

**"JP-5"**

## LATROBE PLANNING SCHEME

**21.07 ECONOMIC SUSTAINABILITY**26/04/2013  
C75**21.07-1 Council Vision**14/01/2010  
C62

Council will consider planning applications and make decisions in accordance with the following vision:

- To provide leadership and to facilitate a well connected, inter-active economic environment in which to do business.
- To facilitate a vibrant and dynamic economic environment.

**21.07-2 Economic Sustainability Overview**14/01/2010  
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Latrobe City Council acknowledges the linkages between the natural environment and economic sustainability. The natural environment provides resources such as coal, timber and farmland that help drive the economy. The natural environment is also where the waste from economic activity is put by way of emissions to air, water and land. Council acknowledges the need for an approach which balances economic, social and environmental values.

Latrobe City Council has prepared an Economic Development Strategy (revised 2007) which notes that the area is rich in natural resources and is the centrepiece of the Gippsland economy. The municipality operates as a service centre for the region and draws from its natural resources to add value in the manufacturing processes. The strategy focuses on facilitating investment in six target areas of energy; forestry, timber and paper; food and agribusiness; advanced manufacturing and aviation; services, tourism and events; and new and emerging industries.

Latrobe City is one of Victoria's strongest regional economies. Despite its obvious assets and talents, Latrobe still faces challenges to maintain its transformation and create opportunities that will continue to consolidate its future growth and prosperity. The City's extensive supplies of brown coal, access to natural gas and secure water supply will continue to ensure economic stability in the years ahead, provided they are well managed.

Latrobe City's economic stability is founded equally on its abundant natural resources, and innovation, which continue to attract new investment, businesses and industries. Already, Latrobe City has a number of well-established industry sectors (electricity generation, food processing, pulp and paper, engineering, research and development, agriculture and education) and, increasingly, high value adding and knowledge based industries are situating themselves in Latrobe City. Latrobe City has an annual output of \$9.3 billion with an economy similar in output to that of Bendigo. The annual exports from the municipality are \$4.7 billion and import total of \$3.3 billion. While energy and manufacturing have been the dominant sectors, employment is now more widespread with the service sectors now being more dominant. Industry sectors such as health, education, hospitality and finance are also beginning to emerge as vital employers in the local economy. Latrobe City's labour force now totals more than 38,000 persons. The research and education sector also plays an important role in contributing to Latrobe City's economy, particularly in Churchill.

At present, Latrobe City has a combined committed scheduled generation capacity of 7,050 megawatts. Opportunities exist for businesses to locate close to the generators and connect directly to them, thereby enabling cheaper power prices. For supply security, back-up connection to transmission is also possible. The Gippsland Basin is a major source of natural gas and is readily available in Latrobe Valley. Australia's largest paper-making complex, Australian Paper Maryvale Mill can produce more than 500,000 tonnes of paper every year. It is also an industry leader in environmental sustainability - it recycles large amounts of water, uses waste products as energy sources, and has some of the best effluent treatment processes in Australia. With three pulp mills, five paper

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making machines and a waste processing plant, more than 900 people work at Maryvale Mill and the surrounding Australian Paper Plantations. An additional 2,500 people are indirectly employed by the mill in support industries. The Gippsland timber industry is also a prominent employer in the Latrobe City area.

### Objective 1 – Economic Development

- To facilitate a vibrant and dynamic economic environment. (from Vision)

### Strategies

- Provide a balanced approach to economic development taking into account economic, social and environmental values.

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### Coal Resources Overview

The coal resource in the Latrobe Valley is an asset of national and state importance and is a significant component in the economy of the municipality. The following key issues are relevant to the development of the coal resource:

- The significance of the Gippsland Coalfields Policy Area in providing, directly or indirectly, the major proportion of Victoria's energy supplies, in the form of brown coal.
- The presence of established communities, including the urban settlements of Latrobe City, as a networked urban system.
- The significance of fire as a major hazard to people, plant and equipment employed in the winning and utilisation of brown coal and of the major consequences of interruption of the electricity supply system.
- The importance of established agricultural activity.
- The water resource, both surface and underground, to the quality of the regional water catchment.
- The profound effect of major industries on the physical and social environment of the municipality.
- The need for co-operation between all levels of government, the private sector and the community and the importance of the adequate recognition of all sectors in decision making for the region.

The Gippsland Coalfields provide, directly or indirectly, the major proportion of Victoria's energy supplies, in the form of brown coal. There are two separate issues with the development of the Gippsland Coalfields being; the resource itself, and the buffer area from the resource. The boundaries of the coal resource area are shown on the attached Gippsland Coalfields Map. The boundaries identify:

- Category A coalfields - development possible within 10-30 years.
- Category B coalfields - development possible within 30-60 years.
- Category C coalfields - Other coal areas – development more than 60 years off.

In the coal resource area, the extraction and use of coal is the primary consideration.

### Objective 1 – Coal Resources

- To facilitate orderly coal development so that the resource is utilised in a way which is integrated with state and local strategic planning.

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**Strategies**

- Ensure that coal excavations, overburden dumps and other associated development are planned, managed and progressively rehabilitated to the highest practicable future use.
- Ensure that coal resource development and use takes into account the interests of the existing and future Victorian community, the needs and views of the local community, equity in the provision and distribution of employment, housing and community services and the likely social and environmental impacts of development.
- Encourage when practicable and cost effective, the use of quarry and other materials recovered from coal development.
- Ensure that transport corridors are protected and maintained.

**Objective 2 – Coal Resources**

- To provide a clear understanding within the regional community of the implications of designating land for future coal resource development or for buffer areas on the future use of land.

**Strategies**

- Ensure that planning for coal resource development and use takes into account areas and features of recognised value for nature conservation, recreation, tourism, and landscape quality.
- Ensure that the catchments of the river systems and underground waters are planned and managed to ensure adequate water supply and quality for development, management and use of water resources complementing and integrating with coal resource planning in the local and regional catchment.

**Objective 3 – Coal Resources**

- To ensure that new development is not undertaken in such a way as to compromise the effective and efficient use of existing or future infrastructure or resources such as the airport, coal resources, timber production, and high quality agricultural land.

**Strategies**

- Ensure that development and use of coal resources ameliorates adverse effects and promotes the positive benefits of developments.
- Ensure that timber production is planned in a manner which will complement the orderly development of the coal resource.
- Ensure that timber production takes into account the need for effective fire protection for the coal resource.
- Encourage land uses in the coal resource area prior to coal development which are productive and minimise the social and financial cost of coal development.
- Encourage extensive animal husbandry and other rural land uses in areas of potential coal production.
- Discourage ‘incompatible uses’ such as residential, rural living, commercial or non coal related industrial land use and development in areas of potential coal production.

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**Objective 4 – Coal Resources**

- To ensure that the use and development of land overlying the coal resources recognises the need to conserve and utilise the coal resource in the context of overall resources, having regard to social, environmental, physical and economic considerations in order to ensure a high quality of life for residents.

**Strategies**

- Encourage existing uses on land identified as required for coal exploitation to continue until such time as the land is required for brown coal winning or processing.
- Consider alternative uses on a temporary basis if it can be demonstrated that they would not adversely affect the future development of the coal.

**Objective 5 – Coal Resources**

- To maximise the protection of the coal resource to ensure resource security in the future.

**Strategies**

- Ensure that environmental quality and protection against pollution are primary considerations in coal resource planning.

**Objective 6 – Coal Resources**

- To ensure that the use, development and management of land in the coal resource areas mutually protect urban amenity and coal resource development as well as the continued social and economic productive use of land.

**Strategies**

- Encourage uses of land which maintain and enhance land use capability, productivity and quality of the landscape and minimise fire and soil erosion hazards.
- In making decisions, ensure that if strategies relating to land use conflict with one another then:
  - In the coal resource area, the extraction and use of coal should be the primary consideration. At every stage of development of that coal due account should be taken of the other principal resources of the coal resource area. Land uses which do not impede that objective may be considered in that policy area.
  - In the identified coal related buffer areas, the mutual protection of urban amenity and coal development areas are to be primary considerations.
  - In existing urban areas and land identified for urban purposes, urban land uses should be the primary considerations.
  - In high quality agricultural areas, the use of land for rural activities is to be the primary consideration. However, coal development remains the primary consideration in relation to those identified coal areas or for land required for facilities for or associated with the use of that coal.
  - Timber production has a lesser priority than the extraction of coal and agricultural land use activity unless a proper economic assessment shows it to be viable.

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- Within zoned urban areas and areas identified for future urban use, low density residential and rural living use and development has a lower priority than timber production, the extraction of coal, high quality agricultural activity and urban land uses.

**21.07-4 Coal Buffers Overview**26/04/2013  
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Buffers to the coal resource protect areas such as urban settlements from the impact of the coal industry. The urban (coal) buffers identified are:

- Areas between urban development and existing or future coal resource development based on the known impacts of earth subsidence, noise, dust, fire hazard and visual intrusion. Buffer areas extend for a distance of 750(±75) metres from any urban settlement boundary to the perimeter of a 250 metre wide coal operational area. The total separation area between an urban settlement boundary and the crest of any future open cut development should not be less than 1 kilometre in width.
- An area 1 kilometre wide has also been identified on the western end of the Australian Paper Mill site at Maryvale so as to protect the mill from coal operations in the Yallourn mine as well as providing for future expansion.
- An area to protect the Morwell - Traralgon, Morwell – Moe, and Morwell - Churchill transport corridors from the potential conflict between settlement and urban functions and the exploitation of the coal resource.

In the identified coal related buffer areas, the mutual protection of urban amenity and coal development areas are the primary considerations. In existing urban areas and land identified for urban purposes, urban land uses are the primary considerations.

It is acknowledged that a state government review has been initiated (e.g. *Developing the Latrobe Valley Resources Future: Coal Resources Planning Provisions Review*) to assess the effectiveness of current planning policy and provisions to manage future access to the brown coal resource. The outcomes of this review are likely to result in changes to the current planning policy regime

**Objective 1 – Coal Buffers**

- To minimise the land use conflict between the coal resource development and other development and use in the municipality.

**Strategies**

- Discourage proposals for residential, rural living, commercial or non-coal related industrial land use and development within the buffer.
- Discourage the subdivision of land to create allotments of less than one hectare.
- Discourage the subdivision of land which would create average allotment densities of more than one allotment per 10 hectares.
- Discourage the construction of a house on an allotment of less than one hectare created prior to 13 April 1988.
- Discourage the construction of a house on land more than 200 metres from the nearest urban side of the urban buffer boundary unless the land; is vacant; is not capable of having a house erected within 200 metres of the nearest urban side of the urban buffer boundary; and existed as a separate lot prior to 13 April 1988.
- Ensure that rural living is at least 200 metres from the nearest urban side of the buffer area boundary.

**Objective 2 – Coal Buffers**

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- To ensure that adequate spatial separation is provided between existing and proposed urban and industrial uses and existing or proposed coal development so as to reduce the likely effects of earth subsidence, the emission of noise, dust, fire hazard and visual intrusion.

**Strategies**

- Provide separation between coal development (and associated areas) and residential or other sensitive areas to alleviate the adverse effects of one upon the other.

**Objective 3 – Coal Buffers**

- To provide for uses and developments which are compatible to coal development and ancillary services within the buffer area.

**Strategies**

- Encourage high amenity and low intensity uses of land such as farming and broad scale recreation uses.
- Ensure that any use or development in a buffer area is undertaken in a manner which minimises the potential impacts from sources, including, earth subsidence, noise, dust, fire hazard and visual intrusion associated with open cut mining.
- Ensure that the management, use or development of land in all buffer areas minimises the potential fire risk to open cut mining.

**21.07-5**14/01/2010  
C62**Agriculture Overview**

Agriculture, in rural areas, is important to the economic, social and physical development of the municipality. There is a considerable area of rural land within the municipality and the municipality has multiple roles in managing and sustaining that land. In 2001 there were some 22,500 beef cattle, 34,000 dairy cattle and 42,000 sheep on 454 agricultural properties in Latrobe City.

However, the protection of rural land for agriculture is not a primary issue for the municipality compared with the protection of coal and plantation resources including access to them. Nevertheless there remains a need to improve dairy industry efficiency, protect the agricultural land resource base and encourage new sustainable enterprises amid ongoing structural changes in rural industries. Moreover, because of its naturally high rainfall, Latrobe is well placed to supply food production given dry conditions in other parts of the state. Pressure for rural residential development is acknowledged as a legitimate land use however high value rural land and natural resources need to be protected.

**Objective 1 – Agriculture**

- To protect high quality agricultural land.

**Strategies**

- Encourage high quality agricultural land to be used primarily for farming purposes except where the land supports significant vegetation of local provenance.
- Limit subdivision, use or development of land that should be incompatible with the utilisation of the land for sustainable resource use.
- Improve the landscape and environment of the rural resources of the municipality.

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**21.07-6 Retailing Overview**23/02/2012  
C39(Part 2)

The main activity centres in Latrobe City are the Moe Central Activity District (CAD), Morwell CAD, Mid Valley Shopping Centre and Traralgon CAD. There has also recently been a substantial increase in new retail floor space in Churchill. The strategic direction is to support the existing neighbourhood and smaller town retail centres. No new centres should be supported unless demand can be demonstrated as well as substantial assessment and statement that existing centres should not be detrimentally affected. Town centres in Latrobe City must grow and innovate their retail offer to cater for increased demand and to remain competitive. Changing socio demographics, in particular increasing levels of wealth and a marginal increase in dwelling requirement (households) for a given population, will result in a 1-2% growth in expenditure on retail above underlying population levels and real growth. In addition, the competitive retail environment has resulted in innovative retail concepts to energise the retail market beyond Latrobe City and opens the potential for Latrobe City to develop fresh retail concepts (such as dedicated bulky goods centre) to remain competitive.

The rate of household and population development in Latrobe City has accelerated in the past five years, with a stabilising of the long term population decline compared to the previous ten years. Modelling suggests that an additional 32,000 sq.m of convenience, supermarket and specialty floor space will be available until 2021. This floor space should be provided with a focus on increasing the vibrancy of town centres of Morwell and Traralgon, to continue their role to complement each other in the retail hierarchy. Growth should occur in light of this, with Morwell contributing the majority of traditional retail format, with Traralgon servicing a market with some higher levels of disposable income, with a higher percentage of white collar workers.

Potential emerging growth areas in Morwell and Traralgon will require additional neighbourhood shopping facilities, with discrete allocation in accordance with population and household growth patterns. These centres require a consolidation of retail floor space in the order of 3,000 – 5,000 sq.m to best service these areas. An important directive with regard to Moe in the short term is to protect existing businesses, with particular emphasis on centres that play a weekly shopping role. In the long term, with emphasis on the development of Transit Cities Principles and investment by Latrobe City Council, there is potential for the creation of private investment opportunities to improve current retail formats and attract new retail development to fulfil market gaps.

With regard to bulky goods retailing, in order to remain competitive with centres located beyond Latrobe City, there is a requirement for new format floor space and innovation, for example the development of two dedicated bulky goods centres, in order to decrease expenditure leakage. Currently bulky goods expenditure is in the order of \$280 million, resulting in the requirement for two bulky goods centres in the order of 15,000 – 20,000 sq.m each. In addition to the 15,000 – 20,000 sq.m per site, additional land on the two bulky goods sites at Princes Drive, Morwell and Princes Highway and Stammers Road, Traralgon should also be set aside for any future expansion of the bulky goods centres.

**Objective 1 – Retail**

- To identify appropriate locations for retailing activities.

**Strategies**

- Encourage neighbourhood shops providing local convenience goods and services in locations accessible to local communities.
- Encourage shops that do not significantly detract from the function of the existing major retail centres.
- Encourage increased residential densities around neighbourhood centres.

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- Encourage strong pedestrian and public transport connectivity to and between the neighbourhood clusters.
- Encourage the distribution of new bulky goods retailing to occur in Princes Drive, Morwell and Princes Highway and Stammers Road, Traralgon East in accordance with the Morwell and Traralgon Structure Plans.
- Discourage 'out of centre' retail developments.
- Provide for localised convenience retailing.

**21.07-7 Industry Overview**

21/06/2012  
C26

The industrial sector in Latrobe City has been recognised as having three main dimensions.

The first is the heavy industrial complex which is currently sustained by the coal and timber resources. The main location of this industrial complex is in the south Morwell area and within the Special Use - Brown Coal zoned areas in association with the power stations and mines.

The second is the emerging industries, for example, those establishing in the Churchill urban settlement taking advantage of proximity to Monash University or east of Morwell with advantages such as the outfall sewer and other key infrastructure. The third sector is local servicing industry providing for local community needs.

In all industrial areas the strategic direction is to encourage and support emerging types of industry. The strategic direction is to support the development and use of new industry in identified locations in the Morwell urban area and the Morwell South area and to encourage new large, high amenity, low density manufacturing industry to the area east of Alexander Road and north of the Princes Highway. The strategic direction for industry in Churchill is to support the development and use of industry which would benefit from locating in close proximity to the existing or future institutions.

Latrobe City Council has prepared a Master Plan for the development of a Gippsland Logistics Precinct (GLP), on land three kilometres east of Morwell. The development of the GLP will establish a centre for the efficient and cost effective movement of freight to and from the Gippsland region. The GLP site is made up of two distinct but integrated components:

- A site immediately adjacent to the main Gippsland Line between Princes Freeway and Tramway Road, Morwell known as the Gippsland Intermodal Freight Terminal (GIFT).
- A 64 hectare area of land immediately adjacent to the GIFT and also located between the Princes Freeway and Tramway Road behind the Mid Valley commercial centre.

**Objective 1 – Industry**

- To maximise the potential for new industry particularly that may benefit from the coal and electricity industry.

**Strategies**

- Promote and support the development of existing and new industry, and infrastructure to enhance the social and economic wellbeing of the Latrobe City.
- Facilitate a functional, safe and efficient rural roads system that supports the maintenance of the rural character as well as meeting the demands of both rural and urban residents.



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**Objective 2 – Industry**

- To promote increased rail use as a model for economic viability and sustainability.

**Strategies**

- Develop the Gippsland Logistics Precinct in Morwell in a manner that maximises freight being handled by rail.
- Facilitate a range of logistics activities on the Gippsland Intermodal Freight Terminal precinct in Morwell.
- Ensure the Gippsland Intermodal Freight Terminal precinct in Morwell delivers additional employment opportunities.

**Objective 3 – Industry**

- To ensure that industry and sensitive uses are planned and designed to minimise any potential detriment or loss of amenity.

**Strategies**

- Encourage land development and use that are compatible with agricultural activity.
- Encourage uses compatible with the physical capability of the land.
- Maintain the land resource for agriculture, conservation and timber production purposes.
- Ensure that new use and development does not compromise the effective and efficient use of existing and future infrastructure.

**Objective 4 – Industry**

- To ensure that sufficient supply and adequate choice of industrial land exists to accommodate the varying needs of the different types of industry likely to emerge in the future.

**Strategies**

- Maximise the potential of the high amenity location to the north of Princes Drive and east of Tramway Road in Morwell to attract large, low density, high amenity industries.
- Ensure that each urban settlement has convenient and accessible industrial areas to provide local employment and self-sufficiency of sustainable urban form.
- Retain the potential of the Morwell South Industrial Area and land within the Special Use - Brown Coal Area to function as important locations which are suited to major heavy industry.

**21.07-8**14/01/2010  
C62**Timber Overview**

Gippsland is one of the premier regions in Australia for growing commercial timber. There are currently two major industrial plantation growers and approximately 180 private growers in the region. The large areas of land suitable for commercial plantations in the municipality and established timber processing facilities combine as a substantial industry sector. In accordance with the state strategic direction for plantations, the establishment of softwood and hardwood plantations on predominantly

## LATROBE PLANNING SCHEME

cleared lands is promoted. Farm forestry for environmental improvement as well as a future resource for the timber industry is recognised as an emerging sector. Expansion of plantation uses may occur particularly in the Strzelecki Ranges, south of the Princes Highway and in response to the Maryvale Mill expansion.

It is acknowledged that there is some infrastructure and rural amenity issues associated with timber and these will need to be carefully managed. In particular, a challenge for Latrobe City Council is balancing the needs of timber operators accessing their coups with the increasing numbers of residents who are concerned with logging trucks near their properties.

#### **Objective– 1 – Timber**

- To encourage environmentally sustainable timber production.

#### **Strategies**

- Support and encourage timber processing and value-adding industries.
- Strategically plan for road and rail haulage in conjunction with the industry.

### **21.07-9**

14/01/2010  
C62

#### **Tourism Overview**

The municipality and the wider Gippsland region enjoy an abundance of natural and heritage assets but a relatively undeveloped tourism infrastructure. Latrobe City has existing infrastructure and the capacity to further develop infrastructure to consolidate a role as the hub of regional tourism. The Moe urban settlement has been identified as a focal point for tourists to the Latrobe City and as a gateway to other attractions in the wider Gippsland region. Lake Narracan and Hazelwood Pondage are other key tourism assets. Proximity to Melbourne and the diverse local and regional environment provides an opportunity to attract a greater share of tourism, including the conference market.

#### **Objective 1 – Tourism**

- To encourage environmentally sustainable tourism opportunities.

#### **Strategies**

- Support the development of a new direction for existing tourism assets.
- Strengthen the attraction of Latrobe City as a conference and major events destination.

### **21.07-10**

14/01/2010  
C62

#### **Stone Resources Overview**

Latrobe City contains significant stone resources including basalt, gravels and sands and limestone. There are significant resources in the extractive industry, including mineral sands north of Morwell and Traralgon that need to be protected. The State Planning Policy Framework sets out objectives for the identification and protection of stone resources through the concept of Extractive Industry Interest Areas. The purpose of these Interest Areas is to provide a basis for the long-term protection of stone resources, assist councils in long term strategic planning and to create awareness that extractive industry is a possible land use in these areas. An 'Extractive Industry Interest Area' does not imply that future extractive industry operations will be confined to these areas, or that they will be automatically approved. Nor does it imply that other uses will be precluded from these areas. Extractive Industry Interest Areas are identified on the attached policy map and consideration will be given to protection of stone resources within these areas when considering applications for development and use.

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**Objective 1 – Stone Resources**

- To protect significant stone resources to ensure an adequate supply of stone in future years.

**Strategies**

- Ensure the protection, development and use of stone resources are integrated with the management of other natural and human resources.
- Ensure that the long term protection of stone resources is in accordance with strategic provisions and recommendations which are to be set out in the Latrobe Supply Area Extractive Industry Interest Areas Strategy 1999 which should be developed.

**21.07-11 Basslink Electricity Overview**

14/01/2010  
C62

The Basslink Interconnector Project has significant benefits for Victoria in addition to its role in enabling Tasmania to participate in the national electricity market. Following completion of the environmental assessment process and identification of measures to minimise environmental, economic and social impacts, the *Basslink – Land Use and Development Controls 2002* has been incorporated into the scheme at Clause 81 and referenced at Clause 52.03 with the Minister as the responsible authority.

**Objective 1 – Basslink Electricity**

- To link Tasmania to the national electricity grid.

**Strategies**

- Provide Victoria with a more flexible and cost effective response to meeting peak electricity load demands and provide larger reserves of electricity supply capacity.

**21.07-12 Implementation**

28/04/2013  
C75

The objectives and strategies identified in this Clause will be implemented by:

**Using zones and overlays**

- Apply Industrial 1 Zone to main industrial estates.
- Apply Industrial 3 Zone to light industrial and service industrial areas.
- Apply Business 1 Zone to principal shopping areas.
- Apply Business 2 Zone to the principal office areas.
- Apply Business 4 Zone to peripheral sales areas.
- Apply the Farming Zone (with schedule) to agricultural areas.
- Apply the Special Use Zone – Schedule 1 Brown Coal over Category A coalfields.
- 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 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.

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- Apply the Design and Development Overlay to commercial and industrial areas.

**Further Strategic Work**

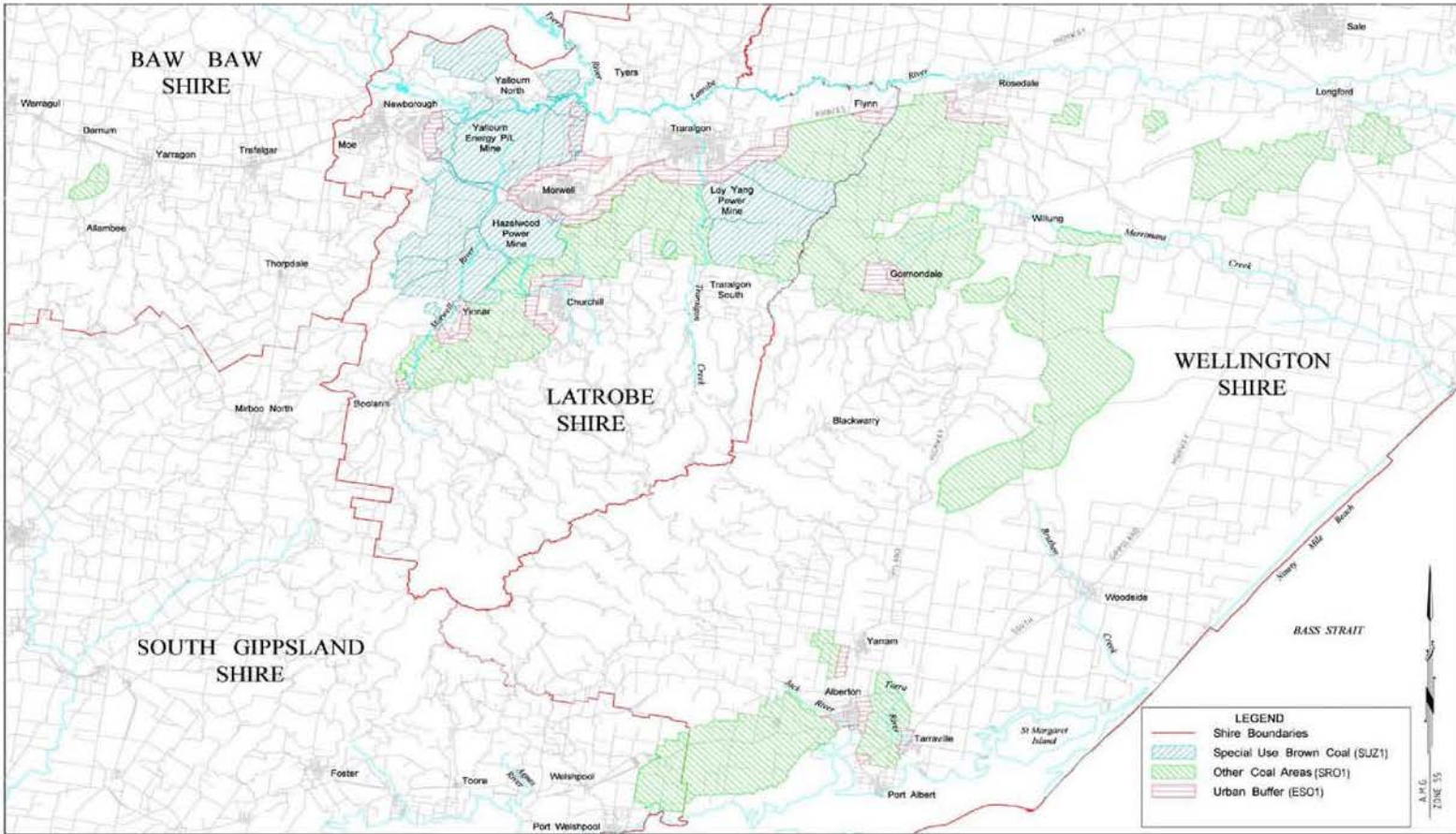
- Update the Retail Strategy Review.
- Implement agreed actions arising from the State Coal Provisions Review.
- Prepare a Rural Land Use Strategy.
- Undertake a Car Parking Policy Review.
- Conduct focussed feasibility studies to determine potential major public infrastructure with significant economic benefits.

**21.07-13 Reference Documents**

26/04/2013  
C75

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 for background research only.

- Economic Development Strategy (2004-2008).
- Retail Strategy Review (2007).
- Transit City Master Plans (Town Summary) (2006).
- Neighbourhood Environment Improvement Plan Morwell River (2007).
- Traralgon-Morwell Corridor Social Impact Assessment (2007).
- Moe Activity Centre Plan (2007).
- Churchill Town Centre Plan and amendments (2007).
- Draft Morwell North West Residential Precinct Plan (2006).
- Lake Narracan Socio Economic Impact Development Study (2007).
- Lake Narracan Caravan Park and Environs Action Plan (2007).
- Airpark Development Plan (2005).
- Morwell Logistics Precinct Master Plan (2005).
- Lurgi Master Plan (2006).
- Telecommunications Strategy (2006).
- Municipal Domestic Waste Water Management Plan (2006).
- Latrobe City Council Bulky Goods Retail Sustainability Assessment (2009).



Gippsland Coalfields

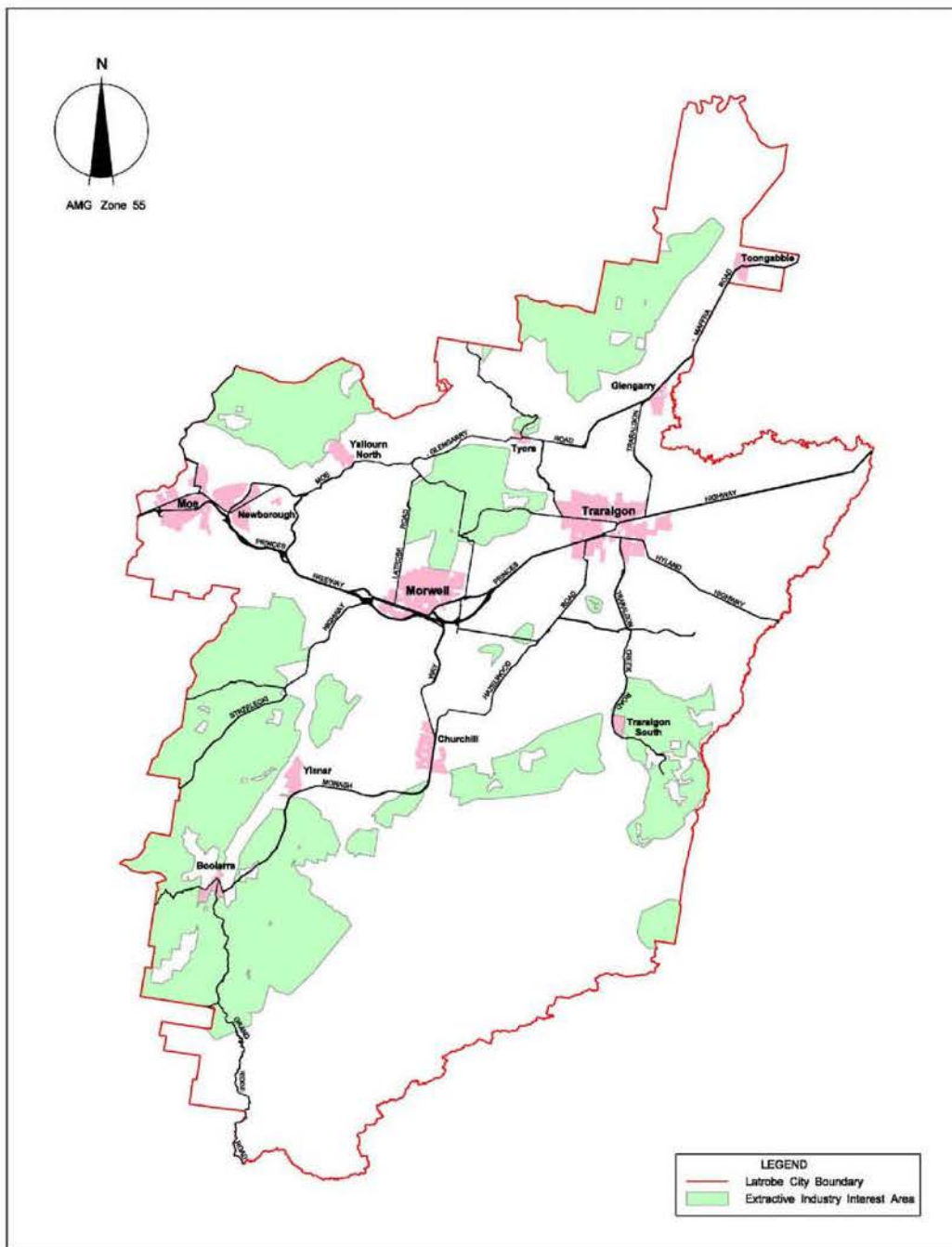


LATROBE PLANNING SCHEME - LOCAL PROVISION  
GIPPSLAND COALFIELDS

POLICY

LATROBE PLANNING SCHEME

Latrobe Supply Area – Extractive Industry Interest Areas 1999



LATROBE PLANNING SCHEME - LOCAL PROVISION

	<p>SCALE 1:200 000</p> <p>KILOMETRES AUSTRALIAN MAP GRID ZONE 55</p>	<p>LATROBE SUPPLY AREA - EXTRACTIVE INDUSTRY INTEREST AREAS 1999</p> <p>POLICY</p>
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