



Planning the Lake Narracan Precinct Transforming the Residential Market

Latrobe City Council in conjunction with the Growth Areas Authority is currently preparing a Precinct Structure Plan for the Lake Narracan area (see figure 1 below). The Precinct Structure Plan will outline how the Lake Narracan area can be developed over time for residential, recreational and other land uses. It will also outline the broad environmental, social and economic opportunities for the future use and development of the land within the precinct.

Draft Concept Plans

Preliminary concept plans have been prepared to provide a starting point for engagement with the community around how development may proceed in the Lake Narracan precinct over the next 20 years and beyond. These plans are described as;

- A draft Lake Narracan Concept Plan
- A draft Lake Narracan Trails Plan
- A draft Lake Narracan Foreshore Enlargements Plan
- A draft Moe-Newborough Integrated Framework Plan

Figure 1 – Lake Narracan Precinct Area



GROWTH AREAS AUTHORITY

The Growth Areas Authority is a statutory authority responsible for overseeing the preparation of Precinct Structure Plans in Melbourne's growth areas and more recently in regional areas such as the Latrobe Valley.

BACKGROUND REPORTS

Background material, including the Strategic Outlook for Moe/ Newborough & Lake Narracan is available from Latrobe City Council's website at:
<http://www.latrobe.vic.gov.au>

Vision for the Precinct

Landscape, Environment & Views

- Protection of environmental values such as prominent stands of trees, native vegetation along the lake foreshore, nationally significant Strzelecki Gums, and views to the lake, the Baw Baw Ranges and beyond.

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.

Old Yallourn Township map

Vision for Moe and Newborough

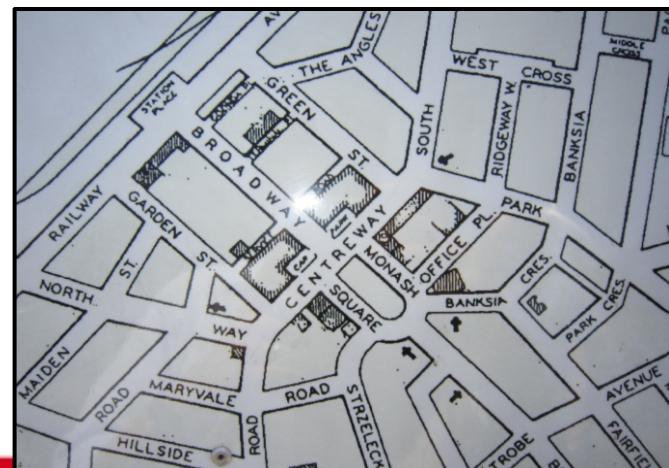
- Development of the Lake Narracan precinct will assist with the long term revitalisation and enhancement of the Moe and Newborough area.
- Latrobe City's role as the Regional City of Gippsland, will be enhanced (refer to the draft Moe-Newborough Integrated Framework Plan accompanying this newsletter).



Views along the Lake Narracan foreshore, looking west.



Skiing on Lake Narracan



Next Steps –

1. Community Engagement

Latrobe City Council is inviting you to provide your thoughts and comments on the draft concept plans that have been prepared. Following the community engagement period, the draft concept plans will be updated where possible to reflect community feedback as well as best practice and legislation in planning.

2. Preparation of a Precinct Structure Plan

With consideration of feedback received on the draft Concept Plans, Latrobe City Council with assistance from the Growth Areas Authority will then prepare a draft Precinct Structure Plan (PSP) for the Lake Narracan area. The draft PSP will outline in detail the long term plan for this new residential area. Additional documents will also be prepared to accompany the PSP, including:

- Native Vegetation Precinct Plan – which will outline existing native vegetation which must be retained and which may be removed (which will remove the need to obtain approval for vegetation removal for individual developments).
- Development Contributions Plan – which will outline how important infrastructure and facilities to support development of the Lake Narracan area, will be delivered and funded.

During this stage of the project, additional detailed work will also be undertaken to support the preparation of the above documents, including an Integrated Water Management Strategy to confirm stormwater quality treatment requirements to protect the water quality of the lake, and to confirm water supply arrangements for the area.

3. Planning Scheme Amendment

Latrobe City Council will again seek the views of land owners and the community on the draft Lake Narracan Precinct Structure Plan and associated documents. The Moe Structure Plan will be updated to include the Lake Narracan area, and outline key linkages between this area and existing township of Moe and Newborough.

Pending resolution of any matters raised during the community engagement period, the Lake Narracan Precinct Structure Plan will be introduced to the Latrobe Planning Scheme by way of a Planning Scheme Amendment. This Planning Scheme Amendment may be undertaken by Latrobe City Council or Council may request the Minister for Planning to undertake this process in accordance with the *Planning and Environment Act 1987*.

URBAN GROWTH ZONE

It is proposed that the Urban Growth Zone will be applied to land in the Lake Narracan precinct.

The Urban Growth Zone (UGZ) applies to land that has been identified for future urban development.

The UGZ has four purposes:

- To manage the transition of non urban land into urban land
- To encourage the development of well planned and well serviced new urban communities in accordance with an overall plan
- To reduce the number of development approvals needed in areas where an agreed plan is in place
- To safeguard non-urban land from use and development that could prejudice its future urban development.

Under the UGZ a Precinct Structure Plan is required to be prepared and is a key document that triggers the conversion of non – urban land into urban land.



Have Your Say

The Lake Narracan Precinct Draft Concept Plans and Background reports will be available on Council's website at <http://www.latrobe.vic.gov.au>.

You can also review these documents in hardcopy during business hours at Latrobe City Council's Service Centres in Moe, Morwell, Churchill and Traralgon.

Information Sessions

Latrobe City Council will be holding an information evening on <insert details> where you can view all plans and documents and ask questions about the proposal.

Insert session details

One on one discussion sessions will be held on <insert details>. If you would like to book a discussion session, please contact Kiesha Jones, Urban Growth Project Officer on 5128 5751 or via email Kiesha.Jones@latrobe.vic.gov.au.

Making a Comment

You can make comments on the draft Concept Plans up until <insert details> by writing to Gail Gatt, Senior Strategic Planner, Latrobe City Council, PO Box 264, Morwell VIC 3840 or via email Gail.Gatt@latrobe.vic.gov.au.

Via the Community Sounding Board <insert details>

Further Information

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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'.

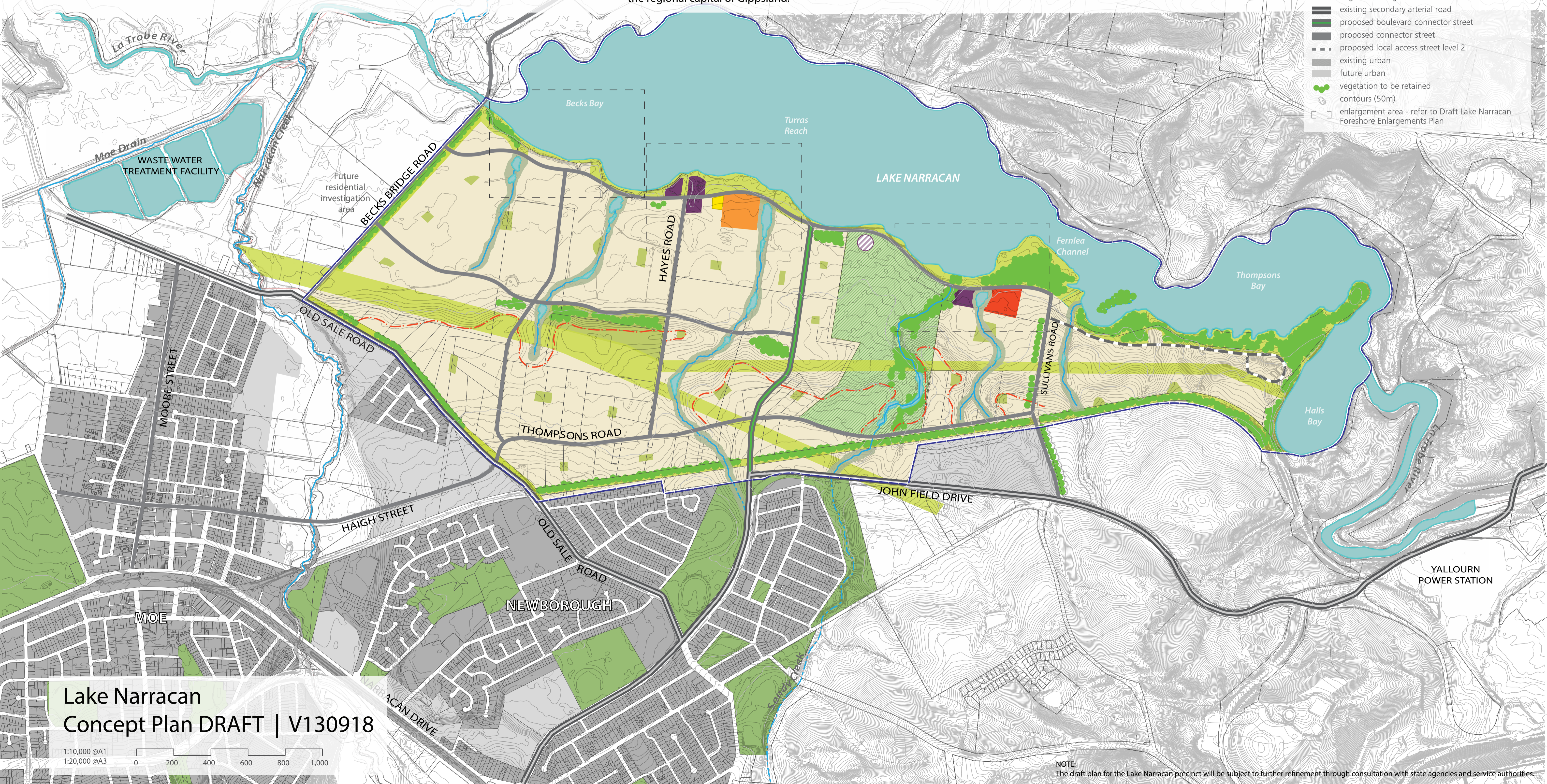
Two new village centres will provide for the daily convenience shopping needs of new residents and visitors, but support the Moe town centre as the major shopping destination of the area. The new village centres also offer the opportunity to establish cafes and restaurants adjacent to the lake for the 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.

- precinct area
- 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 (unencumbered)
- proposed open space (encumbered)
- proposed drainage open space (encumbered)
- existing open space
- waterways
- edge 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 Enlargements Plan



**Lake Narracan
Concept Plan DRAFT | V130918**

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0 200 400 600 800 1,000

NOTE: The draft plan for the Lake Narracan precinct will be subject to further refinement through consultation with state agencies and service authorities.



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.



- proposed shared path (in open space)
- existing shared path (in open space)
- potential lake circuit shared path
- proposed shared path in road reserve
- existing shared path in road reserve
- proposed on-road bike lanes
- existing on-road bike lanes



EXAMPLE
Shared path along lake foreshore



EXAMPLE
Shared path along waterway



EXAMPLE
Shared path through open space



EXAMPLE
Shared path in road reserve

- precinct area
- proposed village centre
- proposed residential
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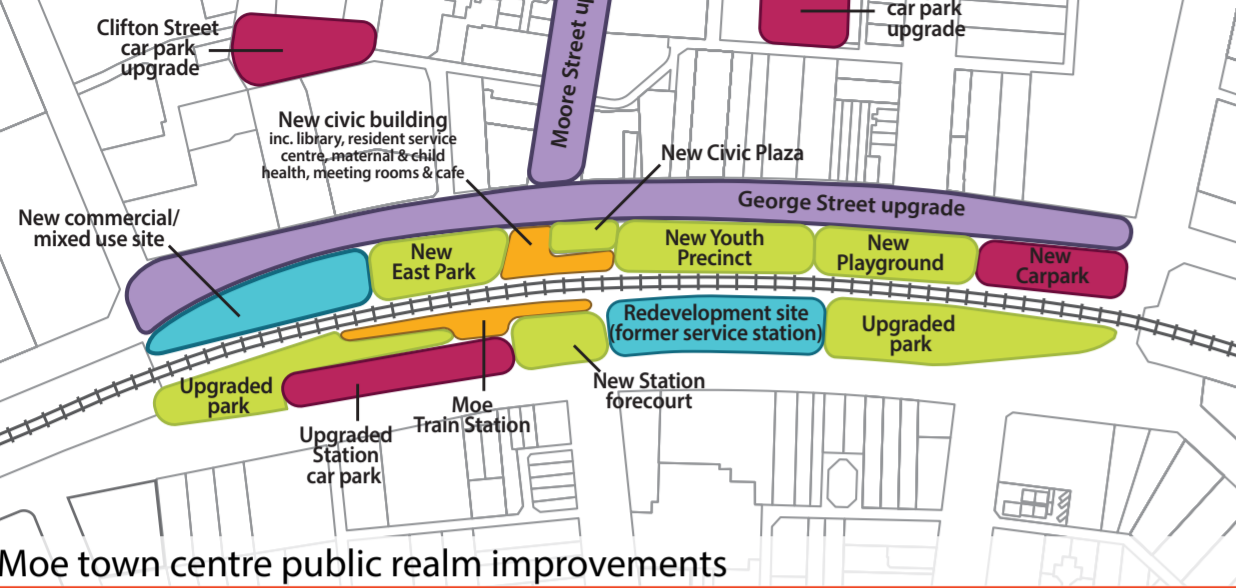


Lake Narracan Trails Plan | DRAFT | V130920

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NOTE: Proposed path/link alignments are subject to further investigation

- Commercial Redevelopment site
- Civic/community facility
- Car park improvement
- Streetscape improvement
- Public Open Space



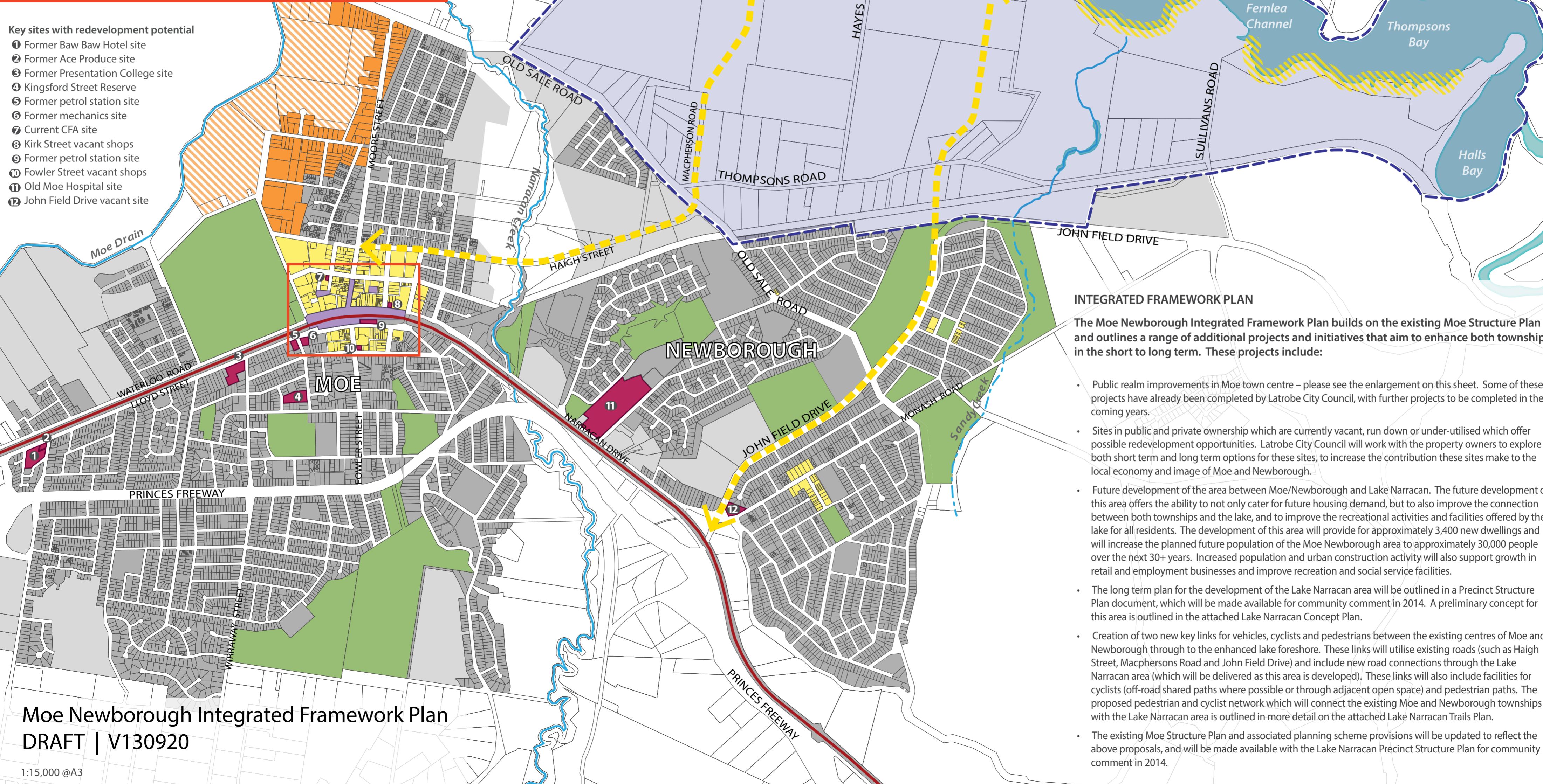
- Key sites with redevelopment potential**
- 1 Former Baw Baw Hotel site
 - 2 Former Ace Produce site
 - 3 Former Presentation College site
 - 4 Kingsford Street Reserve
 - 5 Former petrol station site
 - 6 Former mechanics site
 - 7 Current CFA site
 - 8 Kirk Street vacant shops
 - 9 Former petrol station site
 - 10 Fowler Street vacant shops
 - 11 Old Moe Hospital site
 - 12 John Field Drive vacant site

Moe Newborough Integrated Framework Plan

DRAFT | V130920

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- lake narracan precinct area
- public realm improvements by Latrobe City Council
- potential redevelopment sites
- proposed new vehicle, cyclist & pedestrian connection between Moe, Newborough & Lake Narracan
- improved lake foreshore access & facilities
- existing open space
- waterways
- existing industrial
- future industrial
- existing town centre
- existing urban
- future urban
- gippsland rail line



INTEGRATED FRAMEWORK PLAN

The Moe Newborough Integrated Framework Plan builds on the existing Moe Structure Plan and outlines a range of additional projects and initiatives that aim to enhance both townships in the short to long term. These projects include:

- Public realm improvements in Moe town centre – please see the enlargement on this sheet. Some of these projects have already been completed by Latrobe City Council, with further projects to be completed in the coming years.
- Sites in public and private ownership which are currently vacant, run down or under-utilised which offer possible redevelopment opportunities. Latrobe City Council will work with the property owners to explore both short term and long term options for these sites, to increase the contribution these sites make to the local economy and image of Moe and Newborough.
- Future development of the area between Moe/Newborough and Lake Narracan. The future development of this area offers the ability to not only cater for future housing demand, but to also improve the connection between both townships and the lake, and to improve the recreational activities and facilities offered by the lake for all residents. The development of this area will provide for approximately 3,400 new dwellings and will increase the planned future population of the Moe Newborough area to approximately 30,000 people over the next 30+ years. Increased population and urban construction activity will also support growth in retail and employment businesses and improve recreation and social service facilities.
- The long term plan for the development of the Lake Narracan area will be outlined in a Precinct Structure Plan document, which will be made available for community comment in 2014. A preliminary concept for this area is outlined in the attached Lake Narracan Concept Plan.
- Creation of two new key links for vehicles, cyclists and pedestrians between the existing centres of Moe and Newborough through to the enhanced lake foreshore. These links will utilise existing roads (such as Haigh Street, Macphersons Road and John Field Drive) and include new road connections through the Lake Narracan area (which will be delivered as this area is developed). These links will also include facilities for cyclists (off-road shared paths where possible or through adjacent open space) and pedestrian paths. The proposed pedestrian and cyclist network which will connect the existing Moe and Newborough townships with the Lake Narracan area is outlined in more detail on the attached Lake Narracan Trails Plan.
- The existing Moe Structure Plan and associated planning scheme provisions will be updated to reflect the above proposals, and will be made available with the Lake Narracan Precinct Structure Plan for community comment in 2014.