

The purpose of this report is to determine Planning Permit Application 2012/214 for the Removal of Native Vegetation on Jumbuk Road, Jeeralang Junction.

**DECLARATION OF INTERESTS**

No officer declared an interest under the *Local Government Act 1989* in the preparation of this report.

**STRATEGIC FRAMEWORK**

This report is consistent with Latrobe 2026: The Community Vision for Latrobe Valley and the Latrobe City Council Plan 2013-2017.

***Latrobe 2026: The Community Vision for Latrobe Valley******Strategic Objectives – Built Environment***

In 2026, Latrobe Valley benefits from a well-planned built environment that is complimentary to its surroundings and which provides for connected and inclusive community.

***Latrobe City Council Plan 2013 - 2017******Strategic Direction – Planning for the future***

Provide efficient and effective planning services and decision making to encourage development and new investment opportunities.

***Legal***

The discussions and recommendations of this report are consistent with the provisions of the *Planning and Environment Act 1987* (the Act) and the Latrobe Planning Scheme (the Scheme), which apply to this application.

This report is consistent with Latrobe 2026: The Community Vision for Latrobe Valley and the Latrobe City Council Plan 2013-2017.

## **BACKGROUND**

### **SUMMARY**

Land:	Jumbuk Road, Jeeralang Junction
Proponent:	Latrobe City Council
Zoning:	Rural Living Zone – Schedule 3 Farming Zone
Overlay	Environmental Significance Overlay – Schedule 2 Bushfire Management Overlay

A Planning Permit is required for the removal of native vegetation in accordance with Clause 42.01-2 of the Scheme.

A Planning Permit is required for the removal of native vegetation in accordance with Clause 52.17-2 of the Scheme.

Council is the Responsible Authority for the land; therefore this application is before this ordinary Council meeting for decision.

### **SUBJECT LAND:**

The subject sites are located within the road reserves of Jumbuk Road and include six (6) corners which are primarily located between the intersections of Jumbuk Road and Junction Road, and 'Richardson's Corner' (chainage: 220 – 3560).

The corners are located approximately 5 kilometres south of the Churchill Township, within Jeeralang Junction. Uses surrounding corners 1 and 2 are of a rural residential nature, whilst the remaining corners are surrounded by large farming zoned lots with minimal agricultural activities and significant native vegetation.

### **PROPOSAL**

The application involves the removal of native vegetation on six (6) corners within the Jumbuk Road reserve to allow the widening of the subject corners, in accordance with the road safety improvements contained within the *Jumbuk Road, Middle Creek Road, Upper Middle Creek Road Road Safety Audit Report – Final Report April 2009* (the Road Safety Report). More specifically, the vegetation removals required are part of the works within Stage 2 of the Jumbuk Road project.

The native vegetation to be removed is 0.460 hectares of vegetation classed in a low risk-based pathway.

The proposed native vegetation removal will facilitate the completion of the Jumbuk Road project, included in the Better Roads Victoria: Rural Local Timber Roads Program; Vicroads has contributed \$860,200 for the completion of the works on Jumbuk Road.

Detailed plans for each corner can be viewed in *Attachment 1*.

**HISTORY OF APPLICATION**

A history of assessment of this application is set out in *Attachment 2*.

The provisions of the Scheme that are relevant to the subject application are included in *Attachment 3*.

The zoning of the subject land and surrounds is included in *Attachment 4*.

**LATROBE PLANNING SCHEME**

**State Planning Policy Framework**

The proposal has been considered against the relevant clauses under the SPPF.

The SPPF Clause 20.01-2 'Native Vegetation Management' requires that '*permitted clearing of native vegetation results in no net loss in the contribution made by native vegetation to Victoria's biodiversity*'.

In order to achieve this policy objective, the assessment guidelines set out in *Permitted clearing of native vegetation – Biodiversity assessment guidelines* (Department of Environment and Primary Industries, September 2013) have been applied, which are:

- *Avoid the removal of native vegetation that makes a significant contribution to Victoria's biodiversity.*
- *Minimise impacts on Victoria's biodiversity.*
- *Where native vegetation is permitted to be removed, ensure that an offset is provided in a manner that makes a contribution to Victoria's biodiversity that is equivalent to the contribution made by the native vegetation to be removed.*

The SPPF Clause 11.05-4 'Regional planning strategies and principles' seeks to '*develop regions and settlements which have a strong identity, are prosperous and are environmental sustainable*'.

In order to achieve this policy objective, the following principles have been applied to the assessment of the application:

- *A network of integrated and prosperous regional settlements*
- *Environmental health and productivity*
- *Regional Victoria's competitive advantages*
- *Distinct and diverse regional settlements*

The assessment of the application against these guidelines and principles is included in the *Particular Provisions* Section of this report. The proposal has been considered against the relevant clauses under the State Planning Policy Framework and deemed to comply.

### **Local Planning Policy Framework (LPPF)**

Within the LPPF Clause 21.02 outlines Latrobe City Council's strategic objectives which include *'To promote the responsible and sustainable care of our built and natural environment for the use and enjoyment of the people who make up the vibrant community of Latrobe Valley'* and *'To promote and support social, recreational, cultural and community life by providing both essential and innovative amenities, services and facilities within the municipality'*. Both of these strategic directions promote the care for the environment and the people who reside in it. It also shows the commitment to providing the best services available which includes the safety of people who live in and visit the municipality.

Clause 21.03-3 *'Native Vegetation and Biodiversity'* has objectives to *'protect native flora and fauna species and their habitat across the municipality'*, and *'increase the extent and quality of native vegetation and biodiversity across the municipality, and to 'support the maintenance of bushland reserves'*. The proposal has been considered against the relevant clauses under the Local Planning Policy Framework and deemed to comply.

### **Zoning**

#### **Rural Living Zone – Schedule 3**

The purpose and decision guidelines of the Rural Living Zone have been taken into account as part of the assessment of this application and it is considered that the application complies with the zoning provisions.

#### **Farming Zone**

The purpose and decision guidelines of the Farming Zone have been taken into account as part of the assessment of this application and it is considered that the application complies with the zoning provisions.

### **Overlay**

#### **Environmental Significance Overlay – Schedule 2**

The proposal is considered to be consistent with the purpose of the overlay as the vegetation removal is *'compatible with identified environmental values'* and will not result in a significant disturbance to the biodiversity of the region.

The environmental significance of the area is identified as being as an *'important and reliable source of high quality water providing a potable water supply for a number of urban settlements'*. The permit requirements in the overlay stipulate that a *'permit may only be granted to remove trees from not more than 10% of the land and to clear understorey from not more than 30% of the land'*. It is considered in this instance, as the vegetation is located within a road reserve, the vegetation removal will not

impact on the environmental attributes which serve to ensure a high quality water supply to the region.

Based on the nature of the controls contained within the overlay, and the references made in relation to land sizes, it is considered that the intent of the overlay would seek to limit or restrict significant vegetation removal on properties which may result in a significant alteration to the nature of the property; not specifically to restrict vegetation removal for the provision of works to provide a safe road network.

*Bushfire Management Overlay*

The purpose and decision guidelines of the Bushfire Management Overlay have been taken into account as part of the assessment of this application and it is considered that the application complies with the overlay provisions.

**Particular Provisions**

*Clause 52.17 Native Vegetation:*

The proposal has been assessed having regard to the purpose of the particular provision and has considered in detail the following approach:

- *Avoid the removal of native vegetation that makes a significant contribution to Victoria's biodiversity.*
- *Minimise impacts on Victoria's biodiversity from the removal of native vegetation.*
- *Where native vegetation is permitted to be removed, ensure that an offset is provided in a manner that makes a contribution to Victoria's biodiversity that is equivalent to the contribution made by the native vegetation to be removed.*
- *To manage native vegetation to minimise land and water degradation.*

As noted above, the proposed native vegetation removal is required in order to facilitate the works identified in the Road Safety Audit report for Jumbuk Road – Stage 2. The works are considered necessary to allow for the safe manoeuvring of cars and trucks around the subject corners as sight distances are currently impacted by the vegetation located on the inside curves.

It should be noted that the vegetation removal will also reduce the amount of road widening necessary to provide appropriately dimensioned road widths for safe manoeuvres to occur, allowing both cars and trucks to pass simultaneously.

The proposal has been assessed against the decision guidelines of Clause 52.17. In assessing the application, the following elements have been considered in detail:

1. *Biodiversity considerations for all applications:*

- *The contribution that native vegetation to be removed makes to Victoria's biodiversity. This is determined by:*
  - *The extent and condition of the native vegetation.*
  - *The biodiversity value of the native vegetation, including whether the native vegetation is important habitat for rare or threatened species.*
- *Whether the removal of native vegetation is defined as being in the low, moderate or high risk-based pathway, as defined in the Permitted clearing of native vegetation – Biodiversity assessment guidelines (Department of Environment and Primary Industries, September 2013) and apply the decision guidelines accordingly.*

It is considered that the proposed vegetation removal is appropriate having regard to the extent of vegetation to be cleared, the biodiversity value which the vegetation serves to the habitat and the risk-based pathway which the vegetation is defined. The vegetation to be removed is within the low risk-based category as defined by the Department of Environment and Primary Industries; this category is the lowest risk-based pathway assessment guideline. The specific vegetation elements relevant for this application will be discussed below in the report.

2. *Other Matters*

- *The role of native vegetation in:*
  - *Protecting water quality and waterway and riparian ecosystems, particularly within 30 metres of a wetland or waterway and in special water supply catchment areas listed in the Catchment and Land Protection Act 1994.*
  - *Preventing land degradation, including soil erosion, salination, acidity, instability, and water logging, particularly:*
    - *Where ground slopes are more than 20 per cent.*
    - *On land which is subject to soil erosion or slippage.*
    - *In harsh environments, such as coastal or alpine area.*
- *Managing native vegetation to preserve identified landscape values.*

The proposed works located on corners 2-6 are located within the Environmental Significance Overlay Schedule 2 which relates to water catchments; more specifically the controls seek to limit the amount of vegetation removal in order to protect and sustain the environmental attributes which ensure high quality water availability. It is considered that the vegetation removal is appropriate as the works involved maintain a minimum distance of 150 metres from the closest marked waterways.

Furthermore it is not considered that vegetation contained within a road reserve is likely to have an adverse impact in relation to water catchment water quality. No concerns in relation to soil erosion or instability have



been highlighted in the report supplied with the application. It is considered that appropriate guidelines in relation to road surfacing will mitigate any potential concerns in relation to landslip.

Offset requirements have been assessed by Council's Environmental Planning Team and the Department of Environment and Primary Industries. The offsets proposed in the report supplied with the application address not only the vegetation to be removed as part of this application, but also provide offsets for the vegetation to be removed in other stages of the project which are exempt from requiring planning approval. It is considered that the vegetation offsets proposed go beyond the mandatory requirements contained within the Scheme, and reflect Council's proactive approach to protecting and enhancing the biodiversity and native vegetation in the Latrobe Valley.

**Decision Guidelines (Clause 65):**

The Decision Guidelines contained within Clause 65 of the Scheme have been considered as part of the assessment of the application.

**SUBMISSIONS**

The application received three (3) submissions in the form of written objections. The objections are included in *Attachment 5* of this report.

The issues raised were:

- 1 The removal of the vegetation will impact on the koala populations and other protected fauna and lyre birds.

*Officer Comment:*

The report provided with the planning permit application identified one 'possible frequent visitor' in relation to fauna to the subject vegetation removal sites; the *ninox strenue* (Powerful Owl). It is noted that this particular fauna requires a high quality habitat area for the species to be present; it is considered that the disturbance presented by the existing vehicle activity on the road limits the likelihood of the species being present.

Koala populations were not listed as a rare or threatened fauna species within 5 km of the proposed work site; however it is noted that the report sighted a koala species (*Phascolarctos cinereus*) in the report provided with the application. A superb lyrebird (*menura novaehollandiae*) was also sighted but not included in the rare or threatened fauna species list.

- 2 A large strip of an objector's property will be excavated, which is also located within a wildlife management overlay.

*Officer Comment:*

The corner in question is identified as Corner 3 in *Attachment 1*. The GIS information available to Council currently illustrates that the proposed vegetation removal is wholly located within the road reserve and does not protrude into any adjoining properties.

The Scheme in its current form does not contain a planning control identified as a wildlife management overlay. It is noted that the subject corner is affected by the controls contained within the Bushfire Management Overlay.

- 3 The works will be detrimental to quality of life, privacy and amenity of landowners

*Officer Comment:*

The principles and decisions guidelines contained within Clause 52.17 have been taken into consideration in the assessment of the application. Clause 65 of the Scheme requires consideration to be given to the likely impact the proposal will have on the amenity of the area and the extent and character of native vegetation. Whilst it is recognised that vegetation located within a road reserve does add to the ambience in such rural landscapes, however the removal of vegetation in the interests of maintaining road safety is considered to be a necessary and appropriate measure.

It is noted that at Corner 3, the closest tree to be removed from the dwelling located on the adjoining land is located a minimum of 30 metres away; as a result it is considered that the impact of the removal of vegetation in the road reserve is highly unlikely to impact the privacy of the land and dwelling.

- 4 Works on the corners are not necessary as the whole road is not being widened

*Officer Comment:*

It must be noted that the application relates to the removal of native vegetation; the proposed road works are exempt from requiring planning approval. The Road Safety Audit report has identified 11 corners along Jumbuk Road which require works, 6 of which also require vegetation removal. The works are proposed to specifically improve sight distances around such corners and to allow cars and trucks to manoeuvre around the corners. The report does not contain recommendations to increase the width of the whole road; rather refers to specific corners.

5 There was no consultation with the objector*Officer Comment:*

Clause 67.02 stipulates the mandatory notification requirements for applications of this type and as a result, adjoining property owners were notified of the application. In addition, it was requested that a sign be placed on site to notify any other persons of the proposal. The applicant completed all the required notification tasks necessary under the provisions of the Scheme and the Act.

6 Jumbuk road will be unsafe as a result of log truck activity*Officer Comment:*

It must be noted that the application relates to the removal of native vegetation; the proposed road works are exempt from requiring planning approval. The removal of native vegetation to facilitate the road widening seeks to ensure that any subsequent increases in traffic activity will improve safety for road users.

Councils Senior Project Engineers are anticipating that there may be an increase of logging truck activity on the road and the works are necessary to ensure that any vehicles of a similar size which may utilise the road may do so, without presenting a safety risk to other road users.

7 Public funds are being spent on a project when cheaper alternatives are present*Officer Comment:*

Based on the information contained within the submission, this objection appears to make reference to arrangements for the proposed routes for log truck activity to be conducted by the respective logging companies; when the plantations are deemed ready for sourcing.

Alternative routes for logging truck activity would generally be outside of the scope for assessment under the planning scheme for applications for native vegetation removal, however as the application has highlighted that logging truck activity is one of the reasons the corners require certain works, it has been considered as part of the assessment of the application.

Whilst alternative routes may present opportunities in which native vegetation removal can be avoided, which could result in alternative routes being utilised, such alternatives require consideration to be given to the potential social and economic impacts such alternatives can present to the community as per Section 38 of the *Road Management Act 2004* (Vic) requires.

## ORDINARY COUNCIL MEETING AGENDA 24 MARCH 2014 (CM432)

Council's Senior Project Engineer has recommended that the proposed works be performed in the interests of providing a safe road network to allow large trucks and cars to utilise the road.

- 8 The underlying reason for the vegetation removal does not justify the proposal

*Officer Comment:*

As discussed above, the removal of native vegetation is required in order to facilitate the completion of the works recommended in the Road Safety Audit Report for Stage 2 of the Jumbuk Road project. Listed as an important priority, it is recommended that the width of the pavement at 11 horizontal curves be widened and that the vegetation on the insides of the curves be removed or trimmed at six locations (the locations which are part of this application).

The Road Safety Audit report details that the vegetation removal is necessary as the vegetation currently limits the sight distance; this issue presents a safety risk to vehicles attempting to negotiate the curve. The removal of vegetation will provide an improvement to sight distances, allowing vehicles which are approaching the curve to see further up Jumbuk Road; providing the vehicles additional time to slow down or come to a stop if another vehicle is approaching from the opposite direction whilst negotiating the curve.

It should be noted that Vicroads has contributed \$860,200 for the completion of the works on Jumbuk Road whilst Council has contributed \$925,823 to the project.

- 9 An alternative solution would enable timber to be carted via an alternative route

*Officer Comment:*

As mentioned above, this proposal relates to native vegetation removal. Whilst it is recognised that the vegetation removal is necessary to facilitate works recommended under the Road Safety Audit Report, the removal of low-risk based vegetation, as defined by the Department of Environment and Primary Industries (and mentioned early in this report), for the purposes of improving the safety of rural roads is considered to be acceptable and appropriate. The development of policies in relation to which routes would be most appropriately suited for logging trucks is not a consideration which can be assessed under the current proposal.

### **FINANCIAL, RISK AND RESOURCES IMPLICATIONS**

Additional resources or financial cost will only be incurred should the planning permit application require determination at the Victorian Civil and Administrative Tribunal (VCAT).

**ORDINARY COUNCIL MEETING AGENDA  
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Risk has been considered as part of this report and it is considered to be consistent with the Risk Management Plan 2011-2014.

**INTERNAL / EXTERNAL CONSULTATION***Engagement Method Used:***Notification:**

The application was advertised pursuant to Section 52(1)(a) and Section 52(1)(d) of the Planning and Environment Act 1987 (the Act). Notices were sent to all adjoining and adjacent landowners and occupiers and an A3 notice was displayed on each of the corners where the native vegetation is proposed to be removed for a minimum period of 14 days.

At the request of the applicant, a mediation meeting was not held for the application

**External:**

The application was referred to the Department of Environment and Primary Industries pursuant to Section 55 of the Act which was relevant at the time the application was received. However amendment VC105 which came into effect on 20 December 2013 altered the application assessment requirements and altered the authority to being a recommending authority. The Department of Environment and Primary Industries consented to the granting of a planning permit subject to appropriate conditions being included.

It is noted that Council has been holding meetings with the Jumbuk and Yinnar South Timber Traffic Reference Group to discuss matters in relation to time related traffic activity.

**Internal:**

The application was referred internally to Council's Environmental Planning team for consideration. The team consented to the granting of a planning permit subject to the inclusion of appropriate conditions.

**OPTIONS**

Council has the following options in regard to this application:

- 1 Issue a Notice of Decision to Grant a Planning Permit; or
- 2 Issue a Notice of Refusal to Grant a Planning Permit.

Council's decision must be based on planning grounds, having regard to the provisions of the Latrobe Planning Scheme.

### **CONCLUSION**

Having evaluated the proposal against the relevant provisions of the Latrobe Planning Scheme, it is considered that the application is consistent with:

- The 'Purpose' and 'Decision Guidelines' of Clause 42.01 (Environmental Significance Overlay) and Schedule 2 of the Overlay
- The 'Purpose' and 'Decision Guidelines' of Clause 52.17 Native Vegetation.
- The 'Decision Guidelines' of Clause 65

The objections received have been considered against the provisions of the Latrobe Planning Scheme. Conditions will be implemented to ensure the works to be undertaken will be managed appropriately and appropriate offsets are required.

It is therefore recommended that a Notice of Decision be issued for the reasons set out in this report.

#### **Attachments**

1. ATTACHMENT 1 - Plans for Endorsement
2. ATTACHMENT 2 - History of the Application
3. ATTACHMENT 4 - Zoning and Overlays
4. ATTACHMENT 5 - Objections

### **RECOMMENDATION**

- 1 **That Council issue a Notice of Decision to Grant a Planning Permit for the Removal of Native Vegetation at Jumbuk Road, Jeeralang Junction with the following conditions**
  1. **The development as shown on the endorsed plans must not be altered without the written consent of the Responsible Authority.**

**DEPI Conditions:**
  2. **The operator of this permit must comply with the following requirements from the Department of Environment & Primary Industries (DEPI):**
    - a) **Before works start, the permit holder must advise all persons undertaking the vegetation removal/works of all relevant conditions of this permit.**



- b) Before works start, a native vegetation protection fence must be erected around all native vegetation to be retained on site, which must include the tree protection zones of all native trees to be retained. All tree protection zones must comply with AS 4970-2009 Protection of Trees on Development Sites, to the satisfaction of the responsible authority.**
- c) Within the area of native vegetation to be retained and any tree protection zone associated with the permitted use and/or development, the following is prohibited:**
  - i. Any vehicle or pedestrian access, trenching or soil excavation, and**
  - ii. Storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products, and**
  - iii. Entry or exit pits for underground services, and**
  - iv. Any other actions or activities that may result in adverse impacts to retained native vegetation.**
- d) To offset the permitted removal of 0.460 hectares of native vegetation under this permit, the permit holder must provide a native vegetation offset that complies with the requirements in Permitted clearing of native vegetation — Biodiversity assessment guidelines (DEPI 2013) and Native vegetation gain scoring manual (DEPI 2013).**
- e) The compliant offset must:**
  - i. contribute gain of 0.212 general biodiversity equivalence units**
  - ii. be located within the West Gippsland Catchment Management Authority or Latrobe City Council areas, and**
  - iii. have a strategic biodiversity score of at least 0.418.**
- f) Before any native vegetation removal approved under this permit starts, evidence that the required offset has been secured must be provided to the satisfaction of the responsible authority. Offset evidence must be:**

- i. a security agreement for the required offset site/s that complies with the \_\_\_\_\_ (DEPI 2013), including a 10 year offset management plan that has been endorsed by the responsible authority, and/or
- ii. a credit register extract from the Native Vegetation Credit Register.

A copy of the offset evidence provided will then be endorsed by the responsible authority and form part of this permit.

- g) A copy of the endorsed offset evidence must be provided to Regional Planning at the Traralgon office of the Department of Environment and Primary Industries within 30 days of approval.
- h) First and/or third party offset/s not secured on the Native Vegetation Credit Register must be monitored and reported on the offset site/s at the end of each year, for a period of ten years. Details of annual monitoring and reporting must be included in the endorsed offset plan, and must include:
  - i. The name and contact details of the landowner responsible for implementing the endorsed offset management plan, and
  - ii. A detailed description of the management activities undertaken during each twelve month period that provides evidence of offset implementation in accordance with the endorsed offset plan, to the satisfaction of the responsible authority.
  - iii. The annual report must be provided to the responsible authority within 30 days of the anniversary of the date of endorsement of the offset management plan, and continuing for a period of ten years.
- i) The removal of vegetation must only be to the extent permitted to allow the construction of roads in accordance with the endorsed plans to the satisfaction of the Responsible Authority.

**Note:** The minimum extent necessary has been assessed as being the ( \_\_\_\_\_ ) as indicated on the site plans. Clearing in excess of this area may require a planning permit for vegetation removal.

**Environmental Team Conditions:**

- 3. Vegetation preservation fencing should be erected to protect all remnant native vegetation outside the construction footprint i.e. a protection fence should be located along the Limit of Works line (within 1 m). This will also create the Tree Protection Zones.**
- 4. Orange plastic mesh barrier fencing or similar must be used for the vegetation preservation fencing and secured appropriately. The fence must deter the entry of heavy equipment, vehicles, and the entry of workers and the public into the Vegetation Protection Zone.**
- 5. The fencing must be installed before any construction works occur and only removed once construction works have been fully completed.**
- 6. No excavation, trenching or soil removal may be undertaken within the fenced area**
- 7. No materials are to be stored within the fenced area.**
- 8. No vehicles are to drive or park within the fenced area.**
- 9. Excess soil produced by construction must not be deposited onto native vegetation; rather, be removed from site and transported to a location where disposal or storage has no impact on native vegetation.**
- 10. Noxious weeds on site must be appropriately treated and or removed prior to construction works commencing to avoid the spreading of weeds during works.**
- 11. Immediately prior to construction commencing, a suitably qualified and experienced animal rescuer must be engaged to assess the site for the presence of any wildlife that may be affected by construction works and relocated as deemed necessary. Wildlife Victoria ([www.wildlifelifevictoria.org.au](http://www.wildlifelifevictoria.org.au)) is a source for further contact information.**
- 12. Visible tree hollows must be inspected for wildlife before they are felled. Once felled further checks should occur.**
- 13. All tree roots left exposed by construction must be cut by or under the supervision of an Arborist or suitably qualified person.**

14. Trees on the periphery of the footprint must be monitored at regular intervals post- construction for any signs of deterioration in overall health. The timing and length of monitoring is to be determined by a qualified Arborist.
15. If any further vegetation to that indicated on the plans is lost due to works undertaken during the pavement widening then appropriate measures must be undertaken to apply Net Gain guidelines and calculate appropriate offsets.
16. Following the completion of works, the area must be periodically monitored for the emergence of noxious weeds and appropriate treatment undertaken as necessary.
17. In line with Schedule 2 to the Environmental Significance Overlay (ESO2) the following steps must be taken during and after construction works to avoid the contamination of water used for local drinking supplies:
  - a. Filter fence should be erected at regular intervals within roadside drainage channels immediately down-slope from any construction works
  - b. Any excess soil produced by construction should be either removed from site or stored within an area free from native vegetation and surrounded by filter fence or another suitable barrier to erosion of silt from the stockpile.
  - c. All fuels, oils or other potential contaminants should be safely stored on site and decanted in a designated area at least 40 metres from any creeks or drainage channels with appropriate spill retention and clean-up materials available.
  - d. Following construction all bare earth should be sown with a suitable, fast establishing grass such as Rye-grass to avoid the potential for erosion of newly excavated areas and colonization by noxious weeds.

**Expiry of Permit:**

18. This permit will expire if one of the following circumstances applies:
  - a) The development is not started within two years of the date of this permit; or

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- b) The development is not completed within four years of the date of this permit.

The Responsible Authority may extend the periods referred to if a request is made in writing before the permit expires, or within six months of expiry of permit. An extension of time to complete the development or a stage of the development may be requested if—

- the request for an extension of time is made within 12 months after the permit expires; and
- the development or stage started lawfully before the permit expired.

## 16.2

### PLANNING PERMIT APPLICATION 2013/214 - NATIVE VEGETATION REMOVAL, JUMBUK ROAD

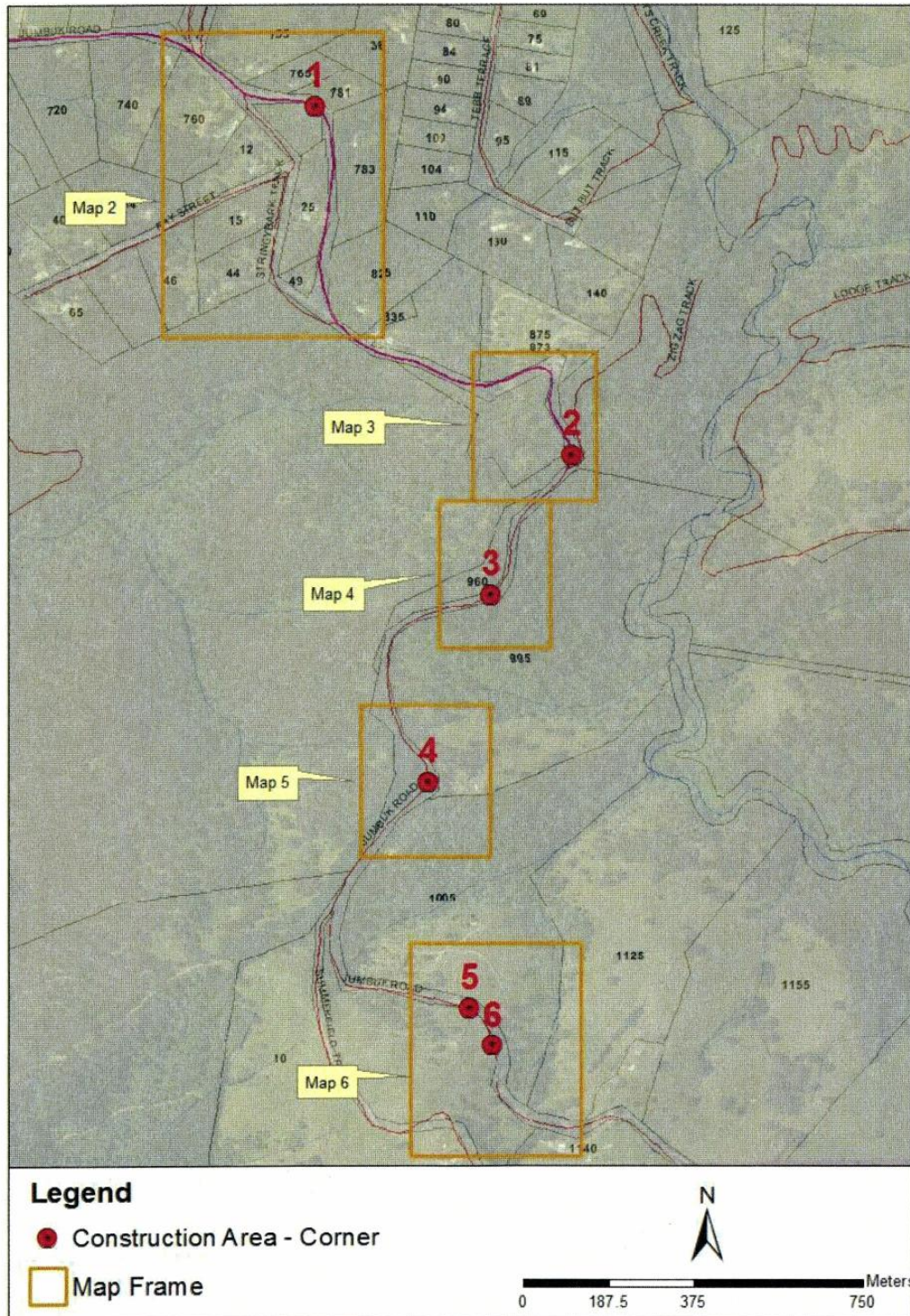
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Ecological Assessment with Net Gain, Stage 2 Jumbuk Road Pavement Widening – February 2013

Maps

Map 1 – Project Overview





Ecological Assessment with Net Gain, Stage 2 Jumbuk Road Pavement Widening – February 2013

Map 2: Corner 1 - Location and type of native vegetation to be removed

Jumbuk Road Corner 1



LEGEND

- Construction Area
- Herb-rich Foothill Forest - Habitat Zone 3
- CH20 Chainage

0m 50m 100m  
 ● Corner centre point = Zone 55H, Easting 447544, Northing 5754495





Ecological Assessment with Net Gain, Stage 2 Jumbuk Road Pavement Widening – February 2013

Map 3: Corner 2 - Location and type of native vegetation to be removed

Jumbuk Road Corner 2

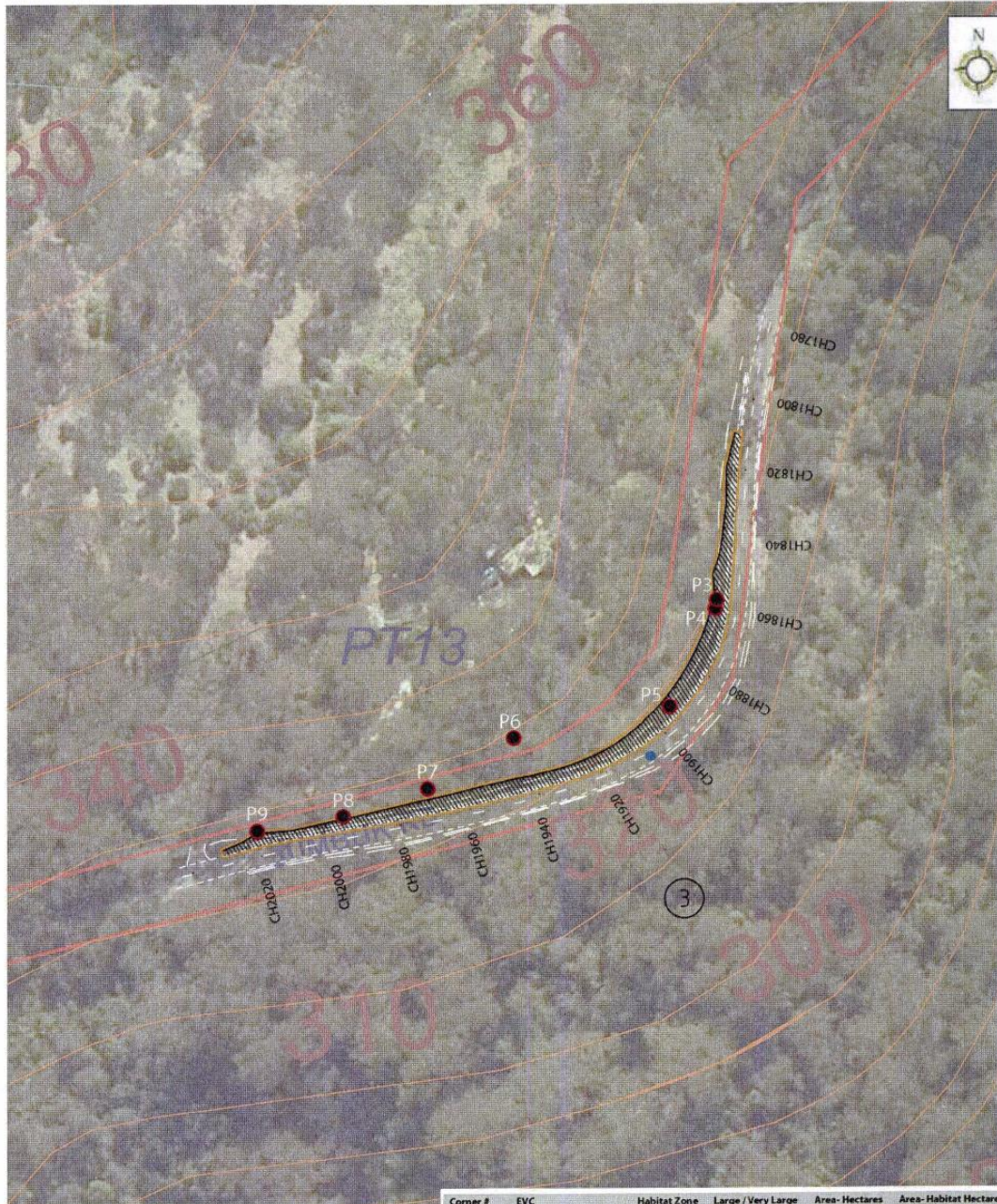




Ecological Assessment with Net Gain, Stage 2 Jumbuk Road Pavement Widening – February 2013

Map 4: Corner 3 - Location and type of native vegetation to be removed

Jumbuk Road Corner 3



LEGEND

- Construction Area
- Herb-rich Foothill Forest - Habitat Zone 2
- Large Old Tree (LOT)
- Chainage

0m 50m 100m

● Corner centre point = Zone 55H, Easting 447933, Northing 5754418



Corner #	EVC	Habitat Zone	Large / Very Large Trees - Assessed as Lost	Area-Hectares	Area-Habitat Hectares
3	Herb-rich Foothill Forest	HZ2	7	0.11	0.08



Ecological Assessment with Net Gain, Stage 2 Jumbuk Road Pavement Widening – February 2013

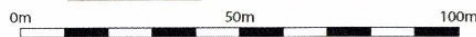
Map 5: Corner 4 - Location and type of native vegetation to be removed

Jumbuk Road Corner 4



LEGEND

-  Construction Area
-  Herb-rich Foothill Forest - Habitat Zone 2
-  Large Old Tree (LOT)
-  CH2600 Chainage



● Corner centre point = Zone 55H, Easting 447795, Northing 5753003



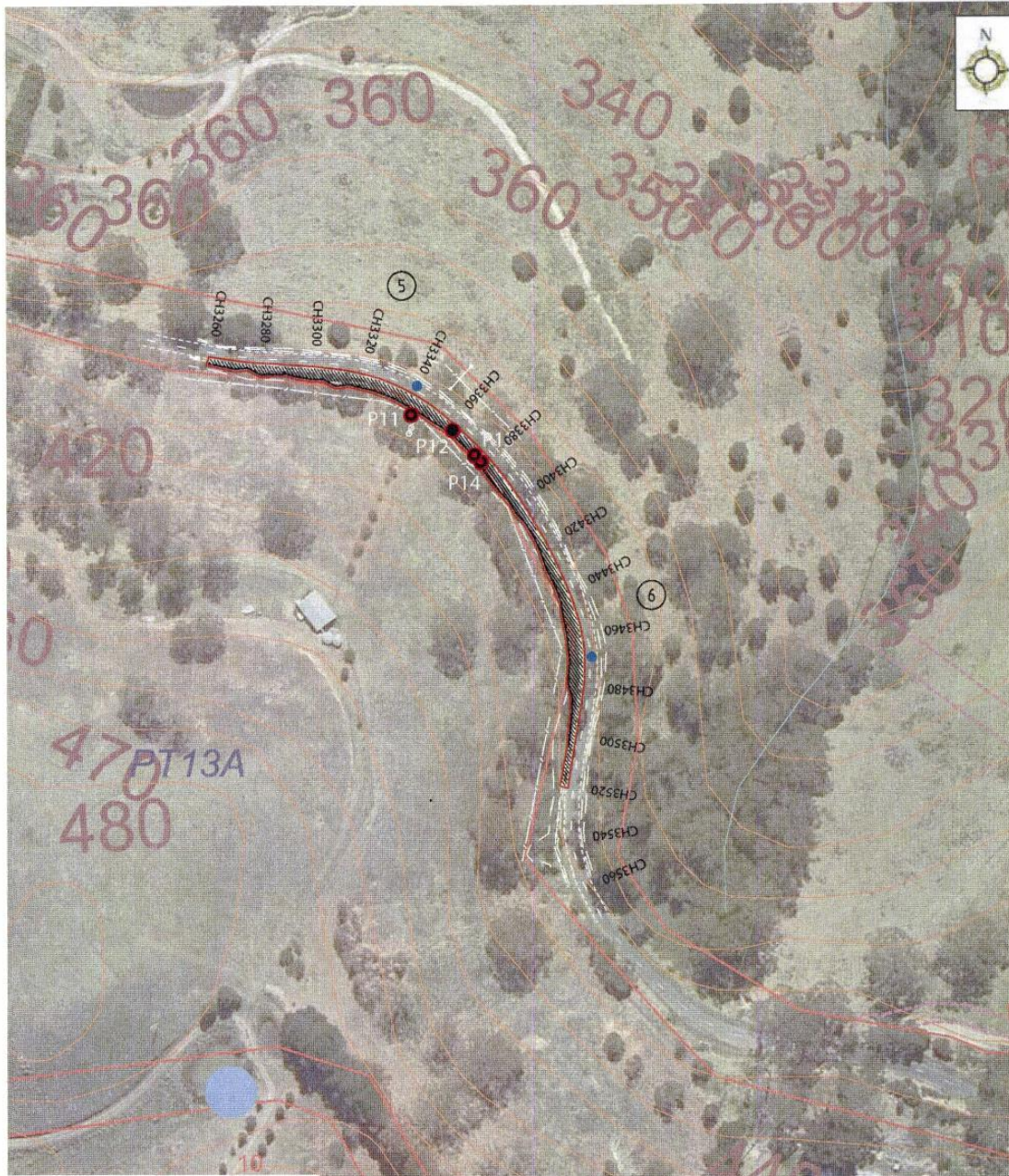
Corner #	EVC	Habitat Zone	Large / Very Large Trees - Assessed as Lost	Area- Hectares	Area- Habitat Hectares
4	Herb-rich Foothill Forest	HZ2	1	0.08	0.03



Ecological Assessment with Net Gain, Stage 2 Jumbuk Road Pavement Widening – February 2013

Map 6: Corner 5 & 6 - Location and type of native vegetation to be removed

Jumbuk Road Corner 5 & 6



LEGEND

-  Construction Area
-  Damp Forest - Habitat Zone 1
-  Large Old Tree (LOT)
-  VLOT
- CH2020 Chainage

Corner #	EVC	Habitat Zone	Large / Very Large Trees - Assessed as Lost	Area- Hectares	Area- Habitat Hectares
5 & 6	Herb-rich Foothill Forest	HZ1	4	0.12	0.04

0m 50m 100m  
 ● Corner 5 centre point = Zone 55H, Easting 447884, Northing 5752500  
 ● Corner 6 centre point = Zone 55H, Easting 447935, Northing 5752418





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**History of the Application**

19 September 2013	Application received by Council.
23 October 2013	Notification Package Sent
7 November 2013	Objection Received from Dan McCarten and Melissa Serton
11 November 2013	Objection Received from Brian Kilday, Rex McGowan and Bill Roberts
12 November 2013	Objection received from Alan and Gillian Young
21 November 2013	Request for Delay of Decision of Permit received from DEPI
6 January 2014	Further Information Request received from DEPI
15 January 2014	Further Information Request Sent – As per DEPI Request
13 February 2014	Further Information Response Received and Forwarded to DEPI
19 February 2014	Response from DEPI Received
27 February 2014	Statutory Declaration for Notification Received







Alan and Gillian Young  
781 Jumbuk Road  
Jeeralang Junction  
Victoria. 3840

The Planning Department  
Latrobe City Council  
PO Box 264  
Morwell  
Victoria. 3840

<b>LATROBE CITY COUNCIL</b>			
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Dear Sir,

I wish to object to your application for a planning permit to remove native vegetation – reference number, 2013/214, on the following grounds.

1. The removal of very old large old trees, and also large trees, many of which are preferred trees for the koalas to feed in, will affect the koala population in the area.
2. The presence of many large log trucks using the road will endanger the koala population, in the area, which is recognized as being a significant "relic" population in the country.
3. The fact that so many trees are being removed to widen corners does not make the road safe as the "straighter" sections still do not make the road meet the standards set by Latrobe city council.
4. The presence of many large log trucks and the removal of large trees will also endanger a colony of lyre birds which inhabit the area.
5. Allowing the removal of native vegetation, which will then allow the log trucks to use Jumbuk Road will destroy the lifestyle of people who have resided here for many years. The noise created by these trucks as they progress down Jumbuk Road and then turn onto Junction Road with their exhaust brakes on, creates an amazing amount of noise, which even with all windows closed in the house, is extremely noisy and very stressful as found the

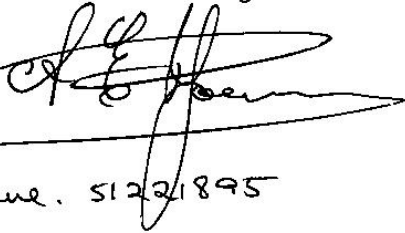
last time log trucks used the road for a time. Latrobe City Council promotes the lifestyle component of rural areas, but in this area appears to seek to destroy it.

6. It is not necessary for the trucks to use this road at all as there is another route, which affects far less people than the number living in the Jumbuk Road, Junction Road as well as the roads leading off those, with a straighter road which is also much stronger in construction.

Yours sincerely,



Alan and Gillian Young



Phone. 51221895





**NOTICE OF AN APPLICATION FOR A PLANNING PERMIT**

The land affected by the application is located at:	<b>Jumbuk Road, JEERALANG JUNCTION</b>
The application is for a permit to:	<b>Native Vegetation Removal</b>
The applicant for the permit is:	<b>L McKay</b>
The application reference number is:	<b>2013/214</b>
You may look at the application and any other documents that support the application at the office of the Responsible Authority at:	<b>Corporate HQ, 141 Commercial Road, Morwell</b> This can be done during office hours and is free of charge.

Any person who may be affected by the granting of the permit may object or make other submissions to the Responsible Authority

- An objection must:**
- . be sent to the Responsible Authority in writing (Latrobe City Council, PO Box 264, Morwell, 3840)
  - . include the reasons for the objection, and
  - . state how the objector would be affected

<b>The Responsible Authority will not decide on the application before:</b>	<b>Wednesday, 13 November 2013</b>
---	------------------------------------

**If you object, the Responsible Authority will tell you its decision.**

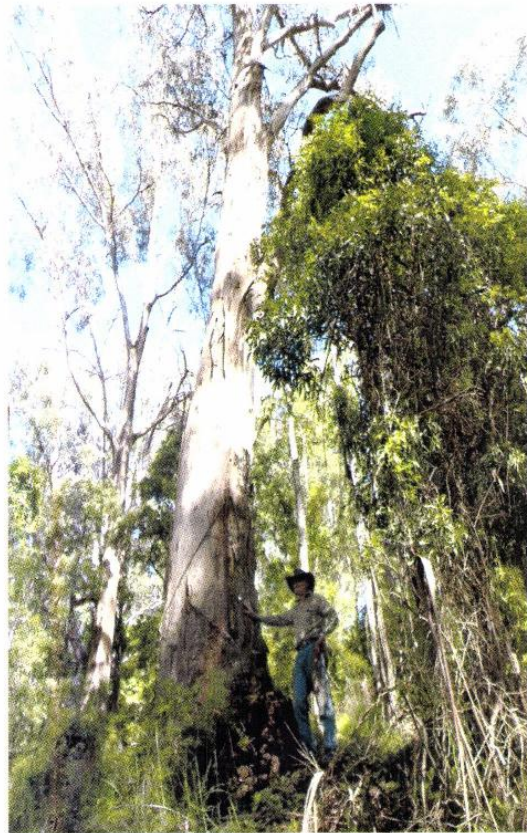
Any objection or submission and the personal information on it is collected by Latrobe City Council for the purposes of the planning process as set out in the *Planning and Environment Act 1987* (PE Act). If you do not provide your name and address, Latrobe City Council will not be able to consider your objection/submission. Any objection/submission will be available at the Latrobe City Council office for any person to inspect and copies may be made available on request to any person for the relevant period set out in the PE Act.

You must not submit any personal information or copyright material of third parties without their informed consent. By submitting the material, you agree that the use of the material as detailed above does not breach any third party's right to privacy and copyright.

You can request access to your personal information by contacting the Information Management Team at Latrobe City Council.

### JUMBUK ROAD, JEERALANG JUNCTION

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**One of fifteen large old trees that Planning Permit 2013/214 seeks to remove.**

## **OBJECTION TO LATROBE CITY PLANNING PERMIT 2013/214**



## OBJECTION TO APPLICATION FOR PLANNING PERMIT 2013/214

This objection is made by:

Brian Kilday, 12 Stringybark Track, Jeeralang Junction 3840

Rex McGowan, Trews Road, Jeeralang Junction (PO Box 502 Morwell 3840)

Bill Roberts, 875 Jumbuk Road, Jeeralang Junction 3840

The reasons for the objection are:

The removal of native vegetation is readily avoidable and is therefore prohibited under clause 52.17 of the Latrobe Planning Scheme.

The planning permit application affects the objectors because the native vegetation is to be removed to enable certain bends on Jumbuk Road to be widened to accommodate loaded log trucks on the road. The objectors are frequent users of Jumbuk Road. Despite the proposed roadworks, the road will be unsafe once loaded log trucks are introduced. The objectors, in their capacity as ratepayers and taxpayers, will also be affected and disadvantaged by the expenditure of scarce public funds in the manner proposed when a better and cheaper alternative exists.

Section 60 of the *Planning and Environment Act 1987* requires Latrobe City Council (Council) to consider the Latrobe Planning Scheme before it grants itself a permit to remove native vegetation adjacent to Jumbuk Road. Clause 52.17.5 of that scheme requires Council to consider DNRE guidelines (Victoria's Native Vegetation Management – A Framework for Action).

Council has an obligation under Clause 52.17 of the Planning Scheme and the DNRE guidelines to avoid the removal of native vegetation. Clause 52.17 states that minimization and offsetting may only be resorted to if removal is unavoidable. Council is therefore required to assess whether the removal of native vegetation is avoidable in the circumstances. A proper assessment requires Council to consider whether the *underlying* reason for the removal of native vegetation justifies the removal.

The removal of native vegetation stems from Council's decision on 6 April 2010 to allow timber to be carted on upper Jumbuk Road, subject to the widening of eleven corners. That decision implicitly incorporates a decision to remove native vegetation because the corner widening will inevitably cause native vegetation to be removed. It would not be legitimate to argue that the removal is necessary in order to give effect to Council's decision on 6 April 2010. That would be an extreme case of the tail wagging the dog.

This submission will demonstrate:

- that Council is under no obligation to HVP Plantations to allow loaded log trucks to use Jumbuk Road;
- that there is an alternative solution which is far cheaper, far safer and much quicker to implement and which avoids the need to remove native vegetation;
- that the community interest is better served by the alternative solution.

## OBJECTION TO APPLICATION FOR PLANNING PERMIT 2013/214

## ALLEGED AGREEMENT

Council and HVP Plantations have repeatedly claimed that there is an agreement that entitles HVP to cart timber on Jumbuk Road, but neither party has produced any evidence to support the claim. The following extracts are taken from a Council report dated 19 October 2009.

A meeting between Officers of the former Shire of Morwell and APM Forests Pty Ltd in 1990, agreed on ten routes for timber traffic and APM Forests Pty Ltd followed up that meeting with a confirmation letter on the 1 June 1990 (Attachment 7). (page 18)

An informal agreement between the former Shire of Morwell and APM Forests Pty Ltd in 1990, agreed on ten routes for timber traffic and Jumbuk and Junction Roads were included in this agreement. (page 41)

If the informal agreement between the former Shire of Morwell and APM Forests Pty Ltd. is deemed to form a contract and logging trucks are not allowed to use Jumbuk and Junction Roads then that could potentially expose Council to legal action. (page 42)

The letter that was exhibited as Attachment 7 actually proves the very opposite to Council's claim; it clearly shows that discussions concerning the use of the Jumbuk/ Junction Roads route had failed to produce agreement. The sole reference in the letter to these roads (indicated as routes 8 & 9 on an attached map) read as follows:

8/9. Jumbuk & Jeeralang West Roads (North Ends)

There is a reasonable area of plantation fronting onto both these sections. Due to steepness little thinning has taken place. However we will need to harvest wood from both these sites within 5 years and should discuss cartage problems before this time.

The reference to cartage problems clearly shows that the parties had not reached agreement regarding the use of the proposed route. The cartage problems could only have related to their respective contributions to the cost of roadworks to upgrade the route for timber cartage and ongoing maintenance. In marked contrast to the assertions in the 2009 report, Council's 07 May 2007 report correctly stated (on page 13) that:

This letter indicated that there would need to be further discussions about timber cartage along the north end of Jumbuk Road.

The fact that the parties had not agreed to the use of the *northbound* Jumbuk/Junction Roads route is reinforced by the arrangement concerning routes 6/7 set out in the APM letter:

The arrangement for truck movement is:

Jumbuk Road – No trucks around O'Reilly's Hill; all wood movement to the south.

A later paragraph in the APM letter indicates that a cost sharing practice was customary at that time:

Due to the substantial roadmaking contribution already made by APMF on Shire roads, we would greatly appreciate Council's confirmation of the haul routes detailed here.



## OBJECTION TO APPLICATION FOR PLANNING PERMIT 2013/214

The Jumbuk/Junction Safety Action Group wrote to the Council CEO, objecting to the misleading misrepresentation of the APM letter as an agreement. His response (dated 30 June 2010, Ref: 524889) centred on the following statement:

You fail to recognise that agreement may well have been reached, and that part of this agreement involved a future discussion about cartage problems.

First, it is ridiculous to suggest that 'agreement may well have been reached' whilst cartage problems remained unresolved; second, he provided no evidence that the 'future discussion' ever occurred, or that the cartage problems were ever resolved. If such evidence existed, HVP would surely have produced it rather than the APM letter which actually torpedoed their claim. The onus to prove the claim is squarely on HVP and Council.

Council stated (as reported in an article in the 9 January 2012 edition of the *Latrobe Valley Express*) that it believed there was an agreement because there was correspondence that referred to the agreement. Leaving aside the ridiculous notion that correspondence about a subject is sufficient to prove its existence, Council had previously affirmed by letter dated 26 February 2010 in response to an FOI request that it had no such correspondence.

Only one of these statements can be true, and the FOI response is probably the true one. The nonexistence of correspondence would mean that HVP's agreement claim was not made in writing, and that Council did not see fit to require HVP to substantiate its claim. This is completely unacceptable because Council has assumed a responsibility to spend millions of dollars to upgrade two roads without a shred of supporting evidence that it was obliged to do so.

It is notable that HVP did not produce evidence of the agreement, nor did it resort to legal action, when Council unanimously rejected its request to cart timber on Jumbuk Road on 7 May 2007. That decision was reversed by a 5/4 vote on 6 April 2010, ostensibly because of the existence of the alleged agreement.

If the alleged agreement existed, HVP would be obliged to contribute to the cost of the roadworks on the Jumbuk/Junction Roads route, in accordance with the custom in place at the time when the agreement was supposedly made. This custom is referred to in *Central Gippsland Region Timber Roads Needs* 1990 report and the above mentioned APM letter. Council claimed (in the article in the 9 January 2012 edition of the *Latrobe Valley Express*) that both parties must honour the 'agreement', but it has never bothered to ascertain what obligations the so called agreement imposed on HVP.

Council's Chief Executive Officer ignored a ratepayer's written request dated 8 February 2012 that Council should require HVP to produce evidence of the agreement *and its terms*. His refusal fails to safeguard ratepayers' interests: if there is no agreement there is no need to undertake expensive roadworks; if there is an agreement, the cost to ratepayers would be substantially reduced by HVP's contribution.

The foregoing demonstrates that the claim that there is an agreement that entitles HVP to cart timber on upper Jumbuk Road is completely unsubstantiated. This matter must be judged on the available evidence, not on the basis of reckless speculation about what might have happened

## OBJECTION TO APPLICATION FOR PLANNING PERMIT 2013/214

## ALTERNATIVE SOLUTION

The final version of the Road Safety Audit Report was based on all the timber being carted out along Vagg's Creek Track, Upper Middle Creek Road, Middle Creek Road, and Jumbuk Road to Monash Way with unloaded log trucks using the Jumbuk/Junction Roads route to access the plantation. However, Council officers recommended the scenario that was outlined in the *draft* version of the report: that loaded and unloaded log trucks would use Jumbuk and Junction Roads and all timber would be carted out on that route.

The alternative solution proposed by this submission is to adopt the final audit report scenario, but to also allow loaded trucks to travel along the section of Jumbuk Road between Bolgers Road and Healeys Road. Item 4.6.3 of a letter dated 30 June 2010 from Latrobe City to Jumbuk/Junction Safety Action Group indicated that access to that section of road was required to overcome a potential timber harvesting problem.

The alternative solution would enable all timber to be harvested and carted whilst avoiding the need to remove any native vegetation. It would utilise the most suitable public roads and would share the timber traffic burden between the Jeeralang/Jumbuk community and the Yinnar South community. The alternative solution would be quicker to implement and far cheaper than two-way timber traffic on the Junction/Jumbuk Roads route.

Council has recently upgraded Upper Middle Creek Road, Middle Creek Road and the section of Jumbuk Road between Middle Creek Road and Monash Way to timber cartage specifications at significant cost, and HVP has begun to cart timber from the plantation on that route. Middle Creek Road and the relevant section of Jumbuk Road are approved B-Double routes.

Vagg's Creek Track traverses the plantation on land owned or leased by HVP Plantations. Council's 19 October 2009 report (*Timber Cartage routes at Jumbuk and Yinnar South*) suggested that Council could acquire Vagg's Creek Track in order to attract state funding for the upgrading of that track, but that it would be a time-consuming and expensive process. HVP will use the track during harvesting operations in any event, so there is no valid reason for a track on private land to be upgraded at public expense.

Council's suggestion regarding the acquisition of Vagg's Creek Track probably derives from HVP's professed belief, reported in the minutes of a stakeholders' meeting held 26 October 2009, that there is a contract that entitles HVP to cart timber on upper Jumbuk Road. As already shown, the claim is completely unsubstantiated, so no compensatory arrangement is necessary.

The Council report dated 19 October 2009 indicated (on page 35) that roadworks costing \$1,301,350 would be necessary before *unloaded* log trucks (only) could travel south along Jumbuk Road between Junction Road and the Jumbuk Hall, and that the roadworks would include the widening of bends to enable a car and a semi-trailer to pass. The cost of widening the 11 bends was in excess of \$1,000,000. That portion of the cost could be avoided by requiring the unloaded semi-trailers to travel with their jinker retracted. A truck with jinker retracted has a much narrower tracking pattern around corners than a semi-trailer, and therefore the major expense of corner widening would not be necessary.



## OBJECTION TO APPLICATION FOR PLANNING PERMIT 2013/214

This suggestion is consistent with the Council report dated 7 May 2007 which stated:

"If Jumbuk Road is not able to be upgraded it would be sensible to allow unloaded log trucks, with the jinker retracted, to access the plantations via Junction Road and Jumbuk Road. The vehicles would be a similar size to other vehicles utilising the road such as the school bus, delivery trucks and garbage trucks."

In fact the garbage trucks do not travel on the narrower, more dangerous section of road south of Roberts' corner. There is a dangerous bend where a Jumbuk resident's vehicle was forced right off the road to avoid the school bus some years ago. That corner is not specified for improvement in the proposed roadworks. The distance between a very large tree on one side of the road and the gutter beside a steep batter on the other is only 5 metres. The corner requires modification but the amelioration cost need not be large and would not require the removal of the tree.

The alternative solution proposed by this submission would also eliminate:

- the need for further road works on Junction Road, estimated to cost \$479,000;
- the cost of stage 2 of proposed road works on Jumbuk Road;
- the costs associated with extensive tree removal on both roads.

It will also reduce maintenance costs as loaded log trucks would only travel 6 kilometres on sealed municipal roads compared to 9 kilometres on the Jumbuk/Junction Roads route. Furthermore, it would also eliminate a substantial cost which was concealed from the cost estimates in the draft version of the Road Safety Audit.

R. W. Stamp & Associates, consultants, estimated that the log and construction traffic would double the design traffic loading on Jumbuk Road between Junction Road and O' Reilly's Hill Road in the northbound lane, and that the cumulative damage factor would increase to 1.58. Section 3.5.4 of the draft road safety audit report found that the pavement in the northbound lane would require strengthening by an increase of at least 50mm in thickness to cater for the additional traffic loading.

Table 6.2 included the recommendation (6.4.4) to 'Construct a minimum depth granular resheet to strengthen the pavement in the northbound lane', but that recommendation was omitted from table 10.2, Estimated Costs of Safety Improvements. The explanation provided by Council that the report only requires pavement strengthening to be carried out where there are curve widening works (item 5.5, Public Question Time 6 April 2010) is not credible because:

- The contention, implied by the explanation, that the additional log and construction traffic would only double the loading on selected curves is implausible;
- The auditor was obviously reporting on the design loading and impact on pavement condition on the whole section of Jumbuk Road between Junction Road and Jumbuk Hall;
- A cumulative damage factor of 1.58 is a clear indication that pavement strengthening would be required because a factor greater than 1.00 indicates inadequate pavement strength.

The Council explanation is also inconsistent with the following assessment on page 26 of the Council report dated 7 May 2007:

## OBJECTION TO APPLICATION FOR PLANNING PERMIT 2013/214

The estimated cost of the road widening on Jumbuk Road is \$1.5M and there would be a detrimental impact on roadside vegetation. It is also likely that the northern end of Jumbuk Road would need to be strengthened, at a significant cost.

(The northern end of Jumbuk Road referred to in the report means the 6 km section of pavement between Junction Road and O' Reilly's Hill Road; the southern end of Jumbuk Road is unsealed and runs south-easterly from Jumbuk Hall).

It would be irresponsible to ignore the need to strengthen the pavement to withstand the traffic associated with timber harvesting. The July 2013 issue of Latrobe City's "Link" publication indicates that asphalt patching is 21 times more expensive than preventative road reseal. The omission of the need for pavement strengthening from table 10.2 is contrary to Latrobe City's economic and budgetary interests because it massively understates the true cost of two-way timber traffic on Jumbuk Road.

Based on the cost of similar treatment on Middle Creek Road, the cost to strengthen the 6 km of pavement between Junction Road and O' Reilly's Hill Road would be approximately \$1,500,000. That would increase the cost of the Jumbuk Road project to approximately \$2,800,000. That expenditure cannot be justified given that the primary reason for the road works is to reduce HVP Plantations' timber cartage costs by a relatively insignificant amount. Schedule 3 to the *Road Management Act 2004* provides that council must have regard to economic and budgetary constraints when it is determining the standard of road construction.

The Council report dated 7 May 2007 advised (on page 16) that the Vagg's Creek Track/Middle Creek Road route was 15.5 kilometres longer than the Jumbuk/Junction Roads route, and that Grand Ridge Plantations had calculated that they would incur additional cartage costs of approximately \$550,000 on the longer route. The alternative solution would halve the distance differential, and reduce the net additional cartage costs to approximately \$200,000 (cartage cost being a deductible expense at the corporate tax rate of 30%).

## SAFETY

Council's application to Vicroads for funding stated that the minimum seal width for Jumbuk Road on completion of the proposed works would be 5.5 metres. This is incorrect. Bill Roberts and Gary Matthews measured the sealed width of the road at approximate 50 metre intervals in 2007. The measurements for the 4.6 kilometre section of road between Jumbuk Hall and Roberts' corner are reproduced in the attached annexure with necessary modifications for road works done or proposed since 2007. As indicated by the annexure, significant stretches of the road will still be narrower than 5.5 metres upon completion of the works.

The Council report dated 19 October 2009 advised that road safety risk had to be balanced against the cost of widening works and that a seal width of 5.5 metres was acceptable for a road such as Jumbuk Road. As noted above, a seal width of 5.5 metres will not be provided anyway. The following extract is taken from section 4.4 of R. W. Stamp & Associates safety audit report:

The design standards to be adopted for the rural access and rural collector roads were discussed with Les Hilton of the Latrobe City Council.



## OBJECTION TO APPLICATION FOR PLANNING PERMIT 2013/214

The standards adopted for the roads depend on the *type of traffic* which will use them. On roads used predominantly by cars, a sealed width of 5.5 metres with a formation width of 6.5 metres would be adopted. On roads used by *timber traffic*, a seal width of seven metres with a formation width of eight metres would be used.

Despite this, the auditor did not recommend any widening of the straight sections, nor did he express an independent opinion as to the appropriate minimum width. The Council report dated 19 October 2009 reveals (on page 37) that the consultant applied the curve widening table developed by Council Officers to assess the amount of widening needed for the bends on Jumbuk Road, rather than making an independent assessment.

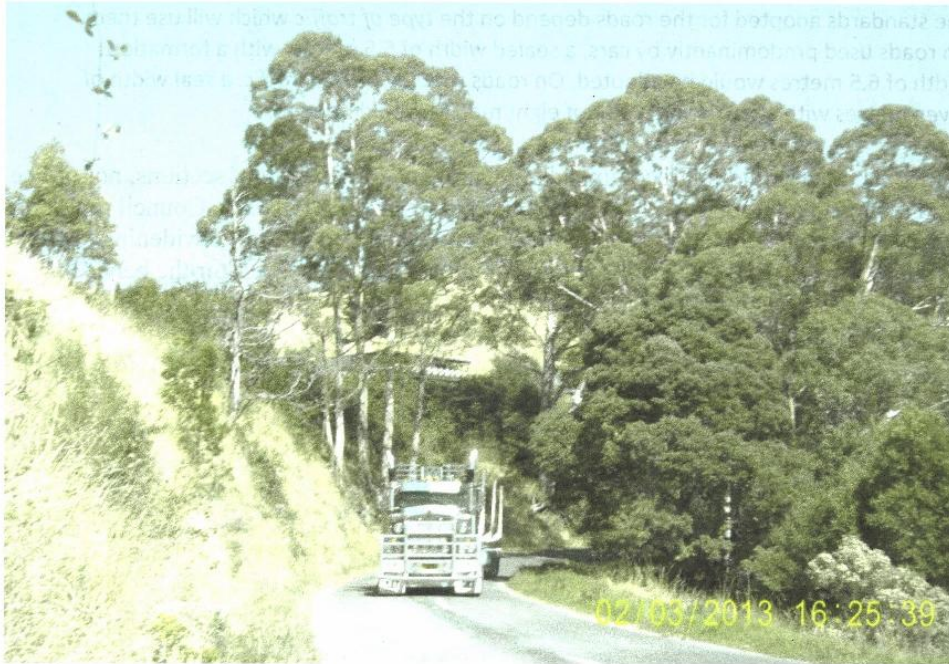


*The log truck had to put its wheels in the unsealed gutter to squeeze past the school bus. A rear wheel of the bus is on the narrow, unstable verge beside a drop-off.  
(Jumbuk Road, just below Roberts' corner)*

The Central Gippsland Timber Roads Needs Study of 1990 sets out an independent expert assessment of minimum safety standards for timber roads. It concluded that the *minimum* safe standard for a timber road in a hilly winding terrain such as Jumbuk Road was a 6.2 metre seal width widened to 8.0 metres on bends.

There might be a case for compromising safety standards for reasons of cost in a situation where a particular road provides the sole means of access to a timber plantation, or where Council is legally bound to provide access, but neither of these situations applies to Jumbuk Road. Therefore, there is no valid reason in this particular case to disregard the minimum safe standard recommended in the 1990 study, and it would be irresponsible to do so. Council has a duty of care under section 101 of the *Road Management Act 2004* to provide safe municipal roads.

## OBJECTION TO APPLICATION FOR PLANNING PERMIT 2013/214



*This is a typical section of Jumbuk Road. This section will not be widened as part of the programmed works. The position of the rear wheels show that the truck is keeping as far to the left as possible. If an oncoming vehicle met this truck on the bend behind the truck, the vehicles would have nowhere to go and no time to stop.*

## PERMIT APPLICATION

The Permit Application reveals that 15 large old trees would need to be removed to enable stage 2 of the Jumbuk Road works program to proceed.

Section 5.2.1 of the report by Indigenous Design Land Management advises that two alternate timber traffic routes were considered in order to avoid impacts on native vegetation. The routes considered were:

- (1) the Vagg's Creek Track/ Middle Creek Road route, and
- (2) a Jumbuk Road/Jeeralang West/ Jeeralang North Road route.

According to the report, the alternate timber traffic routes "would require the removal of native vegetation as well as impacting on the viability of timber harvesting operations", and would also "create an unviable impact to both the Maryvale Paper Mill and the Carter Holt Harvey Timber Mill".

The Jumbuk Road/Jeeralang West/ Jeeralang North Road route requires no comment here because it is not relevant for the purpose of this submission. However, the other alternate route, via Vaggs Creek Track/ Middle Creek Road/ Middle Creek Road/ Jumbuk Road to Monash Way forms part of the alternative solution as proposed by this submission.



## OBJECTION TO APPLICATION FOR PLANNING PERMIT 2013/214

The statements in the report by Indigenous Design Land Management, insofar as they relate to the Vaggs Creek Track/ Upper Middle Creek Road/ Middle Creek Road/ Jumbuk Road to Monash Way option, are entirely incorrect. The facts are:

- This option would not require the removal of native vegetation. This option would allow direct access to the plantation from Upper Middle Creek Road at one end and from Summerfield Track, Bolgers Road and Healeys Road at the southern end without the need for any removal of native vegetation. If removal of native vegetation was necessary within the plantation it would be permitted by the exemption relating to timber harvesting carried out under licence from the Secretary to the Department of Sustainability and Environment (now DEPI), (refer to VCAT Order dated 31 March 2006 in the matter of *Friends of Gippsland Bush Inc. v Grand Ridge Plantations Pty Ltd.*).
- This option would not impact on the viability of timber harvesting operations because it allows for access to Jumbuk Road between Bolgers Road and Healeys Road. Access to that section of road was the potential timber harvesting problem, as advised at item 4.6.3 of Latrobe City letter dated 30 June 2010 to Jumbuk/Junction Safety Action Group.
- This option would not create an unviable impact to the Maryvale Paper Mill or the Carter Holt Harvey Timber Mill. This furphy stems from a Dorothy Dixier served up by a Councillor to HVP representatives at the LCC Timber Traffic Councillor Working Group Meeting held on 26 October 2009. The exchange was reported in the minutes of meeting as follows:

**Question from Cr:**

What is the downstream consequence of not being able to harvest the wood?

**Response from HVP Representatives:**

Approximately 250,000 tonnes of product, equates to around 35% of the Morwell mill, 20% of the pulp mill work. Harvesting contractors job losses, about 30 people. Significant reduction in output from Carter Holt Harvey and APM. Would not result in industry closing down but it would result in significant job losses in the near future, maybe need to stop one shift.

The intention was to indicate that HVP would not be able to “harvest the wood”, resulting in catastrophic job losses, unless it got its preferred cartage option. It is an absurd proposition which belongs in the red herring basket, along with the ‘agreement’ claim. It suggests that it would not be worthwhile to harvest any part of a plantation, valued by HVP at \$13-14M, unless the wood could be carted down the Jumbuk Road shortcut. HVP carts timber to the Morwell mills from plantations in the Yarram and Foster areas, over much greater distances than the Vaggs Creek Track/Middle Creek Road option.

An additional cartage cost of \$200,000 represents 1.54% of the value of a \$13M plantation. It is ludicrous to suggest that HVP expected its investment to yield a profit of less than 2% when it bought the plantation in 2001. Yet that is the logical extension of a claim that the plantation would not be viable if HVP was precluded from using the Jumbuk Road shortcut.

## OBJECTION TO APPLICATION FOR PLANNING PERMIT 2013/214

## CONCLUSION

Council has an obligation under Clause 52.17 of the Planning Scheme and the DNRE guidelines to avoid the removal of native vegetation. Removal of native vegetation can be readily avoided by adopting the alternative solution outlined in this submission. The alternative solution would allow all of HVP's timber to be harvested and transported in greater safety on public roads at less cost to the public purse. Approval of Planning Permit 2013/214 would contravene the Latrobe Planning Scheme and the DNRE guidelines; therefore it must be refused.

Dated this 11<sup>th</sup> day of November 2013

Signed by the Objectors:

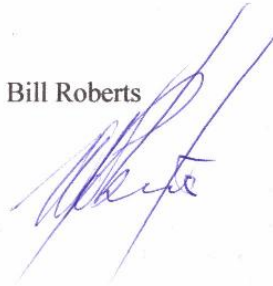


Brian Kilday

Rex McGowan



Bill Roberts





## ANNEXURE to Objection to Planning Permit 2013/214

TOTAL road width, as measured at every 4<sup>th</sup> white line by residents

Start	End of bitumen, Jumbuk Hall
5530mm	
5370mm	
Stage 1 of roadworks	
Stage 1 of roadworks	
Stage 1 of roadworks	
Stage 1 of roadworks	
5450mm	
5400mm	
5300mm	
5400mm	P. Body's gate
5300mm	
5200mm	
5130mm	
Stage 1 of roadworks	
Stage 1 of roadworks	
Stage 1 of roadworks	
Stage 1 of roadworks	
Stage 1 of roadworks	
4900mm	
4400mm	
5400mm	
5250mm	
5450mm	D. Richardson's rear gate

(Red indicates less than 5.5 metres in width)

## ANNEXURE to Objection to Planning Permit 2013/214



## D. Richardson's rear gate

5400mm	Proposed stage 2	5500mm
5500mm	Proposed stage 2	5100mm
5005mm	Proposed stage 2	5640mm
4900mm	Proposed stage 2	Proposed stage 2
5100mm	5120mm	Proposed stage 2
5210mm	5340mm	Proposed stage 2
5400mm	5700mm	Proposed stage 2
5200mm	4820mm	Proposed stage 2
Stage 1 of roadworks	5140mm	5390mm
Stage 1 of roadworks	5460mm	5300mm
Stage 1 of roadworks	5440mm	5360mm
Stage 1 of roadworks	6120mm	5550mm
Stage 1 of roadworks	5600mm	Proposed stage 2
Stage 1 of roadworks	5300mm	Proposed stage 2
Stage 1 of roadworks	5590mm	Proposed stage 2
Stage 1 of roadworks	5500mm	5450mm
Stage 1 of roadworks	Proposed stage 2	5880mm
5500mm	Proposed stage 2	5690mm
5070mm	Proposed stage 2	6000mm
5400mm	Proposed stage 2	Painted island
5090mm	5600mm	Roberts' corner
5790mm	4860mm	
5160mm	5230mm	
Proposed stage 2	5400mm	End

(Red indicates less than 5.5 metres in width)

## ORDINARY COUNCIL MEETING AGENDA 24 MARCH 2014 (CM432)

### 16.3 DOCUMENTS PRESENTED FOR SIGNING AND SEALING

General Manager

Planning and Governance

For Decision

#### DECLARATION OF INTEREST

No officer declared an interest under the Local Government Act 1989 in the preparation of this report.

#### DOCUMENTS

R510745/02	Transfer of Land pursuant to Section 45 of the <i>Transfer of Land Act</i> 1958 from Kathryn Margaret Stolk to Latrobe City Council for two parcels of land, to become Roads R1 and R2 on PS 702624W, to be acquired for a consideration of \$200 in finalisation of the widening of Budgeree Road.
R510745/02	Transfer of Land pursuant to Section 45 of the <i>Transfer of Land Act</i> 1958 from John Alister Hall to Latrobe City Council for two parcels of land, shown as Roads R1 and R2 on PS 702625U, to be acquired for a consideration of \$2,400 in finalisation of the widening of Budgeree Road.
R501745/02	Transfer of Land pursuant to Section 45 of the <i>Transfer of Land Act</i> 1958 from Michael Francis Gleeson to Latrobe City Council for two parcels of land, to become Roads R1 and R2 on PS 702623Y, to be acquired for a consideration of \$4,000 in finalisation of the widening of Budgeree Road.

Attachments  
Nil

#### **RECOMMENDATION**

1. That Council authorises the Chief Executive Officer to sign and seal the Transfer of Land pursuant to Section 45 of the 1958 from Kathryn Margaret Stolk to Latrobe City Council for two parcels of land, shown as Roads R1 and R2 on PS 702624W, to be acquired for a consideration of \$200 in finalisation of the widening of Budgeree Road.
2. That Council authorises the Chief Executive Officer to sign and seal the Transfer of Land pursuant to Section 45 of the 1958 from John Alister Hall to Latrobe City Council for two parcels of land, shown as Roads R1 and R2 on PS 702625U, to be acquired for a consideration of \$2,400 in finalisation of the widening of Budgeree Road.

**ORDINARY COUNCIL MEETING AGENDA  
24 MARCH 2014 (CM432)**

- 3. That Council authorises the Chief Executive Officer to sign and seal the Transfer of Land pursuant to Section 45 of the 1958 from Michael Francis Gleeson to Latrobe City Council for two parcels of land, shown as Roads R1 and R2 on PS 702623Y, to be acquired for a consideration of \$4,000 in finalisation of the widening of Budgeree Road.**

# ORDINARY COUNCIL MEETING AGENDA 24 MARCH 2014 (CM432)

## 16.4 ASSEMBLY OF COUNCILLORS

**General Manager**

**Planning and Governance**

**For Decision**

### PURPOSE

The purpose of this report is to present to Council, the Assembly of Councillors forms submitted since the Ordinary Council Meeting held 3 February 2014.

### DECLARATION OF INTEREST

No officer declared an interest under the *Local Government Act 1989* in the preparation of this report.

### OFFICER COMMENTS

The following Assembly of Councillors took place:

<b>Date:</b>	<b>Assembly Details / Matters Discussed:</b>	<b>In Attendance:</b>	<b>Declaration of Interest Declared:</b>
24 February 2014	<p>Issues and Discussions Session</p> <p>4.1 Tonight's Presentations</p> <p>4.3 Future Presentations</p> <p>4.4 Future Presentations – Outside Issues &amp; Discussion Sessions</p> <p>7.1 New Issues</p> <p>8.1 2014 National General Assembly of Local Government – Call for Motions</p> <p>11.1 Churchill's 50<sup>th</sup> Anniversary in 2015 – Request for Support from Council</p> <p>13.1 Transfer Agreement Joint Venture Property – Corner ALber and Anzac Streets Moe, and Possible Exchange of Land Walker Parade Churchill</p> <p>13.2 Review of Council Delegates and Committees</p> <p>14.1 Audit Committee</p>	<p><b>Councillors:</b> Cr Gibbons, Cr Gibson, Cr Harriman, Cr Kam, Cr Middlemiss, Cr O'Callaghan, Cr Rossiter, Cr Sindt, Cr White.</p> <p><b>Officers:</b> John Mitchell, David Elder, Chris Wightman, Allison Jones, Nathan Misiurka.</p>	<p>Cr Harriman declared a Conflict of Interest in TGAR</p> <p>Cr O'Callaghan declared an Interest in TGAR</p>
17 March 2014	<p>Issues and Discussions Session</p> <p>4.1 Tonight's Presentations</p> <p>4.3 Future Presentations</p> <p>4.4 Future Presentations – Outside Issues &amp; Discussion Sessions</p> <p>7.1 New Issues</p>	<p><b>Councillors:</b> Cr Gibbons, Cr Harriman, Cr Kam, Cr Middlemiss, Cr O'Callaghan, Cr Rossiter, Cr Sindt, Cr White.</p> <p><b>Officers:</b> John Mitchell, Chris Wightman, Allison Jones, Jamey Mullen, Damian Blackford, Tom McQualter</p>	<p>Cr Harriman declared a Conflict of Interest in TGAR</p>

**ORDINARY COUNCIL MEETING AGENDA  
24 MARCH 2014 (CM432)**

**Attachments**

1. I&D 24 February 2014
2. I&D 17 March 2014

**RECOMMENDATION**

That Council note this report.



# **16.4**

## **Assembly of Councillors**

<b>1</b>	<b>I&amp;D 24 February 2014 .....</b>	<b>403</b>
<b>2</b>	<b>I&amp;D 17 March 2014 .....</b>	<b>405</b>



## Assembly of Councillors Record

**Assembly details:** Issues and Discussions Session

**Date:** Monday, 24 February 2014

**Time:** 5:30 PM

**Assembly Location:** Nambur Wariga Meeting Room, Latrobe City Council Offices,  
Commercial Road, Morwell

**In Attendance:**

**Councillors:** Cr Gibbons, Cr Gibson, Cr Harriman, Cr Kam, Cr Middlemiss,  
Cr O'Callaghan, Cr Rossiter, Cr Sindt, Cr White

**Officer/s:** John Mitchell, David Elder, Chris Wightman, Allison Jones, Nathan Misiurka.,

**Matter/s Discussed:**

8.1 2014 National General Assembly of Local Government – Call for Motions  
11.1 Churchill'd 50<sup>th</sup> Anniversary in 2015 – Request for Support From Council  
13.1 Transfer Agreement Joint Venture Property - Corner Albert and Anzac Streets Moe,  
and Possible Exchange of Land Walker Parade Churchill  
13.2 Review of Council Delegates and Committees  
14.1 Audit Committee

**Are the matters considered confidential under the Local Government Act: NO**

**Conflict of Interest Disclosures: (refer 3. over page)**

**Councillors:**

**Officer/s:**

**Times that Officers / Councillors left/returned to the room:** Cr Rossiter arrived at  
7.15pm, Cr O'Callaghan left at 9.00pm

**Completed by:** Chris Wightman



**Assembly of Councillors Record Explanation / Guide Notes**  
Required pursuant to the Local Government Act 1989 as amended.

**1. Section 80A requirements (re: Written Record to be made by Council staff member):**

Amendments to the Local Government Act 1989 (Section 80A), operative from 2 December 2008 now stipulate:

"At an assembly of the Council, if at least one Councillor is present, or a planned or scheduled meeting of at least half of the

- the names of all Councillors and members of Council staff attending;
- the matters considered;
- any conflict of interest disclosures made by a Councillor attending under subsection (3);
- whether a Councillor who has disclosed a conflict of interest as required by subsection (3) leaves the assembly."

The above required information is:

- to be reported to an Ordinary meeting of the Council; and
- incorporated in the minutes of that Ordinary meeting.

**2. Section 76AA definition:**

"**Assembly of Councillors** (however titled, e.g: meeting / inspection / consultation etc) is a meeting of an advisory committee of the Council, if at least one Councillor is present, or a planned or scheduled meeting of at least half of the Councillors and one member of staff which considers matters that are intended or likely to be;

- The subject of a decision of the Council; or
- Subject to the exercise of a function, duty or power of the Council that has been delegated to a person or committee.

**Brief Explanation:**

Some examples of an *Assembly of Councillors* will include:

- Councillor Briefings;
- on site inspections, generally meetings re: any matters;
- meetings with residents, developers, other clients of Council, consultations;
- meetings with local organisations, Government Departments, statutory authorities (e.g. VicRoads, etc);

providing **at least 5 Councillors and 1 Council staff member are present** and the matter/s considered are intended **or likely to be** subject of a future decision by the Council **OR** an officer decision under delegated authority.

*Effectively it is probable, that any meeting of at least 5 Councillors and 1 Council staff member will come under the new requirements as the assembly will in most cases be considering a matter which will come before Council or be the subject of a delegated officer's decision at some later time. If you require further clarification, please call the Manager Council Operations – Legal Counsel.*

**Please note:** an Advisory Committee meeting requires only one Councillor to be in attendance. An advisory committee is defined as any committee established by the Council, other than a special committee, that provides advice to:

- the Council; or
- a special committee; or
- a member of Council staff who has been delegated a power, duty or function of the Council under section 98.

**3. Section 80A and 80B requirements (re: Conflict of Interest):**

Councillors and officers attending an Assembly of Councillors must disclose any conflict of interest.

**Section 80A(3)**

"If a Councillor attending an Assembly of Councillors knows, or would reasonably be expected to know, that a matter being considered by the assembly is a matter that, were the matter to be considered and decided by Council, the Councillor would have to disclose a conflict of interest under section 79, the Councillor must disclose either:

- (a) immediately before the matter in relation to the conflict is considered; or
- (b) if the Councillor realises that he/she has a conflict of interest after consideration of the matter has begun, as soon as the Councillor becomes aware of the conflict of interest, leave the assembly whilst the matter is being considered by the assembly."

**Section 80B**

A member of Council staff who has a conflict of interest (direct or indirect) in a matter in which they have a delegated power, duty or function must:

- not exercise the power or discharge the duty or function;
- disclose the type of interest and nature of interest to the in writing to the Chief Executive Officer as soon as he/she becomes aware of the conflict of interest. In the instance of the Chief Executive Officer having a pecuniary interest, disclosure in writing shall be made to the Mayor.



## Assembly of Councillors Record

**Assembly details:** Issues and Discussions Session

**Date:** Monday, 17 March 2014

**Time:** 6:00 PM

**Assembly Location:** Nambur Wariga Meeting Room, Latrobe City Council Offices, Commercial Road, Morwell

**In Attendance:**

**Councillors:** Cr Gibbons, Cr Harriman, Cr Kam, Cr Middlemiss, Cr O'Callaghan, Cr Rossiter, Cr Sindt, Cr White

**Officer/s:** John Mitchell, Chris Wightman, Allison Jones, Jamey Mullen, Damian Blackford, Tom McQualter.

**Matter/s Discussed:**

- 8.1 2014 National General Assembly of Local Government - Call for Motions
- 8.2 National General Assembly of Local Government
- 8.3 National Congress & Business Expo
- 9.1 Council Meeting Schedule
- 9.2 Notes from Meeting with EPA

**Are the matters considered confidential under the Local Government Act: NO**

**Conflict of Interest Disclosures:** (refer 3. over page)

**Councillors:**

**Officer/s:**

**Times that Officers / Councillors left/returned to the room:**

Tom McQualter arrived at 7:00 pm.

**Completed by:** Katrina Pizzi





**Assembly of Councillors Record Explanation / Guide Notes**  
Required pursuant to the Local Government Act 1989 as amended.

**1. Section 80A requirements (re: Written Record to be made by Council staff member):**

Amendments to the Local Government Act 1989 (Section 80A), operative from 2 December 2008 now stipulate:

"At an assembly of the Council, if at least one Councillor is present, or a planned or scheduled meeting of at least half of the

- the names of all Councillors and members of Council staff attending;
- the matters considered;
- any conflict of interest disclosures made by a Councillor attending under subsection (3);
- whether a Councillor who has disclosed a conflict of interest as required by subsection (3) leaves the assembly."

The above required information is:

- to be reported to an Ordinary meeting of the Council; and
- incorporated in the minutes of that Ordinary meeting.

**2. Section 76AA definition:**

"**Assembly of Councillors** (however titled, e.g: meeting / inspection / consultation etc) is a meeting of an advisory committee of the Council, if at least one Councillor is present, or a planned or scheduled meeting of at least half of the Councillors and one member of staff which considers matters that are intended or likely to be;

- The subject of a decision of the Council; or
- Subject to the exercise of a function, duty or power of the Council that has been delegated to a person or committee.

**Brief Explanation:**

Some examples of an *Assembly of Councillors* will include:

- Councillor Briefings;
- on site inspections, generally meetings re: any matters;
- meetings with residents, developers, other clients of Council, consultations;
- meetings with local organisations, Government Departments, statutory authorities (e.g. VicRoads, etc);

providing **at least 5 Councillors and 1 Council staff member are present** and the matter/s considered are intended **or likely to be** subject of a future decision by the Council **OR** an officer decision under delegated authority.

*Effectively it is probable, that any meeting of at least 5 Councillors and 1 Council staff member will come under the new requirements as the assembly will in most cases be considering a matter which will come before Council or be the subject of a delegated officer's decision at some later time. If you require further clarification, please call the Manager Council Operations – Legal Counsel.*

**Please note:** an Advisory Committee meeting requires only one Councillor to be in attendance. An advisory committee is defined as any committee established by the Council, other than a special committee, that provides advice to:

- the Council; or
- a special committee; or
- a member of Council staff who has been delegated a power, duty or function of the Council under section 98.

**3. Section 80A and 80B requirements (re: Conflict of Interest):**

Councillors and officers attending an Assembly of Councillors must disclose any conflict of interest.

**Section 80A(3)**

"If a Councillor attending an Assembly of Councillors knows, or would reasonably be expected to know, that a matter being considered by the assembly is a matter that, were the matter to be considered and decided by Council, the Councillor would have to disclose a conflict of interest under section 79, the Councillor must disclose either:

- (a) immediately before the matter in relation to the conflict is considered; or
- (b) if the Councillor realises that he/she has a conflict of interest after consideration of the matter has begun, as soon as the Councillor becomes aware of the conflict of interest, leave the assembly whilst the matter is being considered by the assembly."

**Section 80B**

A member of Council staff who has a conflict of interest (direct or indirect) in a matter in which they have a delegated power, duty or function must:

- not exercise the power or discharge the duty or function;
- disclose the type of interest and nature of interest to the in writing to the Chief Executive Officer as soon as he/she becomes aware of the conflict of interest. In the instance of the Chief Executive Officer having a pecuniary interest, disclosure in writing shall be made to the Mayor.

# ORGANISATIONAL EXCELLENCE



**17. ORGANISATIONAL EXCELLENCE**

Nil reports

# MEETING CLOSED TO THE PUBLIC

## ORDINARY COUNCIL MEETING AGENDA 24 MARCH 2014 (CM432)

### 18. MEETING CLOSED TO THE PUBLIC

Section 89(2) of the Local Government Act 1989 enables the Council to close the meeting to the public if the meeting is discussing any of the following:

- (a) Personnel matters;
- (b) The personal hardship of any resident or ratepayer;
- (c) Industrial matters;
- (d) Contractual matters;
- (e) Proposed developments;
- (f) Legal advice;
- (g) Matters affecting the security of Council property;
- (h) Any other matter which the Council or Special Committee considers would prejudice the Council or any person;
- (i) A resolution to close the meeting to members of the public.

#### RECOMMENDATION

That the Ordinary Meeting of Council closes this meeting to the public to consider the following items which are of a confidential nature, pursuant to section 89(2) of the Local Government Act (LGA) 1989 for the reasons indicated:

##### 18.1 CONFIDENTIAL ITEMS

Agenda item 18.1 *Confidential Items* is designated as confidential as it relates to a matter which the Council or special committee considers would prejudice the Council or any person (s89 2h)

##### 18.2 ADOPTION OF MINUTES

Agenda item 18.2 *Adoption of Minutes* is designated as confidential as it relates to a matter which the Council or special committee considers would prejudice the Council or any person (s89 2h)

##### 18.3 ASSEMBLY OF COUNCILLORS

Agenda item 18.3 *Assembly of Councillors* is designated as confidential as it relates to a matter which the Council or special committee considers would prejudice the Council or any person (s89 2h)

##### 18.4 MAYORAL SPONSORSHIP APPLICATION

Agenda item 18.4 *Mayoral Sponsorship Application* is designated as confidential as it relates to a matter which the Council or special committee considers would prejudice the Council or any person (s89 2h)

##### 18.5 EXPRESSION OF INTEREST FOR LATROBE CITY TRUST COMMUNITY REPRESENTATIVE

Agenda item 18.5 *Expression of Interest for Latrobe City Trust Community Representative* is designated as confidential as it relates to a matter which the Council or special committee considers would prejudice the Council or any person (s89 2h)

**ORDINARY COUNCIL MEETING AGENDA  
24 MARCH 2014 (CM432)**

**18.6 LCC-160 RECONSTRUCTION OF MARSHALLS ROAD AT  
TRARALGON**

Agenda item 18.6 *LCC-160 RECONSTRUCTION OF MARSHALLS ROAD AT TRARALGON* is designated as confidential as it relates to contractual matters (s89 2d)