

21.06 SMALL TOWNS15/08/2013
C74**21.06-1 Council Vision**10/02/2011
C24(Part 2)

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

- To promote the responsible and sustainable care of our built environment for the use and enjoyment of the people who make up the vibrant community of Latrobe Valley.
- To develop clear directions and strategies through consultation with the community ensuring sustainable and balanced development.

21.06-2 Small Towns Overview10/02/2011
C24(Part 2)

The small towns of Boolarra, Glengarry, Tyers, Toongabbie, Traralgon South, Yallourn North, Yinnar and their surrounding rural living communities provide an attractive lifestyle choice in a rural setting. Whilst a number of residents from these small towns and surrounding rural living areas work in the nearby main towns of Latrobe City, the residents often utilise the shops, schools and community facilities provided within the small towns.

Structure Plans have been prepared for Boolarra, Glengarry and Tyers. Structure Plans are also to be prepared and included within the Latrobe Planning Scheme for Toongabbie, Traralgon South, Yallourn North and Yinnar. Structure Plans provide a land use planning and development framework, informing land use planning decisions, directing future growth and development opportunities that respond to community needs.

In some small towns and surrounding rural living communities there is a need for commercial and community facilities to be centralised to provide a focus for the town centre. The absence or limited capacity of sewer infrastructure within some small towns is a significant limitation to new growth and development opportunities.

Objective 1 – Small Towns

- To facilitate development in accordance with the specific town Structure Plan attached to this clause.

Strategies

- Retain and promote the rural atmosphere and residential service centre role of small towns.
- Discourage the fragmentation of key farming land adjoining township boundaries to allow for future urban growth opportunities.
- Promote opportunities for infill development within the township boundary and encourage increased diversity in residential allotment sizes.
- Provide a visually attractive urban environment and enhance town entrances.
- Encourage commercial development opportunities in and around primary activity centres and where appropriate, the surrounding township zone.
- Encourage well-designed development that responds to local site conditions with regard to environmental and heritage values and existing physical and community infrastructure.

- Protect the environmental features and habitat values of core conservation areas and implement the Greening Latrobe Strategy where appropriate.

Objective 2 – Small Towns

- To promote and support the infrastructure and development of small town communities within the municipality.

Strategies

- Provide a safe and effective road and path network that allows for convenient movement of vehicles, public transport services, pedestrians and cyclists.
- Facilitate the expansion of cycling and pedestrian paths within small towns in accordance with the Latrobe City Bicycle Plan.
- Maintain and enhance existing public open space reserves and implement the recommendations of the Latrobe City Open Space Plan.
- Establish a framework for the collection and apportionment of development contributions for the provision of social and physical infrastructure, as appropriate.
- Identify areas that require Development Plans and Development Contribution Plans.

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Specific Small Town Strategies – Boolarra

Residential

- Ensure new developments close to town entrances enhance the visual amenity, with particular emphasis on the eastern entrance from Monash Way.
- Promote opportunities for infill development within the township boundary and encourage increased diversity in residential allotment sizes (Areas 3, 4, 5, 6 & 7).
- Investigate the potential for Area 5 to yield higher density residential development.
- Protect the development potential of land to the east of the township (Area 10) for possible future long-term urban growth.
- Rezone the hotel site to reflect existing use and to facilitate future development opportunities (Area 11).

Commercial

- Promote commercial activity in and around the primary activity centre (Area 1) and surrounding Township Zone.

Infrastructure

- Maintain and enhance existing public open space reserves and protect the environmental features and habitat values of core conservation areas, including the Boolarra-Mirboo North Rail Trail (Areas 2, 8 & 9).
- Preserve and maintain waterway and wetland habitat values within the township (Area 6 & 9).
- Apply appropriate zones to public open space areas (Area 2).

- Ensure an appropriate buffer is provided between urban development and coal resource areas.

21.06-410/02/2011
C24(Part 2)**Specific Small Town Strategies – Glengarry****Residential**

- Ensure new developments enhance the visual amenity of town entrances, with particular emphasis on the southern entrance from Traralgon-Maffra Road (Areas 7 & 8).
- Encourage residential development to the east of the township which is to be sensitive to the Eaglehawk Creek environment and floodplains (Areas 5 & 6).
- Investigate and resolve the extent of the Eaglehawk Creek floodplain (Area 12)
- Encourage low density residential development in Area 7, subject to appropriate flood mitigation.
- Encourage subdivision and development of large vacant and developed allotments within existing residential areas Area 3.
- Protect development potential of agricultural land to the east of the township for future long-term residential expansion (Areas 9 & 10)

Commercial

- Encourage commercial developments within the primary activity centre (Area 1).

Infrastructure

- Maintain and protect public open space areas including the Gippsland Rail Trail, and implement the recommendations of the Latrobe City Open Space Plan (Areas 2 & 11).
- Encourage east-west shared path link and vehicular link between Areas 5 & 6 and the town centre. Links should be designed to ensure the safe passage of all pedestrians, bicycles and vehicles.
- Investigate opportunities for the future use and possible development of former drainage reserve (Area 4).
- In consultation with stakeholders, investigate and resolve appropriate vehicle access points to Area 5.
- In consultation with stakeholders, investigate opportunities for vehicle access from Area 3 to Railway Avenue.

21.06-510/02/2011
C24(Part 2)**Specific Small Town Strategies – Tyers****Residential**

- Encourage low density development to the north-east of the town, subject to the availability of sewerage infrastructure or the creation of lots capable of containing on-site domestic wastewater treatment systems (Area 3).
- Promote opportunities for infill development within the township boundary, such as Area 8 and encourage increased diversity in residential allotment sizes, subject to availability of sewerage infrastructure.

- Ensure access from new development and individual allotments to the Main Road (Moe-Glengarry Road) and Tyers Walhalla Road is limited where possible.
- Investigate and review land affected by the Wildfire Management Overlay within the township boundary.
- Investigate ‘rezoning’ of Areas 4, 5 & 6 to appropriate zones.
- Protect development potential of agricultural land to the south and north of the township for future urban expansion (Areas 9 & 10).
- Investigate and resolve the development potential of land identified within the Extractive Industry Interest Area to the north of the town.

Commercial

- Encourage commercial developments within the primary activity centre (Area 1).

Infrastructure

- Resolve domestic wastewater treatment issues in the township and identify improvements or additional infrastructure that may be required to accommodate future urban growth and development.
- Improve sewerage treatment on existing allotments and implement an integrated waste water management system for the township to the satisfaction of the responsible authority.
- Apply appropriate zones to public open space areas including the Bert Christensen Reserve and Jean Gailbraith Reserve and implement the recommendations of the Latrobe City Open Space Plan (Area 11).
- Protect and enhance habitat values within the town and apply appropriate zone or overlays to core conservation Areas 2, 4 & 7.
- Undertake detailed native vegetation assessment to clarify the subdivision and development potential on the periphery of Areas 2 & 4 and apply appropriate zone or overlay.
- Encourage shared path link between future low density development (Area 3) and the town centre (Area 1).
- Protect road reserves, such as Hinde Road, to allow for future access to proposed development areas.

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Implementation

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

Using zones and overlays

- Apply the Township Zone to appropriate locations.
- Apply Residential 1 Zone to locations identified for residential development by the small town structure plans.
- Apply Low Density Residential Zone to locations identified for low density residential development by the small town structure plans.
- Apply Mixed Use Zone to areas close to town centres with potential for complementary residential, commercial and light industrial activities.

- Apply the Design and Development Overlay to town entrances.
- Apply the Development Plan Overlay to undeveloped residential and low density residential land which incorporate Urban Design Good Practice principals and the provision of infrastructure and community services through developer contribution plans if required.
- Apply Public Park and Recreation Zone or Public Conservation and Recreation Zone to public open space areas and conservation areas, as appropriate.
- Apply Environmental Significance Overlay to core conservation areas where appropriate.

Further Strategic Work

- Prepare Small Town Structure Plans for Toongabbie, Traralgon South, Yallourn North and Yinnar.
- Rezone land that is inappropriately zoned.
- Prepare Urban Design Guidelines for small towns
- Monitor Land Supply and Demand in all small towns.
- Prepare Development Plans, Development Contribution Plans and Design and Development Overlays, as appropriate.
- Resolve domestic wastewater issues in Tyers and identify improvements or additional sewerage infrastructure that may be required.

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Reference Documents

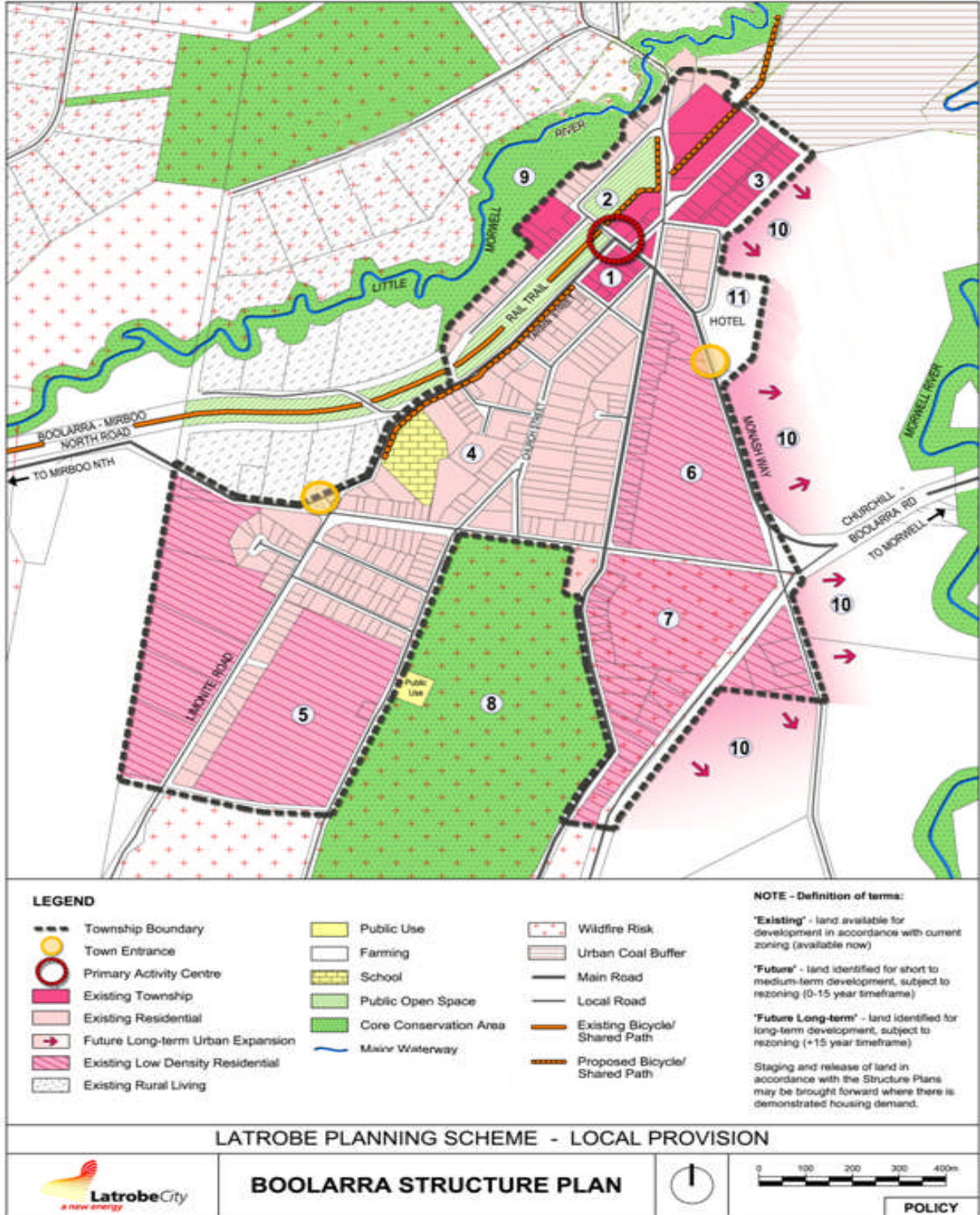
The following strategic studies have informed the preparation of this planning scheme. All relevant material has been included in the Scheme and decision makers should use these documents for background research only:

- Small Town Structure Plans: Boolarra, Glengarry and Tyers Background Report 2010 (revised edition).
- Latrobe City Council Residential and Rural Residential Land Assessment 2009.

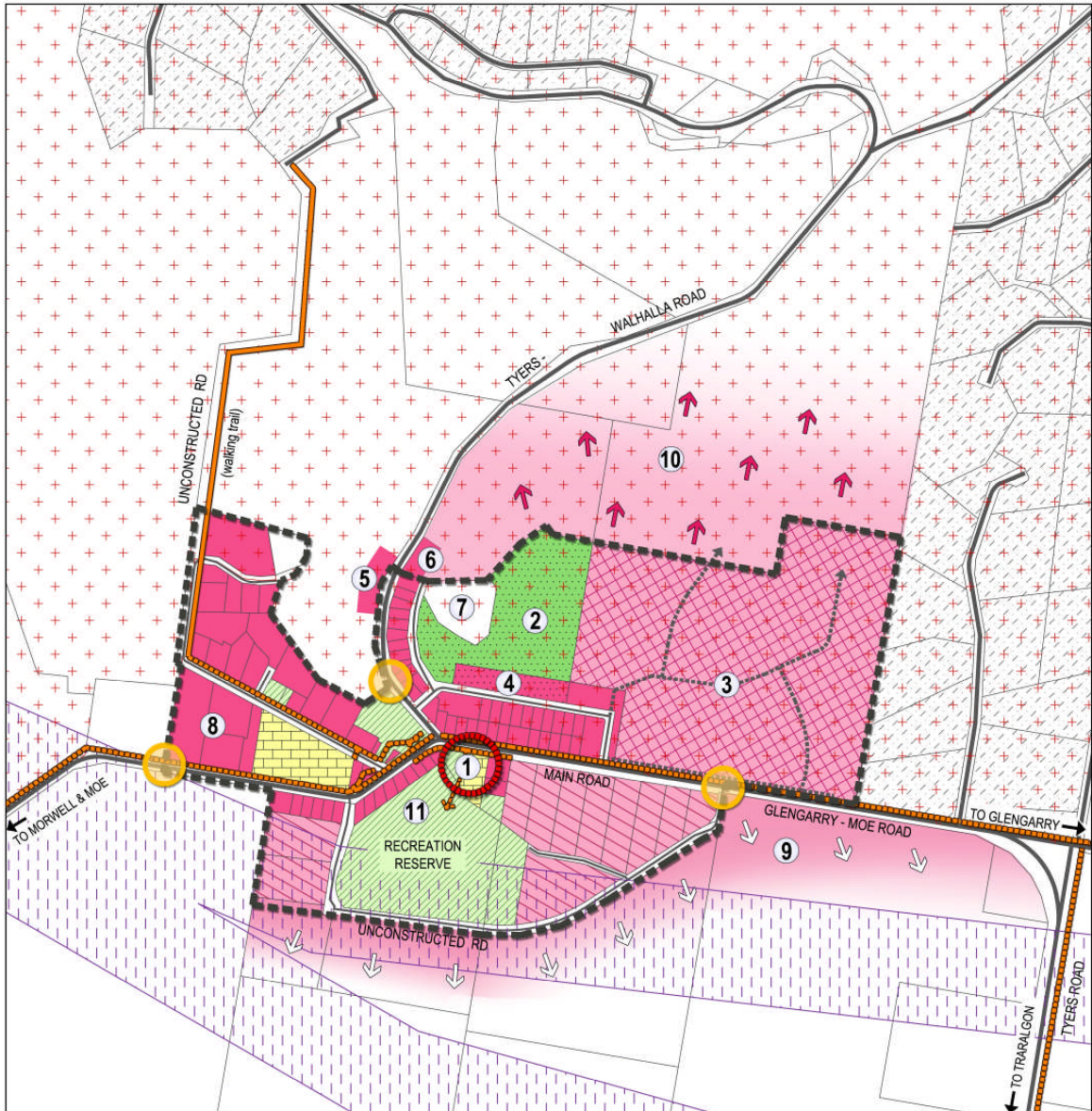
21.06-8 Small Town Structure Plans

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Boolarra Structure Plan



Tyers Structure Plan



LEGEND

- | | | |
|--|---------------------------------|---------------------------------|
| Township Boundary | Farming | Main Road |
| Town Entrance | School | Local Road |
| Primary Activity Centre | Public Open Space | Possible Future Road Connection |
| Existing Township | Conservation Investigation Area | Existing Bicycle/Shared Path |
| Future Long-term Urban Expansion | Major Waterway | Proposed Bicycle/Shared Path |
| Existing Low Density Residential | Major Gas Pipeline | |
| Future Low Density Residential | Wildfire Risk | |
| Future Long-term Low Density Residential | | |
| Existing Rural Living | | |

NOTE - Definition of terms:

'Existing' - land available for development in accordance with current zoning (available now)

'Future' - land identified for short to medium-term development, subject to rezoning (0-15 year timeframe)

'Future Long-term' - land identified for long-term development, subject to rezoning (+15 year timeframe)

Staging and release of land in accordance with the Structure Plans may be brought forward where there is demonstrated housing demand.

LATROBE PLANNING SCHEME - LOCAL PROVISION



TYERS STRUCTURE PLAN



POLICY

Glengarry Structure Plan

