

**21.10**07/02/2019  
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C106Pt2latr**IMPLEMENTATION****Application of zones and overlays**

The objectives, strategies and policy guidelines in the Planning Scheme are implemented through the application of appropriate zones and overlays as follows:

**Zones**

- Apply the General Residential Zone, Neighbourhood Residential Zone or the Residential Growth Zone to existing residential areas.
- Consider applying the Urban Growth Zone to large future urban growth areas.
- Apply the Urban Growth Zone to land where a precinct structure plan has been prepared or where a strategy has been prepared which clearly identifies that the land is suitable for future urban development.
- Apply the Mixed Use Zone to areas close to town centres with potential for complementary residential, commercial and industrial activities.
- Apply the Township Zone to smaller settlements.
- Apply the Low Density Residential Zone to larger residential lots on the fringes of the main towns that are not within urban growth corridors.
- Apply the Industrial 1 Zone to main industrial estates.
- Apply the Industrial 3 Zone to light industrial and service industrial areas.
- Apply the Commercial 1 Zone to primary shopping and primary office areas except for the Traralgon Activity Centre.
- Apply the Activity Centre Zone to the Traralgon Activity Centre.
- Apply the Commercial 2 Zone to the primary office areas and to peripheral sales areas.
- Apply the Farming Zone to agricultural areas.
- Apply the Rural Living Zone to areas committed to rural residential type use.
- Apply the Public Park and Recreation Zone to public open space areas.
- Apply the Public Conservation and Recreation Zone to conservation areas.
- Apply the Special Use Zone – Schedule 1 Brown Coal over Category A coalfields.
- Apply the General Residential Zone to locations identified for residential development by the small town structure plans.

**Overlays**

- Apply the Development Plan Overlay and or Development Contribution Plan Overlay (including development contribution plans) to future urban growth areas and large undeveloped tracts of land requiring infrastructure, social services, recreation and open space coordination.
- Apply the Design and Development Overlays to areas requiring specific design solutions.
- Apply the Design and Development Overlays to protect major gateways.
- Apply the Environmental Significance Overlay to areas where amenity buffers are required.
- Apply the Environmental Significance Overlay to protect sites, areas and corridors of environmental significance.
- Apply the Environmental Significance Overlay – Schedule 1 Urban Buffers to provide reciprocal protection for urban areas and the mines and their associated activities.
- Apply the Heritage Overlay to heritage places and precincts.

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- Apply the Land Subject to Inundation to floodprone areas as identified by the West Gippsland Catchment Management Authority.
- Apply the Floodway Overlay to floodprone areas as identified by the West Gippsland Catchment Management Authority.
- Apply the Bushfire Management Overlay to bush fire prone areas.
- Apply the State Resource Overlay – Schedule 1 Gippsland Brown Coalfields to Category B and C areas to identify the balance of the Gippsland coalfields located within the municipality.

### Other

- Apply Development Contribution Plans to large areas of undeveloped residential, commercial, and industrial land.
- Apply Development Plans or Precinct Structure Plans to undeveloped residential land which incorporate Urban Design Good Practice principals and the provision of infrastructure and community services through developer contribution plans if required.

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### Further strategic work

Council is committed to undertaking the following strategic work:

- Employment and Industrial Land Review including the implications of the new Industrial, Commercial and Farming Zones and including a review of existing smaller pockets of industrial areas and isolated industrial areas.
- Rural Land Use Strategy addressing landscape, economic initiatives, environmental, tourism, timber, subdivision and dwelling opportunities and rural lifestyle considerations.
- Housing Strategy inclusive of Neighbourhood Character guidance, housing density, housing diversity and residential design guidelines.
- Retail Demand and Supply Strategy including an investigation of the implications of the new commercial zones and ‘out-of-centre’ developments.
- Infrastructure Needs Analysis for existing and future significant shared infrastructure across the municipality.
- Built Form Guidelines for commercial, industrial and residential development.
- Landscape Design Guidelines and infrastructure improvements to work towards the objective of fostering connected communities.
- Align the Latrobe Regional Hospital Master Plan recommendations with appropriate zones and overlays.
- Implement the revised Latrobe Regional Airport Master Plan into the Latrobe Planning Scheme.
- Prepare small town structure plans for Yinnar, Traralgon South, Toongabbie and Yallourn North.
- Prepare a land use response to the State Government’s Strategic Plan for Coal or any other adopted relevant coal resource strategy.
- Prepare a land use response to the implementation of Gippsland Regional Growth Plan.
- Prior to any future rezonings, investigate the application of the Amenity Rural Buffer and Amenity Lifestyle Investigation Precinct (Area 8) in Tyers, by undertaking odour modelling.
- Introduce appropriate planning provisions into the Planning Scheme to control land use and development within the Amenity Lifestyle Precinct, Amenity Lifestyle Investigation Precinct and Amenity Rural Buffer that resolves industrial/sensitive use interface issues. Discourage any rezoning in the Amenity Lifestyle Investigation Area until this is resolved. Revise and update existing Main Town structure plans as required.

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- Rezone land in accordance with the future land use and staging outlined in Structure Plans and the Traralgon Growth Area Framework.
- Prepare a detailed drainage study for land within the Traralgon West Growth Corridor to establish development capability and infrastructure investment requirements.
- Prepare a Development Plan or Precinct Structure Plan for land in the Traralgon West Growth Corridor in accordance with the Structure Plan.
- Prepare a Development Contribution Plan for land in the Traralgon West Growth Corridor in accordance with the Structure Plan.
- Prepare Masterplans for the Latrobe Regional Airport, Latrobe Regional Hospital and the open space and green movement corridors within the Traralgon West Growth Corridor.
- Investigate potential future uses for the land identified as employment investigation area within the Traralgon West Growth Corridor that will generate long term future employment opportunities.
- Prepare a Development Plan or Precinct Structure Plan for future residential and industrial land east, north and south of the Traralgon existing urban area to provide a broad framework for medium and longer term growth.
- Prepare a Development Contribution Plan for future residential and industrial land east of the Traralgon existing urban area.
- Investigate opportunity for open space, recreation and conservation uses in the area north of Traralgon bounded generally by Latrobe River to the north and Traralgon urban area to the south.
- Undertake a Housing Strategy that identifies appropriate locations for medium and high density housing and investigates mechanisms for achieving diversity in urban growth areas.
- Prepare a coordinated Activity Centre Strategy across the four Main Towns which considers the retail needs of the community, but also the cultural and social activities that occur in activity centres.
- Rezone land in accordance with the future land use and staging outlined in Structure Plans and the Traralgon Growth Area Framework.
- Prepare a coordinated Activity Centre Strategy across the four Main Towns (including the 'Hollydale' site) which considers the retail needs of the community, but also the cultural and social activities that occur in Activity Centres. Develop Open Space Asset Management Plans (linked to GIS Systems) for all classes/types of open space assets (including vegetation) and park furniture to implement a costed, systematic approach to asset replacement, renewal and maintenance.
- Develop administration processes that improve the record keeping of open space contributions received (cash and land) to ensure transparency around the expenditure on passive and active open spaces (including land acquisition) and sources of funding.
- Develop a policy to guide open space contributions and expenditure, including circumstances where Council will accept encumbered land for open space in addition to unencumbered land.
- Monitor the application and efficiency of public open space contributions for new residential, commercial, industrial and mixed use subdivisions.
- Investigate the need for an existing condition survey of dwellings and structures in Area 21 that may inform the need for engineering requirements for the construction of new structures in the Area.
- Prior to rezoning land for residential purposes adjacent to the existing Environmental Significance Overlay Schedule 1, advocate for the Minister administering the *Mineral Resources (Sustainable Development) Act 1990* to carry out an independent risk assessment that clarifies

whether any revision of the Environmental Significance Overlay Schedule 1 is required around the southern boundary of Traralgon. This should be done in consultation with the Latrobe City Council and the State Government appointed Technical Review Board.

- Advocate for the Minister administering the *Mineral Resources (Sustainable Development) Act 1990* to provide clear guidance on the future form of the Environmental Significance Overlay Schedule 1 around the southern boundary of Traralgon in areas planned for the Traralgon Highway Bypass.
- Advocate for the Minister administering the *Mineral Resources (Sustainable Development) Act 1990* to continue to assess geotechnical monitoring information provided by coal mine licensees in determining the future form of the Environmental Significance Overlay Schedule 1 adjacent to urban settlements.
- Advocate for the Minister administering the *Mineral Resources (Sustainable Development) Act 1990* to conduct an independent risk assessment that clarifies whether any revision of the Environmental Significance Overlay Schedule 1 is required, so as to provide clear direction for future rezoning and urban development in areas adjacent to the existing Environmental Significance Overlay Schedule 1 in consultation with the Latrobe City Council and the State Government appointed Technical Review Board.
- Prepare Development Plans or Precinct Structure Plans.
- Implement recommendations from the Traralgon Activity Centre Plan including:
  - Prepare streetscape masterplans for the Traralgon Activity Centre in accordance with recommendations from the Traralgon Activity Centre Plan.
  - Prepare a masterplan for Post Office Plance in accordance with recommendations from the Traralgon Activity Centre Plan.
  - Implement the recommendations from the Traralgon Station Precinct Masterplan.
  - Prepare a masterplan for the Princes highway Boulevard in accordance with recommendations from the Traralgon Activity Centre Plan.
  - Prepare a Laneway Activation Strategy for the Traralgon Activity Centre.
  - Update the Latrobe City Bike Plan.
  - Prepare active street frontage design guidelines.

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### Reference documents

The following strategic studies have informed the preparation of this planning scheme. All relevant material has been included in the Scheme and decisions makers should use these documents (as amended) for background research only. Material in these documents that potentially provides guidance on decision making but is not specifically referenced by the Scheme should be given limited weight.

- Adopted development plans and contribution plans.
- Assessment of Agricultural Quality of Land in Gippsland (1984).
- Australian Paper: Maryvale Pulp Mill Buffer Requirements (July 2011).
- Car Parking Framework Review Traralgon & Morwell (2014)
- Churchill East West Link: Master Plan and Urban Design Framework (2013).
- Churchill Town Centre Plan (2010).
- Clifton Street Precinct (Moe) Urban Design Guidelines (2009).
- Council Plan (2013-2017).

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- Cultural Diversity Action Plan (2014-2018).
- Disability Action Plan (2013/2014).
- Economic Sustainability Strategy (2016-2020).
- Framework for the Future (1987).
- Gippsland Logistics Precinct Project Plan (2013)
- Gippsland Region Sustainable Water Strategy (2011).
- Guidelines for Planning Permit Applications and Development Plans 2013.
- Healthy Urban Design Good Practice Guidelines (2008).
- Land Over Coal Buffers Study (1988).
- Latrobe 2026.
- Latrobe City Bicycle Plan (2007-2010).
- Latrobe City Council Bulky Goods Retail Sustainability Assessment (2009).
- Latrobe City Council Residential and Rural Residential Land Assessment (2009).
- Latrobe City Heritage Study (2010).
- Latrobe City Municipal Public Health and Wellbeing Plan (2013-2017).
- Latrobe City Play Space Strategy (2016).
- Latrobe City Public Open Space Strategy (2013).
- Latrobe City Waste Management Strategy (2010-2017).
- Latrobe Regional Airport Master Plan (2009).
- Latrobe Regional Hospital Master Plan (2009).
- Latrobe Structure Plans Volumes 1-5 (2007).
- Latrobe Supply Area Extractive Industry Interest Areas Strategy (1999).
- Lurgi Master Plan (2006).
- Moe Activity Centre Plan (2007).
- Moe and Newborough Structure Plan (March 2015).
- Moe Rail Precinct Revitalisation Project: Master Plan (2009).
- Municipal Domestic Waste Water Management Plan (2006).
- Municipal Fire Management Plan (2013-2016).
- Natural Environment Sustainability Strategy (2014-2019).
- Older Persons Strategy (2007-2021).
- Positioning Latrobe City for a Low Carbon Emission Future (2010).
- Public and Urban Art Policy (2011).
- Public Toilet Strategy (2010).
- Recreation and Leisure Strategy (2006).
- Retail Advice – Lake Narracan Structure Plan (2013).Retail Strategy Review (2007).
- Review of Proposed Public Open Space Contributions Rates (2016).
- Small Town Structure Plans: Boolarra, Glengarry & Tyers (2010).
- Tracks, Trails and Paths Strategy (2016).

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- Transit Centre Precincts Volumes 1-5 (2007)
- Transit City Master Plan: Towns Summary (2006).
- Traralgon Activity Centre Plan Background Reports (2010).
- Traralgon Activity Centre Plan (2018).
- Traralgon Background Report (August 2013).
- Traralgon Growth Area Review Framework (August 2013).
- Traralgon Station Precinct Masterplan (2011).
- Traralgon West Structure Plan (August 2013).
- West Gippsland Catchment Management Authority Guidelines for Development in Flood Prone Areas (2013).
- Wood Encouragement Policy (2014).