

## Consideration of Panel's Recommendations for Latrobe Planning Scheme Amendment C87

Panel Recommendation		Planning Comment	Support Panel Recommendation
1a	Change Clause 21.04 to include the following new strategy in Objective-1-Infrastructure of 21.04-6: Implement Masterplans for the Latrobe Regional Airport, Latrobe Regional Hospital and the open space corridor within the Traralgon West Growth Corridor that maximises the use of existing infrastructure.	The panel recommendation is consistent with the Council position put forward at the Panel to better provide for land use policy protection of the existing and future operations of the Latrobe Regional Airport.	Yes
2a	Change Clause 21.05 to remove any future land use and staging that supports land use intensification in areas 5, 12b, 19, 21 or within the existing Environmental Significance Overlay Schedule 1 in the Traralgon Structure Plan.	<p>Post panel changes to the policy framework wording of C87 Clause 21.04 Settlement Overview; 21.05 Specific Main Town Strategies – Traralgon and Further Strategic Work; and 21.07 Coal Buffer Overview and Further Strategic Work are proposed that provides an appropriate land use planning response to the issue. The changes are listed in Attachment 45 of this <a href="#">Council Briefing</a> Report.</p> <p>These changes encourage the Minister administering the <i>Mineral Resources (Sustainable Development) Act 1990</i> to provide timely advice regarding the future form of the Environmental Significance Overlay (ESO1) so as to provide clear direction for future urban development adjacent to the Urban Coal Buffer. The changes also encourage relevant geotechnical land form testing and monitoring information to be provided to Planning Authorities, relevant government departments and the community prior to any proposed changes to the existing ESO1.</p> <p>Furthermore, the changes encourage the Minister administering the <i>Mineral Resources (Sustainable Development) Act 1990</i> to ensure that environmental and geotechnical risks are managed and reduced as far as is possible by mining licensees and encourages the need for the Minister to undertake a risk assessment that clarifies whether any revision of the ESO1 Urban Coal Buffer is required by the end of 2018.</p> <p>The changes have been informed by geotechnical work and investigations post the C87 panel. In particular, the changes include an interim strategy due to geotechnical concerns, to discourage future subdivision or an increase in existing dwelling density or rezoning of land in Area 21 until the outcome of a risk assessment is known that may inform the need for engineering guidance for the construction of new structures in the Area.</p> <p>These changes to exhibited C87 allow for further risk assessment and geotechnical monitoring work to be undertaken that may take some time to finalise. This work is not required to be finalised prior to council determining the planning scheme amendment as C87 does not undertake any rezoning of land. However, the work would need to be taken into account when and if further land is rezoned or development plans are prepared for areas around the southern boundary of Traralgon.</p>	No

2b	Change Clause 21.05 to realign the urban amenity buffer boundary (UAB) along the 10 odour unit buffer modelled by GHD.	The planning panel's recommendation will affect an additional 901 dwellings compared to the exhibited agreed adjusted UAB. The Environment Protection Authority (EPA) and Australian Paper (AP) were consulted regarding extending the UAB from the agreed adjusted UAB to AP/GHDs modelled 10 odour unit contour. EPA in their advisory capacity and AP both support the exhibited C87 adjusted UAB if council was to adopt this position.	No
2c	Change Clause 21.05 to replace the final strategy in Commercial of 21.05-7 with the following strategy: Encourage proposals for employment intensive businesses compatible with the nearby Latrobe Regional Hospital and Latrobe Regional Airport associated with health and aeronautics in Area 4.	The panel recommendation is consistent with the Council position put forward at the Panel to better provide for land use policy protection of the existing and future operations of the Latrobe Regional Airport.	Yes
2d	Change Clause 21.05 to add a new strategy in Commercial of 21.05-7: Consider proposals for other employment intensive businesses compatible with the nearby Latrobe Regional Hospital and Latrobe Regional Airport in Area 4.	The strategy already forms part of panel recommendation 2c and is not required to be duplicated.	No
2e	Change Clause 21.05 to better define the location of the regional outfall sewer in the Traralgon Structure Plan and acknowledge its importance in 21.05-6.	The panel recommendation is consistent with the Council position put forward at the Panel. Although not directly related to panel recommendation 2e, the Panel did not recommend that the a buffer be applied to two existing wastewater emergency storage facilities but rather new words be included in the proposed C87 MSS that identifies potential interface issues, where further work is required to be undertaken to justify the buffer.	Yes
2f	Change Clause 21.05 to better acknowledge the potential impact of new residential growth within close proximity of major gas pipelines in 21.05-6 and 21.05-7.	The panel recommendation is consistent with the Council position put forward at the Panel.	Yes
3	Change Clause 21.06 to designate 106 Walhalla Road, Tyers for future rural living in the Tyers Structure Plan.	The panel recommendation is consistent with the Council position put forward at the Panel that the land should have been included a previous Tyers planning scheme amendment. Including the land in the Tyers Structure Plan would enable a rezoning application to be lodged that would be subject to a separate planning scheme amendment process.	Yes
4a	Change Clause 21.07 to include a strategy to increase the width of Environmental Significance Overlay Schedule 1 to 2,000 metres east and south of the Traralgon township from the boundary of the Loy Yang mine open cut until a more specifically defined risk mitigation width is defined.	See planning comment for panel recommendation 2a.	No
4b	Change Clause 21.07 to include in Objective 4 - Industry the following new strategy: Implement Masterplans for the employment investigations area, Latrobe Regional Airport and Latrobe Regional Hospital within the Traralgon West Growth Corridor that accommodates industry clusters linked to health aeronautics or agriculture research and development.	The panel recommendation is consistent with the Council position put forward at the Panel to better provide for land use policy protection of the existing and future operations of the Latrobe Regional Airport.	Yes

Panel Comment		Planning Comment	Support
1	The Panel conclude that any substantive changes to C87 to address Sibelco's concerns are outside of the scope of C87. However, the panel does comment (but not recommend) that an adjoining future residential precinct (i.e. Area 8b) may be better shown on the Traralgon-Morwell Growth Framework Plan as longer term residential that is subject to further investigation.	It is recommended that the C87 Traralgon-Morwell Growth Framework Plan be modified accordingly.	Yes
2	The Panel are silent in the report on some post exhibition changes that were presented by Council at the Panel Hearing in the Council document titled <i>Changes to Amendment C87 – Post Exhibition for Panel Consideration 10 April 2015 Version 3</i> .	The post exhibition changes include minor C87 wording and mapping errors and consequential changes that are required to give effect to the Panel's recommendations. It is recommended that these changes be included in the final C87 documents if C87 is adopted by Council.	N/A
3	The Panel conclude that the C87 Traralgon West Growth Corridor Structure Plan sets an appropriate strategic direction for the Hollydale site in Traralgon (i.e. future residential and local activity centre), especially when considering Traralgon's physical urban growth constraints.	Due to the interest in identifying sites for large format retail activity and development (e.g. Hollydale etc.) as part of C87, it is recommended that C87 proposed clause 21.07-12 Further Strategic Work be amended to specifically include the Hollydale site for further consideration as part of a future coordinated Activity Centre Strategy across the four main towns that will consider the retail needs of the community. It is considered that this change to C87 does not significantly transform the amendment.	N/A