

**11.01-1L Morwell**

27/08/2024 - / - / - - -  
 G436latr Proposed C137latr

**Policy application**

This policy applies to land within the Morwell Town Structure Plan (MTSP) in this clause.

**Strategies**

Encourage residential development within MTSP Areas 1 and 2.

Discourage increased housing densities south of Commercial Road (Area 3), until the completion of rehabilitation works to northern batter of the Hazelwood mine area.

Encourage retail, office and residential mixed use developments within Morwell Primary Activity Centre (MTSP Area 4) and Mid-Valley Primary Activity Centre (MTSP Area 10).

Discourage retail and office development outside of the Morwell Primary Activity Centre (MTSP Area 4), Mid-Valley Primary Activity Centre (MTSP Area 10) and Princes Drive, Morwell (MTSP Area 6).

Screen industry in MTSP Area 7 from residential areas along the western boundaries of the industrial precinct by providing a buffer of open space and vegetation.

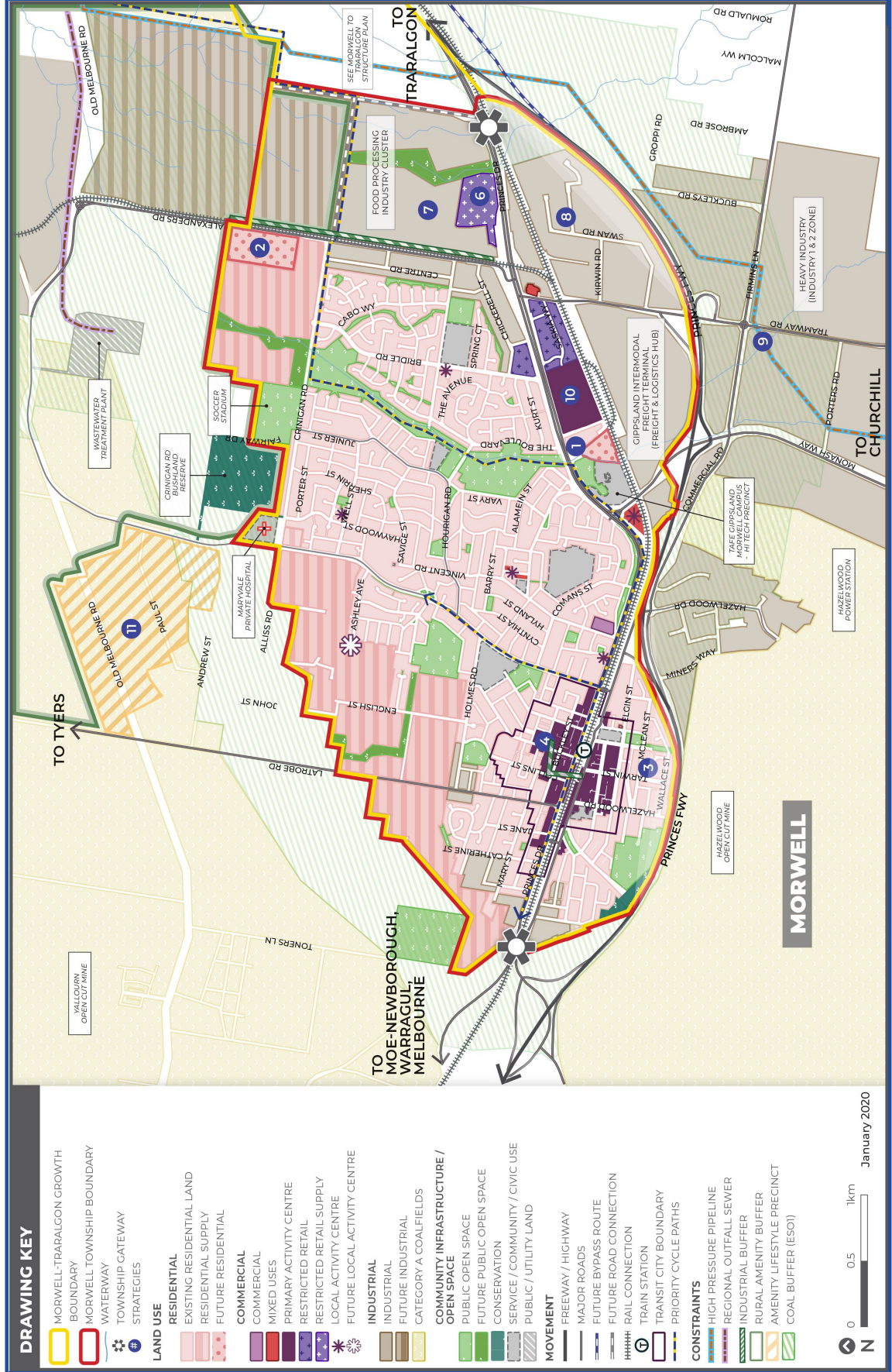
Encourage a Local Activity Centre at Heritage Boulevard, Morwell.

**Policy documents**

Consider as relevant:

- *Latrobe City Council Retail Strategy* (Essential Economic, 2019)
- *Latrobe Structure Plans - Morwell* (Beca Pty Ltd, 2007)
- *Morwell Activity Centre Plan* (Latrobe City Council 2022)
- *Morwell Activity Centre Plan Background Reports* (Latrobe City Council 2022):
  - .. *Morwell Activity Centre Community Infrastructure Assessment* (Latrobe City Council, March 2022)
  - .. *Morwell Activity Centre Economic Assessment* (Latrobe City Council, March 2022)
  - .. *Morwell Activity Centre Planning Context Report* (Latrobe City Council, March 2022)
  - .. *Morwell Activity Centre Transport Assessment and Parking Plan* (Movement and Place Consulting, June 2021)
  - .. *Morwell Activity Centre Urban Design and Built Form Plan* (Hansen Partnership, June 2021)
  - .. *Morwell Activity Centre Urban Design and Built Form Discussion Paper* (Hansen Partnership, June 2021)

Morwell Town Structure Plan (MTSP) Morwell Town Structure Plan (MTSP)



**DRAWING KEY**

- MORWELL-TRARALGON GROWTH BOUNDARY
- MORWELL TOWNSHIP BOUNDARY
- WATERWAY
- TOWNSHIP GATEWAY
- STRATEGIES
- LAND USE**
- RESIDENTIAL**
- EXISTING RESIDENTIAL LAND
- RESIDENTIAL SUPPLY
- FUTURE RESIDENTIAL
- COMMERCIAL**
- MIXED USES
- PRIMARY ACTIVITY CENTRE
- RESTRICTED RETAIL
- RESTRICTED RETAIL SUPPLY
- LOCAL ACTIVITY CENTRE
- FUTURE LOCAL ACTIVITY CENTRE
- INDUSTRIAL**
- INDUSTRIAL
- FUTURE INDUSTRIAL
- CATEGORY A COALFIELDS
- COMMUNITY INFRASTRUCTURE / OPEN SPACE**
- PUBLIC OPEN SPACE
- FUTURE PUBLIC OPEN SPACE
- CONSERVATION
- SERVICE / COMMUNITY / CIVIC USE
- PUBLIC / UTILITY LAND
- MOVEMENT**
- FREEWAY / HIGHWAY
- MAJOR ROADS
- FUTURE BYPASS ROUTE
- FUTURE ROAD CONNECTION
- RAIL CONNECTION
- TRAIN STATION
- TRANSIT CITY BOUNDARY
- PRIORITY CYCLE PATHS
- CONSTRAINTS**
- HIGH PRESSURE PIPELINE
- REGIONAL OUTFALL SEWER
- INDUSTRIAL BUFFER
- RURAL AMENITY BUFFER
- AMENITY LIFESTYLE PRECINCT
- COAL BUFFER (ESO1)

N

0 0.5 1km

January 2020

**11.03-1L Activity centres**

28/05/2024 - / - / -  
 6422latr Proposed C137latr

**Strategies**

Facilitate development of regional commercial significance to locate within the Traralgon Primary Activity Centre.

Facilitate major office and institutions within the primary activity centre of Morwell.

Facilitate development in the activity centres of ~~Moe and Churchill~~ Morwell and Moe that support their role as ~~secondary urban~~ sub regional retail centres.

Facilitate development in Churchill that supports its role as a large town centre.

Support localised convenience retail, community and small business service needs within Neighbourhood and Local Activity Centres.

Establish Neighbourhood and Local Activity Centres in Traralgon, Morwell, Moe, Churchill as outlined in the Traralgon Town Structure Plan, Morwell Town Structure Plan, Moe-Newborough Town Structure Plan and Churchill Town Structure Plan in Clause 11.01-1L.

Discourage the establishment of new centres unless:

- There is demand to sustain its viability.
- Its establishment will not detrimentally affect existing centres, particularly existing main town neighbourhood and small town retail centres.

**Policy document**

Consider as relevant:

- Latrobe City Council Retail Strategy (Essential Economics 2019)
- *Latrobe Transit Centred Precincts* (David Lock Associates, SGS Economics & Planning, and PBAI Australia, 2004)

**17.03-1L Sustainable industry**

28/05/2024  
 6422latr Proposed C137latr

**Strategies**

Discourage expansion of industrial land in Churchill, Moe and Traralgon unless indicated on the Churchill Town Structure Plan, Moe-Newborough Town Structure Plan and Traralgon Town Structure Plan in Clause 11.01-1L.

Encourage the long term expansion of the Industrial Precinct in Area 86 on the Morwell to Traralgon Structure Plan in Clause 11.03-2L.

Develop large, low density and high amenity industries in the high amenity location north of Princes Drive and east of Alexanders Road in Morwell (Area 7 on the Morwell Town Structure Plan in Clause 11.01-1L).

Retain the potential of the Morwell South Heavy Industry Precinct and land within the Special Use - Brown Coal Area to function as locations that are suited to major heavy industry (Area 9 on the Morwell Town Structure Plan in Clause 11.01-1L).

Encourage industry in the underutilised industrial precinct in the north-west of Churchill (Area 4 of the CTSP in Clause 11.01-1L).

Support the development of industry in Churchill that benefits from locating near its educational institutions.

**Policy documents**

Consider as relevant:

- *Live Work Latrobe Industrial and Employment Strategy* (Latrobe City Council MacroPlan Dimasi, RMCG and Planisphere, 2019)
- *Morwell to Traralgon Employment Corridor Precinct Masterplan* (Urban Enterprises, 2020)

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**SCHEDULE 2 TO CLAUSE 37.08 ACTIVITY CENTRE ZONE**

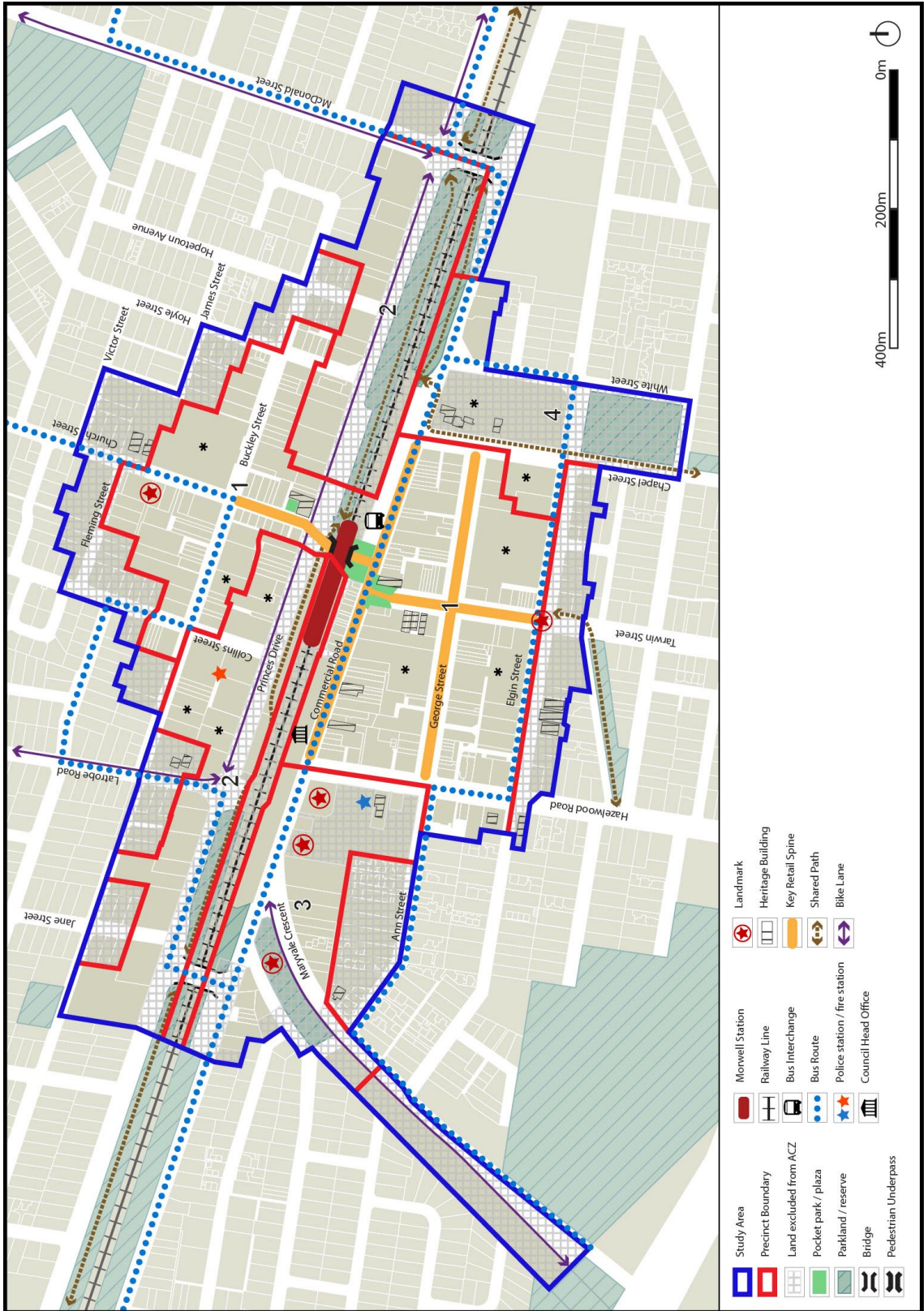
Shown on the planning scheme map as **ACZ2**.

**MORWELL ACTIVITY CENTRE**

1.0

Proposed C137latr

Morwell Activity Centre Plan



**2.0**

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Proposed C137latr

**Land use and development objectives to be achieved**

**Land Use and Activity**

To strengthen and support Morwell as a shopping, business, civic, cultural and tourism destination in a local and regional context.

To emphasise the key retail axis of Tarwin Street, Church Street and Commercial Road.

To support vertical mixed use opportunities within the Activity Centre core including residential uses at upper levels.

To support commercial opportunities along Princes Drive that benefit from highway frontage and exposure.

**Built Form and Development**

To encourage a mid-rise scale of development in Morwell, which reinforces its role as a sub regional retail centre within Latrobe.

To support street-based development that complements the fine grain character along the key retail spine.

To encourage higher density development.

To facilitate the redevelopment or revitalisation of identified key development sites.

To improve the appearance and activation of public spaces including streetscapes, public car parks and laneways.

To consolidate the town centre by infilling blocks and creating a consistent street wall.

**Landscape and Public Realm**

To support and enhance the image of Morwell as ‘Town of Gardens’, particularly at key entries into the Activity Centre.

To provide opportunities for new landscaping including additional canopy tree planting and understorey vegetation in public and private realms.

To establish a diversity of open space and recreational offerings within the activity centre.

To enhance existing open space and connections to these spaces.

To support streetscape design that contributes to a walkable environment and enhance a sense of place.

**Access and Movement**

To improve accessibility into and permeability within the Activity Centre.

To support and enhance active transport modes (walking and cycling) into and within the activity centre.

To enhance pedestrian safety at intersections.

To manage the integration of car parking design with the public realm at key locations.

To improve the provision of facilities associated with public transport.

3.0

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Proposed C137latr

Table of uses

Section 1 - Permit not required

Use	Condition
Accommodation (other than Community care accommodation, Corrective Institution, Camping and caravan park, Host farm, Residential village, Retirement village and Rooming house.	Any frontage at ground floor level must not exceed 2 metres.
Art and craft centre Bus terminal Cinema Cinema based entertainment facility	
Community care accommodation	Must not be located in sub-precinct 1A, 1B, 1C or precinct 3 and 4. Any frontage at ground floor level must not exceed 2 metres. Must meet the requirements of Clause 52.22-2.
Education centre	Must be located in precinct 4.
Exhibition centre Home based business Informal outdoor recreation	
Office	If located in sub-precinct 1A or 1B it must be located above ground floor level except for entry foyers. Any frontage at ground level must not exceed 2 metres. If located in sub-precinct 1C the leasable floor area must not exceed 250 square metres at ground level.
Railway station Retail premises (other than Landscape gardening supplies, Manufacturing sales, Motor vehicle, boat or caravan sales, Primary produce sales and Trade supplies) Shop (other than Adult sex products shop)	
Restricted Retail	Must not be located in sub-precinct 1A or 1B, precinct 3 or 4.
Rooming House	Any frontage at ground level must not exceed 2 metres. Must meet the requirements of Clause 52.23-2.
<b>Any use listed in Clause 62.01</b>	Must meet requirements of Clause 62.01.
See Section 1 of 37.08-2 for relevant provisions	



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### Section 2 - Permit required

Use	Condition
Adult sex product shop	Must be at least 200 metres (measured by the shortest shortest route reasonably accessible on foot) from a residential zone or, land use for a hospital, primary school or secondary school or land in a Public Acquisition Overlay to be acquired for a hospital, primary school or secondary school.
Car Wash	Must be located in Precinct 2.
Place of Worship	Must not be located in sub-precinct 1A or 1B or precinct 4. The gross floor area of all buildings must not exceed 250 square metres.
Restricted Place of Assembly	Must not be located in sub-precinct 1A or 1B.
Service Station	Must be located in Precinct 2.
Utility installation (other than Minor utility installation and Telecommunications facility)	Must not be a purpose listed in the table to Clause 53.10
<b>Any other use not in Section 1 or 3</b>	
See Section 2 of 37.08-2 for relevant provisions	

### Section 3 – Prohibited

Use
Agriculture
Brothel
Camping and caravan park
Cemetery
Corrective institution
Crematorium
Display home centre
Funeral Parlour
Hospital
Host Farm
Industry (other than car wash)
Landscaping gardening supplies
Major sports and recreation facility
Manufacturing sales
Motor racing track
Motor vehicle, boat or caravan sales
Open sports ground
Outdoor recreation facility
Primary produce sales
Recreational boat facility
Residential village
Retirement village
Saleyards

**Use**

Tramway  
 Transfer station  
 Transport terminal (other than Railway station and Bus terminal)  
 Warehouse  
 Winery

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**4.0 Centre-wide provisions**

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**4.1 Use of land**

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 Proposed C137latr

A permit is not required to use land for the purpose of Local Government provided the use is carried out by, or on behalf of, the public land manager.

**4.2 Subdivision**

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 Proposed C137latr

None specified.

**4.3 Buildings and works**

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 Proposed C137latr

No permit is required to construct a building or construct or carry out works for the following:

- The installation of an automatic teller machine.
- An alteration to an existing building facade provided:
  - The alteration does not include the installation of an external roller shutter.
  - At least 70 per cent of the building facade at ground level is maintained as an entry or window with clear glazing.
- An awning that projects over a road if it is authorised by the relevant public land manager.

**4.4 Design and development**

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 Proposed C137latr

The following design and development requirements apply to an application to construct a building or construct or carry out works:

**General**

- Development at key development sites and entries into precincts in the Activity Centre should be of high quality, use contemporary materials and emphasise their important strategic positions as local landmarks.
- New development should be constructed to the preferred maximum building height.
- New development must respond sensitively to heritage interfaces where they affect or abut a heritage site, including views to heritage features and roof lines.
- Development of sites with wide frontages should be arranged as a 'suite of forms', rather than a single development envelope - reflecting the fine grain character of the precinct.
- Development with commercial and retail uses should avoid ground level setbacks to streets and present active and engaging public interfaces.

**Building Heights and Setbacks**

- Ensure that sites identified with a preferred maximum building height above 9 metres adopt a 2 storey street wall with additional upper levels setback a minimum 5 metres from the street frontage to be recessive in appearance.

## LATROBE PLANNING SCHEME

- Preferred maximum building heights do not include non-occupiable architectural features or landmarks, architectural features (such as domes, towers, masts) and building services, (including enclosed stairwells) that do not exceed the preferred maximum height by more than four metres. The combined floor area of these features should not exceed ten percent of the gross floor area of the top building level.
- Where built form abuts a General Residential Zone or Residential Growth Zone development must be set back a minimum 3 metres from the property boundary -with levels above 2 storeys setback a minimum 4 metres.
- Where built form abuts a Neighbourhood Residential Zone development must be set back a minimum 6 metres from the property boundary - with levels above 2 storeys setback a minimum of 4 metres.
- Where built form abuts a heritage building (not in a residential zone) any levels above 2 storeys must be setback a minimum of 5 metres above the abutting wall height.
- Where built form abuts an identified activated laneway, any levels above 2 storeys must be set back a minimum of 4.5 metres from the laneway centreline.
- Where built form abuts an identified activated laneway encourage secondary building entries and visual connections between the public realm and activities within the building through the use of glazing.
- New development in residential streetscapes should retain or match adjoining landscaped front setbacks, providing vegetation and tree plantings to contribute to the public realm character of the setting.

### **Streetscapes and Facades**

- Upper levels at key development sites should be oriented to capture views towards any landscape attribute. Windows and balconies should be orientated towards streetscapes and public open spaces to increase passive surveillance.
- All retail and commercial developments must present an active and attractive street frontage at ground level to ensure that ground floor frontages:
  - are pedestrian orientated;
  - allow passive surveillance to the street;
  - add interest and vitality;
  - avoid blank walls;
  - avoid painted or fixed signage or windows (a minimum 70% of the street frontage should include transparent glazing); and
  - have clearly legible entrances.

### **Access**

- Development in retail and commercial areas should conceal car parking areas to the rear and reserve frontages for active uses.
- Encourage widening (minimum of 3 metres) and potential extension of existing laneways to facilitate safe vehicular and pedestrian access as identified on the precinct maps.
- Key development sites should provide integrated car parking, concealed from streetscapes.

- Key development sites should seek to increase pedestrian permeability throughout the Activity Centre by expanding and creating new shared pedestrian/vehicle laneways and/or arcade connections.
- Vehicle crossovers in the 'key retail spine' should be avoided and discouraged in streets with pedestrian focus. Where this is not possible, surface treatments should be used to indicate pedestrian priority.

### **Public Realm**

- Building servicing and rubbish bin storage should be sited to the rear of properties, away from primary retail and commercial frontages.
- Public art and further Morwell Branding initiatives should be encouraged on blank walls throughout the Activity Centre to increase vibrancy in streetscapes.
- Streets with a pedestrian focus should be well lit with feature lighting to encourage vibrancy and safety after dark.
- Avoid new car parking between building frontages and street property boundaries and seek to provide landscape softening where these areas exist.

### **Signage and Lighting**

- Signage should not be disproportionate to buildings and streetscape to avoid overwhelming them.
- Business identification signage should form part of the overall design of the building as to not be visually dominant.
- Signage should not protrude about the parapet.
- The proportion and scale of signage should complement the prevailing signage character in the streetscape.
- Where illuminated signs are proposed, ensure light spill to nearby residential land is avoided.
- Street panel signs are discouraged as well as projecting signs above cantilevered awnings.
- Painted or fixed signage on windows should be avoided.

### **Sustainability**

- Encourage passive and active sustainability principles in the design and operation of new development.
- Encourage the incorporation of water sensitive urban design (WSUD) principles and ecologically sustainable design (ESD) measures in both the public and private realms.
- Encourage the design of new development to include window positions that allow for natural cross ventilation.
- Continuous weather protection measures (awnings, verandahs or canopies) should be provided along key pedestrian areas.

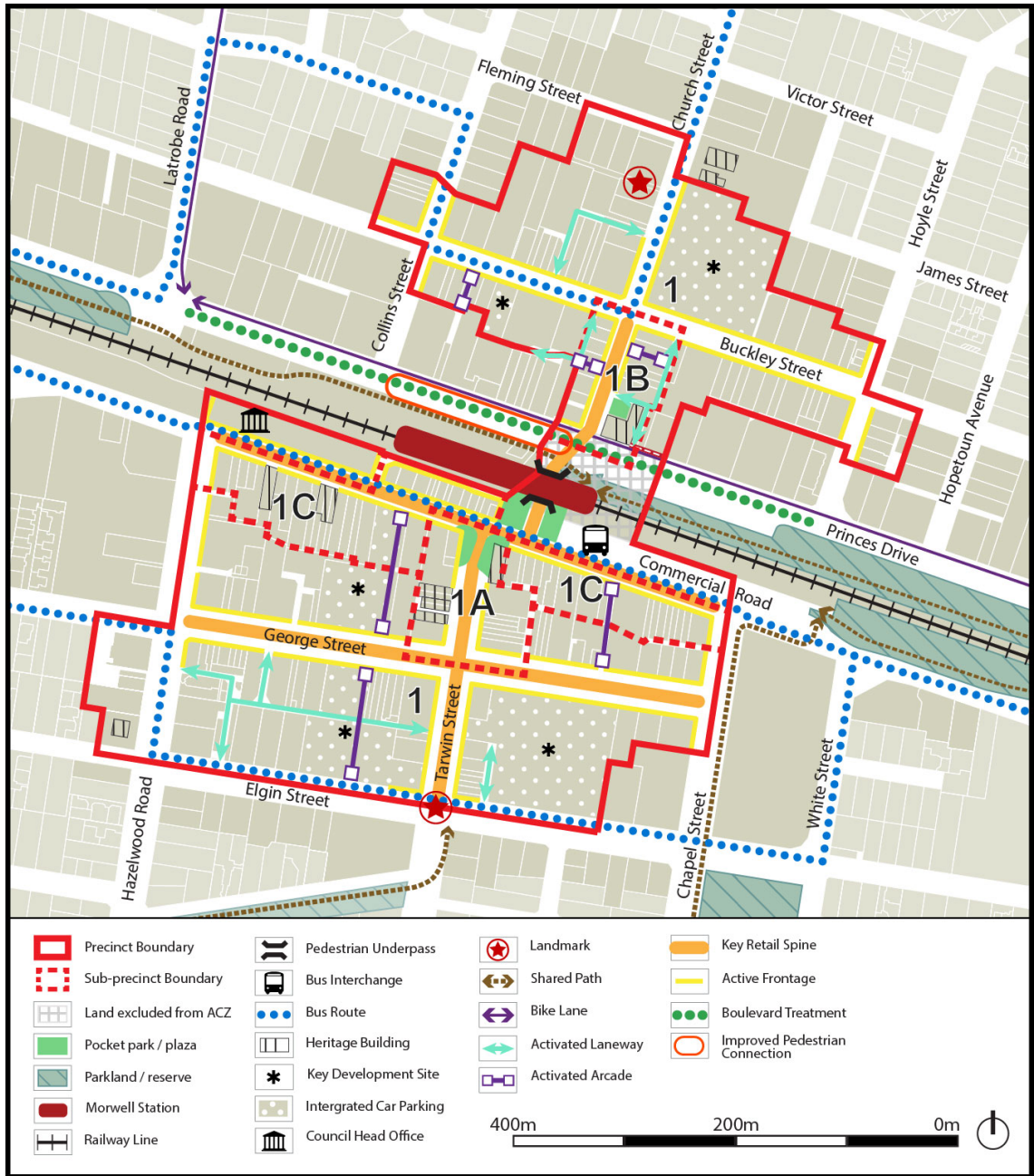
## **5.0**

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Proposed C137latr

### **Precinct provisions**

#### **5.1 Precinct 1 – Commercial and Retail Heart**

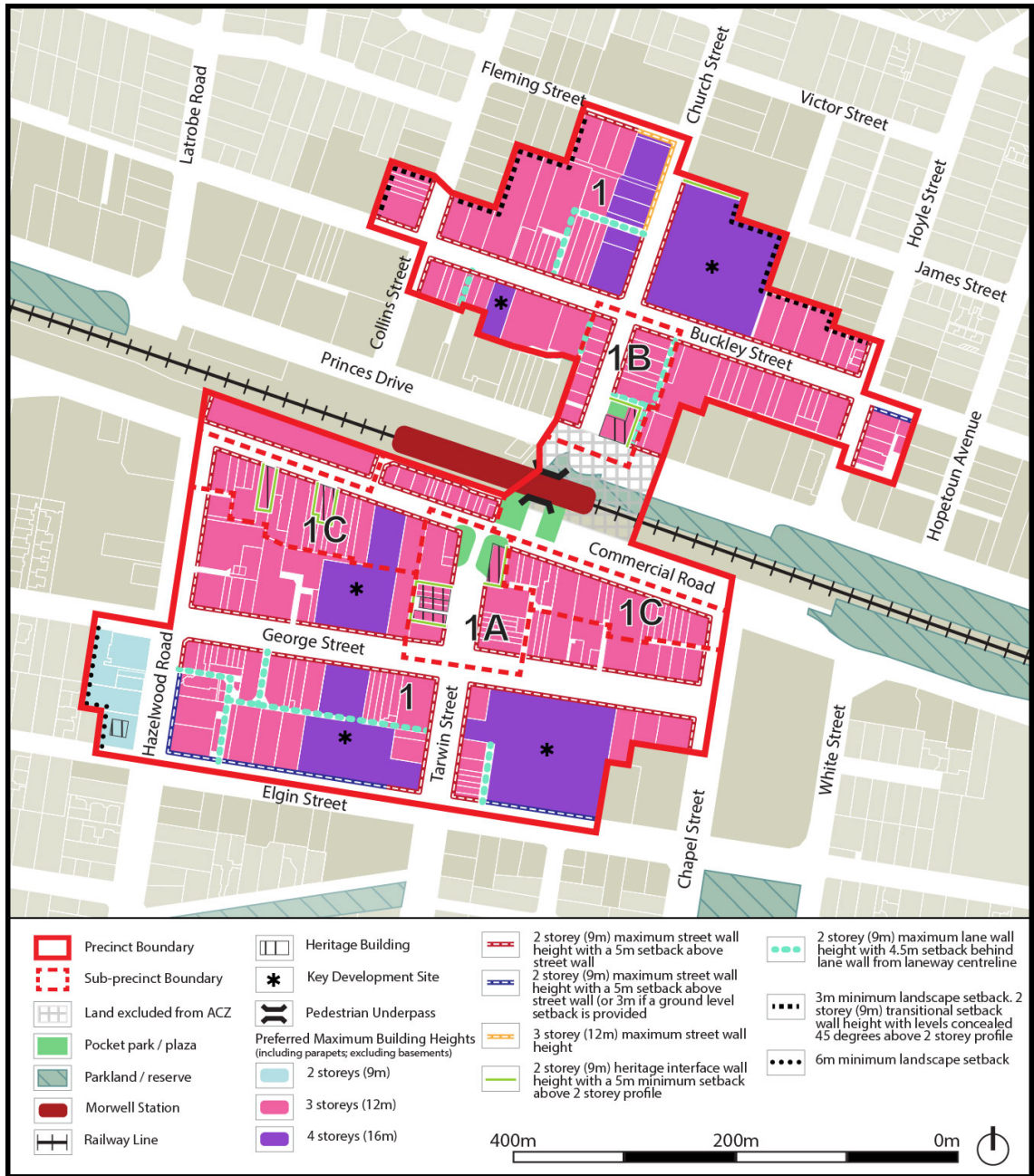
5.1-1 Precinct map



5.1-2 Precinct objectives

- To reinforce the role of traditional retail and commercial uses within the core of the Morwell Activity Centre across day and night.
- To encourage consolidation of commercial and retail uses within the commercial and retail heart.
- To foster a consistent fine grain character across the precinct.
- To achieve a streetscape and building character north of the railway that is synonymous with that south of the railway.

5.1-3 Precinct requirements



5.1-4 Precinct guidelines

- Reinforce an intimate scale, defined by a finely grained, 2-storey street wall with additional levels visually recessed behind.
- Built form must provide a high degree of street activation along the ‘key retail spine’ with glazed frontages built to street boundaries (zero ground level setbacks), direct access into buildings and permit activity spilling into the public realm such as outdoor dining.
- Variation in front setbacks (zero to five metres) for commercial and other non retail uses are possible on Elgin Street, the southern portion of Hazelwood Road and the eastern end of Buckley Street, subject to the provision of front landscaping.
- New development on key development sites with address to George and Elgin Street must prioritise urban infill along street edges currently occupied by large expanses of car parking.

## LATROBE PLANNING SCHEME

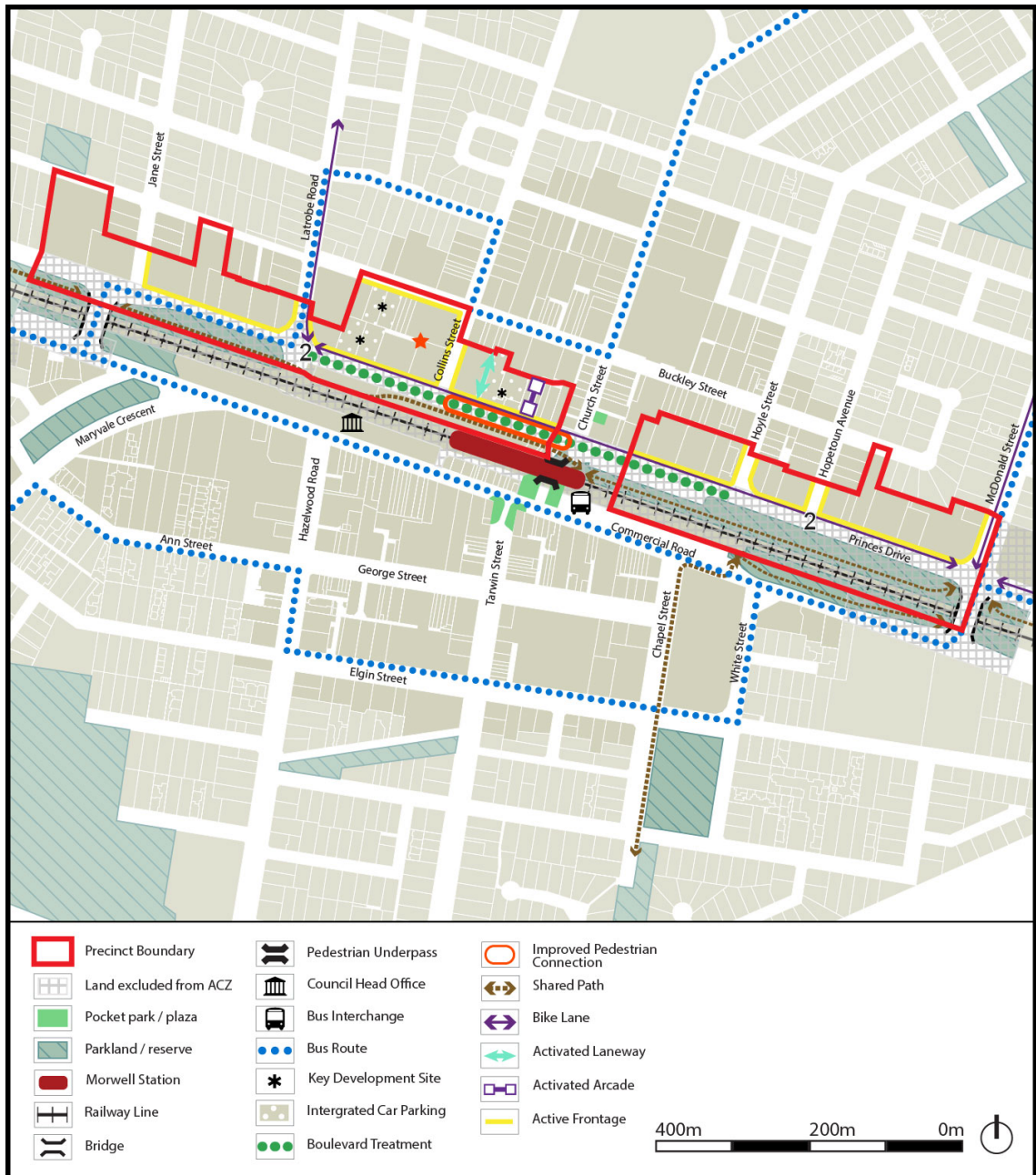
- Servicing and car parking access must be accommodated from existing rear/side laneways to minimise vehicular crossovers along the ‘key retail spine’.
- Require the continued alignment of the Manny’s Market arcade through any future development of the car park fronting George Street (key development site).
- Require pedestrian connectivity through the Harvey Norman site between Commercial Road and George Street in any future development scenario.
- Support the inclusion of residential uses at upper levels.

### 5.1-5 Any other requirements

None specified.

## 5.2 Precinct 2 – Princes Drive and Supporting Commercial

### 5.2-1 Precinct map







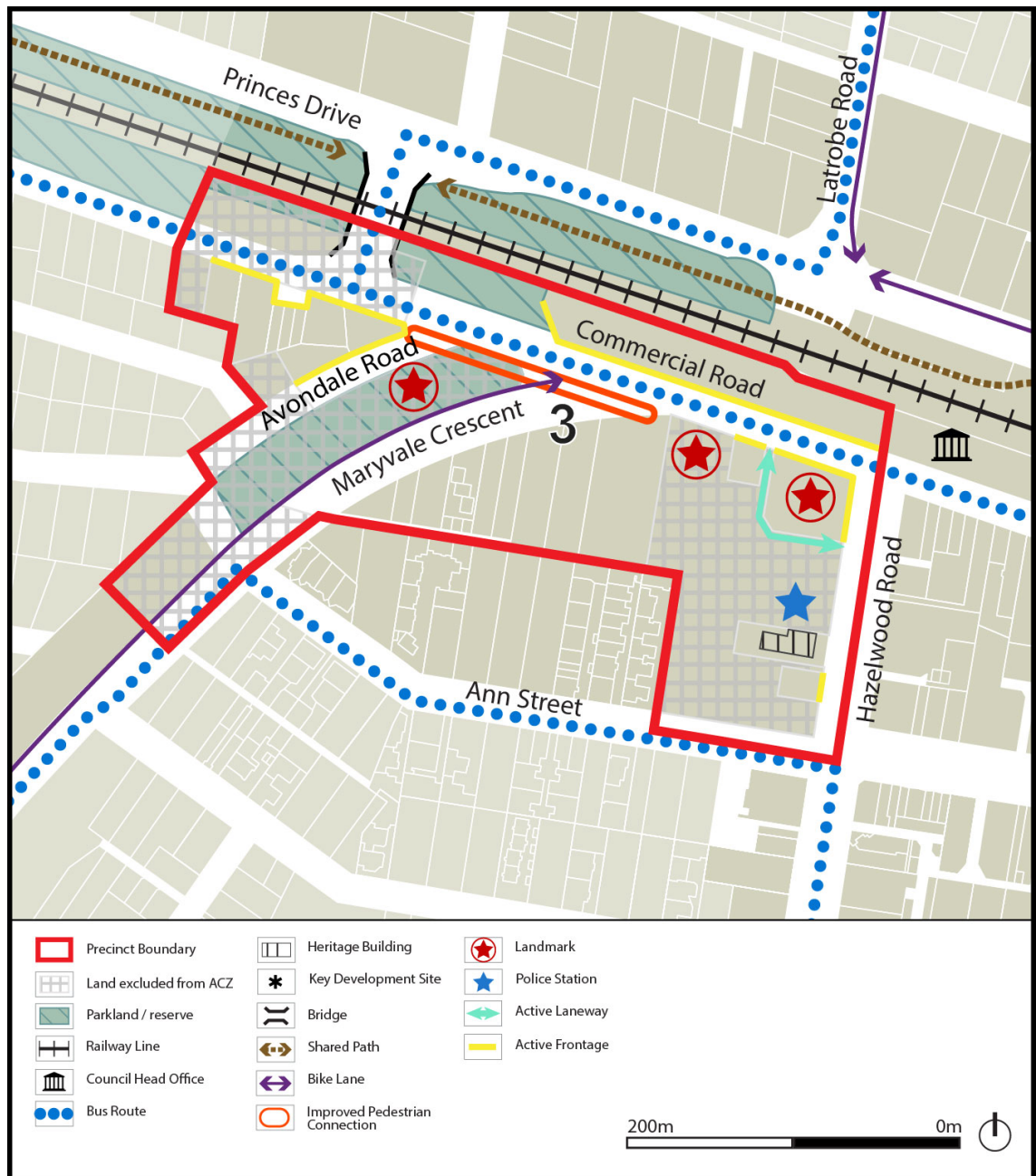
- Future redevelopment of allotments fronting Princes Drive should retain commercial functions.
- Future car parking areas along Princes Drive must contain a presence of landscaping and tree plantings, contributing to the future boulevard character.

**5.2-5 Any other requirements**

All development abutting the rail corridor must install a 1.8 metre high black cyclone mesh fence, located within the landowner's property, along the rail corridor.

**5.3 Precinct 3 - Civic, Cultural and Tourism**

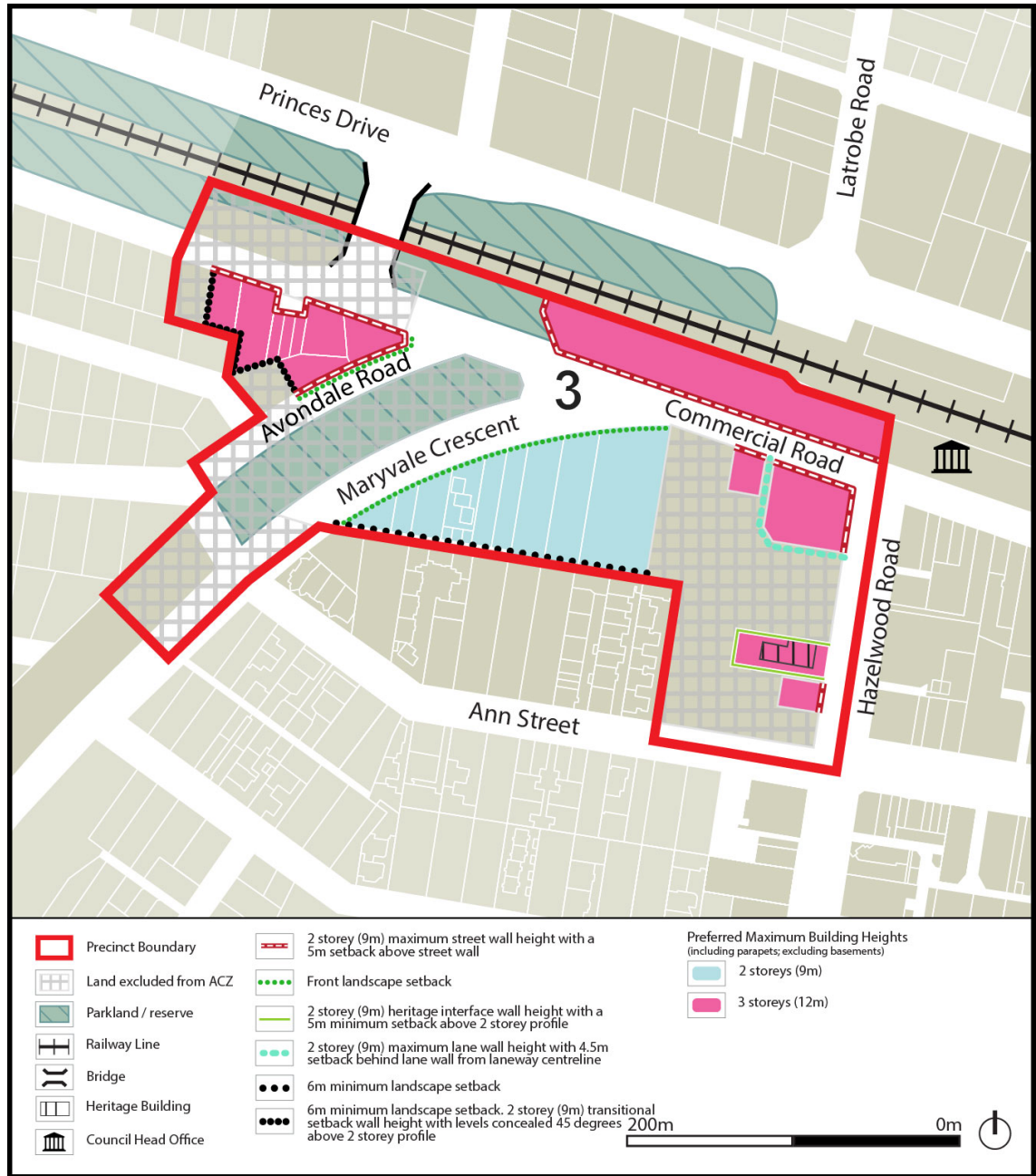
**5.3-1 Precinct map**



5.3-2 Precinct objectives

- To expand existing cultural and tourism destinations into adjoining streetscapes and lanes.
- To consolidate uses that support local and regional tourism in a precinct book ended by key destinations, such as the Centenary Rose Garden and Latrobe Regional Gallery.
- To provide new opportunities for activities in spaces underutilised on weekends.

5.3-3 Precinct requirements



5.3-4 Precinct guidelines

- New development should provide a moderate degree of street activation with glazed frontages providing visibility between streets and ground level uses, direct access into buildings and passive surveillance over the Rose Garden and adjoining streetscapes.

## LATROBE PLANNING SCHEME

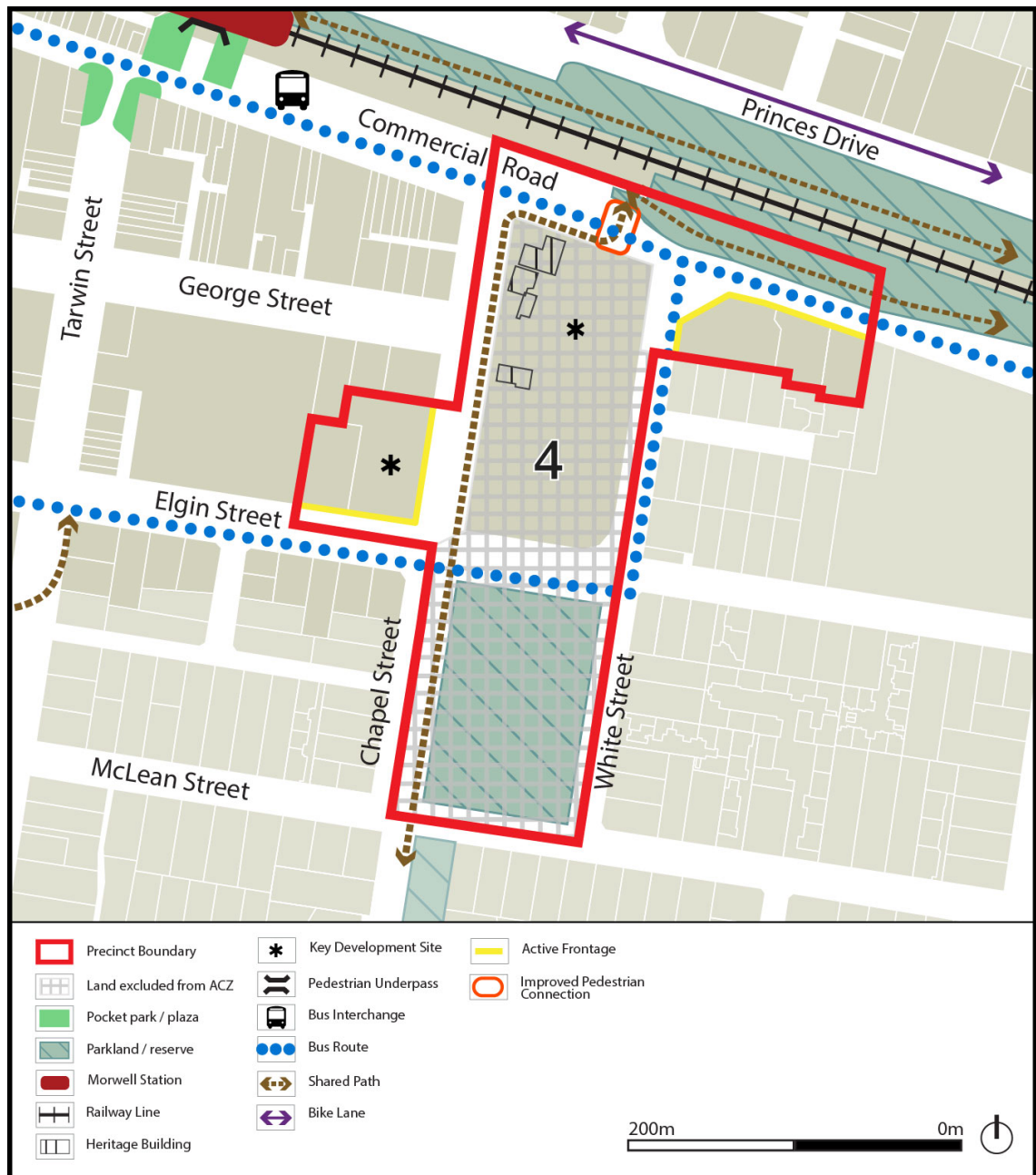
- New development should retain views to and the sense of openness around the heritage Historical Society building.
- Existing landscaped setbacks along Maryvale Crescent and Avondale Road should be retained.
- Support activated pedestrian links within the Latrobe Regional Gallery and Courts precinct through active building edges and public art initiatives in association with the gallery.
- Support activation of the Latrobe City Council car parking for weekend and evening activities including markets when parking for office uses is in less demand.

### 5.3-5 Any other requirements

None specified.

### 5.4 Precinct 4 - Community Hub

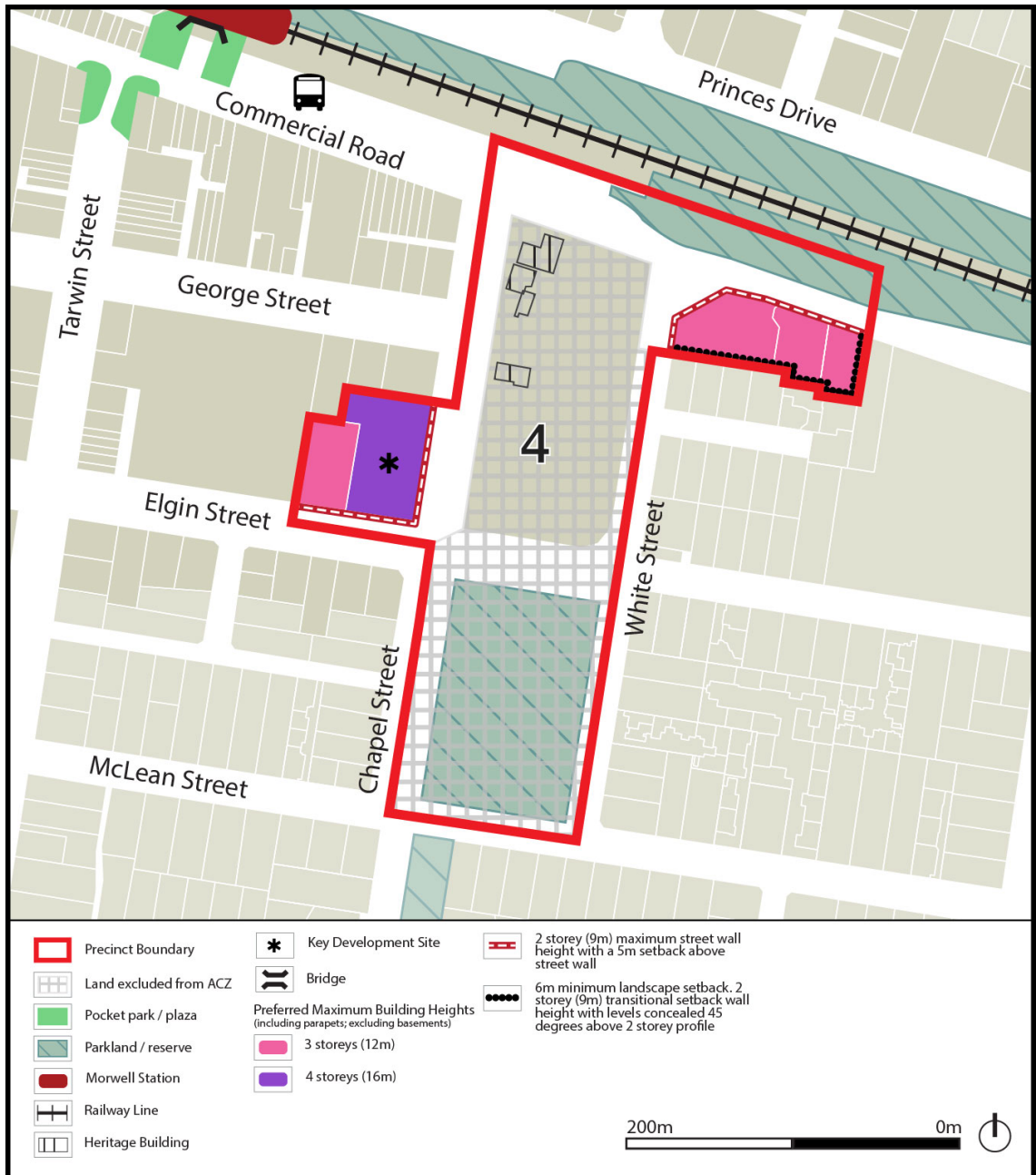
#### 5.4-1 Precinct map



5.4-2 Precinct objectives

- To support the creation of a consolidated community hub with a strong identity that is synonymous with Morwell Activity Centre.
- To complement existing community orientated assets with new permanent facilities, and a framework for temporary ‘pop-up’ activities.
- To provide a built form transition towards established residential areas.

5.4-3 Precinct requirements



5.4-4 Precinct guidelines

- Support new community facilities (when required) in future redevelopment of the former Morwell Primary School site.

- Support the re purposing of existing heritage buildings and integration with new development within the former Morwell Primary School site.
- Support the opportunity for integrating community-oriented gardens or public open space in future redevelopment of the former Morwell Primary School site.
- Pedestrian permeability through the former Morwell Primary School site should be retained in any future development scenarios.
- Support the provision of facilities for temporary events (ie. food truck / hospitality) around existing activity generators - including the Skate Park and Town Common.

#### **5.4-5 Any other requirements**

None specified.

#### **6.0 Application requirements**

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Proposed C137latr

The following application requirements apply to an application for a permit under Clause 37.08, in addition to those specified in Clause 37.08 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:
  - An urban design assessment for any development relating to buildings identified in this plan as having an active frontage.
  - 3D modelling of any development of four or more storeys within the Morwell Activity Centre.

#### **7.0 Notice and review**

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Proposed C137latr

An application to use, subdivide land or construct a building or construct or carry out works within 30 metres of land (not a road) which is in a residential zone, land used for an education centre or land in a Public Acquisition Overlay to be acquired for an education centre is not exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

See 37.08-8 for relevant provisions.

#### **8.0 Decision guidelines**

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Proposed C137latr

The following decision guidelines apply to an application for a permit under Clause 37.08, in addition to those specified in Clause 37.08 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the use will detrimentally affect the amenity of the neighbourhood, including through the:
  - Transport of materials, goods or commodities to or from the land.
  - Appearance of any buildings, works or materials.
  - Emissions of noise artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.
- Whether the proposal is of a high design quality, and designed with respect for the key features of the town centre setting.
- Whether the proposal responds sensitively to heritage interfaces where they affect or abut a heritage site.

**9.0**

**Signs**

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Proposed C137latr

Sign requirements are at Clause 52.05. All land located within Precinct 1, 3 and 4 is in Category 1. All land located in Precinct 2 is in Category 2.

**10.0**

**Other provisions of the scheme**

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Proposed C137latr

None specified.

**11.0**

**Background documents**

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*Morwell Activity Centre Plan* (Latrobe City Council 2022)

*Morwell Activity Centre Plan Background Reports* (Latrobe City Council 2022):

- *Morwell Activity Centre Community Infrastructure Assessment* (Latrobe City Council, March 2022)
- *Morwell Activity Centre Economic Assessment* (Latrobe City Council, March 2022)
- *Morwell Activity Centre Planning Context Report* (Latrobe City Council, March 2022)
- *Morwell Activity Centre Transport Assessment and Parking Plan* (Movement and Place Consulting, June 2021)
- *Morwell Activity Centre Urban Design and Built Form Plan* (Hansen Partnership, June 2021)
- *Morwell Activity Centre Urban Design and Built Form Discussion Paper* (Hansen Partnership, June 2021)

*Latrobe City Urban Design Guidelines* (2021)

06/06/2019  
C416latr Proposed C137latr

## SCHEDULE 2 TO CLAUSE 45.09 PARKING OVERLAY

Shown on the planning scheme map as PO2.

### MORWELL ACTIVITY CENTRE

#### 1.0 Parking objectives to be achieved

06/06/2019  
C416latr Proposed C137latr

To ensure that there is the appropriate provision of car parking spaces in the Morwell Activity Centre Parking Precinct shown on Map 1 to this schedule ~~and to maintain a balance between car parking supply and demand in the centre.~~

To maintain a balance between car parking supply and demand in the centre.

To encourage new and expanding retail and commercial developments within the Morwell Activity Centre.

To ensure car parking areas are designed to comply with safety, sustainability and urban design considerations.

#### 2.0 Permit requirement

06/06/2019  
C116latr

A permit may be granted to reduce (including a reduction to zero) the number of car parking spaces required under Clause 3 of this schedule for a proposed use and development within the Morwell Activity Centre Parking Precinct.

#### 3.0 Number of car parking spaces required

28/05/2021  
C122latr

If a use is specified in the Table below, the number of car parking spaces required for the use is calculated by multiplying the *Rate* specified for the use by the accompanying *Measure*.

**Table: Car parking spaces**

Use	Rate	Measure
Office	3	To each 100sqm of net floor area

For all other uses listed in Table 1 of Clause 52.06-5, the *Rate* is calculated using 75 per cent of the rate in Column B of Table 1 in Clause 52.06-5 applies.

#### 4.0 Application requirements and decision guidelines for permit applications

28/05/2021  
C122latr

None specified.

#### 5.0 Financial contribution requirement

06/06/2019  
C116latr

None specified.

#### 6.0 Requirements for a car parking plan

06/06/2019  
C116latr

None specified.

#### 7.0 Design standards for car parking

06/06/2019  
C416latr Proposed C137latr

~~None specified~~ Locate and design car parking to minimise negative impacts to the streetscape, pedestrian safety and amenity.

Avoid new car parking between building frontages and street property boundaries and seek to provide landscape softening where these areas exist.

Servicing and car parking access is to be accommodated from existing rear/side laneways to minimise vehicular crossovers along the 'key retail spine'.

Future development in retail and commercial areas should conceal car parking area to the rear and reserve frontages for active uses.

Require all new car parking to avoid excessive impermeable surfaces and contain landscape attributes.

**8.0 Decision guidelines for car parking plans**

06/06/2019  
C116latr

None specified.

**9.0 Reference document**

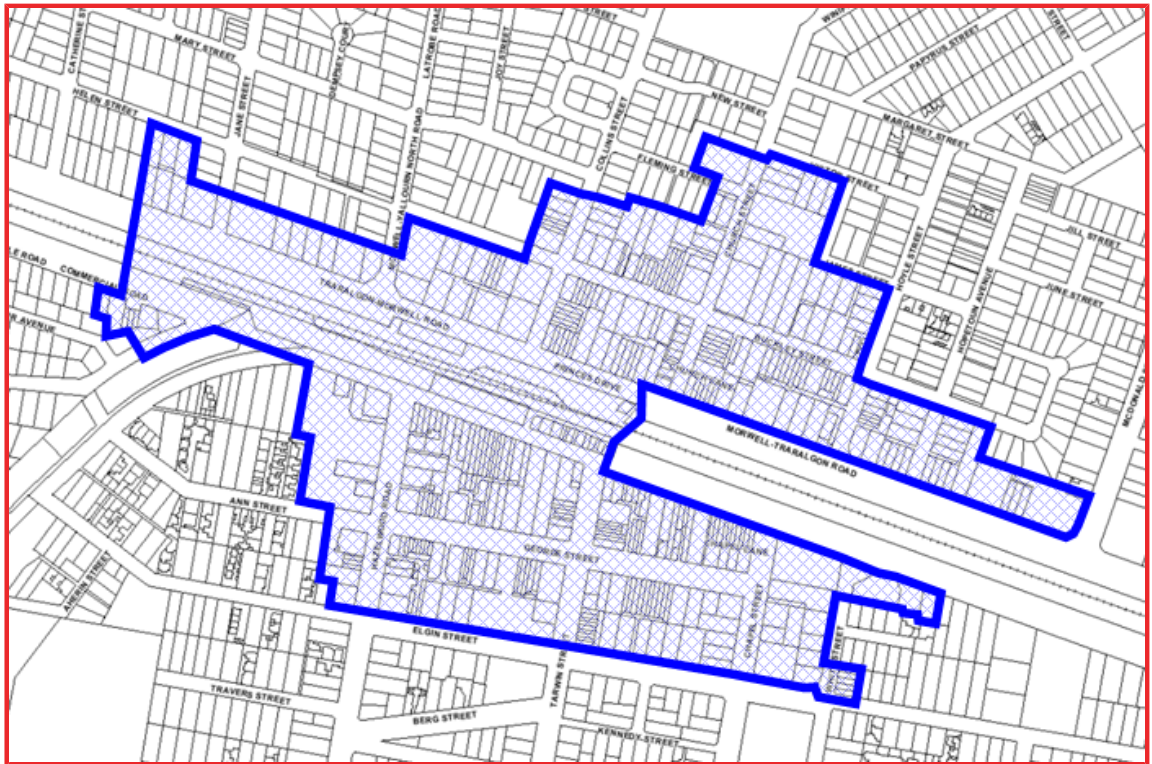
06/06/2019  
C416latr Proposed C137latr

*Car Parking Framework Review Traralgon & Morwell (August 2014).*

*Morwell Activity Centre Plan (Latrobe City Council 2022)*

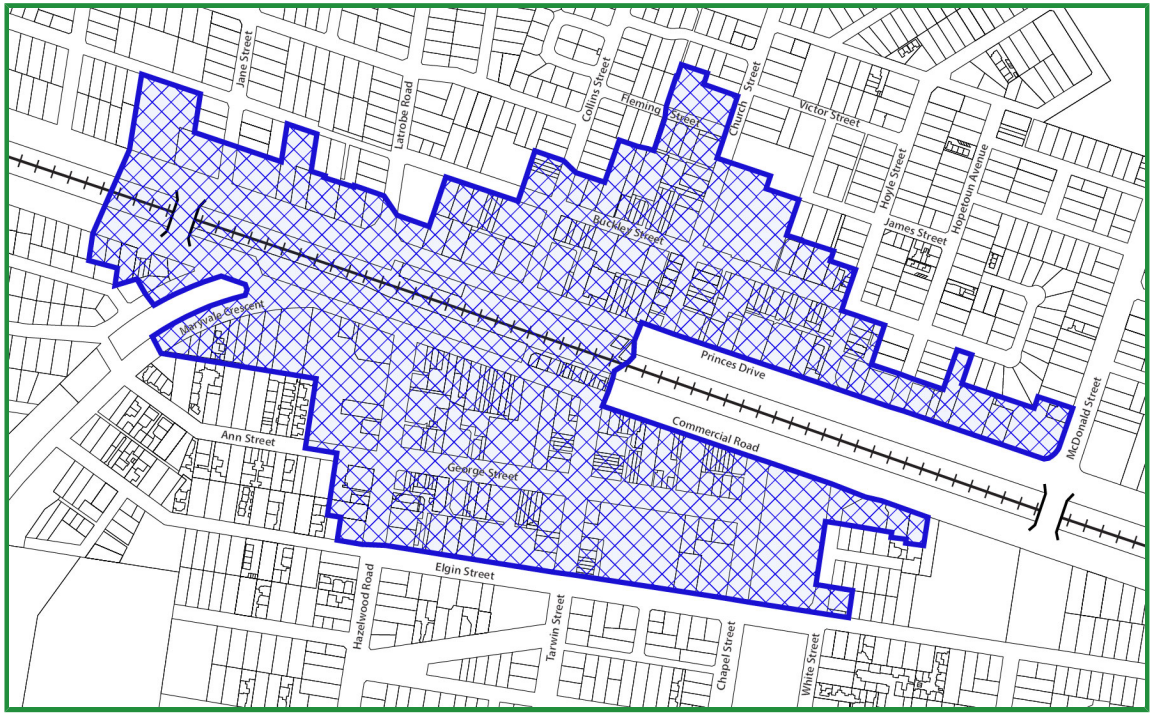
*Morwell Activity Centre Transport Assessment and Parking Precinct Plan (Movement and Place Consulting 2021)*

**Map 1 to the Schedule to Clause 45.09**





# LATROBE PLANNING SCHEME



**SCHEDULE TO CLAUSE 72.03 WHAT DOES THIS PLANNING SCHEME CONSIST OF?****1.0 Maps comprising part of this planning scheme:**

~~28/05/2024~~ ~~6422latr~~ Proposed C137latr

- 1, 1BMO
- 2, 2LSIO-FO, 2BMO
- 3, 3BMO
- 4, 4BMO
- 5, 5HO, 5LSIO-FO, 5BMO
- 6, 6HO, 6LSIO-FO
- 7, 7LSIO-FO
- 8, 8HO, 8LSIO-FO
- 9, 9LSIO-FO
- 10, 10LSIO-FO
- 11, 11DDO, 11ESO, 11LSIO-FO, 11BMO
- 12, 12DDO, 12ESO, 12BMO
- 13, 13DDO, 13ESO, 13HO, 13BMO
- 14, 14DPO, 14ESO, 14LSIO-FO, 14BMO
- 15, 15LSIO-FO, 15BMO
- 16, 16HO, 16LSIO-FO, 16BMO
- 17, 17DPO, 17HO, 17LSIO-FO
- 18, 18HO, 18LSIO-FO
- 19, 19DPO, 19HO, 19LSIO-FO
- 20, 20HO, 20LSIO-FO
- 21, 21DDO, 21LSIO-FO, 21BMO, 21SCO
- 22, 22HO, 22LSIO-FO
- 23, 23DCPO, 23HO, 23LSIO-FO
- 24, 24DCPO, 24DPO, 24LSIO-FO
- 25, 25DCPO, 25LSIO-FO
- 26, 26DPO, 26HO, 26SCO
- 27, 27DPO, 27HO, 27SCO
- 28, 28DPO, 28HO, 28LSIO-FO, 28BMO, 28SCO
- 29, 29DCPO, 29DPO, 29LSIO-FO, 29BMO, 29SCO
- 30, 30DCPO, 30DPO, 30BMO
- 31, 31DCPO, 31DPO, 31ESO, 31BMO
- 32, 32DDO, 32DPO, 32BMO, 32SCO
- 33, 33DDO, 33BMO
- 34, 34DDO, 34LSIO-FO, 34BMO



## LATROBE PLANNING SCHEME

- 35, 35HO, 35LSIO-FO, 35BMO, 35SCO
- 36, 36ESO, 36HO, 36BMO, 36SCO
- 37, 37DCPO, 37DDO, 37ESO, 37LSIO-FO, 37BMO
- 38, 38DCPO, 38DDO, 38ESO, 38HO, 38LSIO-FO, 38BMO
- 39, 39BMO
- 40, 40BMO
- 41, 41LSIO-FO, 41BMO
- 42, 42HO, 42LSIO-FO, 42BMO
- 43, 43DDO, 43ESO, 43LSIO-FO, 43BMO
- 44, 44DDO, 44DPO, 44ESO, 44HO, 44LSIO-FO, 44BMO
- 45, 45DDO, 45DPO, 45ESO, 45HO, 45BMO
- 46, 46DDO, 46DPO, 46ESO, 46BMO
- 47, 47DDO, 47DPO, 47HO, 47LSIO-FO, 47BMO
- 48, 48DDO, 48DPO, 48ESO, 48LSIO-FO
- 49, 49HO, 49LSIO-FO
- 50, 50DPO, 50LSIO-FO
- 51, 51DPO
- 52, 52DDO, 52DPO, 52LSIO-FO, 52PAO
- 53, 53DDO
- 54, 54DDO, 54SCO
- 55, 55DDO, 55EAO, 55HO, 55PO, 55SCO
- 56, 56HO, 56LSIO-FO, 56PO, 56SCO
- 57, 57DPO
- 58, 58DDO, 58DPO, 58ESO, 58PAO
- 59, 59DDO, 59DPO, 59ESO, 59PAO, 59BMO, 59SCO
- 60, 60DDO, 60ESO, 60HO, 60LSIO-FO, 60PAO
- 61, 61DDO, 61DPO, 61ESO, 61LSIO-FO, 61PAO
- 62, 62DDO, 62DPO, 62ESO, 62PAO
- 63, 63DDO, 63DPO, 63ESO, 63HO, 63LSIO-FO
- 64, 64DDO, 64ESO, 64HO, 64LSIO-FO, 64PAO, 64SRO
- 65, 65DDO, 65ESO, 65HO, 65LSIO-FO, 65PAO, 65SRO, 65BMO
- 66, 66DDO, 66ESO, 66HO, 66LSIO-FO, 66SRO
- 67, 67DDO, 67PAO, 67BMO
- 68, 68DDO, 68ESO, 68HO, 68LSIO-FO, 68BMO, 68SCO
- 69, 69ESO, 69LSIO-FO, 69PAO, 69RXO, 69BMO, 69SCO
- 70, 70DDO, 70DPO, 70ESO, 70HO, 70LSIO-FO, 70SRO, 70BMO
- 71, 71DPO, 71ESO, 71BMO
- 72, 72DDO, 72DPO, 72ESO, 72LSIO-FO, 72BMO

## LATROBE PLANNING SCHEME

- 73, 73DDO, 73DPO, 73ESO, 73LSIO-FO, 73BMO
- 74, 74DPO, 74ESO, 74HO, 74LSIO-FO, 74SCO
- 75, 75DPO, 75EAO, 75ESO, 75HO, 75PO, 75SCO
- 76, 76DDO, 76DPO, 76EAO, 76HO, 76PO, 76SCO
- 77, 77DDO, 77HO, 77LSIO-FO, 77SCO
- 78, 78DDO, 78DPO, 78LSIO-FO, 78SCO
- 79, 79DDO, 79DPO, 79ESO, 79LSIO-FO, 79PAO, 79SCO
- 80, 80ESO, 80HO, ~~80PO~~
- 81, 81DDO, 81ESO, 81HO, 81PO, 81SCO
- 82, 82DDO, 82ESO, 82HO, 82LSIO-FO, 82SRO, 82SCO
- 83, 83DDO, 83ESO, 82HO, 83LSIO-FO, 83PAO, 83SRO, 83SCO
- 84, 84DDO, 84ESO, 84LSIO-FO, 84PAO, 84SRO
- 85, 85AEO, 85DDO, 85DPO, 85ESO, 85LSIO-FO, 85PAO, 85SRO, 85BMO, 85SCO
- 86, 86DDO, 86ESO, 86LSIO-FO, 86PAO, 86SRO, 86BMO, 86SCO
- 87, 87DDO, 87ESO, 87LSIO-FO, 87PAO, 87SRO, 87BMO, 87SCO
- 88, 88LSIO-FO, 88SRO
- 89, 89BMO
- 90, 90DDO, 90HO, 90BMO
- 91, 91DDO, 91ESO, 91HO, 91LSIO-FO, 91PAO, 91RXO, 91SRO, 91BMO
- 92, 92DDO, 92DPO, 92EAO, 92ESO, 92HO, 92LSIO-FO, 92SRO, 92BMO, 92SCO
- 93, 93DPO, 93ESO, 93LSIO-FO, 93BMO
- 94, 94DPO, 94ESO, 94HO, 94LSIO-FO
- 95, 95DPO, 95ESO
- 96, 96DPO, 96HO, 96LSIO-FO
- 97, 97DPO, 97LSIO-FO, 97BMO
- 98, 98DPO, 98ESO, 98SRO, 98BMO
- 99, 99DPO, 99LSIO-FO, 99BMO
- 100, 100DDO, 100LSIO-FO, 100SRO, 100BMO
- 101, 101LSIO-FO, 101SRO, 101BMO
- 102, 102LSIO-FO, 102BMO
- 103, 103BMO
- 104, 104LSIO-FO, 104SRO, 104BMO
- 105, 105BMO
- 106, 106ESO, 106 LSIO-FO, 106SRO, 106BMO
- 107, 107ESO, 107HO, 107LSIO-FO, 107BMO
- 108, 108ESO, 108HO, 108LSIO-FO, 108SRO
- 109, 109ESO, 109LSIO-FO, 109SRO
- 110, 110ESO, 110LSIO-FO, 110SRO

## LATROBE PLANNING SCHEME

- 111, 111ESO, 111HO, 111LSIO-FO, 111SRO, 111BMO
- 112, 112DPO, 112ESO, 112HO, 112SRO, 112BMO
- 113, 113BMO
- 114, 114LSIO-FO, 114BMO
- 115, 115LSIO-FO, 115BMO
- 116, 116LSIO-FO, 116BMO
- 117, 117HO, 117LSIO-FO, 117BMO
- 118, 118EAO, 118ESO, 118HO, 118LSIO-FO, 118BMO
- 119, 119LSIO-FO, 119BMO
- 120, 120LSIO-FO, 120BMO
- 121, 121LSIO-FO, 121SRO, 121BMO
- 122, 122BMO
- 123, 123BMO
- 124, 124BMO
- 125, 125ESO, 125BMO
- 126, 126ESO, 126BMO
- 127, 127ESO, 127BMO
- 128, 128ESO, 128BMO
- 129, 129BMO
- 130, 130BMO
- 131, 131BMO
- 132, 132BMO
- 133, 133ESO, 133BMO
- 134, 134BMO
- 135, 135BMO

## SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

## 1.0 Background documents

28/05/2024  
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Name of background document	Amendment number - clause reference
<i>Assessment of Agricultural Quality of Land in Gippsland (Ian R Swan and Andrew G Volum, August 1984)</i>	C97 Clause 02 and 14
<i>Australian Paper: Maryvale Pulp Mill Buffer Requirements (GHD Pty Ltd, July 2011)</i>	C87pt1 Clause 02, 13 and 14
<i>Car Parking Framework Review Traralgon &amp; Morwell (Traffix Group, August 2014)</i>	C105 Clause 45.09s 1 and 2
<del>Churchill East West Link: Master Plan and Urban Design Framework</del> <u>Churchill East West Link: Master Plan and Urban Design Framework</u> (Spiire Australia Pty Ltd, October 2013)	C97 Clause 02 and 11
<i>Churchill Town Centre Plan (Beca Pty Ltd, July 2007)</i>	C62 Clause 02, 11, 19 and Schedule 9 to Clause 43.02
<del>Clifton Street Precinct Urban Design Guidelines</del> <u>Clifton Street Precinct Urban Design Guidelines</u> (Tract Consultants, September 2008)	C76 Clause 02, 11 and 15
<i>Cultural Diversity Action Plan 2020-2024 (Latrobe City Council, October, 2019)</i>	C97 Clause 02
<i>Economic Development Strategy 2016-2020 (Latrobe City Council, May 2016)</i>	C97 Clause 02 and 17
<i>Framework for the Future (Latrobe Region, October 1987)</i>	C97 Clause 02
<i>Gippsland Logistics Precinct Project (Latrobe City Council, April 2009)</i>	C97 Clause 02 and 18.05-1L
<i>Hazewood Mine Fire Inquiry Report (Hazelwood Mine Fire Inquiry, 2014)</i>	C105 Clause 02 and 14.03-1L
<i>Healthy Urban Design Good Practice Guideline (Latrobe City Council, June 2008)</i>	Clause 02, 11, 15 and Schedules 4, 5 and 6 to Clause 43.04
<i>Infrastructure Design Manual (Local Government Infrastructure Design Association, 2019)</i>	Clause 02 and 19
<i>Land Over Coal and Buffer Area Study (Ministry for Planning and Environment, February 1988)</i>	Clause 02 and 14.03-1L
<i>Latrobe City Bicycle Plan 2007-2010 (Latrobe City Council, December 2007)</i>	C97

## LATROBE PLANNING SCHEME

Name of background document	Amendment number - clause reference
	Clause 02, 18.02-1L and Schedules 5, 6,7 and 9 to Clause 43.04
<i>Latrobe City Council Bulky Good Retail Sustainability Assessment</i> (Macroplan Australia Pty Ltd, March 2009)	C39 Clause 02, 11, 17 and Schedules to Clause 43.04
<i>Latrobe City Council Disability Action Plan 2018-2020</i> (Latrobe City Council, 2018)	C97 Clause 02
<i>Latrobe City Council Residential and Rural Residential Land Assessment</i> (Essential Economics Pty Ltd, March 2009)	C97 Clause 02, 11 and 16
<i>Latrobe City Council Urban Design Guidelines</i> , (Hansen Pty Ltd in association with Latrobe City Council, May 2019)	C105 Clause 02, 11 and 15
<i>Latrobe City Council Waste Management Strategy (2010-2017)</i> (Meinhardt Infrastructure and Environment Pty Ltd, 2010)	C97 Clause 02, 13 and 19
<i>Latrobe City Council Retail Strategy Review Background Research and Analysis (2019)</i> <i>Latrobe City Council Retail Strategy - Strategy and Implementation Plan (2019)</i>	
<i>Latrobe City Evens and Tourism Strategy 2018-2022</i> (Latrobe City Council, 2018)	Clause 02 and 17
<i>Latrobe City Heritage Study</i> (Context Pty Ltd 2010)	C14 Clause 02, 15, Schedule 2 to Clause 32.07 and Schedule to Clause 43.01
<i>Latrobe City Municipal Fire Management Plan 2018</i> (Latrobe City Council, 2018)	C97 Clause 02 and 13.02-1L
<i>Latrobe City Older Persons Strategy 2007-2021</i> (Latrobe City Council, 2007)	C62 Clause 02, 16 and 19
<i>Latrobe City Play Space Improvement Plan 2016-2021</i> , (Latrobe City, 2016)	C91 Clause 02 and 19.02-6L
<i>Latrobe Regional Airport Master Plan 2015 (Updated 2019)</i> (Rehbein Airport Consulting, 2019)	C92 Clause 02, 11, 17 and 18
<i>Latrobe Structure Plans Background Report</i> (Beca Pty Ltd, August 2007)	C97 Clause 02, 11 to 19 and Schedules to Clause 43.04
<i>Latrobe Structure Plans - Churchill</i> (Beca Pty Ltd, August 2007)	C97 Clause 02, 11 to 19 and Schedules to Clause 43.04

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Name of background document	Amendment number - clause reference
<i>Latrobe Structure Plans - Moe and Newborough</i> (Beca Pty Ltd, August 2007)	C97 Clause 02, 11 to 19 and Schedules to Clause 43.04
<i>Latrobe Structure Plans - Morwell</i> (Beca Pty Ltd, August 2007)	C97 Clause 02, 11 to 19 and Schedules to Clause 43.04
<i>Latrobe Structure Plans - Traralgon</i> (Beca Pty Ltd, August 2007)	C97 Clause 02, 11 to 19 and Schedules to Clause 43.04
<i>Latrobe Transit Centred Precincts</i> (David Lock Associates, SGS Economics and Planning PBAI Australia, December 2004)	C50 Clause 02 and 11
<i>Live Work Latrobe Housing Strategy</i> (Latrobe City Council, MacroPlan Dimasi, RMCG and Planisphere, May 2019)	C105 Clause 02, 11, 15 and 16
<i>Live Work Latrobe Industrial and Employment Strategy</i> (Latrobe City Council, MacroPlan Dimasi, RMCG and Planisphere, May 2019)	C105 Clause 02, 11 and 17
<i>Live Work Latrobe Rural Land Use Strategy</i> (Latrobe City Council, MacroPlan Dimasi, RMCG and Planisphere, May 2019)	C105 Clause 02, 14 and 16
<i>Moe Activity Centre Plan</i> (Tract Consultants, December 2007)	C62 Clause 02, 11 and 17
<i>Moe and Newborough Structure Plan</i> (Metropolitan Planning Authority, March 2015)	C62 Clause 02, 11 and 17
<i>Moe Rail Precinct Revitalisation Project Master Plan</i> (SJB Urban, SJB Architects, McCormick Rankin Cagney, Slattery Australia, November 2009)	C79 Clause 02, 11 and 36.01
<u><i>Morwell Activity Centre Plan</i> (Latrobe City Council 2022)</u>	C137 <u>Clause 11, 17, 37.08s and 45.09s</u>
<u><i>Morwell Activity Centre Plan Background Reports</i> (Latrobe City Council, 2022):</u>  <u><i>Morwell Activity Centre Community Infrastructure Assessment</i> (Latrobe City Council, March 2022)</u>  <u><i>Morwell Activity Centre Economic Assessment</i> (Latrobe City Council, March 2022)</u>  <u><i>Morwell Activity Centre Planning Context Report</i> (Latrobe City Council, March 2022)</u>  <u><i>Morwell Activity Centre Transport Assessment and Parking Plan</i> (Movement and Place Consulting, June 2021)</u>	C137 <u>Clause 11, 17, 37.08s and 45.09s</u>



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Name of background document	Amendment number - clause reference
<p><u><a href="#">Morwell Activity Centre Urban Design and Built Form Plan (Hansen Partnership, June 2021)</a></u></p> <p><u><a href="#">Morwell Activity Centre Urban Design and Built Form Discussion Paper (Hansen Partnership, June 2021)</a></u></p>	
<p><i>Morwell Logistics Precinct Master Plan</i> (Beca Pty Ltd, Meyrick and Associates, and Traffix Group, 2005)</p>	<p>Clause 02, 17 and 18</p>
<p><i>Morwell to Traralgon Employment Corridor Precinct Masterplan</i> (Urban Enterprise, 2020)</p>	<p>C115 Clause 02, 11 and 17</p>
<p><i>Municipal Domestic Waste Water Management Plan</i> (Infocus Management Group, WDMS Pty Ltd, <del>Municipal</del><u>Municipal</u> Domestic Wastewater Management &amp; Latrobe City Council, December 2006)</p>	<p>C97 Clause 02, 19 and 42.01s5</p>
<p><i>Municipal Emergency Management Plan 2019</i> (Latrobe City Council, 30 July 2019)</p>	<p>C97 Clause 02 and 13</p>
<p><i>Natural Environment Sustainability Strategy 2014-2019</i> (Latrobe City Council, 2014)</p>	<p>C97 Clause 02, 12, 15 and 19</p>
<p><i>Planning for Intensive Agriculture in Gippsland - Regional Development Australia Gippsland</i> (RMCG, 24 August 2016)</p>	<p>C105 Clause 02, 14 and 16</p>
<p><i>Positioning Latrobe City for a Low Carbon Emission Future</i> (MWH, 2010)</p>	<p>C97 Clause 02, 15, 17, 18 and 19</p>
<p><i>Project Implementation Plan - Gippsland Logistics Precinct Project</i> (Latrobe City Council, April 2009)</p>	<p>C97 Clause 02, 15, 17, 18 and 19</p>
<p><i>Public Art Policy 2018</i> (Latrobe City Council - City Development Division, November 2018)</p>	<p>C91 Clause 02</p>
<p><i>Public Open Space Strategy Volume 1: Strategy and Recommendations</i> (Latrobe City Council, Insight Leisure Planning, Davis Planning Solutions, FFLA, March 2013)</p>	<p>C91 Clause 02, 19.02-6L and Schedules 5, 6, 7 and 9 to Clause 43.04</p>
<p><i>Public Toilet Plan 2010-2014</i> (Latrobe City Council, July 2010)</p>	<p>C91 Clause 02</p>
<p><i>Retail Advice - Lake Narracan Structure Plan</i> (SGS Economics and Planning, July 2013)</p>	<p>C97 Clause 02, 11 and 17</p>
<p><i>Review of Proposed Public Open Space Contributions Rates</i> (Urban Enterprise, October 2016)</p>	<p>C97 Clause 02 and 19</p>
<p><i>Small Town Structure Plans: Boolarra, Glengarry and Tyers</i> (NBA Group Pty Ltd, April 2009)</p>	<p>C024pt2 Clause 02, 11 to 19</p>

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Name of background document	Amendment number - clause reference
<i>Strategic Outlook for Moe - Newborough and Lake Narracan</i> (Growth Areas Authority, 2013)	Clause 02 and 11 to 19
<i>Tracks, Trails and Paths Strategy</i> (Planisphere, April 2016)	C91 Clause 02, 18 and 19
<i>Traralgon Activity Centre Plan</i> (Victorian Planning Authority and Latrobe City Council, September 2018)	C106pt1 Clause 02, 11 and Schedule 1 to Clause 37.08
<i>Traralgon Activity Centre Plan Background Reports</i> (Hansen Partnership Pty Ltd, July 2010)	C106pt1 Clause 02, 11 and Schedule 1 to Clause 37.08
<i>Traralgon Background Report: Traralgon Growth Areas Review</i> (Hansen Partnership and Parsons Brinkerhoff, August 2013)	C87pt2 Clause 02 and 11 to 19
<i>Traralgon Growth Area Framework Plan</i> (Hansen Partnership, August 2013)	C97 Clause 02 and 11 to 19
<i>Traralgon Station Precinct Master Plan</i> (Hansen Partnership and CPG Australia, April 2011)	C97 Clause 02, 11 and Schedule 2 to Clause 32.07
<i>Traralgon West Structure Plan</i> (Hansen Partnership, August 2013)	C97 Clause 02 and 11 to 19
<i>Wood Encouragement Policy</i> (Latrobe City Council, 2014)	C97 Clause 02 and 14

**SCHEDULE TO CLAUSE 74.01 APPLICATION OF ZONES, OVERLAYS AND PROVISIONS****1.0 Application of zones, overlays and provisions**28/05/2021  
G422latr Proposed C137latr

This planning scheme applies the following zones, overlays and provisions to implement the Municipal Planning Strategy and the objectives and strategies in Clauses 11 to 19:

- Activity Centre Zone to the Traralgon ~~Activity Centre~~ and Morwell Activity Centres.
- General Residential Zone, Neighbourhood Residential Zone or the Residential Growth Zone to existing residential areas as identified in the Housing Framework Plans.
- General Residential Zone – Schedule 1 in main towns.
- General Residential Zone – Schedule 4 in small/district towns to ‘Future Local Activity Centre or Neighbourhood Activity Centres’ when they have been established.
- Urban Growth Zone to land where a precinct structure plan has been prepared or where a strategy has been prepared which identifies that the land is suitable for future urban development.
- Mixed Use Zone to:
  - areas close to town centres with potential for complementary residential, commercial and industrial activities.
  - local and neighbourhood activity centres in the larger urban centres.
- Township Zone generally to small and district towns, particularly the town centres.
- Low Density Residential Zone to larger residential lots on the fringes of the towns that are not within urban growth corridors.
- Industrial 1 Zone to main industrial estates.
- Industrial 3 Zone to light industrial and service industrial areas, and as a buffer between residential areas and the Industrial 1 Zone areas.
- Commercial 1 Zone to principal shopping and principal office areas excluding the Traralgon Activity Centre.
- Commercial 2 Zone to the peripheral sales areas.
- Farming Zone Schedule 1 to commercial agricultural areas.
- Farming Zone Schedule 2 to mixed farming areas.
- Rural Living Zone to areas committed to rural residential type use, including areas in Jeeralang, Yinnar South, Toongabbie, Glengarry, Tyers, Hazelwood North, Hazelwood South, Callignee and Moe South.
- Public Park and Recreation Zone to public open space areas.
- Schedule to Public Park and Recreation Zone to provide sign requirements for public open space areas based on Latrobe’s open space hierarchy.
- Public Conservation and Resource Zone to scenic, natural feature and conservation reserves, State, Regional and National parks, public forest areas and the like.
- Special Use Zone – Schedule 1 over Category A coalfields.
- Special Use Zone – Schedule 2 over the car sales yards along the Princes Highway in Traralgon.
- Special Use Zone – Schedule 3 to the Gippsland Heritage Park in Moe.
- Special Use Zone - Schedule 7 to the Latrobe Regional Airport.

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- 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.
- Design and Development Overlays to:
  - areas requiring specific design solutions.
  - to ensure the safe operations of the Latrobe Regional Airport.
- Environmental Significance Overlay to:
  - areas where amenity buffers for coal, heavy industry or other identified uses are required to manage amenity issues and land use conflicts.
  - protect sites, areas and corridors of environmental significance.
- Heritage Overlay to heritage places and precincts.
- Land Subject to Inundation to floodprone areas as identified by the West Gippsland Catchment Management Authority.
- Floodway Overlay to floodprone areas as identified by the West Gippsland Catchment Management Authority.
- Bushfire Management Overlay to bushfire hazard level 2 areas where there is potential for extreme bushfire behaviour, consistent with state hazard criteria and mapping.
- Airport Environs Overlay - Schedule 1 and Schedule 2 to areas impacted by aircraft noise generated by the Latrobe Regional Airport.
- 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.
- Schedule to Public Open Space Contribution and Subdivision to fund the provision of open space through subdivision levy contributions that are proportionate to the needs of any intensified use resulting from subdivision.