



Latrobe Planning Scheme Review

June 2024

Version 2



This report was prepared by Plan2Place Consulting on behalf of Latrobe City Council.

Photo sources: [Latrobe council welcomes flood recovery funding - Inside Local Government](#)
[5 Victoria Street, Toongabbie, VIC 3856 - realestate.com.au, \(9\) Facebook](#)

Planning and Environment Act 1987

Planning scheme review pursuant to Section 12B of the Act

Latrobe Planning Scheme

Version	Author	Issue date
1.0	Plan2Place Consulting	19 June 2024

Abbreviations

Abbreviation	Meaning
BAO	Buffer Area Overlay
BMO	Bushfire Management Overlay
CASBE	Council Alliance for a Sustainable Built Environment
C1Z	Commercial 1 Zone
C2Z	Commercial 2 Zone
C	Council Amendment
DTP	Department of Transport and Planning
DEECA	Department of Energy, Environment and Climate Action
DDO	Design and Development Overlay
DPO	Development Plan Overlay
ESD	Environmentally Sustainable Development
ESO	Environmental Significance Overlay
EPAV	Environment Protection Authority Victoria
FZ	Farming Zone
FO	Flooding Overlay
GC	Group Council Amendment
GRZ	General Residential Zone
HO	Heritage Overlay
LSIO	Land Subject to Inundation Overlay
LGA	Local Government Area
LDRZ	Low Density Residential Zone
MDFC	Ministerial Direction on the Form and Content of Planning Schemes
LCC, Council	Latrobe City Council
MPS	Municipal Planning Strategy
NCO	Neighbourhood Character Overlay
NRZ	Neighbourhood Residential Zone
PG	Practitioner's Guide to Victoria's Planning Schemes
PPF	Planning Policy Framework
PPN	Planning Practice Note
PPV	Planning Panels Victoria
PUZ	Public Use Zone
PSR	Planning Scheme Review
RCZ	Rural Conservation Zone
RLZ	Rural Living Zone
SLO	Significant Landscape Overlay
DDWCAC	Dja Wurrung Clans Aboriginal Corporation
The Scheme, latr	Latrobe Planning Scheme
TZ	Township Zone
VC	Victoria and Council Amendment
VCAT	Victorian Civil and Administrative Tribunal
VPP	Victoria Planning Provisions
VPO	Vegetation Protection Overlay
Numeric Abbreviations	
ha	hectares
m	metre
m ²	metres squared
%	percent
sqm	square metres
Related Legislation	
Environment Protection Act 2017 (EP Act 2017)	
Subdivision Act 1988 (Sub Act)	
Planning and Environment Act 1987 (P&E Act)	

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1. Executive summary

1.1. Why is the planning scheme being reviewed?

Council as the planning authority for the Latrobe City Council Planning Scheme is required to review its planning scheme every four years under Section 12(B) of the Planning and Environment Act 1987 (P&E Act). Council received an exemption to delay this review, but the exemption will end within a year, making the due date for this structure plan review August 2024.

Council last undertook a comprehensive review of the planning scheme in 2018. The findings of this review were translated into the planning scheme primarily via Amendment C122latr gazetted in 2021.

In 2021, the planning scheme was restructured to insert a new Municipal Planning Strategy (MPS) and local planning policies in an integrated Planning Policy Framework (PPF) to replace the former Local Policy Planning Framework (LPPF). This was implemented via Amendment C122latr and was a policy neutral amendment undertaken by the Victorian government.

This review will be forwarded to the Minister for Planning as required under section 12(B) of the P&E Act once completed. A planning scheme amendment to implement the findings of the review has been prepared and is attached in the form of marked up ordinance as **Appendix 1** to this report.

1.2. Health check and findings

Overall, the Latrobe City Council Planning Scheme (the scheme) provides a robust strategic and statutory framework for land use and development in Latrobe. The planning scheme was translated into the new structure with an MPS and integrated PPF and now needs updating as a result of improvements that have been to the MPS and PPF structure over the last few years.

The scheme's MPS requires some administrative and population updates and some very minor administrative corrections. Planning policies in the PPF also require some administrative updates and minor restructuring.

Low density residential, mixed use and township zone schedules and their mapping should be more clearly mapped and expressed with single schedules to improve their clarity. Schedules should be redrafted, where required, to be consistent with the *Ministerial Direction on the Form and Content of Planning Schemes*.

Overlays including the Environmental Significance, Design and Development, Development Plan Floodway, Land Subject to Inundation, Bushfire Management, State Resource, Buffer Area, Airport Environs 2 and Parking 1 and 2 Overlays should be redrafted to be consistent with the *Ministerial Direction on the Form and Content of Planning Schemes*. There could be greater use of VicSmart local provisions for simple, non-contentious applications and this could be considered for range of identified application types.

Over the last five years, the numbers of applications received have mostly matched the numbers of applications decided, which demonstrates that Council is assessing applications and administering its scheme well. There are periods in which applications determined have lagged behind those lodged, which reflects the resourcing constraints and challenges for a rural Council. There is a very low number of appeals and refusals for planning applications subject to the scheme and a moderate number of withdrawn and no permit required applications, which partly explains the low number of refusals.

Further strategic work is needed to reinforce and improve the strategic directions of the scheme to better guide decision making around. These are summarised in 1.4.2 further strategic work.

There is adequate resourcing of the planning functions at Council but this could be improved both in the statutory and strategic planning areas. Given the Municipality's rural location in south-eastern Victoria, staff attraction and retention can be a significant issue and recruitment is an ongoing challenge.

Latrobe City Council benefits from a well-balanced team of planners capable of managing multiple strategic projects concurrently. The Statutory Planning division includes one Coordinator, two Principal Planners, two Senior Planners, one Planner, one Graduate Planner, two Administration Officers, and one Compliance Officer. The Strategic Planning team consists of one Coordinator, one Principal Planner, one Senior Planner, one Planner, and one Administration Officer. The Urban Growth team comprises one Principal Planner, one Senior Planner, and one Urban Growth Officer.

The team processes amendments to the planning scheme efficiently and on a regular basis. Current resources enable the Strategic Planning and Urban Growth Team to complete up to 10-12 projects and amendments each financial year, potentially accommodating 40-58 projects over a four-year period assuming full staffing. The council acknowledges the need for periodic reviews of forward planning to adapt to evolving requirements. When staffing levels fluctuate, some projects or planning scheme amendments may need to be deferred, with a consistent approach developed to manage such situations.

The Strategic Planning and Urban Growth Business Plan for Latrobe City Council includes a range of work plan items. These items encompass Planning Scheme Amendments, strategic land use projects, advocacy efforts, and a Process Improvement Program. Planning Scheme Amendments may involve changes to maps or written parts of the scheme, significantly influencing how land is utilised or developed in the Municipality. The council manages both council-led and proponent-led amendments, averaging 2-3 proponent-led amendments annually. Strategic land use projects involve collaborative efforts with the community, developers, and landowners to provide guidance on land use and development, often resulting in subsequent Planning Scheme Amendments. The council's approach ensures that planning and urban growth activities are comprehensive and responsive to the Municipality's needs.

In Statutory Planning, if a planning permit application receives six or more objections, the decision is delegated to Council. Applications with five or fewer objections are included in a list circulated to Councillors every Friday, allowing one week for Councillors to request that any item be presented at a Council meeting. Any permit that a Planning Officer refuses also requires a Council decision. In Strategic Planning, Council determines the authorisation, consideration of submissions, consideration of planning panel reports, and the adoption or abandonment of planning amendments. During the consideration of submissions, the recommendation may be to refer the matter to a planning panel or to adopt the amendment. When considering a planning panel report, the decision is either to adopt or abandon the amendment. If an amendment is abandoned, it must go to Council for final approval. An amendment has not been abandoned in at least 16 years.

Latrobe City Council manages a robust statutory planning process but occasionally faces challenges when dealing with poor-quality applications. These applications can place strain on the statutory planning team, requiring additional time and effort to communicate with applicants and revise submissions until a satisfactory outcome is reached. This process involves extensive back-and-forth interactions to clarify requirements, amend documents, and ensure compliance with planning regulations.

During this planning scheme review, it has become clear that the executive team at Council and Councillors both understand and are committed to a culture of continuous improvement and directing resources to match the performance of the planning function at Council. Council has a culture of efficiently implementing strategic planning projects so that there is reduced lag time between the

adoption of the strategic study or strategy and implementation through a planning scheme Amendment.

1.3. Top priorities for Council

The review has identified the following priorities for Council over the next four years:

- Planning for housing
- Planning for jobs
- Planning for a liveable community

1.4. Consolidated recommendations

This section of the report outlines the recommendations and next steps for this planning scheme review. Recommendations are grouped as follows:

- Planning scheme recommendations.
- Further strategic work recommendations.
- Process improvement recommendations.
- Advocacy recommendations.
- Minister for Planning recommendation.

1.4.1. Planning scheme amendment

These recommendations relate to the planning scheme amendment that should be progressed to implement the findings of this review for administrative matters or to incorporate Council or State adopted strategic planning work into the scheme.

The planning scheme review has identified many policy-neutral changes that should be made to the planning scheme to bring it into alignment with the *Ministerial Direction on the Form and Content of Planning Schemes* (MDFC). These are administrative matters and do not change the policy intent of the scheme.

There are several factual changes that should be made to the Municipal Planning Strategy (MPS) to bring it up to date with the most recent ABS and economic data, and the Council Plan.

The planning permit audit and consultation with referral authorities and Council staff identified that some provisions can be better drafted, particularly overlay schedules, better applied and some referral and notice provisions for applications can be revised or removed. Revising the clauses will enhance the clarity and usability of the scheme, allowing for a more efficient planning process, better allocation of resources and leading to a reduction in workload.

Opportunity has been taken to make several other changes to the planning scheme to reflect Council policy and practice including:

- Minor administrative corrections and updates to the MPS including an updated vision.
- Policy neutral amendments to Clauses 11.01-1L.01, 11.03-1L and 11.03-2L; 13.02-1L, 13.02-1L and 13.07-1L; 14.01-1L, 14.01-3L and 14.03-1L; 15.01-1L and 15.01-3L; 16.01-1L; 17.01-1L and 17.04-1L; 19.02-2L.
- Revisions to 14.01-2L to improve the strategic intent.
- Introduce a new local policy at Clause 14.02-1L in light of the West Gippsland Regional Catchment Strategy 2021-2027 (2021)
- Updating zone and overlay schedules to be consistent with the MDFC.
- Updating Clause 74.02 to align with the strategic work that has been completed by Council and the future strategic work that is pending.

All of these matters can be progressed with through a Ministerial Amendment.

An audit of local and regional strategies and policies that have been completed since the last planning scheme review has been undertaken and planning policy from these strategies incorporated into the planning scheme as relevant. The working documents that were used to undertake the analysis have been provided to Council officers for reference. The record of engagement with officers, referral authorities and Council has been summarised in this report and provided to Council for reference.

These planning scheme changes are marked as track changes on the supporting Latrobe Planning Scheme (the scheme) ordinance at **Appendix 1**.

Within the Ordinance, the reason for each change is included in orange text in brackets like this: [source code]. This reason will take the reader back to the correct page of the parent document or the correct provision in the planning scheme as appropriate and enable changes to be understood in their original context. If the words **NEW** is at the start of the source code, it means that this is new, strategically justified policy to be included in the scheme and will require a full, or exhibited, amendment.

Recommendation:

It is recommended that Council:

- 1. Prepare a planning scheme amendment or amendments using the marked-up ordinance at Appendix 1 to:**
 - a) Incorporate the policy neutral changes identified in Chapter 5 to align the ordinance with the Ministerial Direction on the Form and Content of Planning Schemes.**
 - b) Include revised or new policy and/or provisions to improve the strategic directions of the scheme and to include adopted Council strategies and policies.**

1.4.2. Further strategic work

Appendix 2 of this report outlines the strategic planning work that has been identified through this planning scheme review.

Through the review process, the highest priority tasks for Council to undertake over the next four years to improve the planning scheme have been identified and included in the recommendations below. Numerous other recommendations for further strategic work have been identified through this review and are included in **Appendix 2**. The list below represents the further strategic work that is considered will have the most positive impact for the Latrobe community and the efficient functioning of the planning function.

Only work that can be completed in the next four years should be included in Clause 74.02 of the planning scheme. A recommended Clause 74.02 is included in the marked-up ordinance at **Appendix 1**. This should be considered by Council to ensure that the work is reasonable to complete over the next four years.

Recommendations:

It is recommended that Council:

- 2. Prioritise the following further strategic work over the next four years to:**
 - a) Prepare small town structure plans for Yinnar, Traralgon South and Yallourn North**

- b) Prepare an Integrated Transport and Social Infrastructure Plan for existing and future significant shared infrastructure across the municipality**
- c) Prepare a plan and facilitate the formal recognition of the Strzelecki-Alpine Biolink, incorporating plantation, public, private, road reserve land and mining areas ready or scheduled for rehabilitation through the application of zones and overlays.**
- d) Prepare an Industrial and Sensitive Use Strategy which looks at the viability for transition of industrial areas and alternative options to transition to allow for economic growth and protection of amenity.**
- e) Prepare a Rural Living Strategy and apply planning scheme tools to land identified as appropriate for Rural Living.**
- f) Prepare a bushfire framework plan to inform future settlement and urban growth planning.**
- g) Undertake a landscape assessment of rural areas and apply appropriate planning scheme tools to recognise locations of high hazard erosion and to protect significant landscapes, vistas or areas of significance.**
- h) Implement recommendations from the Traralgon Activity Centre Plan including:**
 - i. Preparing streetscape masterplans for the Traralgon Activity Centre.**
 - ii. Preparing a masterplan for Post Office Place.**
 - iii. Preparing the Latrobe Active Transport Plan.**
- i) Review the minimal change status of the Toongabbie town centre in the Toongabbie Housing Framework Plan at Clause 16.01-1L (Housing Supply).**
- j) Modify the flooding schedules in consultation with the West Gippsland Catchment Management Authority.**
- k) Develop Environmental Significance Overlays to protect natural assets and to water supply catchments.**
- l) Develop a Management Plan and maintain the Victory Park wetland in Traralgon.**
- m) Prepare Urban Design Guidelines for small towns.**
- n) Undertake further studies to document places of potential local significance that were identified but not assessed in detail by the Latrobe City Heritage Study 2010.**
- o) Identify, assess and document places of indigenous cultural heritage significance, where this is considered appropriate, in conjunction with indigenous communities or custodians.**
- p) Prepare a stormwater quality strategy.**
- q) Develop a policy and approach to development contributions for social and affordable housing.**

- r) **Develop a policy to guide planning assessment (relating to design, neighbourhood character and site management), when they are required for Rooming Houses.**
- s) **Preparation of a municipal wide signage strategy**
- t) **Investigate the inclusion of a Vegetation Protection Overlay in the Low Density Residential Zone and Rural Living Zone to strengthen the protection of native vegetation and retain the amenity and character of these zones.**
- u) **Investigate potential to increase Rural Conservation Zone Schedule 1 to other areas zoned Rural Living Zone that contain native vegetation.**

1.4.3. Process improvements

Several process improvements were drawn from the analysis of the planning scheme and consultation with Council internal referral authorities. Firstly, implementing a notification system through CI Anywhere where a specific person within the referred team receives the notification to take action would streamline the process. This ensures that the right individuals are promptly informed and can address the referral without unnecessary delays.

Secondly, referrals should be allocated to S and E rather than individual staff members. This change would ensure that all referrals are received and responded to within the required timeframes, promoting efficiency and accountability. Additionally, it is crucial to include clear notes explaining why the referral has been made. Detailed notes provide better context and understanding, reducing confusion and facilitating a more effective response.

Another significant improvement would be to standardise the referral process. Inconsistencies have been observed, with some referrals being unclear and some information being communicated via email rather than CI Anywhere. A consistent approach would enhance clarity and ensure that all referrals are handled uniformly, improving overall efficiency.

Furthermore, addressing the inefficiencies caused by using different systems for statutory and subdivision permits is essential. The current system makes it difficult to oversee workload and progress. By unifying these systems or improving their interoperability, it would be easier to manage and track referrals.

Lastly, it is important to ensure that Statutory Planning referrals are sent to the correct engineering teams. Misdirected referrals lead to unnecessary delays and inefficiencies. By establishing clear guidelines and checks to ensure referrals are accurately directed, the process can be significantly improved.

1.4.4. Advocacy

These recommendations are generally beyond the scope of what Council can achieve in its planning scheme under the current Victoria Planning Provisions or scope of the Planning and Environment Act 1987. They are matters that Council may wish to discuss with the Victorian government to highlight the issue and advocate for change.

Recommendations:

It is recommended that Council:

- 3. Advocate to the Victorian Government for stronger provisions to be included in the Farming Zone and Rural Conservation Zone to prohibit a**

second dwelling on a lot and subsequent residential subdivisions less than the minimum lot size in these zones where located on high value agricultural land.

- 4. Advocate to the Victorian Government for an update to Clause 18.02-5R in light of the Gippsland Freight Infrastructure Master Plan (2023) as Council lacks the authority to make this change directly.**
- 5. Advocate to the Minister for Energy and Resources to:**
 - a) Review outdated planning controls including the Special Use Zone Schedule 1, Environmental Significance Overlay Schedule 1 and State Resource Overlay;**
 - b) Request representatives of Department of Environment, Energy and Climate Action meet with Council officers regarding the review process; and**
 - c) Amend the Planning Scheme, following the completion of the review, to remove obsolete coal related planning provisions.**

1.4.5. Minister for Planning

Latrobe City Council, with assistance from Plan2Place Consulting has prepared a planning scheme review as required by section 12B(1) of the *Planning and Environment Act 1987* (the Act).

In accordance with section 12B(3) of the Act, this review identifies opportunities, set out in this report, enhances the effectiveness and efficiency of the planning scheme in achieving the objectives of planning in Victoria and the objectives of the planning framework established in the Act.

In accordance with section 12B(4) of the Act, the review evaluates the planning scheme to ensure that it:

- Is consistent with Ministerial Direction on the Form and Content of Planning Schemes.
- Sets out the policy objectives for the use and development of land.
- Makes effective use of state and local provisions to achieve state and local planning policy objectives.

Recommendation:

- 6. That Latrobe City Council complete the Review report and documents to obtain Council endorsement and also request for Council consideration to Authorise Amendment C149.**

Once the planning scheme review report is finalised after community and external stakeholder consultation, include the following recommendation:

- 7. That Latrobe City Council endorse this Planning Scheme Review and forward it to the Minister for Planning as evidence that Latrobe City Council, as the planning authority for Latrobe Planning Scheme, has met its obligations in accordance with Section 12B of the Planning and Environment Act 1987 to review the planning scheme every four years.**

2. Introduction

2.1. Purpose

Council, as the planning authority for the Latrobe Planning Scheme, is required to review its planning scheme every four years under Section 12(B) of the *Planning and Environment Act 1987* (The Act). Council received an exemption to delay this review, but the exemption will end within a year, making the due date for this structure plan review August 2024.

The scope of a planning scheme review is established under Section 12(B) and planning scheme reviews should focus on:

- The effectiveness and efficiency of the planning scheme in achieving the objectives of planning and the planning framework in Victoria.
- Aligning the planning scheme with the Ministerial Direction on the Form and Content of Planning Schemes.
- Ensuring the planning scheme contains a clear narrative about the way use and development of land will be managed to achieve the planning vision or objectives of the area.

Planning scheme reviews also provide the opportunity to:

- Align Council's policy position with the planning scheme.
- Update out of date or redundant information.
- Educate and inform stakeholders about how the planning scheme works and the process by which to improve it.

Council last undertook a comprehensive review of the planning scheme in 2018. Much of the 2018 review is either underway or has been implemented through a variety of planning scheme amendments including Amendment C122latr in 2021. Amendment C122latr restructured the planning scheme by inserting a new Municipal Planning Strategy and local planning policies to replace the former Local Policy Planning Framework (LPPF) into the new Planning Policy Framework (PPF). This was a policy neutral amendment undertaken by the Victorian government in partnership with Council.

The new MPS and local policies in the PPF have responded to one of the significant recommendations from the 2018 planning scheme review to significantly revise and restructure the LPPF to reflect current strategic directions for land use and development and incorporate a more usable and relevant planning scheme format.

This review will be forwarded to the Minister for Planning as required under section 12(B) of the Act once complete. A planning scheme amendment to implement the findings of the review has been prepared and is attached in the form of marked up ordinance as **Appendix 1** to this report.

2.2. Methodology

A six-stage methodology has been developed by DTP to undertake planning scheme reviews as shown in **Figure 1**.

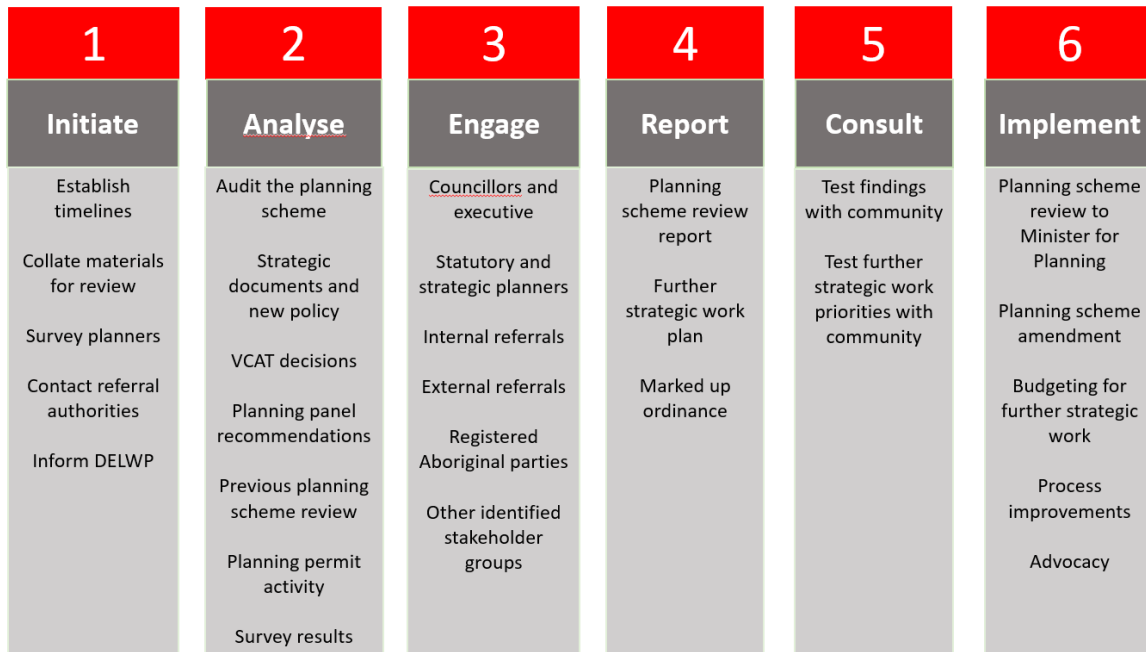
The methodology is supported by the 'Good Practice Guide to Planning Scheme Reviews' and templates that have been developed to assist with each stage of the process.

Plan2Place Consulting has been engaged by Council to conduct Stages 1 to 4.

Stages 5 and 6 will involve a planning scheme amendment to implement the recommendations of the review, which the community will be consulted on. The amendment will be exhibited and submissions invited from community members in accordance with the requirements of the Planning and

Environment Act 1987. If submissions cannot be resolved, Council is obliged to ask the Minister for Planning to appoint an independent Planning Panel to consider submissions and make recommendations to the Minister.

Figure 1: Planning Scheme Review Methodology



The timing for the project is:

Stage	Timing
Initiate	19/02/24 – 26/02/24
Analyse	19/02/24 – 20/05/24
Engage	13/05/24 – 20/05/24
Report	24/06/24 (Draft Report)
Consult	01/08/24
Implement	01/08/24 – Onwards

This planning scheme review has been prepared in consideration to the following directions and guidance provided by DTP.

Ministerial directions:

- Ministerial Direction on the Form and Content of Planning Schemes.
- Ministerial Direction No. 11 Strategic Assessment of Amendments.

Planning practice notes and advice:

- A Practitioner’s Guide to Victoria’s Planning Schemes.
- PPN46 – Strategic Assessment Guidelines.
- PPN32 – Review of planning schemes.

2.3. Latrobe City Council Context

Latrobe City Council is located in south-eastern Victoria, approximately 2 hours' drive from Melbourne. The Municipality has an area of over 1,400 square kilometres and a 2021 census population of 77,318. There are many towns and settlements located throughout the Municipality with most people residing in Traralgon, Moe and Morwell. The municipality exhibits a varied settlement pattern, featuring numerous smaller townships and farming areas, especially concentrated in the southern region. This has left a general settlement pattern of larger lots on the outskirts of smaller townships, now popular for hobby farming and rural lifestyles.

The municipality is known for its diverse and unique landscape, encompassing three natural bioregions: the forested foothills of the Highlands – Southern Fall in the north, the vast Gippsland Plains in the centre, and the northern slopes of the Strzelecki Ranges in the south. These bioregions support a variety of ecosystems with significant flora and fauna, many of which are protected under State and Federal legislation.

Latrobe's economic development is marked by significant industry diversification and employment generation, drawing on its extensive natural resources, built infrastructure, and skilled local workforce. While traditionally reliant on manufacturing and mining to support Victoria's power production, Latrobe is undergoing economic restructuring. It remains one of Victoria's strongest regional economies, serving as the regional retail service centre for Gippsland, with retail providing a substantial share of local jobs.

The region also boasts a large forestry industry, supporting Australia's largest pulp and paper mill, and includes other key sectors like food processing, engineering, health, and post-secondary education. Agriculture, primarily focused on dairy farming and livestock, continues to be a vital part of the local economy. The area is also exploring new opportunities in modified motor vehicle production, renewable energy, the arts, tourism, special engineering, and land repair sectors.

The context for the Latrobe City Council is shown in **Figure 2**.

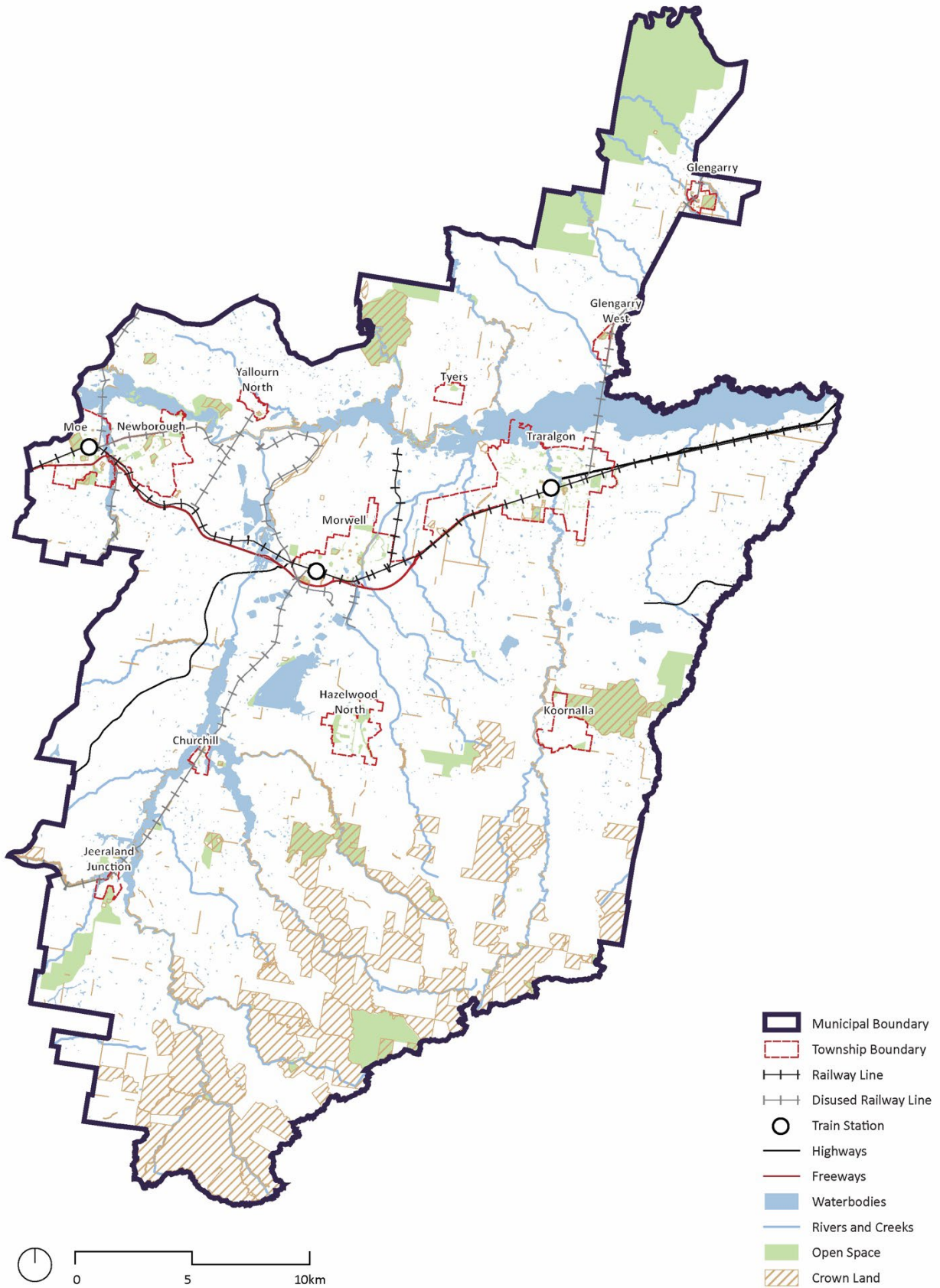


Figure 2: Latrobe City Council Context

2.4. Existing Zones and Overlays applied in Latrobe City Council

The existing Zones and Overlays applied in Latrobe City Council that are currently included in the Latrobe Planning Scheme (the scheme) and that are subject to this review are shown in **Figures 3 and 4**.

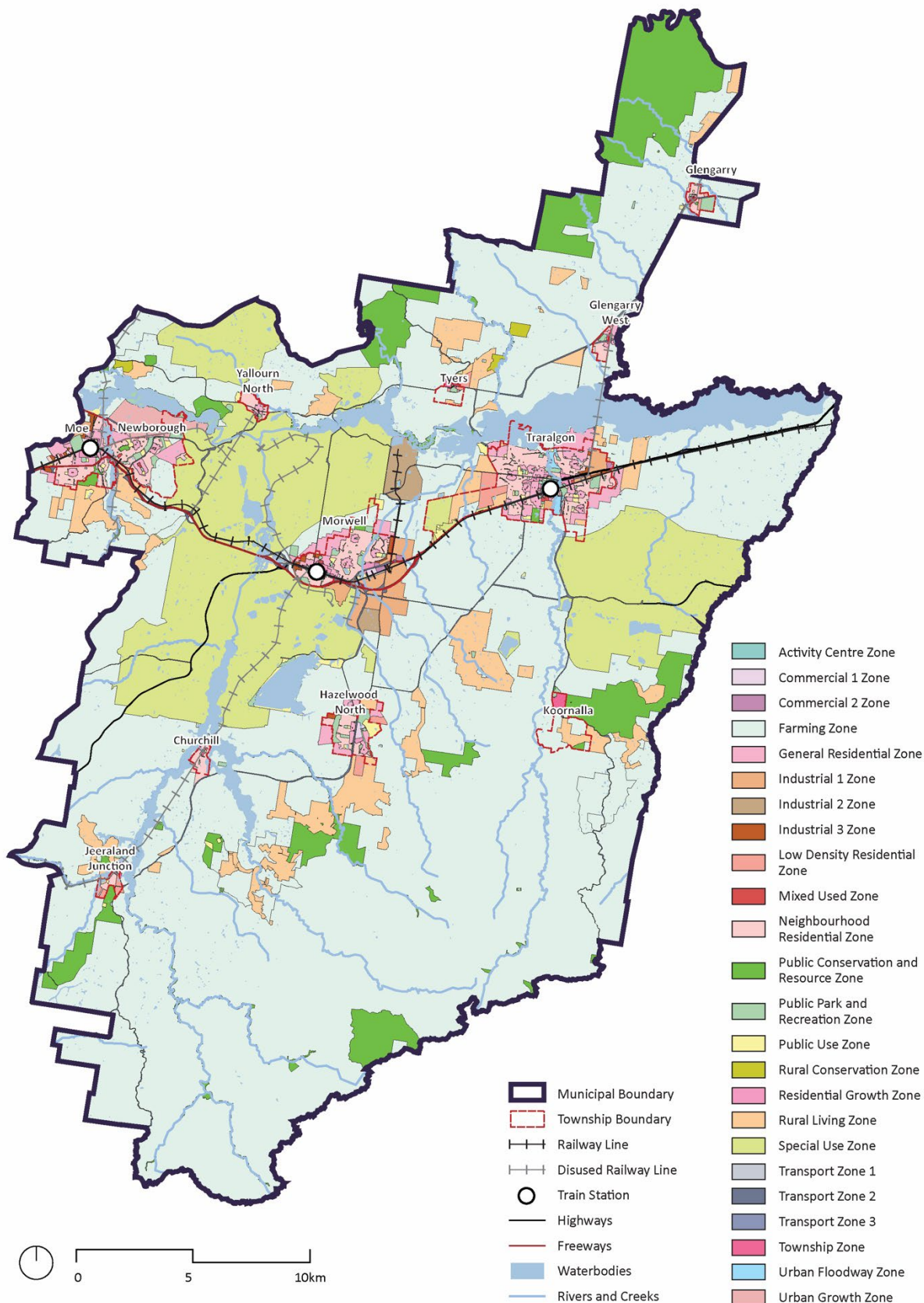
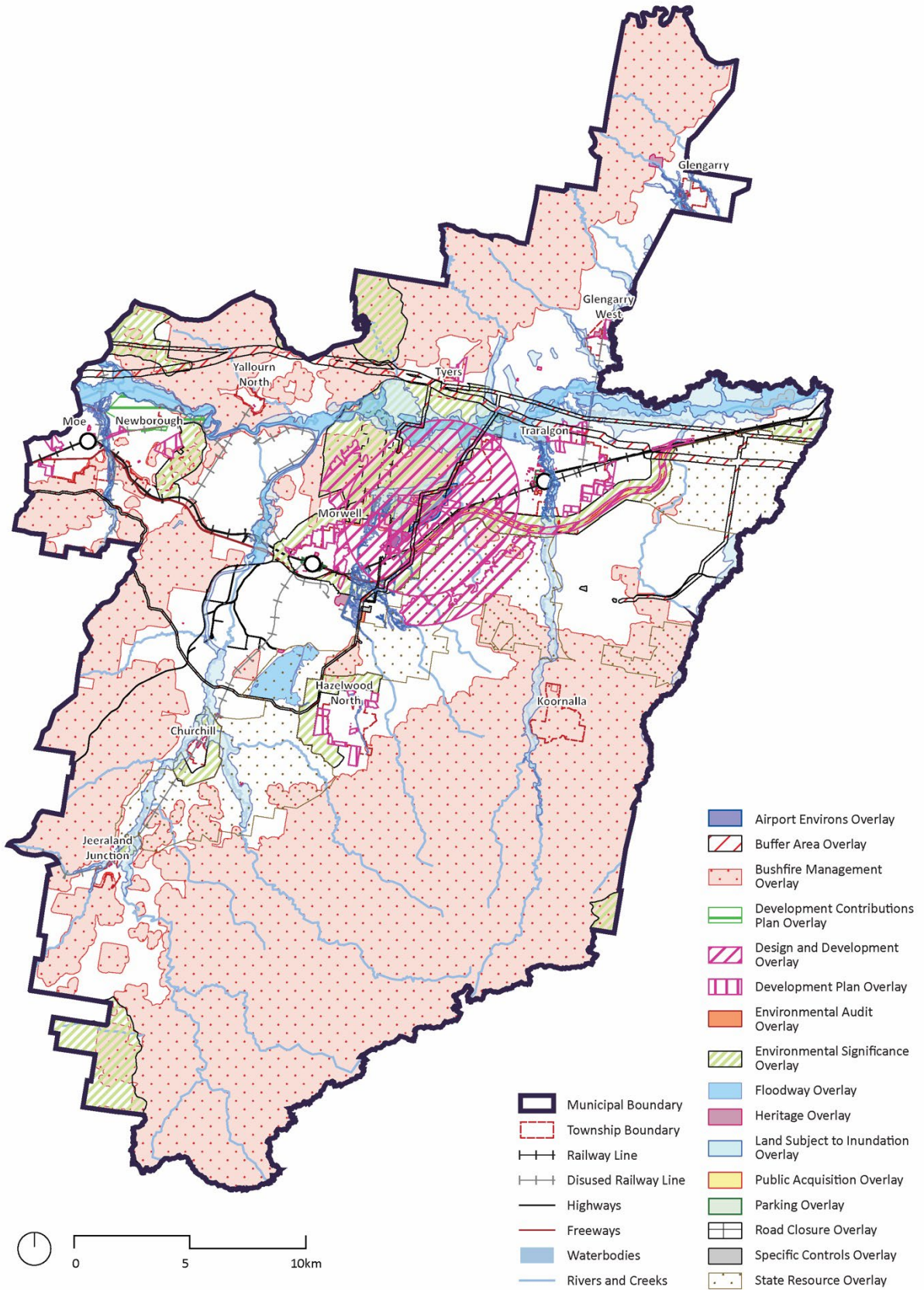


Figure 3: Latrobe Planning Scheme – Zones

There are a total of 25 zones in the Latrobe Planning Scheme containing 38 separate schedules as follows:

- Low Density Residential Zone (1 schedule).
- Mixed Use Zone (1 schedule).
- Township Zone (1 schedule).
- Residential Growth Zone (4 schedules).
- General Residential Zone (4 schedules).
- Neighbourhood Residential Zone (5 schedules).
- Industrial 1 Zone (1 schedule).
- Industrial 2 Zone (1 schedule).
- Industrial 3 Zone (1 schedule).
- Commercial 1 Zone (1 schedule).
- Commercial 2 Zone (no schedule).
- Rural Living Zone (3 schedule).
- Rural Conservation Zone (1 schedule).
- Rural Activity Zone (no schedule)
- Farming Zone (2 schedules).
- Public Use Zone (1 schedule).
- Public Park and Recreation Zone (1 schedule).
- Public Conservation and Resource Zone (1 schedule).
- Transport Zone 1 (no schedule).
- Transport Zone 2 (no schedule).
- Transport Zone 3 (no schedule).
- Special Use Zone (6 schedules)
- Urban Floodway Zone (1 schedule)
- Activity Centre Zone (2 schedules)
- Urban Growth Zone (no schedule)

Figure 4: Latrobe Planning Scheme – Overlays



There are a total of 16 overlays in the Latrobe Planning Scheme, with 35 schedules, as follows:

- Environmental Significance Overlay (3 schedules).
- Heritage Overlay (1 schedule).
- Design and Development Overlay (9 schedules).
- Development Plan Overlay (10 schedules).
- Floodway Overlay (1 schedule).
- Land Subject to Inundation Overlay (1 schedules).
- Bushfire Management Overlay (1 schedules).
- State Resource Overlay (1 schedule).
- Buffer Area Overlay (1 schedule).
- Public Acquisition Overlay (1 schedule).
- Airport Environs Overlay (2 schedules).
- Environmental Audit Overlay (no schedule).
- Road Closure Overlay (no schedule).
- Development Contributions Plan Overlay (1 schedule).
- Parking Overlay (2 schedules).
- Specific Controls Overlay (1 schedule).

2.5. Council Organisational Structure






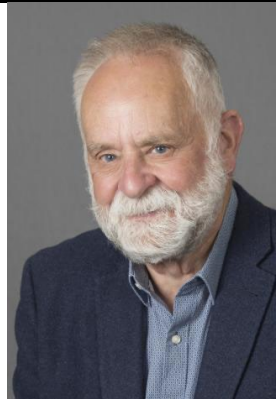

Council’s organisational structure includes the Chief Executive Officer supported by an Executive Assistant and five General Managers that are responsible for Regional City Planning and Assets, Community Health and Wellbeing, Organisational Performance, Regional City Strategy and Transition and Sports Legacy and Activation. These General Managers report directly to the CEO. Strategic planning and statutory planning report to the General Manager of Regional City Planning and Assets as shown in **Figure 5**.

Figure 5: Latrobe City Council Organisational Structure



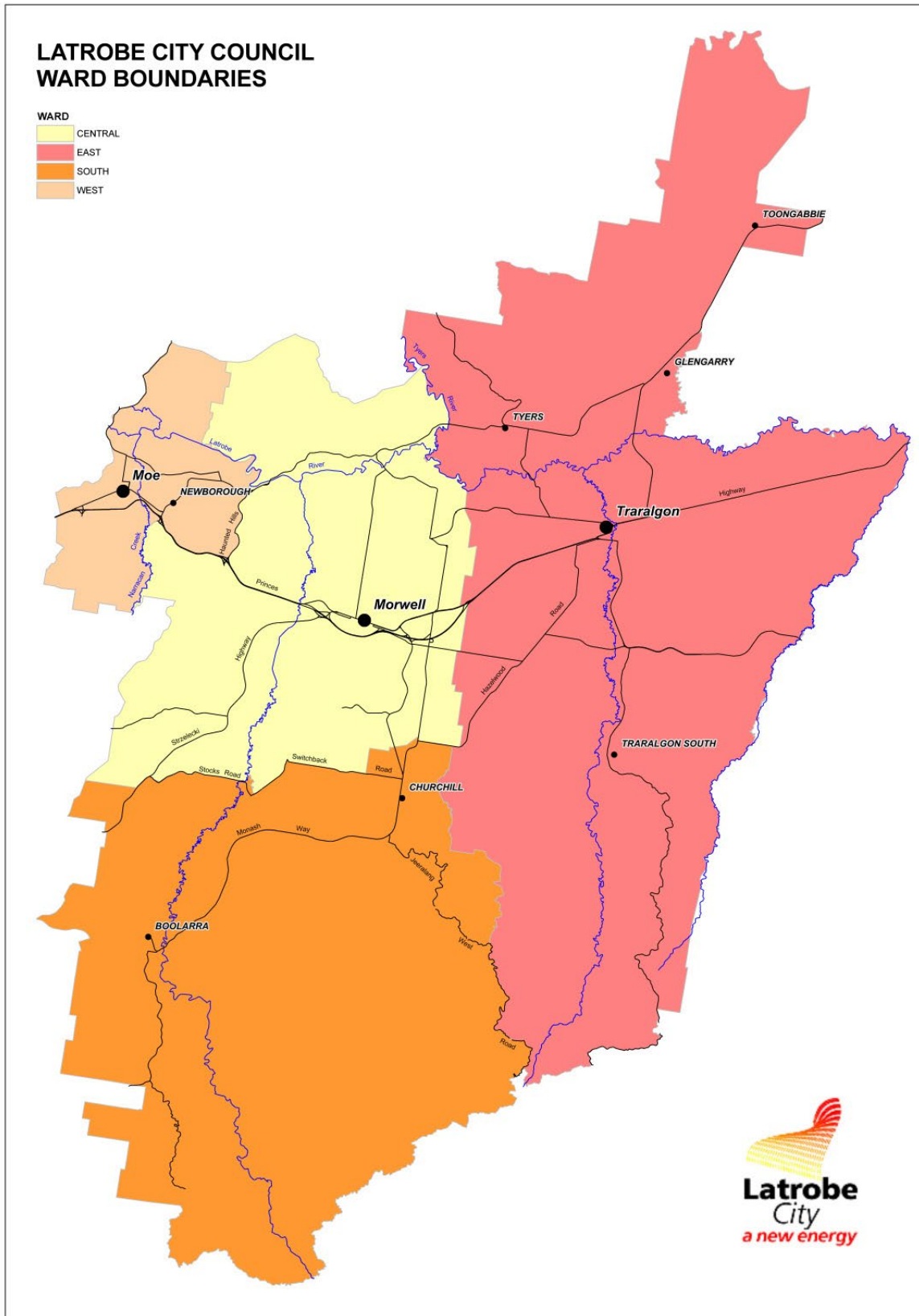
Latrobe City Council is also comprised of nine Councillors who represent four wards within the municipality: East Ward, Central Ward, South Ward, and West Ward, as illustrated in **Figures 6 and 7**.

Figure 6: Latrobe City Council Councillor Structure

East Ward			
			
Cr Darren Howe, Mayor	Cr Kellie O'Callaghan	Cr Dan Clancey	Cr Dale Harriman
Central Ward			
			
Cr Tracie Lund, Deputy Mayor	Cr Graeme Middlemiss		
South Ward			
			
Cr Melissa Ferguson			
West Ward			

			
Cr Bradley Law	Cr Sharon Gibson		

Figure 7: Latrobe City Council Ward Map



3. What's driving change

3.1. Population, growth, and economy

The population of Latrobe Local Government Area (LGA) increased from approximately 74,170 people in 2011 (ABS, 2011) to 77,866 in 2021 (ABS, 2021). Over the period from 2006 to 2021, Latrobe's population grew at an average annual rate of 0.63%, which is lower than Victoria's average annual population growth rate of 2.12% during the same period.

According to the Australian Bureau of Statistics Census data, the majority of the population in Latrobe LGA live in urban areas, with a significant portion residing in major towns such as Traralgon and Morwell. Latrobe LGA has an ageing population compared to Victoria as a whole. The median age in Latrobe increased from 42 in 2011 to 45 in 2021, and the proportion of residents aged over 60 has grown since 2011. In contrast, the median age of the population in Victoria overall was 37 years as of the 2021 Census.

According to Australian Bureau of Statistics Census data, the average household size in the Latrobe LGA is 2.3 persons per household (ABS, 2021). While family households are the most common, the number of lone-person households is increasing, making up 29.9% of all households as of the 2021 Census. This is higher than the proportion of lone-person households in Victoria overall, which is 23.4%.

The municipal population is expected to experience steady population growth over the coming years. The projected population for 2026 is 79,646, which is anticipated to increase to 82,216 by 2031, reflecting a growth rate of approximately 3.23% between 2026 and 2031 (VIF, 2023). By 2036, the population is projected to reach 84,776, marking a further increase of about 3.11% from 2031 to 2036 (VIF, 2023). The average annual growth rate is approximately 0.59%. This growth is expected to be concentrated primarily in the areas of Traralgon and Morwell, driving the overall expansion and development within the region.

In 2021, the Municipality had 35,685 private dwellings which is projected to grow from to 37,458, representing a growth rate of approximately 4.98% (VIF, 2023). From 2026 to 2031, this growth continues, with dwellings expected to increase to 39,154, marking a growth rate of about 4.50% (VIF, 2023). Looking ahead from 2031 to 2036, the projected total reaches 40,802 dwellings, indicating a growth rate of around 4.23% (VIF, 2023). Overall, the period from 2021 to 2036 anticipates a cumulative growth rate of about 14.52% in dwellings (VIF, 2023) which equates to an approximate annual growth rate of 0.97%.

3.1.1. Council Plan 2021-2025

Council recently updated its *'Council Plan'* and have included the following vision:

"In 2031, Latrobe City will be known for being smart, creative, healthy, sustainable and connected. It will be the most liveable regional city and at the forefront of innovation.

Working together we are a diverse, connected and resilient community, supporting the equitable diversification of our economic base and transition toward a low emissions future.

We are known as a community that is equitable, liveable and sustainable, with a continued focus on healthy lifestyles supported by high quality recreational and cultural facilities and a natural environment that is nurtured and respected."

This updated vision needs to be included in an update to Council's Municipal Planning Strategy in the scheme.

Findings/Recommendations

- R1. Update the Municipal Planning Strategy with recent population and dwelling data and forecasts as well as the updated vision included in the Council Plan.**

3.2. Climate change and other environmental risks

Latrobe City Council has a large range of natural features that contribute significantly towards the municipality's environment, economy, character and appeal. The municipality comprises over 1,400 square kilometres. Latrobe City Council, nestled between the Alpine and Strzelecki Ranges in the Gippsland Region, is renowned for its natural beauty but faces significant environmental risks, particularly from bushfires and floods.

Bushfires have been a recurrent threat, impacting communities such as Churchill, Traralgon South, Koornalla, Boolarra, Tyers, Glengarry, and Toongabbie. Notably, the devastating Black Saturday bushfires of 2009 originated near Churchill, resulting in tragic loss of lives and property. While the 2019/2020 bushfire season spared the ranges surrounding the valley, it highlighted the heightened prevalence and longer duration of bushfires in these landscapes. Latrobe faces two primary bushfire scenarios, prolonged fires in forested areas that pose ongoing threats over days or weeks, and shorter but intense fires that can swiftly impact lives and property.

Similarly, Traralgon faces recurrent flooding primarily from Traralgon Creek, exacerbated by heavy rainfall events that trigger flash floods. Major flood events have historically affected the urban areas in 1978, 1993, 1995, 2011, 2012, and most recently in 2021. These events caused over-floor flooding of numerous properties and inundating critical roads like the Princes Highway and rural routes such as Hyland Highway and Traralgon-Maffra Road. The susceptibility to flooding underscores the importance of comprehensive floodplain management strategies, including early warning systems and infrastructure improvements to mitigate damage and ensure community safety.

Furthermore, addressing the ongoing flood risks in the Latrobe Valley, Latrobe City Council has initiated Council Amendment C131, currently under review by a planning panel. This amendment aims to update flooding overlays based on findings from eight comprehensive flood studies. These studies are crucial in identifying high-risk flood areas and developing targeted strategies to mitigate flooding impacts across the municipality. By incorporating updated flood data and implementing effective floodplain management measures, Council endeavours to reduce the vulnerability of local residents and businesses to future flood events

Findings/Recommendations

- R2. Include greater reference to environmental sustainability and hazards in the Municipal Planning Strategy.**

3.3. Victorian government amendments and advice

The Victoria Planning Provisions (VPP) are constantly being reviewed and updated at a state level with numerous VC and GC amendments occurring each year. The State also provides advice to planners in the form of updates to the Practitioner's Guide (PG) and new planning practice notes. The full list of Victorian and Regional amendments that have been gazetted, and practice notes that have been released since the last review forms **Appendix 3**.

The way in which the Latrobe Planning Scheme should respond at a local level to these changes to the VPP and how they should be applied has been considered in this review and includes the following.

Planning for housing

The introduction of more sophisticated schedules to the residential zones (through Amendment VC169), including the ability to include place-based objectives (essentially a preferred neighbourhood character statement), provides an opportunity for Council to introduce controls to manage built form in residential areas more effectively. Planning Practice Notes 90 – Planning for Housing and 91 – Using the Residential Zones provide advice about how this should be done.

This type of strategic work assists with housing diversity, housing affordability, sustainability and neighbourhood character objectives. Council undertook extensive work in 2019 in preparing its housing strategy and implementing updated residential zones and schedules through Amendment C105latr. Council's settlement hierarchy is clearly detailed in its adopted settlement hierarchy that focuses on Traralgon and Morwell. Other townships such as Moe play a supportive role. Further work to implement structure plans, local planning policies, more specific and tailored residential schedules could follow further strategic work for townships and housing later this decade.

Victorian housing statement

The release of the Victorian housing statement has placed housing provision as one of the key challenges of the 2020s. It aims to refresh Victoria's housing policy settings with a series of initiatives that respond to short-term issues of affordability and supply while still promoting long term economic growth.

Victoria's population is forecast to reach 10.3 million by 2051 and Melbourne is set to become Australia's biggest city by the end of the decade with an additional 3.5 million people by 2056. To ease housing pressures, 2.24 million homes will be required by 2051 state-wide to house the increased population which is around 80,000 additional dwellings per year.

The housing statement is supported by Amendments VC242, VC243 and VC253 which aim to facilitate well-located, integrated and diverse housing that meets community needs and to support the delivery of housing in Victoria. The amendments seek to provide social benefits by supporting the delivery of more housing close to jobs, transport and services, facilitating social and affordable housing through private and public investment and supporting significant development projects.

Amendment VC242 introduced two new particular provisions to facilitate significant residential development and significant economic development through clauses 53.22 and 53.23 with the Minister for Planning as the responsible authority. The Residential Growth Zone, Township Zone, General Residential Zone and Neighbourhood Residential Zone have also been revised by changing permit requirements for office and retail premises subject to meeting specific land use conditions. The use of the new particular provisions pathway is voluntary and a permit applicant still has the option for their development to be assessed in the usual manner by the local Council as the responsible authority.

Amendment VC243 introduced state-wide changes to all planning schemes to codify residential development standards, implement the Future Homes project across Victoria, remove permit requirements for single dwellings on lots of 300 square metres or more and introduce VicSmart permits for single dwellings on lots less than 300 square metres.

Amendment VC253 introduced a new land use term and siting, design and amenity requirements for a 'small second dwelling' into a range of residential and rural zones across Victoria. This replaced the land use term 'dependent person's unit' and made the planning provisions more consistent and easier to build a small second dwelling of 60 square metres or less that meets specified requirements.

Applying the buffer area overlay

Amendment VC175 introduced the Buffer Area Overlay (BAO) and applied updated separation distances for industries that may have amenity impacts to sensitive uses. The BAO is a new amenity buffer that is designed to ensure that industry can operate according to acceptable standards with no encroachment from sensitive uses such as schools and dwellings that may be affected by odour or dust from industries operating nearby. The BAO (BAO1) has been applied around major pipeline infrastructure in the municipality through Amendment C121 in December 2023.

This control may be suitable for application around a range of other infrastructure assets in the municipality, including wastewater treatment plants, transfer stations and stock sale yards where a risk assessment related to the environmental hazard has been undertaken. This work is best led by the owners of the assets but should have some Council involvement.

Rural Worker Accommodation and Dwellings

Amendment VC202 Introduced a land use term and definition for ‘Rural worker accommodation’ and modified clause 35.07 (Farming Zone) to introduce exemptions for the land use of Rural worker accommodation that accommodates no more than 10 persons. This Amendment also introduced a permit requirement for the land use of Rural worker accommodation for more than 10 persons. This change has enabled rural worker accommodation to be more easily provided on Farming Zone land throughout the Municipality, assisting with key worker accommodation.

Changes have not been made to address issues related to a second dwelling and subsequent subdivision in the rural zones (the Farming Zone, Rural Conservation Zone and Rural Activity Zone in particular) which can negatively affect farming and agricultural production and viability. Greater advocacy on this issue to the Victorian Government is needed.

Environmentally Sustainable Development and Climate Change

Amendments VC216 and VC221 revised the VPP and all planning schemes by altering the PPF to support Environmentally Sustainable Development (ESD) and to facilitate all-electric developments to support implementation of Victoria’s *Climate Change Strategy 2021* and *Gas Substitution Roadmap 2022*. These Amendments have ongoing impacts to land in the Municipality around ESD policy and requirements and reflects updated climate change forecasts and energy related considerations for land in the Municipality.

Findings/Recommendations

R3. As a result of Amendments VC169, VC175, VC202, VC216, VC221, VC242, VC243 and VC253, the following strategic projects and advocacy should be undertaken around:

- **Continuing with the implementation of structure plans and precinct structure plans for areas of identified growth and/or change into the scheme.**
- **Consider undertaking updated housing and neighbourhood character review work for townships for implementation into the scheme.**
- **Advocating to the Victorian Government for stronger provisions to be included in the Farming Zone, Rural Conservation Zone and Rural Activity Zone to prohibit a second dwelling on a lot and subsequent residential subdivisions.**
- **Strengthening ESD policy and requirements and climate change risks and mitigation into the scheme.**

4. Previous planning scheme review

4.1. Previous planning scheme review

The scheme was last reviewed in 2018 which found that the scheme was generally sound and mostly performing well but could be improved. It was recommended that the scheme be updated in order to remain contemporary with significant opportunity to review zone and overlay schedules and rewrite the Local Planning Policy Framework.

The strategic performance of the scheme was identified for improvement through 6 planning projects and planning scheme changes including to:

- Review town structure plans - Latrobe's Settlement Clause (21.03-9) previously included extensive place-based implementation content given the use of reference numbers to plans. It was considered that most of this guidance was already evident from the town structure plans and not required to be itemised in text. It was recommended that the structure plan content be reviewed for implementation via zones/overlays, and text-based content removed.
- Review Gippsland Coalfields and Extractive Industry Interest Areas plan – this review, in consultation with DEDJTR, reviewed the usefulness and implementability of this plan. Implementing requirements via an overlay or other mechanism that provided greater clarity and transparency to planning scheme users was considered.
- Zones and Overlays review – the review of zones and overlays as recommended in Chapters 5 and 6 of the report was undertaken.
- Retail strategy (in progress) – This project considered implementation of the outcomes of the retail strategy that is currently in progress.
- Clifton Street Policy Guidelines - The LPPF review deleted reference to these guidelines (in accordance with Smart Planning direction to avoid reference to extrinsic documents). It is recommended that these guidelines be reviewed for more integrated and specific planning scheme implementation.
- Churchill Structure Plan review - The Churchill Structure Plan is outdated, and further review is recommended.
- Stormwater quality policy - During consultation, Council's engineers identified a gap in how Council addresses stormwater policy. While state policy and Clause 56 generally address this, more internal process guidance may be required to ensure appropriate stormwater treatment measures are implemented via development.

Many of the above planning projects, some of them significant pieces of strategic work, were implemented or have been commenced in the last 4 years. Others are yet to be commenced or implemented. Prior to the 2018 review, the Latrobe Planning Scheme was reviewed in 2014 which implemented recommendations from that time through Amendment C101latr in 2020 to the Latrobe Planning Scheme.

4.2. Progress since last review

4.2.1. Completed projects

Council has implemented several of the recommendations from the last review through the:

- Zones and Overlays review - review of zones and overlays as recommended in Chapters 5 and 6 of that report.
- Retail strategy (in progress) – implementation of the outcomes of the retail strategy that is currently in progress.

- Clifton Street Policy Guidelines - The LPPF review deleted reference to these guidelines (in accordance with Smart Planning direction to avoid reference to extrinsic documents). It is recommended that these guidelines be reviewed for more integrated and precise planning scheme implementation.

4.2.2. Projects underway or ongoing

Council is currently undertaking several projects identified in the previous review plus a range of other projects and inputs to projects including the:

- Review of town structure plans - Latrobe's Settlement Clause (21.03-9) included extensive place-based implementation content given the use of reference numbers to plans. It is considered that most of this guidance is already evident from the structure plans and is not required to be itemised in text. It is recommended that the structure plan content be reviewed for implementation via zones/overlays, and text-based content removed.
- Churchill Structure Plan review - The Churchill Structure Plan is outdated, and a further review is recommended.
- Stormwater quality policy - During consultation, Council's engineers identified a gap in how Council addresses stormwater policy. While state policy and Clause 56 generally address this, more internal process guidance may be required to ensure appropriate stormwater treatment measures are implemented via development.

4.3. Obsolete recommendations

There is one recommendation that is now obsolete for Council to undertake:

- Review Gippsland Coalfields and Extractive Industry Interest Areas plan – this review, in consultation with DEDJTR, reviewed the usefulness and implementability of this plan. Implementing requirements via an overlay or other mechanism that provided greater clarity and transparency to planning scheme users was considered.

This project identified above remains an important project but relies on direction and being undertaken as a project from the Department of Energy, Environment and Climate Action (DEECA) and is beyond the Council's area of responsibility.

4.4. Strategic Work at Clause 74.02

A range of further strategic work was inserted into the scheme as part of Amendment C122latr. This combined a range of items similar to the planning scheme review along with additional actions. These actions included:

- Investigating the application of the most appropriate residential zone to townships (underway).
- Prepare small town structure plans for Yinnar, Traralgon South, Toongabbie and Yallourn North.
- Prepare an Infrastructure Needs Analysis for existing and future significant shared infrastructure across the municipality.
- Prepare a land use response to the State Government's Strategic Plan for Coal or any other adopted coal resource strategy.
- Prepare a drainage study to establish development capability and infrastructure needs to support the development of a development plan or precinct structure plan and development contribution plan for the land in the Traralgon West Growth area in accordance with the Structure Plan.

- Prepare a plan and facilitate the formal recognition of the Strzelecki-Alpine Biolink, incorporating plantation, public, private, road reserve land and mining areas ready or scheduled for rehabilitation through the application of zones and overlays.
- Prepare an Industrial and Sensitive Use Strategy which looks at the viability for transition of industrial areas and alternative options to transition to allow for economic growth and protection of amenity.
- Prepare a Rural Living Strategy and apply planning scheme tools to land identified as appropriate for Rural Living.
- Prepare a bushfire framework plan to inform future settlement and urban growth planning.
- Develop open Space Asset Management Plans (linked to GIS Systems) for all classes of open space assets (including vegetation) and park furniture to implement a costed, systematic approach to asset replacement, renewal and maintenance.
- Develop administration processes that improve the record keeping of open space contributions received (cash and land) to ensure transparency around the expenditure on passive and active open spaces (including land acquisition) and sources of funding.
- Develop a policy to guide open space contributions and expenditure, including circumstances where Council will accept encumbered land for open space in addition to unencumbered land.
- Develop a policy and approach to development contributions for social and affordable housing.
- Develop a policy to guide planning assessment (relating to design, neighbourhood character and site management), when they are required for rooming houses.
- Monitor the application and efficiency of public open space contributions for residential, commercial, industrial and mixed use subdivisions.
- Undertake a landscape assessment of rural areas and apply appropriate planning scheme tools to recognise locations of high hazard erosion and to protect significant landscapes, vistas or areas of significance.
- Identify locations to apply the Environmental Audit Overlay, including former landfill sites, fuel depots or industry locations identified for transition.
- Investigate and apply permit trigger(s) or policy to enable assessment and requirement for noise attenuation measures to be provided for sensitive use developments within the 500 metre buffer area surrounding the Janette Street Industrial Precinct (Traralgon Structure Plan Area 8a).
- Investigate the application of Industrial 3 Zone to land within the Janette Street Industrial Precinct surrounding the existing lime batching plant (Traralgon Structure Plan Area 8a).
- Implement recommendations from the Traralgon Activity Centre Plan including:
 - Preparing streetscape masterplans for the Traralgon Activity Centre.
 - Preparing a masterplan for Post Office Place.
 - Updating the Latrobe City Bike Plan.
 - Review the minimal change status of the Toongabbie town centre in the Toongabbie Housing Framework Plan at Clause 16.01-1L (Housing Supply).

Many of these projects have been undertaken and completed or are no longer necessary. They have been reviewed and only included as future strategic projects if they are underway but not yet implemented or still current and yet to commence.

4.5. Findings

Council has undertaken several important strategic planning projects since the last review and has a large work program of projects underway. It has implemented or is near to finalising a significant work program detailed from that review.

There remains a list of strategic projects that have not been undertaken and/or implemented which should be undertaken in the next 4-5 years. Additionally, some new strategic projects have been identified which should also be undertaken in this time period. These include:

- Prepare small town structure plans for Yinnar, Traralgon South and Yallourn North.
- Prepare an Integrated Transport and Social Infrastructure Plan for existing and future significant shared infrastructure across the municipality.
- Prepare a plan and facilitate the formal recognition of the Strzelecki-Alpine Biolink, incorporating plantation, public, private, road reserve land and mining areas ready or scheduled for rehabilitation through the application of zones and overlays.
- Prepare an Industrial and Sensitive Use Strategy which looks at the viability for transition of industrial areas and alternative options to transition to allow for economic growth and protection of amenity.
- Prepare a Rural Living Strategy and apply planning scheme tools to land identified as appropriate for Rural Living.
- Prepare a bushfire framework plan to inform future settlement and urban growth planning.
- Undertake a landscape assessment of rural areas and apply appropriate planning scheme tools to recognise locations of high hazard erosion and to protect significant landscapes, vistas or areas of significance.
- Implement recommendations from the Traralgon Activity Centre Plan including:
 - Preparing streetscape masterplans for the Traralgon Activity Centre.
 - Preparing a masterplan for Post Office Place.
 - Preparing the Latrobe Active Transport Plan.
- Review the minimal change status of the Toongabbie town centre in the Toongabbie Housing Framework Plan at Clause 16.01-1L (Housing Supply).
- Modify the flooding schedules in consultation with the West Gippsland Catchment Management Authority.
- Develop Environmental Significance Overlays to protect natural assets and to water supply catchments.
- Develop a Management Plan and maintain the Victory Park wetland in Traralgon.
- Prepare Urban Design Guidelines for small towns.
- Undertake further studies to document places of potential local significance that were identified but not assessed in detail by the Latrobe City Heritage Study 2010.
- Identify, assess and document places of indigenous cultural heritage significance, where this is considered appropriate, in conjunction with indigenous communities or custodians.
- Prepare a stormwater quality strategy.
- Develop a policy and approach to development contributions for social and affordable housing.
- Develop a policy to guide planning assessment (relating to design, neighbourhood character and site management), when they are required for Rooming Houses.
- Investigate the inclusion of a Vegetation Protection Overlay in the Low Density Residential Zone and Rural Living Zone to strengthen the protection of native vegetation and retain the amenity and character of these zones.
- Investigate potential to increase Rural Conservation Zone Schedule 1 to other areas zoned Rural Living Zone that contain native vegetation.

Findings / recommendations:

R4. The following further strategic work that should be undertaken in the next four years:

- **Prepare small town structure plans for Yinnar, Traralgon South and Yallourn North.**
- **Prepare an Integrated Transport and Social Infrastructure Plan for existing and future significant shared infrastructure across the municipality.**
- **Prepare a plan and facilitate the formal recognition of the Strzelecki-Alpine Biolink, incorporating plantation, public, private, road reserve land and mining**

areas ready or scheduled for rehabilitation through the application of zones and overlays.

- Prepare an Industrial and Sensitive Use Strategy which looks at the viability for transition of industrial areas and alternative options to transition to allow for economic growth and protection of amenity.
- Prepare a Rural Living Strategy and apply planning scheme tools to land identified as appropriate for Rural Living.
- Prepare a bushfire framework plan to inform future settlement and urban growth planning.
- Undertake a landscape assessment of rural areas and apply appropriate planning scheme tools to recognise locations of high hazard erosion and to protect significant landscapes, vistas or areas of significance.
- Implement recommendations from the Traralgon Activity Centre Plan including:
 - Preparing streetscape masterplans for the Traralgon Activity Centre.
 - Preparing a masterplan for Post Office Place.
 - Preparing the Latrobe Active Transport Plan.
- Review the minimal change status of the Toongabbie town centre in the Toongabbie Housing Framework Plan at Clause 16.01-1L (Housing Supply).
- Modify the flooding schedules in consultation with the West Gippsland Catchment Management Authority.
- Develop Environmental Significance Overlays to protect natural assets and to water supply catchments.
- Develop a Management Plan and maintain the Victory Park wetland in Traralgon.
- Prepare Urban Design Guidelines for small towns.
- Undertake further studies to document places of potential local significance that were identified but not assessed in detail by the Latrobe City Heritage Study 2010.
- Identify, assess and document places of indigenous cultural heritage significance, where this is considered appropriate, in conjunction with indigenous communities or custodians.
- Prepare a stormwater quality strategy.
- Develop a policy and approach to development contributions for social and affordable housing.
- Develop a policy to guide planning assessment (relating to design, neighbourhood character and site management), when they are required for Rooming Houses.
- Preparation of a municipal wide signage strategy
- Investigate the inclusion of a Vegetation Protection Overlay in the Low Density Residential Zone and Rural Living Zone to strengthen the protection of native vegetation and retain the amenity and character of these zones.
- Investigate potential to increase Rural Conservation Zone Schedule 1 to other areas zoned Rural Living Zone that contain native vegetation.

5. Audit and assessment of current scheme

5.1. Methodology

An audit of each local provision (policies and schedules) in the planning scheme has been undertaken. This audit has compared the drafting and application of each local provision against the *Ministerial Direction on the Form and Content of Planning Schemes, a Practitioners' Guide to Victorian Planning Schemes* (Version 1.5, April 2022) and relevant planning practice notes.

Each provision has also been assessed against how it is achieving the strategic objectives that are set out in the State, regional and local planning provisions.

The detailed outcomes of the audit have been provided to Council officers, and changes that can be made without further strategic work have been made to the ordinance at **Appendix 1**. Other changes have also been identified that may require further strategic work.

Findings on improvements that could be made are listed below. Some of these can occur as part of a planning scheme review based on the findings in this report and are included in the marked-up ordinance at **Appendix 1**. Others require further strategic work to justify the change and are listed as findings.

5.2. Municipal Planning Strategy

As well as the assessment outlined above, the MPS was cross referenced against all the other local provisions in the scheme to ensure that there is a link to all local policies in the MPS.

Clause no and name	Compliance or changes required	Action PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
Word count (5000 or less)	Complies, no change required	Complies
02.01 Context	Make minor amendments to the Context (02.01) to include: <ul style="list-style-type: none"> Updated Australian Bureau of Statistics and Essential Economics data figures for economic and population demographics Environmental risks including flooding and bushfire which are significant issues in Latrobe: Add text as follows: 'The municipality is subject to a range of environmental risks including flooding and bushfire which are forecast to increase in the next few decades. These factors pose issues of risk mitigation and adaption that need to be planned for comprehensively.' Updated spelling of Brayakaulung 	Policy neutral amendment
02.02 Vision	Update to reflect 2021 Council plan vision as follows: "In 2031, Latrobe City will be known for being smart, creative, healthy, sustainable and connected. It will be the most liveable regional city and at the forefront of innovation. Working together we are a diverse, connected and resilient community, supporting the equitable diversification of our economic base and transition toward a low emissions future.	Policy neutral amendment

	We are known as a community that is equitable, liveable and sustainable, with a continued focus on healthy lifestyles supported by high quality recreational and cultural facilities and a natural environment that is nurtured and respected.	
02.03 Strategic directions	Complies, no change required	Complies
02.03-1 Settlement	<p>Rephrase: “Each town has developed its own function, with Traralgon as a regional retail centre; Morwell as a centre for government offices and industry; Moe-Newborough as a service centre and Churchill as a university town.” to “Each town has developed its own function, with Churchill as a university town; Moe-Newborough as a service centre; Morwell as a centre for government offices and industry and Traralgon as a regional retail centre.</p> <p>Minor grammatical updates required under subheading ‘Activity centres’ e.g. changes ‘Provide’ to ‘Provides’.</p> <p>In the sentence stating ‘Council’s settlement planning seeks to.’ reword to ‘Council’s strategic directions for settlement planning are to:’</p> <p>Reword for all strategic directions in the MPS.</p>	Policy neutral amendment
02.03-2 Environmental values and landscapes	Update figure of current level of native vegetation in the Latrobe Valley	Policy neutral amendment
02.03-3 Environmental risks and amenity	<p>Updated under sub heading ‘Bushfire’</p> <p>Fires in bushland reserves, grasslands and plantations also pose a risk to property and infrastructure development across Latrobe.</p> <p>Ensure development in bushfire prone areas does not reduce native vegetation cover or biodiversity.</p> <p>Include the following under sub heading ‘Floodplain management’:</p> <p>‘Many parts of the municipality are within flood prone area. The highest risk areas are subject to the Urban Floodway Zone as well as the Floodway Overlay and Land Subject to Inundation Overlay and includes residential and commercial areas within urban areas, particularly adjacent to waterways..’</p>	Policy neutral amendment
02.03-4 Natural resource management	<p>Update under sub heading ‘Timber’:</p> <p>‘However, this should occur in a way that protects the amenity of residents including limiting bushfire risk.’</p> <p>Updated under sub-heading ‘Coal’:</p> <p>‘Latrobe supports planning for the remediation of existing mines and for the future use of brown coal in order to best manage urban growth, while also considering the transition to a low or zero net emission future and the finite nature of coal resources. Many infrastructure assets are in areas that are at danger from mine and timber plantation fires.’</p>	Policy neutral amendment
02.05 Built environment and heritage	<p>Consider including additional First Nations history under ‘Heritage’ subheading as current form is skewed towards post contact heritage.</p> <p>Change European settlement to European arrival.</p>	Policy neutral amendment
02.03-6 Housing	Update projected population figures and demographics.	Policy neutral amendment

	<p>Include changes from amendment C136.</p> <p>Update under sub-heading 'rural residential development':</p> <p>'Ensure rural living does no negatively impact on or reduce native vegetation and biodiversity values.'</p>	
02.03-7 Economic development	<p>Rephrase: "Emerging industries are establishing close to existing infrastructure at the University in Churchill and east of Morwell." to "Emerging industries are establishing close to existing infrastructure, both at the University in Churchill and to the east of Morwell."</p> <p>Update tourism number figures under subheading 'Tourism'.</p>	Policy neutral amendment
02.03-8 Transport	Complies, no change required	Complies
02.03-9 Infrastructure	<p>Rephrase: "These assets need to be protected. Use and development near these assets, particularly the pipelines, can also pose risks to human life if they are not planned for properly." to "These assets need to be protected because use and development near them, particularly high pressure pipelines, can pose risks to human life if not properly planned for."</p> <p>Rephrase: "The establishment of linear parklands within residential areas are necessary to improve access through and amenity within residential areas." to "Establishing linear parklands within residential areas is essential to enhance access and amenity within those residential areas."</p> <p>Update under sub-heading 'Open spaces':</p> <p>'Ensure rural living does no negatively impact on or reduce native vegetation and biodiversity values.'</p>	Policy neutral amendment
2.04 Strategic framework plans	Complies, no change required	Complies
Strategic framework plan	Complies, no change required	Complies
Settlement plan	Complies, no change required	Complies
Retail hierarchy plan	Change uppercasing 'H' in 'hierarchy' to lowercase	Policy neutral amendment
Economic strategy plan	Complies, no change required	Complies
Rural framework plan	Complies, no change required	Complies
Industrial framework plan	Change colour of either 'Special Use Zone 1' or 'Future Industrial Land' as they are too similar and difficult to differentiate	Policy neutral amendment
Extractive industries framework plan	Complies, no change required	Complies
Traralgon-Morwell growth framework plan	Lowercase 'G', 'F' and 'P' in 'Growth Framework Plan'	Policy neutral amendment

- Note changes to colours and wording on the framework plan will need to be considered separately as that is not within the scope of the PSR.

5.3. Planning Policy Framework

All the Local PPF policies that are included in the planning scheme are included in the table below, and a notation is included about whether they comply or require changing because of this review. Changes may be required to align with the *Ministerial Direction on the Form and Content of Planning Schemes*,

or they may be suggested to clarify the policy as identified through the analysis and engage stages of the review.

Clause no. and name	Changes required	Action PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
SETTLEMENT		
11.01-1L.01 Latrobe settlement patterns	Numbering needs to be updated to -01. Consequential clause renumbering in strategies is also needed. Move the Boolarra structure plan to its own unique clause and include policy applications and strategies with updating numbering to -02 Updated to 'Manage growth in rural living precincts by discouraging further rezoning of land and by discouraging impacts to environmental values.'	Policy neutral amendment
11.01-1L Churchill	Change clause number to 11.01-1L.03 Rephrase: "This policy applies to land within the Churchill Town Structure Plan (CTSP) in this clause." to "This policy applies to land within the Churchill Town Structure Plan (CTSP) included in this clause."	Policy neutral amendment
11.01-1L Moe-Newborough	Change clause number to 11.01-1L.05 Rephrase: "This policy applies to land within the Moe-Newborough Town Structure Plan (MNTSP) in this clause." to "This policy applies to land within the Moe-Newborough Town Structure Plan (MNTSP) included in this clause."	Policy neutral amendment
11.01-1L Morwell	Change clause number to 11.01-1L.06 Rephrase: "This policy applies to land within the Morwell Town Structure Plan (MTSP) in this clause." to "This policy applies to land within the Morwell Town Structure Plan (MTSP) included in this clause."	Policy neutral amendment
11.01-1L Traralgon	Change clause number to 11.01-1L.07 Rephrase: "This policy applies to land shown on the Traralgon Town Structure Plan (TTSP) in this clause" to "This policy applies to land shown on the Traralgon Town Structure Plan (TTSP) included in this clause." Rephrase: "Encourage long term (15 or more years) residential intensification of land zoned rural living and farming in TTSP Areas 9, 10 and 11" to "Encourage long term (15 years or more) residential intensification of land zoned rural living and farming in TTSP Areas 9, 10 and 11."	Policy neutral amendment
11.01-1L Glengarry	Change clause number to 11.01-1L.04 Rephrase: "This policy applies to land within the Glengarry Town Structure Plan (GTSP) in this clause." to "This policy applies to land within the Glengarry Town Structure Plan (GTSP) included in this clause."	Policy neutral amendment

11.01-1L Tyers	Change clause number to 11.01-1L.09 Rephrase: “This policy applies to land within the Tyers Town Structure Plan (TYTSP) in Clause 11.01-1L.” to “This policy applies to land within the Tyers Town Structure Plan (TYTSP) included in this clause.”	Policy neutral amendment
11.01-1L Toongabbie	Change clause number to 11.01-1L.08 Rephrase: “This policy applies to land within the Toongabbie Town Structure Plan (ToonTSP).” to “This policy applies to land within the Toongabbie Town Structure Plan (ToonTSP) included in this clause.” Rotate ‘Toongabbie Town Structure Plan (ToonTSP)’ to landscape format and enlarge to improve readability. Correct spelling of ‘subject’.	Policy neutral amendment
11.03-1L Activity Centres	Complies, change clause number to 11.03-1L-01	Complies
11.03-1L Churchill activity centre	Change clause number to 11.03-1L-02 Rephrase: “This policy applies to land within the Churchill Town Centre Plan (CTCP) in this clause.” to “This policy applies to land within the Churchill Town Centre Plan (CTCP) included in this clause.”	Policy neutral amendment
11.03-1L Moe activity centre	Change clause number to 11.03-1L-03 Rephrase: “This policy applies to land within the Moe Activity Centre Plan (MACP) in Clause 11.03-1L.” to “This policy applies to land within the Moe Activity Centre Plan (MACP) included in this clause.”	Policy neutral amendment
11.03-2L Morwell to Traralgon Structure Plan	Rephrase: “This policy applies to the land identified on the Morwell to Traralgon Structure Plan (MTTSP) in this clause.” to “This policy applies to the land identified on the Morwell to Traralgon Structure Plan (MTTSP) included in this clause.”	Policy neutral amendment
ENVIRONMENT VALUES AND LANDSCAPES		
12.01-1L Protection of biodiversity	Add: ‘Ensure that development does not result in a net loss of native vegetation and biodiversity’ Updated to: ‘Ensure rural landholders to pursue a target of 30 per cent of native vegetation coverage across their properties and the landscape as a critical threshold for biodiversity conservation, particularly within the Strzelecki – Alpine bio-link.’	Policy neutral amendment
12.03-1L River corridors and waterways	Complies, no change required	Complies
ENVIRONMENTAL RISKS AND AMENITY		
13.02-1L Planning in the Bushfire Management Overlay	Change clause number to 13.02-1L-01 Rephrase Strategy to “Reduce bushfire risk by setting back development in the Farming Zone Schedule 2 from any bushfire hazard to achieve a BAL construction standard no higher than BAL-	Policy neutral amendment

	29, unless there are significant siting constraints.”	
13.02-1L Bushfire prone areas	Change clause number to 13.02-1L-02	Policy neutral amendment
13.03-1L Floodplain management	Complies, no change required	Complies
13.07-1L Land use compatibility	Include a policy application section to state where the policy actually applies. Combine ‘General strategies’ with ‘Gippsland Water assets strategies’ under ‘strategies’	Policy neutral amendment
NATURAL RESOURCE MANAGEMENT		
14.01-1L Protection of agricultural land	Change clause number to 14.01-1L-01 Rephrase: “This policy applies to land in the Farming Zone.” to “This policy applies to all land in the Farming Zone.” Rephrase: “Site buildings so that they do not encroach on industry buffer and separation distances, including that of as-of-right animal production land uses.” to “Site buildings so that they do not encroach on industry buffer and separation distances, including those designated for ‘as-of-right’ animal production land uses.” Change heading to ‘Preservation of agricultural land in the Farming Zone’	Policy neutral amendment
14.01-1L Dwelling in the Farming Zone Schedule 1	Change clause number to 14.01-1L-02 Add “only if the following are met”	Policy neutral amendment
14.01-1L Dwelling in the Farming Zone Schedule 2	Change clause number to 14.01-1L-03 Add “only if the following are met”	Policy neutral amendment
14.01-1L Subdivision in Farming Zone Schedule 1	Change clause number to 14.01-1L-04 Add “only if the following are met”	Policy neutral amendment
14.01-2L Intensive agriculture	Complies	Complies
14.01-3L Forestry and timber production	Include a policy application to state where the policy actually applies	Policy neutral amendment
14.02-1L	Consider a new catchment planning and management local policy that would apply to proclaimed water catchment areas.	PSR full amendment
14.03-1L Coal resources	Complies given the relationship to the regional policy.	Complies
BUILT ENVIRONMENT AND HERITAGE		
15.01-1L Urban design	Rephrase to: ‘Encourage all retail outlets to create active street frontages by incorporating low-level signage and minimising blank walls on street facades.’ Remove the expiry date of clause. Updates as a result of amendment C136	Policy neutral amendment
15.01-2L Energy and resource efficiency	Complies, no change required	Complies

15.01-3L Subdivision design	<p>Rephrase: “Locate shops, community centres, public open space and activity centres within walking distance to dwellings.” to “Locate shops, community centres, public open space and activity centres within walking distance of dwellings.”</p> <p>Remove full stop after ‘cycle’ in first dot point.</p> <p>Add: ‘Incorporate remnant native vegetation as reserves and parklands where possible’</p> <p><u>Add: ‘Waterway Management Plan Guidelines for Urban Development in Gippsland.’</u></p>	Policy neutral amendment
15.01-5L Neighbourhood character	Updated to include changes from amendment C136	Policy neutral amendment
15.01-6L Design for rural areas	Complies, no change required	Complies
15.03-1L Heritage conservation	Complies, no change required	Complies
HOUSING		
16.01-1L Housing supply	<p>Lowercase ‘S’ in ‘Supply’</p> <p>Lowercase ‘A’ in ‘Application’</p> <p>Lowercase ‘S’ in ‘Strategies’</p> <p>Rephrase: “This policy applies to all land identified in the Housing Framework Plans in this clause” to “This policy applies to all land identified in the Housing Framework Plans included in this clause.”</p> <p>Lowercase ‘C’ in ‘Clause’</p> <p>Rephrase ‘retails’ to ‘retail’</p> <p>Rephrase: “Encourage multi-level residential development in the form of low scale apartments, townhouses, shop tops and units.” to “Encourage multi-level residential development in the form of low scale apartments, townhouses, shop top dwellings and units.”</p> <p>Rephrase: “Encourage higher density housing in the form of townhouses, units and dual occupancies that are sensitive with adjoining streetscapes, buildings and residential areas.” to “Encourage higher density housing in the form of townhouses, units and dual occupancies that are sensitive to adjoining streetscapes, buildings and residential areas.”</p> <p>Update ‘Traralgon Township Structure Plan in Clause 11.01-1L’ to ‘Traralgon Township Structure Plan in Clause 11.01-1L.07’ and the Morwell Town Structure Plan in Clause 11.01-1L to ‘Clause 11.01-1L-06’.</p> <p>Updated to include changes from amendment C136</p>	Policy neutral amendment
16.01-2L Housing affordability	New clause as a result of amendment C136	Full amendment
16.01-3L Rural residential development	Complies, no change required	Complies
16.01-5L Residential aged care facilities	Complies, no change required	Complies

ECONOMIC DEVELOPMENT		
17.01-1L Diversified economy	Replace “Diverisified” with “Diversified” and update the Morwell Structure Plan clause number.	Policy neutral amendment
17.01-2L Innovation and research	Complies, no change required	Complies
17.02-1L Business	Complies but update the Moe/Newborough, Morwell and Traralgon Structure Plan clause numbers.	Complies
17.02-2L Out-of-centre development	Complies, no change required	Complies
17.03-1L Sustainable industry	Complies, no change required Need to update renumbered clause numbers from 11.01-1L updates	Complies
17.04-1L Major attractions and commercial tourism in Latrobe	Complies, no change required Change clause number to 17.04-1L.01.	Complies
17.04-1L Facilitating rural tourism	Change clause number to 17.04-1L.02. Rephrase “To provide for complementary use of land for rural and nature based tourism in rural landscapes.” to “To promote the complementary use of land for rural and nature-based tourism within rural landscapes” Rephrase “Discourage tourism that is likely to result in significant disturbance of remnant bushland.” to “Discourage tourism that is likely to result in significant disturbance to remnant bushland.” Separate ‘Tourism in the Farming Zone Schedule 1’ into a separate clause (17.04-1L.03) Separate ‘Tourism in the Farming Zone Schedule 2’ into a separate clause (17.04-1L.04)	Policy neutral amendment
TRANSPORT		
18.01-2L Transport system	Complies, no change required	Complies
18.01-3L Sustainable personal transport	Add: ‘Encourage where possible Healthy Active by Design principles when planning open space and neighbourhoods’ ‘Ensure that health and wellbeing outcomes for the community are considered, where appropriate, in land use planning.’ ‘Living Well Latrobe 2022-2025 (Latrobe City Council, 2022)’	Policy neutral amendment
18.02-2L Sustainable personal transport	Add: ‘Facilitate Council programs and events that value and promote engagement with walking, cycling, nature and open space.’ ‘Encourage where possible Healthy Active by Design principles when planning open space and neighbourhoods’ ‘Ensure that health and wellbeing outcomes for the community are considered, where appropriate, in land use planning.’ ‘Living Well Latrobe 2022-2025 (Latrobe City Council, 2022)’	Policy neutral amendment

18.02-4L Road system	Add: 'Enhance the safety of all road users by utilising a safe system approach and promoting active transport.'	Policy neutral amendment
18.02-5L Freight links	Complies, no change required	Complies
18.02-7L Latrobe Regional Airport	Complies, no change required	Complies
INFRASTRUCTURE		
19.01-3L Pipeline infrastructure	Complies, no change required	Complies
19.02-1L Health facilities	Complies, no change required	Complies
19.02-2L Education facilities	Rephrase "Facilitate and protect the operations of the University in Churchill, including by encouraging the preparation of master plans for the development of higher education and similar facilities." to "Facilitate and protect the operations of the University in Churchill by promoting the development of master plans for higher education and similar facilities."	Policy neutral amendment
19.02-4L Social and cultural infrastructure	Add: 'Ensure the cultural safety of Aboriginal and Torres Strait Islander people in the organisation, programs and services and recognise the impact of inter-generational trauma and the ongoing impacts of colonisation.' 'Prioritise universal design in the development and upgrade of community assets.' 'Encourage individuals and communities to plan for, create and maintain a healthy environment that fosters community connectedness.'	Policy neutral amendment
19.02-6L Open space	Update required to the Traralgon Structure Plan clause. Add: 'Prioritise universal design in the development and upgrade of open space.' 'Living Well Latrobe 2022-2025 (Latrobe City Council, 2022)'	Policy neutral amendment
19.03-2L Infrastructure design and provision	Complies, but an update is required to reference the updated IDM date of 2022.	Complies
19.03-3L Integrated water management	Complies, no change required	Complies

5.4. Zones

All the zone schedules that are included in the planning scheme are included in the table below, and a notation about whether they comply or require changing as a result of this review. Changes may be required to align with the *Ministerial Direction on the Form and Content of Planning Schemes*, or they may be suggested to clarify the policy as identified through the analysis and engage stages of the review.

Clause no. and name	Changes required (if relevant)	Action PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
RESIDENTIAL ZONES		
32.03s1 Low Density Residential Zone (LDRZ)	Include Schedule number 1 against planning scheme map reference to comply with MD	Policy neutral amendment
32.04s1 Mixed Use Zone (MUZ)	Include Schedule number 1 against planning scheme map reference to comply with MD	Policy neutral amendment
32.05s1 Township Zone (TZ)	Include Schedule number 1 against planning scheme map reference to comply with MD	Policy neutral amendment
32.07s1 Residential Growth Zone (RGZ)	<p>Complies generally but requirements could be better drafted to be more specific for each variation consistent with PPN91. E.g.: for Standard A3 and B6, reword requirement from '3 metres' to 'Walls of buildings should be set back at least 3 metres from the front street including corner sites.'</p> <p>'Side street setback requirements specified in the table to standards A3 and B6 continue to apply.'</p> <p>Retain existing porches, pergolas and verandahs encroachment requirement.</p> <p>Undertake redrafting of other requirements to be consistent with PPN91.</p>	Policy neutral amendment
32.07s2 Residential Growth Zone (RGZ)	Complies generally but requirements could be better drafted to be more specific for each variation consistent with PPN91 as detailed for s1.	Policy neutral amendment
32.07s3 Residential Growth Zone (RGZ)	<p>Complies generally but requirements could be better drafted to be more specific for each variation consistent with PPN91 as detailed for s1.</p> <p>Remove duplicated decision guideline "Whether land is of sufficient size to achieve setbacks, landscaping and car parking requirements."</p>	Policy neutral amendment
32.07s4 Residential Growth Zone (RGZ)	<p>Complies generally but requirements could be better drafted to be more specific for each variation consistent with PPN91 as detailed for s1.</p> <p>Requirements are slightly different to 32.07s3 but both the "Morwell and Moe Transit City", and "Churchill Activity Centre" RGZ schedules could be combined as they are quite similar.</p>	Policy neutral amendment
32.08s1 General Residential Zone (GRZ)	<p>Complies generally but requirements could be better drafted to be more specific for the fencing variation consistent with PPN91.</p> <p>Include urban design guidelines as a decision guideline relating to garages being setback 5.5 metres from the frontage.</p>	Policy neutral amendment

Clause no. and name	Changes required (if relevant)	Action PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
32.08s2 General Residential Zone (GRZ)	Complies generally but requirements could be better drafted to be more specific for the fencing variation consistent with PPN91. Include urban design guidelines as a decision guideline relating to garages being setback 5.5 metres from the frontage.	Policy neutral amendment
32.08s3 General Residential Zone (GRZ)	Remove “To encourage a lack of front fencing and generous front setbacks to allow for landscaping.” Include urban design guidelines as a decision guideline relating to garages being setback 5.5 metres from the frontage.	Policy neutral amendment
32.08s4 General Residential Zone (GRZ)	Complies generally but requirements could be better drafted to be more specific for the fencing variation consistent with PPN91. Include urban design guidelines as a decision guideline relating to garages being setback 5.5 metres from the frontage.	Policy neutral amendment
32.09s1 Neighbourhood Residential Zone (NRZ)	Introduce a character objective “To preserve the significance, character and appearance of heritage precincts and places affected by environmental constraints while reducing risk to life, property and public infrastructure”. Include urban design guidelines as a decision guideline relating to garages being setback 5.5 metres from the frontage.	Policy neutral amendment
32.09s2 Neighbourhood Residential Zone (NRZ)	Rephrase: “To ensure new development uses muted tones that blend with the environment.” to “To ensure new development uses muted tones that complements the surrounding environment and landscape.” Complies generally but requirements could be better drafted to be more specific for each variation consistent with PPN91. Include urban design guidelines as a decision guideline relating to garages being setback 5.5 metres from the frontage.	Policy neutral amendment
32.09s3 Neighbourhood Residential Zone (NRZ)	Complies generally but requirements could be better drafted to be more specific for each variation consistent with PPN91. Include urban design guidelines as a decision guideline relating to garages being setback 5.5 metres from the frontage.	Policy neutral amendment
32.09s4 Neighbourhood Residential Zone (NRZ)	Complies generally but requirements could be better drafted to be more specific for each variation consistent with PPN91 (e.g. for site coverage).	Policy neutral amendment

Clause no. and name	Changes required (if relevant)	Action PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
	Include urban design guidelines as a decision guideline relating to garages being setback 5.5 metres from the frontage.	
32.09s5 Neighbourhood Residential Zone (NRZ)	Include urban design guidelines as a decision guideline relating to garages being setback 5.5 metres from the frontage.	Policy neutral amendment
INDUSTRIAL ZONES		
33.01s Industrial 1 Zone (IN1Z)	Complies, no change required	Complies
33.02s Industrial 2 Zone (IN2Z)	Complies, no change required	Complies
33.03s Industrial 3 Zone (IN3Z)	Complies, no change required	Complies
COMMERCIAL ZONES		
34.01s Commercial 1 Zone (C1Z)	Complies, no change required	Complies
RURAL ZONES		
35.03s1 Rural Living Zone (RLZ)	Amend 100 metre setback from waterways to 60 metres.	Policy neutral amendment
35.03s2 Rural Living Zone (RLZ)	Amend 100 metre setback from waterways to 60 metres.	Policy neutral amendment
35.03s3 Rural Living Zone (RLZ)	Amend 100 metre setback from waterways to 60 metres.	Policy neutral amendment
35.06s1 Rural Conservation Zone (RCZ)	Separate each different minimum lot size areas into separate schedules and include Schedule number 1, 2 or 3 against planning scheme map reference to comply with MD	Policy neutral amendment
35.07s1 Farming Zone (FZ)	Amend 100 metre setback from waterways to 60 metres.	Policy neutral amendment
35.07s2 Farming Zone (FZ)	Amend 100 metre setback from waterways to 60 metres.	Policy neutral amendment
PUBLIC USE ZONES		
36.01s Public Use Zone (PUZ)	Complies, no change required	Complies
36.02s Public Park and Recreation Zone (PPRZ)	Complies, no change required	Complies
36.03s Public Conservation and Resource Zone (PCRZ)	Complies, no change required	Complies
SPECIAL PURPOSE ZONES		

Clause no. and name	Changes required (if relevant)	Action PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
37.01s1 Special Use Zone (SUZ)	Ensure land use terms are listed in Clause 73.03 and remove or rename incorrectly listed land use terms Ensure land use terms are listed in alphabetic order Change to: 'Natural features including trees and all native vegetation, habitat for protected species, drainage lines, water courses, wetlands, ridgelines, hill tops and features of geomorphic significance; and'	Policy neutral amendment
37.01s2 Special Use Zone (SUZ)	Ensure land use terms are listed in Clause 73.03 and remove or rename incorrectly listed land use terms Ensure land use terms are listed in alphabetic order	Policy neutral amendment
37.01s3 Special Use Zone (SUZ)	Ensure land use terms are listed in Clause 73.03 and remove or rename incorrectly listed land use terms Ensure land use terms are listed in alphabetic order	Policy neutral amendment
37.01s6 Special Use Zone (SUZ)	Ensure land use terms are listed in Clause 73.03 and remove or rename incorrectly listed land use terms Ensure land use terms are listed in alphabetic order	Policy neutral amendment
37.01s7 Special Use Zone (SUZ)	Ensure land use terms are listed in Clause 73.03 and remove or rename incorrectly listed land use terms Ensure land use terms are listed in alphabetic order	Policy neutral amendment
37.01s8 Special Use Zone (SUZ)	Ensure land use terms are listed in alphabetic order	Policy neutral amendment
37.03s Urban Floodway Zone (UFZ)	Complies, no change required	Complies
37.07s1 Urban Growth Zone (UGZ)	Replace "The Plan" with "Plan 1" Remove "It is a reproduction of Plan 2 in the Lake Narracan Precinct Structure Plan (March 2015)" Add a header to Table 1 to improve readability	Policy neutral amendment
37.08s1 Activity Centre Zone (ACZ)	Remove dot points in 'Land use and development objectives to be achieved' Combine last two dot points of 'Access & Movement' into "To provide safe cycle links through the town centre, ensure connections with other cycle path projects such as the Traralgon-Morwell Shared Pathway, and allow for	Policy neutral amendment

Clause no. and name	Changes required (if relevant)	Action PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
	<p>pedestrian and visual links from Kay Street to Victory Park.”</p> <p>Combine “To strengthen the role of the key retail axes of Franklin and Seymour Streets as a vibrant dining, retail and commercial hub” and “To ensure a distinction between the historic Franklin Street corridor and the contemporary streetscapes of Seymour and Hotham Streets.” to “To strengthen the role of the key retail axes of Franklin and Seymour Streets as a vibrant dining, retail, and commercial hub, while ensuring a distinction between the historic Franklin Street corridor and the contemporary streetscapes of Seymour and Hotham Streets.”</p> <p>Rephrase ‘precinct guidelines’ to make them sound more like guidelines rather than requirements and move existing precinct guidelines that read like requirements to the ‘other requirements’ section of the clause.</p>	
37.08s2 Activity Centre Zone (ACZ)	<p>Remove uses that are not Accommodation uses from the Section 1 Accommodation use exemptions including ‘community care accommodation’ and ‘rooming house’.</p> <p>Ensure uses are listed in alphabetic order</p> <p>Include ‘C’ in ‘other than car wash’ in ‘Section 3’</p> <p>Replace ‘Landscaping’ with ‘Landscape’</p> <p>Remove ‘s’ from Saleyards</p> <p>Remove words ‘See 37.08-8 for relevant provisions’ from section 7.</p>	Policy neutral amendment

5.5. Overlays

All the overlay schedules that are included in the planning scheme are included in the table below, and a notation about whether they comply or require changing as a result of this review. Changes may be required to align with the *Ministerial Direction on the Form and Content of Planning Schemes*, or they may be suggested to clarify the policy as identified through the analysis and engage stages of the review.

Clause no. and name	Changes required (if relevant)	ACTION PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.

ENVIRONMENTAL AND LANDSCAPE OVERLAYS		
42.01s1 ESO1	<p>Capital 'N' in 'National' in section 1.</p> <p>Restructure 'Development must' segment to ensure it is in keeping with the MD</p> <p>Update Department name from DSE to DEECA in section 3.</p> <p>Update EPA Act to EP Act 2017.</p> <p>Updated to: 'Remove, destroy or lop native vegetation associated with the construction of the Princes Freeway – Traralgon Bypass carried out by or on behalf of the Roads Corporation, subject to meeting the requirements of the background document The Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017).'</p>	Policy neutral amendment
42.01s2 ESO2	<p>Restructure 'Permit requirement explanatory notes' segment to ensure it is in keeping with the MD</p> <p>Rephrase "The design of any wastewater treatment system will ensure that nutrients pathogens or other pollutants from wastewater will not enter any waterway, wetland, flood plain or water supply reservoir or otherwise detrimentally affect the designated beneficial uses of groundwater or surface water" to "The design of any wastewater treatment system will ensure that nutrients and pathogens or other pollutants from wastewater will not enter any waterway, wetland, flood plain or water supply reservoir or otherwise detrimentally affect the designated beneficial uses of groundwater or surface water"</p> <p>Rephrase "How activities will be carried out and maintained to prevent erosion and the siltation of any waterway or wetland in accordance with <i>EPA Victoria publication - Construction Techniques for Sediment Pollution Control 1991</i> or any superseding document(s)" to "Activities will be carried out and maintained to prevent erosion and the siltation of any waterway or wetland in accordance with <i>EPA Victoria publication - Construction Techniques for Sediment Pollution Control 1991</i> or any superseding document(s)"</p>	Policy neutral amendment
42.01s3 ESO3	<p>Rephrase "The Mill has been continually updated and upgraded to ensure it remains market competitive, environmentally sustainable and safety focused." to "The Mill has been continually upgraded to ensure it remains market competitive, environmentally sustainable and safety focused."</p> <p>Remove dot point in objectives</p> <p>Translate clause to a BAO at a future stage.</p>	Full amendment
HERITAGE AND BUILT FORM OVERLAYS		
43.01s HO	Complies, no change required	Complies

43.02s3 DDO3	Complies, no change required other than to reference to 'Head, Department of Transport'. Decision guideline shouldn't refer to comments from the referral authority in CI 66.04.	Policy neutral amendment
43.02s4 DDO4	Complies, no change required	Complies
43.02s5 DDO5	Decision guideline shouldn't refer to comments from the referral authority in CI 66.04.	Policy neutral amendment
43.02s6 DDO6	Insert "The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:" in 'Decision guidelines'. Alternatively, a decision guideline shouldn't refer to comments from the referral authority in CI 66.04	Policy neutral amendment
43.02s7 DDO7	Complies, no change required, other than a decision guideline shouldn't refer to views from the referral authority in CI 66.04.	Policy neutral amendment
43.02s8 DDO8	Complies, no change required, other than a decision guideline shouldn't refer to views from the referral authority in CI 66.04.	Policy neutral amendment
43.02s9 DDO9	Complies, no change required	Complies
43.02s10 DDO10	Complies, no change required, other than a decision guideline shouldn't refer to views from the referral authority in CI 66.04.	Policy neutral amendment
43.02s11 DDO11	Remove dot point from 'Buildings and works' and combined into one sentence Decision guideline shouldn't refer to comments from the referral authority in CI 66.04.	Policy neutral amendment
43.04s1 DPO1	Background documents needs to be removed and referenced in the schedule to CI 72.08 only. Updated to: 'An assessment of any native vegetation proposed to be removed having regard to background document Guidelines for the removal, destruction or lopping of native vegetation (DELWP, 2017)'	Policy neutral amendment
43.04s2 DPO2	Minor changes to map NO62DPO	Policy neutral amendment
43.04s3 DPO3	Replace the first sentence of Clause 3.0 with "The following conditions and/or requirements apply to permits" Replace the first two sentences of Clause 4.0 with "A development plan must include the following requirements:" Remove Clause 5.0 as it is not consistent with MD Updated to: 'An assessment of any native vegetation proposed to be removed having regard	Policy neutral amendment

	to background document Guidelines for the removal, destruction or lopping of native vegetation (DELWP, 2017)'	
43.04s4 DPO4	Delete "A single development plan must be prepared for the whole of the land to which this schedule applies and be to the satisfaction of the Responsible Authority. The plan must show:" from Clause 4.0	Policy neutral amendment
43.04s5 DPO5	Delete "The plan must show" from Clause 4.0	Policy neutral amendment
43.04s6 DPO6	Delete "The plan must show" from Clause 4.0	Policy neutral amendment
43.04s7 DPO7	Rephrase "A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority for a 'Minor Buildings and Works' means a minor extension, minor addition or minor modification to an existing buildings and works that does not prejudice the future, orderly development of the general area affected by the Development Plan Overlay." to "A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority for 'Minor Buildings and Works' including small scale extensions, additions, or modifications to existing buildings that do not hinder the future orderly development of the general area affected by the Development Plan Overlay." Delete "The plan must show" from Clause 4.0	Policy neutral amendment
43.04s8 DPO8	Rephrase: "A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority: A minor extension, minor addition or minor modification to an existing building and works that does not prejudice the future orderly development of the general area affected by the Development Plan Overlay." to "A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority: 'Minor Buildings and Works' including small scale extensions, additions, or modifications to existing buildings that do not hinder the future orderly development of the general area affected by the Development Plan Overlay."	Policy neutral amendment
43.04s9 DPO9	Rephrase: "A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority for a minor extension, minor addition or minor modification to an existing building and works that does not prejudice the future orderly development of the general area affected by the	Policy neutral amendment

	<p>Development Plan Overlay.” to “A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority:</p> <p>‘Minor Buildings and Works’ including small scale extensions, additions, or modifications to existing buildings that do not hinder the future orderly development of the general area affected by the Development Plan Overlay.”</p>	
43.04s11 DPO11	<p>Rephrase: “A permit may be granted for minor buildings and works before a development plan has been prepared to the satisfaction of the responsible authority. Minor buildings and works means a minor extension, minor addition or minor modification to an existing building(s) and works that do not prejudice the future, orderly development of the general area affected by the Development Plan Overlay.” to “A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority:</p> <p>‘Minor Buildings and Works’ including small scale extensions, additions, or modifications to existing buildings that do not hinder the future orderly development of the general area affected by the Development Plan Overlay.”</p>	Policy neutral amendment
LAND MANAGEMENT OVERLAYS		
44.03s1 FO1	<p>Rephrase: “For land in an existing urban area, construct a replacement building (excluding non-habitable outbuildings) where:” to “construct a replacement building (excluding non-habitable outbuildings) on land in an existing urban area where”</p> <p>Insert dot points for main requirements in clause 3.0</p>	Policy neutral amendment
44.04s1 LSIO1	<p>Insert dot points for main requirements in clause 3.0</p>	Policy neutral amendment
44.06s1 BMO1	<p>Convert “A bushfire management plan that:” to a dot point and following dot points as sub dot points to ensure clause is in keeping with MD</p>	Policy neutral amendment
44.07s1 SRO1	<p>Rephrase: “In order to ensure the medium to long term extraction and use of the coal resource for power generation, building, works and subdivision of land over the resource should be of a type that will not inhibit, by way of community significance or cost of removal, the eventual productive use of that resource.” to “To ensure the medium to long-term extraction and use of the coal resource for power generation, building, works, and subdivision of land over the resource should be designed in a way that does not inhibit the eventual productive use of that resource due to community significance or removal costs.”</p>	Policy neutral amendment

44.08s1 BAO1	Remove 'a' from clause 3.0	Policy neutral amendment
OTHER OVERLAYS		
45.01s PAO	Complies, no change required	Complies
45.02s1 AEO1	Complies, no change required	Complies
45.02s2 AE02	<p>Replace: "a permit is required to use land for the following uses:" with "An application to use land for the following must be referred to the airport owner under Section 55 of the Act unless, in the opinion of the responsible authority, the proposal satisfies requirements or conditions previously agreed in writing between the responsible authority and the airport owner:" to ensure clause is in keeping with MD</p> <p>Remove "An application to use land under this overlay must be referred to the Latrobe Regional Airport Board under Section 55 of the Act unless in the opinion of the responsible authority the proposal satisfies requirements or conditions previously agreed in writing between the responsible authority and the Latrobe Regional Airport Board." to ensure clause is in keeping with MD</p>	Policy neutral amendment
45.06s1 DCPO1	Complies, no change required	Complies
45.09s1 PO1	Remove map 1	Policy neutral amendment
45.09s2 PO2	Remove map 1	Policy neutral amendment
45.12s SCO	Complies, no change required	Complies

5.6. Particular provisions

All the particular provision schedules that are available to be applied in the planning scheme are included in the table below, and a notation about whether they comply or require changing as a result of this review. Changes may be required to align with the *Ministerial Direction on the Form and Content of Planning Schemes*, or they may be suggested to clarify the policy as identified through the analysis and engage stages of the review.

Clause no. and name	Is it applied? Changes required (if relevant)	Action PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
51.01s Specific sites and exclusions	Complies, no changes required	Complies
52.02s Easements, restrictions, and reserves	Complies, no changes required	Complies
52.05s Signs	Complies, no changes required	Complies
52.16s Native vegetation precinct plan	Complies, no changes required	Complies

52.17s Native vegetation	Complies, no changes required	Complies
52.27s Licenced premises	Complies, no changes required	Complies
52.28s Gaming	Complies, no changes required	Complies
52.32s Wind energy facility	Complies, no changes required	Complies
52.33 Post boxes and drystone walls	Complies, no changes required	Complies
53.01s Public open space contributions and subdivision.	Complies, no change required	Complies
53.06s Live music entertainment venues	Complies, no change required	Complies
53.15s Statement of underlying provisions	Complies, no change required	Complies
59.15s Local VicSmart applications	Complies, no change required	Complies
Schedule 1 to Clause 59.16 Information requirements and decision guidelines for local VicSmart applications	Complies, no change required	Complies

5.7. General provisions

There are two general provisions that have a schedule available. They are included in the table below with a notation about whether they comply or require changing as a result of this review. Changes may be required to align with the *Ministerial Direction on the Form and Content of Planning Schemes*, or they may be suggested to clarify the policy as identified through the analysis and engage stages of the review. Department names have also been reviewed and updated.

Clause no. and name	Is it applied? Changes required (if relevant)	Action
Schedule to Clause 66.04 Referral of Permit Applications Under Local Provisions	Victorian Government Department names have been updated in schedule.	Policy neutral amendment
Schedule to Clause 66.06 Notice of permit applications under local provisions	Victorian Government Department names have been updated in schedule.	Policy neutral amendment

5.8. Operational provisions

All the operational provision schedules that are available to be applied in the planning scheme are included in the table below, and a notation about whether they comply or require changing as a result of this review. Changes may be required to align with the *Ministerial Direction on the Form and Content of Planning Schemes*, or they may be suggested to clarify the policy as identified through the analysis and engage stages of the review.

Clause	Name	Considerations	Recommendations
			Complies PSR further strategic work. PSR policy neutral amendment. PSR full amendment.

ADMINISTRATION AND ENFORCEMENT OF THIS SCHEME			
72.01s	Schedule to Responsible Authority for this Planning Scheme	Are all relevant responsible authorities specified correctly? If no, please list any inaccuracies.	Complies
72.02s	Schedule to What Area is Covered by this Planning Scheme?	Is the Municipal district named correctly?	Complies
72.03s	Schedule to What Does this Scheme Consist of?	Are all currently applicable Planning Scheme maps listed correctly? If no, please list any inaccuracies. Alphabetise maps Remove maps not listed in the planning scheme online	Policy neutral amendment
72.04s	Schedule to Documents Incorporated in this Planning Scheme	Is the most up to date version of each Incorporated Document listed? Are there any Incorporated Documents no longer required that can be deleted? Do all Incorporated Documents link to an Amendment and Planning Scheme provision in the final column of the schedule? Would any Incorporated Documents benefit from being mapped as a Special Control Overlay? Note: any changes to Incorporated Documents are beyond the scope of a 20(4) amendment.	Complies
72.08s	Schedule to Background Documents	Add Live Work Latrobe 2019	Policy neutral amendment
STRATEGIC IMPLEMENTATION			
74.01s	Schedule to Application of Zones, Overlays and Provisions	Have any Zones or Overlays been introduced or removed since the PPF translation? If yes, please list (including the Amendment Number, the effect of the Amendment & the date of gazettal).	Complies
74.02s	Schedule to further strategic work	Transpose further strategic work to Template R1: Planning Scheme Review Report with the source code of [72.04s]	Complies

5.9. Recommendations

- R5. Amend the MPS, local PPF policies and schedules to include changes identified in the audit of the planning scheme review and shown on the marked up ordinance at Appendix 1.**

- R6. Amend zone and overlay schedules to include changes identified in the audit of the planning scheme review and shown on the marked up ordinance at Appendix 1.**

6. Planning scheme performance

This section contains an analysis of planning permit activity that has taken place during the last five financial years. It draws on both publicly available Planning Permit Activity and Reporting System (PPARs) data and data provided by Council.

6.1. Planning permit activity

6.1.1. Number of permits assessed

Evidence

Table 1 shows the number of permit applications received between the 2018/19 financial year and 2023/24 up to May 31, 2024, over six consecutive years. The numbers of applications received varied, with a low of 237 in 2023/24 and a high of 424 in 2020/21.

Table 1: PPARs Report for Permits Issued Between the 2018/19 and 2022/23 (up to May 31 2024)

Permits (including refusals)	Total 2018/19 to 2023/24	Percent age of total	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Received	2,070	-	314	312	424	397	386	237
<i>New application</i>	<i>1,871</i>	<i>-</i>	<i>283</i>	<i>267</i>	<i>391</i>	<i>373</i>	<i>339</i>	<i>218</i>
<i>Amended permit</i>	<i>199</i>	<i>-</i>	<i>31</i>	<i>45</i>	<i>33</i>	<i>24</i>	<i>47</i>	<i>19</i>
NOD	113	5.5%	16	15	21	24	22	15
New / Amended Permit	1,786	86.3%	286	266	356	322	334	222
Refusal	17	0.8%	8	2	1	0	3	3
Withdrawn / Not Required / Lapsed	222	10.7%	27	29	43	41	46	36
Determined / RA Outcome	2,029	-	316	297	403	364	383	266

Discussion

Analysis of Table 1 shows that applications received and determined increased during the first year of the Covid-19 pandemic and remained relatively consistent over the last few years, although they appear to be decreasing.

There is a low percentage of refusals, which at less than 1% is typical for rural municipalities but also includes a moderately high degree of withdrawn/not required/lapsed applications. The large rate of withdrawn and no permit required applications is explained in part by the low number of refusals as applications that are inconsistent with Council's MPS and local planning policy are often withdrawn before they are refused. A high number of withdrawn and no permit required applications also suggests that greater clarity could be provided in the Latrobe Planning Scheme or through supporting information so that it is clearer to applicants and Council about when a permit is required.

6.1.2. Service performance

Evidence

Latrobe City's planning application performance over the past four years highlights both strengths and areas for improvement compared to other councils and the all-council average.

Time Taken to Decide Planning Applications: Latrobe's median time to decide applications increased from 52 days in 2019-2020 to 81 days in 2022-2023, surpassing the all-council average of 86 days. Although delays are evident, Latrobe's performance remains better than Greater Geelong City and Ballarat City, which took longer to decide applications.

Planning Applications Decided Within Required Time Frames: The percentage of applications decided within required time frames decreased from 96.3% in 2019-2020 to 88% in 2022-2023. Despite this decline, Latrobe consistently performed above the all-council average, outperforming Wangaratta Rural City and Ballarat City, but not Greater Geelong.

Cost of Statutory Planning Service per Planning Application: Costs for Latrobe's planning services rose from \$1,991.09 in 2020-2021 to \$2,946.68 in 2022-2023, still below the all-council average of \$2,996.16 but higher than Wangaratta and Ballarat. Greater Geelong had the highest costs, indicating Latrobe's moderate position.

Council Planning Decisions Upheld at VCAT: Council supplied data shows Latrobe's VCAT performance improved significantly, with decisions upheld increasing from 0% to 100% in 2022-2023, surpassing the all-council average of 50.8% and matching Wangaratta's perfect score. This figure is likely to change for the 2023-2024 period as Council's decision to refuse a permit was recently set aside by the Tribunal in *Uren v Latrobe CC [2023] VCAT 2023*. Data provided by Know Your Council does not yet reflect the 2023-2024 financial year.

Table 2 compares recent service performance of the recent service performance of the Latrobe City Council against comparable councils.

Table 2: Comparison of service performance against comparable councils between the 2019/2020 calendar year and 2022/2023.

Measure description	Council	2019-2020	2020-2021	2021-2022	2022-2023
Time taken to decide planning applications (Median number of days taken between receipt of a planning application and a decision on the application)	Latrobe City	52 days	63 days	76 days	81 days
	Wangaratta Rural City	46 days	46 days	50 days	78 days
	Greater Geelong City	83 days	78 days	80 days	91 days
	Ballarat City	69 days	59 days	72 days	107 days
	All Council Average	64 days	67 days	78 days	86 days
Planning applications decided within required time frames (Percentage of VicSmart planning application decisions made within 10 days and regular planning application decisions made within 60 days)	Latrobe City	96.3%	95%	91.9%	88%
	Wangaratta Rural City	82%	80.3%	83.4%	27.9%
	Greater Geelong City	69.4%	80.9%	78.7%	75%
	Ballarat City	65.5%	79.5%	56.2%	42.9%
	All Council Average	74%	73.2%	67.3%	62.3%
Cost of statutory planning service per planning (Direct cost to council of the statutory planning)	Latrobe City	\$2,514.72	\$1,991.09	\$2,080.37	\$2,946.68
	Wangaratta Rural City	\$2,271.96	\$1,826.91	\$2,017	\$2,431.51

	Greater Geelong City	\$2,453.48	\$2,304.98	\$2,260.19	\$3,250.96
	Ballarat City	\$1,935.48	\$1,876.42	\$2,222.99	\$2,884.03
	All Council Average	\$2645.65	\$2,483.12	\$2,546.49	\$2,996.16
Council planning decisions upheld at VCAT (Percentage of council planning application)	Latrobe City	40%	0%	0%	100%
	Wangaratta Rural City	83.3%	33.3%	100%	100%
	Greater Geelong City	54.2%	71.8%	72.4%	64%
	Ballarat City	75%	100%	100%	54.4%
	All Council Average	51%	49.8%	53.4%	50.8%

Source: www.knowyourcouncil.vic.gov.au.

Discussion

Latrobe’s performance has been benchmarked against three other similar Councils being Wangaratta Rural City, Greater Geelong City and Ballarat City. This benchmarking shows that Latrobe compares favourably against:

- The performance of the statutory planning service at Latrobe City Council has remained relatively stable over the last four years, particularly compared to Councils of a similar size.
- Percentage of VicSmart planning application decisions made within 10 days and regular planning application decisions made within 60 days, particularly since 2021/22.
- Direct cost to council of the statutory planning service per planning application received except in 2019/20 when Ballarat City compared more favourably.

While there have been significant performance improvements, more could be undertaken with further planning regulatory reductions and additional resourcing and investment of the planning function being required.

6.1.3. Most common permit triggers

Evidence

As shown in Table 3, applications for ‘One or more new buildings’ and ‘Subdivision’ are the two most common in 2018/2019 and 2019/2020, while applications for ‘One or more new buildings’ and ‘Single dwelling’ make up the two most common application types in 2020/21 and 2022/23.

Table 3: Most Common Application Types in the townships between the 2018/2019 calendar year and 2023/2024 (up to 31 May 2024).

Application type	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Change or extension of use	34	38	25	30	31	38
Extension to existing dwelling	18	18	47	62	35	22
One or more new buildings	77	76	84	48	78	50
Single dwelling	38	43	87	53	69	34
Multi-dwellings	13	13	25	19	18	7

Native vegetation removal	13	6	9	7	5	12
Subdivision	51	48	52	73	51	45
Liquor licence	7	5	4	4	10	8
Signage	27	23	12	14	19	11
Telecommunications facility	0	0	0	1	5	4

Source: PPARS (including aggregates of new permit applications and amended permit applications)

Discussion:

Table 3 delineates the prevalent types of applications received within the municipality, where the most common type pertains to one or more new buildings. This category consistently represents approximately one-third of all annual applications received, with the exception of the 2021/22 period. Following closely are subdivisions and single dwellings, constituting the next highest categories of application types received.

A noteworthy proportion of applications pertain to changes or extensions of use, as well as extensions to existing dwellings. Conversely, applications for multi-dwellings are relatively infrequent for a rural municipality and the sparse number of applications for native vegetation removal is notably low for a rural area.

6.1.4. Decision making by Council

Evidence

Table 4 shown applications determined by Council in the period from 2019 to 2024.

Table 4: Decision outcome data from 2019 to 2024

No.	Final Outcome	Percentage
1,298	Permit Determined by Delegate	89.4%
23	Permit/ NOD Determined by Council	1.6%
11	Permit Determined by VCAT	0.8%
-	Refusal Determined by Council Delegate	0%
11	Refusal Determined by Council	0.8%
6	Refusal Determined by VCAT	0.4%
57	Withdrawn/ No Permit Required/ Lapsed	3.9%
75	Current Applications	5.2%
-	No Data	-
1,452	Total	100%

Source: Council supplied permit application data

Note: Council supplied data is different to PPARs data.

6.1.5. There were a large number of applications determined by Council’s delegate, with over to 89.4% of permits decided by Council’s delegate. 3.9% of applications were withdrawn by the permit applicant, lapsed or no permit was required. 5.2% of applications remain current and no decision has been made. 1.6% of applications were determined by Council. 0.8% of applications were determined for refusal by Council, 0.6% of applications were determined for refusal by VCAT and no applications were determined by Council Delegate for refusal. **VCAT Matters**

Evidence

As shown in **Table 5**, most appeals are against Council’s approval of a planning permit with 5 appeals in the last six years in this category.

Table 5: Applications for Review against Planning Applications to VCAT

Application for review type	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Appeal against refusal (s. 77)	1	4	1	-	-	1
Appeal against decision to grant (s. 82) and conditions (s.80)	-	2	1	1	1	1
Appeal against failure (s. 79)	-	-	-	-	-	-

Discussion:

There were 11 matters that were appealed to the Victorian Civil and Administrative Tribunal (VCAT) between the 2018/19 and 2022/23 financial years (up to September 2023). Council’s decision was upheld by VCAT in five cases and in eight cases, Council’s decision was not upheld by VCAT. . A large rate of withdrawn and no permit required applications accounts in part for the low rate of appeals, as applications that are inconsistent with Council’s MPS and local planning policy are often withdrawn before they are refused.

6.1.6. Geographic spread of applications

Evidence

There is a large spread of applications over the municipality with 1445 shown in **Table 6**. The most significant have been in Hazelwood North, Traralgon and Morwell as shown from most to least numbers of applications.

Table 6: Distribution of Applications from 2018/19 to 2022/23

Locality	Number of Applications between 2018/2019 and 2022/2023	Percentage (%)
Hazelwood North	259	17.9%
Traralgon	182	12.6%
Morwell	180	12.5%
Tyers	107	7.4%
Tanjil South	64	4.4%
Yinnar South	61	4.2%

Locality	Number of Applications between 2018/2019 and 2022/2023	Percentage (%)
Maryvale	58	4%
Boolarra	47	3.3%
Moe	40	2.8%
Newborough	38	2.6%
Moe South	38	2.6%
Flynn	36	2.5%
Yinnar	36	2.5%
Traralgon East	34	2.4%
Yallourn North	29	2%
Churchill	26	1.8%
Traralgon South	25	1.7%
Hernes Oak	24	1.7%
60Jeeralang Junction	21	1.5%
Koornalla	20	1.4%
Callignee	18	1.2%
Hazelwood	18	1.2%
60mToongabbie	17	1.2%
Glengarry	16	1.1%
Boolarra South	8	0.6%
Glengarry North	8	0.6%
Hazelwood South	7	0.5%
Driffield	7	0.5%
Mirboo	6	0.4%
Glengarry West	6	0.4%
Budgerie	5	0.4%
Jumbuk	4	0.3%
Yallourn	2	0.1%
Jeeralang	1	0.1%
Grand Ridge	1	0.1%

Locality	Number of Applications between 2018/2019 and 2022/2023	Percentage (%)
Total	1445	100%

Discussion:

Applications are concentrated within the townships of Hazelwood North, Traralgon, Morwell, and Tyers. This concentration is influenced by various factors, including the Heritage Overlay, Land Subject to Inundation Overlay, Bushfire Management Overlay and Flooding Overlay controls. The blend of residential, industrial and commercial areas points to the significant number of applications in Traralgon and Morwell.

In Hazelwood North and Tyers, extensive areas designated as Farming Zone underscore the substantial number of applications in these localities. Moreover, moderate application volumes have been noted in smaller townships or localities such as Tanjil South (64 applications), Yinnar South (61 applications), and Maryvale (58 applications).

6.2. Planning Panels Victoria

6.2.1. Summary of planning scheme amendments

Council has undertaken 6 'C' planning scheme amendments since the last planning scheme review as shown in **Table 7**. A detailed analysis of these has been provided to Council officers. Most amendments were considered by a Panel and there was one proposal that involved a renewable energy use and development. Implications for three Amendments, C105latr, C115latr and C122latr are further discussed below.

Table 7: C Amendments Undertaken by Council from 2019

Amendment number	In operation from	Brief description of the amendment	What sort of amendment:			Status of the amendment	Was there are Planning Panel Hearing?	Does this require assessment in Part Two
			- Policy related	- Site specific	- Administrative			
C105latr	21 November 2019	The Amendment implemented key recommendations of Live Work Latrobe, comprising the Live Work Latrobe Housing Strategy 2017, Live Work Latrobe Industrial and Employment Strategy 2017 and Live Work Latrobe Rural Land Use Strategy 2017.	- Policy related			- Approved	Yes	Yes
C115latr	9 July 2020	The Amendment seeks to implement the Morwell Traralgon Employment Corridor Investment Master Plan 2018 by updating various clauses and maps in clause 21 of the Scheme. It also proposes to rezone land to the Public Use Zone Schedule 3 and Special Use Zone Schedule 9 to facilitate development around the Latrobe Regional Hospital for a health precinct. Minor changes to the wording of Special Use Zone Schedule 2 are also proposed.	- Policy related			- Approved	Yes	Yes
C122latr	28 May 2021	Replaces the Municipal Strategic Statement (Clause 21) and local policies (Clause 22) with the Municipal Planning Strategy and Planning Policy Framework and revised local schedules to zones, overlays, particular, operational and general provisions.	- Policy related			- Approved	Yes	Yes

Amendment number	In operation from	Brief description of the amendment	What sort of amendment: - Policy related - Site specific - Administrative	Status of the amendment - Did not progress - Approved - Underway	Was there are Planning Panel Hearing?	Does this require assessment in Part Two - Yes - No
C126latr	29 June 2023	Implements the recommendations of the Toongabbie Structure Plan Report, 2020 and the Floodplain mapping for Toongabbie township report prepared by the West Gippsland Catchment Management Authority in 2016	Policy related	Approved	Yes	No
C127latr	Not in operation	Implements the findings of the Latrobe City Municipal Bushfire Risk Assessment 2020 and the Latrobe City Rural Living Strategy 2020, through the application of local policy and overlays and rezoning of land	Policy related	Underway	Yes	No
C131latr	Not in operation	Updates flood overlays in the municipality, incorporating recent reports and studies, affecting 3323 properties. After peer review and consideration of 67 submissions, adjustments were made, including the removal of areas undergoing urban flood studies and the inclusion of climate change scenarios for the Latrobe River.	Policy related	Underway	No – upcoming hearing 11 June 2024	No

Proposal number	Brief description of the proposal	What sort of amendment: - Policy related - Site specific - Administrative	Status of the amendment - Did not progress - Approved - Underway	Was there are Planning Panel Hearing?	Does this require assessment in Part Two - Yes - No
PA2001063	Four planning permit applications have been made across three Local Government Areas including Latrobe City (PA2001063 – wind energy facility and PA2001065 –	Site specific	Approved	Yes	No

	<p>terminal station), South Gippsland Shire (PA2001066) and Baw Baw Shire (PA2001064). Approval is sought for:</p> <ul style="list-style-type: none"> - use and development of land for a 33-turbine wind energy facility and associated activities - use and development of land for a utility installation (terminal station) - removal of vegetation - creation or alteration of access to a Road Zone Category 1 - business signage. <p>Twenty eight of the turbines and the terminal station are located within Latrobe City, four in South Gippsland Shire and one in Baw Baw Shire.</p>				
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6.2.2. Issue One

Evidence

Matter	Response
Amendment No:	C105latr
Amendment common name	Live Work Latrobe
In operation from:	21 November 2019
Brief description of the amendment:	The Amendment seeks to implement key recommendations of Live Work Latrobe, comprising the Live Work Latrobe Housing Strategy 2017, Live Work Latrobe Industrial and Employment Strategy 2017 and Live Work Latrobe Rural Land Use Strategy 2017.
Policy matters raised by the Panel that require further consideration or action by Council.	<ol style="list-style-type: none"> 1) Retain General Residential Zone Schedule 1 for Oswald Street and Lodge Drive, Traralgon. 2) Harmonize language in residential zone schedules' character statements where appropriate. 3) Ensure residential zone schedules comply with Ministerial Direction and clarify combined side and rear setbacks. 4) Modify planning scheme and supporting strategies to sustain Sibelco's operation, abandoning area transition strategies: <ol style="list-style-type: none"> a) Revise clause 21.09-6 residential to manage urban development near Sibelco facility. b) Add clause 21.09-6 residential to avoid converting farming zoned land south of Janette Street Industrial Precinct. c) Delete encouragement of industrial use transition in transit city precinct and area 8a. d) Plan for Sibelco Lime facility's operation within Janette Street Industrial Precinct. e) Eliminate references to Traralgon South Precinct Masterplan. f) Explore need for permit trigger or policy for noise attenuation in new sensitive use developments. g) Remove references to transitioning Janette Street Industrial Precinct to residential, updating relevant diagrams accordingly.

Changes to ordinance required:	<p>Replace clauses 21.01 to 21.10</p> <p>Introduce clauses 22.01, 22.02 and 22.03</p> <p>Rezone all land within the Farming Zone to Farming Zone Schedule 1 and Farming Zone Schedule 2</p> <p>Rezone land from Farming Zone to Public Conservation and Resource Zone when not in private ownership</p> <p>Rezone residential land based on Housing Framework Plans into Residential Growth, General Residential, and Neighbourhood Residential Zones, with identified areas for different levels of change.</p> <p>Amend Development Plan Overlay Schedules 5 and 6 to align with the Housing Strategy recommendations.</p> <p>Rationalise existing Rural Living Zone Schedules 1 to 6 into three new schedules.</p> <p>Rezone specific parcels from Farming to Industrial 1 Zone.</p> <p>Correct zoning and overlay mapping errors.</p> <p>Update various zone maps and introducing new Development Plan Overlay maps to reflect changes in provisions.</p>
Further strategic work required:	Implementation into background documents of the MPS.

Discussion

Latrobe Amendment C105 aims to incorporate recommendations from the 2017 Live Work Latrobe project, impacting housing, industrial, and rural land use. It proposes extensive changes to policies, zones, and schedules in response to demographic and economic shifts. Key issues include concerns about 'back zoning' in Yinnar South, planning controls affecting the Sibelco lime plant in Traralgon South, residential development near forestry areas, and changes to rural zone subdivision sizes impacting farming. The Council has addressed submissions with post-exhibition changes, which the Panel largely supported, except for differing views on the Janette Street industrial precinct.

The Panel endorsed deferring rural living zoning due to bushfire risks and maintaining the Farming Zone in certain areas, with recommendations for further adjustments to support ongoing industrial and agricultural operations while refining residential zone schedules. The overall approach to bushfire risk was consistent with state policy, ensuring future development did not occur in high-risk areas. The Panel's recommendations included retaining the General Residential Zone in specific areas, reviewing residential zone schedules for compliance and clarity, and supporting the Sibelco lime facility's ongoing operation while removing references to transitioning the Janette Street Industrial Precinct to residential use.

6.2.3. Issue Two

Evidence

Matter	Response
Amendment No:	C115latr
Amendment common name	Morwell to Traralgon Employment Corridor
In operation from:	9 July 2020
Brief description of the amendment:	The implemented the Morwell Traralgon Employment Corridor Investment Master Plan 2018 by updating various clauses and maps in clause 21 of the Scheme. It also proposed to rezone land to the Public Use Zone Schedule 3 and Special Use Zone Schedule 9 to

	facilitate development around the Latrobe Regional Hospital for a health precinct. Minor changes to the wording of Special Use Zone Schedule 2 were also proposed.
Policy matters raised by the Panel that require further consideration or action by Council.	<ol style="list-style-type: none"> 1) Amend Clause 21 in accordance with the Panel preferred version included in Appendix D. 2) Amend Schedule 2 to the Special Use Zone to correct various land use terms as shown in the Panel preferred version in Appendix E. 3) Amend Schedule 9 to the Special Use Zone in accordance with the Panel preferred version included in Appendix F. 4) Do not include the land at 5219 Princes Highway, Traralgon in Special Use Zone Schedule 9 as part of this Amendment unless an Environmental Audit Overlay is applied to the site.
Changes to ordinance required:	<p>Update Clause 21.01 to align with Master Plan recommendations.</p> <p>Amend Clauses 21.02 and 21.07 to integrate Master Plan strategies.</p> <p>Rename and revise Traralgon West Structure Plan to align with Master Plan, reflected in Clause 21.09.</p> <p>Include Master Plan as a background document in Clause 21.10.</p> <p>Rezone land in Master Plan Precincts B3 and D, along with specific properties, to Special Use Zone Schedule 9.</p> <p>Rezone land at Village Avenue, Traralgon, from Rural Living Zone to Public Use Zone.</p> <p>Introduce a new Schedule to Clause 37.01 for the 'Health and complementary uses precinct'.</p> <p>Adjust Clause 37.01 Special Use Zone Schedule 2 for development of Precinct F for car sales per Master Plan.</p>
Further strategic work required:	Not required

Discussion

Latrobe Planning Scheme Amendment C115 seeks to implement the first stage of the Morwell Traralgon Employment Corridor Investment Master Plan 2018, focusing on rezoning land to develop a health precinct around Latrobe Regional Hospital. The Master Plan, covering land north of the Princes Highway between Morwell and Traralgon, aims to create a major regional employment hub, estimating support for 5,600 jobs and \$2.5 billion in economic output upon full development. Key issues raised include support for the Amendment, requests for changes to the Master Plan, objections to certain residential designations, and suggestions for greater flexibility in land use zones.

The Panel report supported the strategic basis of the Master Plan and its inclusion in Clause 21.10-3, endorses changes to Clause 21, and backs the rezoning for the Neighbourhood Activity Centre (NAC) with further economic analysis. The Panel agreed with the proposed modifications to Special Use Zone Schedules 2 and 9, supporting their alignment with the Master Plan and recent amendments. Recommendations include amending Clause 21 and Schedules 2 and 9, ensuring that land at 5219 Princes Highway was only rezoned with an Environmental Audit Overlay, and applying the Public Use Zone Schedule 3 as exhibited.

6.2.4. Issue Three

Evidence

Matter	Response
Amendment No:	C122latr

Amendment common name	New MPS and PPF Translation Amendment
In operation from:	28 May 2021
Brief description of the amendment:	Replaces the Municipal Strategic Statement (Clause 21) and local policies (Clause 22) with the Municipal Planning Strategy and Planning Policy Framework and revised local schedules to zones, overlays, particular, operational and general provisions.
Policy matters raised by the Panel that require further consideration or action by Council.	Adopt the post exhibition changes to the Amendment contained in Attachment 6 of Council's Part A submission (Document 1).
Changes to ordinance required:	<p>Introduce a new Municipal Planning Strategy (MPS) and updates the Planning Policy Framework (PPF) based on local and regional considerations.</p> <p>Add new local policies and revises existing ones across various planning categories such as settlement, environmental protection, and infrastructure.</p> <p>Amend zoning regulations including Township, Neighbourhood Residential, and Urban Growth zones to align with Ministerial directives and local strategies.</p> <p>Adjust overlays like the Environmental Significance Overlay and Design and Development Overlay to reflect recent studies and consultations.</p> <p>Update particular provisions including local VicSmart applications and licensed premises regulations.</p> <p>Refines general provisions such as referral requirements for permit applications in designated areas.</p>
Further strategic work required:	Latrobe PSR 2024 and ongoing strategic work through Amendments underway

Discussion

Latrobe Planning Scheme Amendment C122latr replaced the Municipal Strategic Statement and Local Planning Policy Framework with a Municipal Planning Strategy and local policies, and revised local schedules to zones, overlays, and provisions. Of the ten submissions received, most were resolved before the Hearing, leading to post-exhibition changes adopted by the Panel. Two submissions remained unresolved: one site-specific (80-96 Latrobe Road, Morwell) and one issue-based (rural and bushfire planning), with the latter to be addressed in Amendment C127 through further consultation.

For the unresolved issues at 80-96 Latrobe Road, the Panel suggested either transitioning the area to residential use with an economic strategy or formalizing its industrial use. The use of background documents as policy in the Planning Policy Framework was deemed appropriate. The Panel concluded that the proposed changes were beyond the Amendment's scope, which focuses on a policy-neutral shift to a new framework. Future Council investigations will further consider these issues. The Panel recommended adopting the post-exhibition changes from Council's Part A submission.

Findings

- R7. Revise Clause 74.02 - Future Strategic Work for delivery of the strategic work to areas of existing strategic gaps.**

- R8. Improve the application, efficiency and effectiveness of the scheme by revising zone and overlay schedules to be consistent with the Ministerial Direction on Form and Content of Planning Schemes through more specific zone and overlay schedule requirements.**

6.3. VCAT

6.3.1. VCAT cases reviewed

Council officers provided the following list of VCAT cases to review as provided below:

- Fourniotis v Latrobe CC [2020] VCAT 329.
- Grinstead-Jones v Latrobe CC [2020] VCAT 330.
- Koolen v Latrobe CC (Corrected) [2023] VCAT 994.
- McLaren v Latrobe CC [2021] VCAT 674.
- Nicola v Latrobe CC [2020] VCAT 1456.
- Strachan v Latrobe CC [2022] VCAT 35.
- Uren v Latrobe CC [2023] VCAT 2023.
- Yfantis v Latrobe CC [2022] VCAT 1037.
- Community Housing Ltd v La Trobe CC [2019] VCAT 1115.
- Longo v Latrobe CC [2019] VCAT 1536.
- Optus Mobile Pty Ltd v Latrobe CC [2019] VCAT 1836.
- P1154 2020 Guest v LaTrobe CC.
- Latrobe CC v Monkhurst [2020] VCAT 209
- Inger v Latrobe CC (Corrected) [2019] VCAT 630
- H & Associates Pty Ltd v LaTrobe CC [2019] VCAT 589

6.3.2. Policy issues raised at VCAT

The issues raised in VCAT cases over the past four years that have policy implications include:

- Car parking requirements in the Commercial 2 Zone.
- Development of two of more dwellings in the General Residential Zone.
- Land uses in the Farming Zone.
- Landscaping and parking requirements in the Heritage Overlay.
- Building and works on flood prone land.
- Residential development in the Farming Zone.
- ResCode requirements.
- Residential development interfacing industry.
- Emergency services interfacing residential
- Telecommunications infrastructure in the Farming Zone
- Nine lot subdivision
- Enforcement order
- Store in the Farming Zone
- Medium density housing

6.3.3. Issue One

Car Parking

P1275/2019	Address: 73 Argyle Street, Traralgon
Council Ref:	-
Date of VCAT Order:	13 March 2020

P1275/2019	Address: 73 Argyle Street, Traralgon
VCAT Citation:	Fourniotis v Latrobe CC [2020] VCAT 329
Nature of proceeding:	Application under section 82 of the Planning and Environment Act 1987 – to review the decision to grant a permit.
Council Decision:	Council approved the permit
Council Decision Upheld at VCAT:	No – permit was not granted
Applicable policies and provisions:	Clause 34.02 Commercial 2 Zone and 52.06 Car Parking Requirements
Key Issues:	Is car parking appropriately provided? Is the proposed siting and built form acceptable? The Tribunal found that car parking was appropriate provided for the proposal and that siting and building form was acceptable.
Changes to ordinance required:	Yes
Further strategic work required:	Yes – Latrobe City Urban Design Guidelines (UDG)

Summary

Latrobe City Council approved an application for constructing additions to an existing building at 73 Argyle Street, Traralgon, for use as a restricted retail premises, including a waiver of the required car parking. The site, located on the southeast corner of Argyle and Campbell Streets, is currently vacant but was previously used for motor vehicle sales and a service workshop. However, the permit applicant sought a review of the Council's decision, citing inadequate car parking, poor vehicle access, and inappropriate siting. Upon review, considering submissions, evidence, and the Latrobe Planning Scheme, the Tribunal decided against issuing the permit due to insufficient car parking provision and an unsatisfactory built form response to Campbell Street.

Discussion

The redevelopment of 73 Argyle Street, Traralgon, aligns with the objectives of the Commercial 2 Zone, which aim to diversify the economy and encourage bulky goods retail. The Tribunal acknowledged the policy support for commercial growth in this area but found that the lack of sufficient onsite car parking and the unsatisfactory built form response to Campbell Street would result in an unacceptable outcome. Thus, while the planning policy supports the site's commercial use, practical concerns about parking and site design led to the decision to deny the permit, highlighting the need for development that balances strategic goals with practical needs like parking and good design.

6.3.4. Issue Two

Development of two of more dwellings in the GRZ

P1590/2022	Address: 29 Monash Road, Newborough
Council Ref:	-
Date of VCAT Order:	28 August 2023
VCAT Citation:	Koolen v Latrobe CC (Corrected) [2023] VCAT 994
Nature of proceeding:	Application under section 82 of the Planning and Environment Act 1987 – to review the decision to grant a permit.
Council Decision:	Council approved the permit
Council Decision	=Yes – permit was granted subject to conditions

P1590/2022	Address: 29 Monash Road, Newborough
Upheld at VCAT:	
Applicable policies and provisions:	Clause 02 MPS, 11 Settlement, 15 Built Environment and Heritage, 16 Housing, 32.08 General Residential Zone, 52.06 Car Parking, 55 Two or more dwellings on a lot and residential buildings, 65 Decision guidelines, 71.02 Operation of planning policy framework
Key Issues:	<ol style="list-style-type: none"> 1. Is the proposal an appropriate response to the surrounding neighbourhood character? <ul style="list-style-type: none"> ▪ The Tribunal found the proposal aligns with the neighbourhood character and the planning scheme's encouragement for medium density housing, supported by design elements consistent with local guidelines and previous decisions. 2. Will there be any unreasonable off-site amenity impacts? <ul style="list-style-type: none"> ▪ The proposal is not expected to cause unreasonable off-site amenity impacts, as no concerns were raised regarding overlooking, overshadowing, or visual bulk, and the potential acoustic impacts were deemed acceptable following an assessment based on relevant standards and objectives. 3. Is an appropriate level of internal amenity achieved? <ul style="list-style-type: none"> ▪ The proposed dwellings are expected to achieve an appropriate level of internal amenity, considering factors such as room size, solar and daylight access, secluded private open space, and car parking layout. 4. Does the proposal appropriately provide for car parking and traffic movements? <ul style="list-style-type: none"> ▪ The proposal adequately provides for car parking and traffic movements, meeting the requirements set out in the Latrobe Planning Scheme and addressing concerns raised regarding on-street parking and garage dimensions.
Changes to ordinance required:	Nil
Further strategic work required:	Nil

Summary

Council permit was challenged for constructing two additional dwellings, extending the existing dwelling, and subdividing the land at 29 Monash Road, Newborough into three lots. The site is a 1199 square metre rectangular lot with a single-story dwelling. The applicant's concerns include overdevelopment, insufficient on-site parking, inadequate garage access, noise from the common driveway, and poor energy efficiency in the new dwellings. He agreed that Council's conditions addressed drainage issues. The Tribunal reviewed these concerns along with neighbourhood character, amenity impacts, and parking provisions. Ultimately, it decided to grant the permit with conditions, modifying the Council's original decision.

6.3.5. Issue Three

Land uses in the Farming Zone

P827/2019	Address: CA 8A1, Flynns Creek Road, FLYNN VIC 3844
Council Ref:	-
Date of VCAT Order:	12 March 2020
VCAT Citation:	Grinstead-Jones v Latrobe CC [2020] VCAT 330
Nature of proceeding:	Application under section 77 of the Planning and Environment Act 1987 – to review the refusal to grant a permit.
Council Decision:	Council refused the permit
Council Decision Upheld at VCAT:	No – permit was granted subject to conditions
Applicable policies and	Clause 35.07 Farming Zone, 43.02-1 Design and Development Overlay 1 and 42.01-1

P827/2019	Address: CA 8A1, Flynns Creek Road, FLYNN VIC 3844
provisions:	Environmental Significance Overlay 1 Aboriginal Cultural Sensitivity (area adjacent to Flynns Creek)
Key Issues:	<ol style="list-style-type: none"> 1. Will the proposal result in the land being used for agriculture? <ul style="list-style-type: none"> ▪ The Tribunal found that the proposal proposes using the land for the breeding, training, and sale of Australian stock horses, aligning with agricultural activities. 2. Is the construction of a dwelling a necessary component of the proposed agricultural enterprise? <ul style="list-style-type: none"> ▪ The Tribunal found the construction of a dwelling is deemed necessary for the proposed agricultural enterprise, particularly due to the intensive nature of horse breeding, the round-the-clock care required, and the ancillary outbuilding's function tailored for horse breeding activities. 3. Is the proposal for a dwelling and the associated agricultural enterprise supported by planning policy? <ul style="list-style-type: none"> ▪ The Tribunal found the proposal for a dwelling and the associated agricultural enterprise is supported by planning policy, as it aligns with objectives to retain land in agricultural use, avoid fragmentation of agricultural land, encourage agricultural diversity, and ensure appropriate land use within designated buffers. 4. Does the proposal meet the purpose and decision guidelines of the Farming Zone? <ul style="list-style-type: none"> ▪ The Tribunal determined the proposal fits the Farming Zone's purpose by retaining agricultural land, introducing a new enterprise, and supporting rural communities, while also meeting guidelines regarding site suitability, compatibility with neighbouring land uses, and minimizing adverse impacts on agriculture and the environment. 5. Does the proposal meet the environmental objectives and decision guidelines of the urban buffer at Schedule 1 to the Environmental Significance Overlay? <ul style="list-style-type: none"> ▪ The Tribunal determined the proposal aligns with the environmental objectives of the urban buffer by ensuring compatibility with both urban settlements and coal-related activities, with farming considered a low-intensity use consistent with policy.
Changes to ordinance required:	Nil
Further strategic work required:	Yes

Summary

Council initially refused a planning application for constructing a single dwelling and an outbuilding for horse breeding and grazing at Flynns Creek Road, Flynn. The proposal includes a single-storey, four-bedroom dwelling and an outbuilding with stables, on a 32.77-hectare irregularly shaped lot. The Council's refusal was based on concerns about inconsistency with planning policies, protection of agricultural and coal resources, and the purpose of the Farming Zone. The applicants requested a review, emphasising their agricultural plan to develop a horse breeding business. The Tribunal reviewed the submissions and found the proposal acceptable due to the land's size, single title, and planned agricultural use. Consequently, the Tribunal decided to overturn the Council's decision and grant the permit.

6.3.6. Issue Four

Landscaping and parking requirements in the Heritage Overlay

P827/2019	Address: 43 Shakespeare Street, TRARALGON 3844
Council Ref:	2019/224
Date of VCAT Order:	25 June 2021
VCAT Citation:	McLaren v LaTrobe CC [2021] VCAT 674

P827/2019	Address: 43 Shakespeare Street, TRARALGON 3844
Nature of proceeding:	Application under section 80 of the Planning and Environment Act 1987 – to review the conditions contained in the permit.
Council Decision:	Council approved the permit subject to conditions
Council Decision Upheld at VCAT:	Yes – permit was granted subject to conditions but the Tribunal deleted Condition 1a and 1b and amended Condition 6, 11 and 13b.
Applicable policies and provisions:	Clause 32.09-1 Neighbourhood Residential Zone 1, 43.01-1 Heritage Overlay, 43.01-1 Heritage Overlay (HO85), 52.29-2 Land Adjacent to Principal Road Network, 52.05-13 Signs
Key Issues:	<ol style="list-style-type: none"> 1. How to determine this retrospective application? <ul style="list-style-type: none"> ▪ Relates to potential planning compliance issues as a retrospective application. 2. Is additional landscaping required to respond to the heritage precinct? <ul style="list-style-type: none"> ▪ The Tribunal found the deletion of the three car spaces for additional landscaping is unnecessary 3. Is the material of the car park important to the heritage significance of the precinct? <ul style="list-style-type: none"> ▪ The Tribunal found the gravel surface of the car park satisfactory despite agreeing with Council that there is a greater proportion of the site occupied by driveways and parking than buildings on the site. 4. Should the car park be paved? <ul style="list-style-type: none"> ▪ The Tribunal found that crushed rock meets the requirements for a durable surface for car park and accessways, directs Council to amend permit Condition 13(b) to remove the requirement for an all-weather sealed surface.
Changes to ordinance required:	Yes – 52.06-11 and 53.18 but these are VPP clauses that Council cannot alter. Consider implications for HO85 but ensure no contradiction with other planning scheme requirements
Further strategic work required:	Yes – Latrobe City Heritage Study

Summary

Council issued Planning Permit 2019/224 for a car park at a medical centre on Shakespeare Street, Traralgon. The applicant sought to delete conditions requiring reduction of car spaces for landscaping and construction of a sealed surface, and to amend conditions to allow up to four health practitioners, require on-site stormwater detention, and remove the mandate for an all-weather sealed surface. The site, a Victorian house converted to a medical centre, includes a gravel car park. Council argued these conditions protect the heritage significance of the area, while the applicant claimed they were unnecessary. The Tribunal decided to delete the contested conditions, finding the gravel car park and current landscaping adequate for preserving heritage values.

6.3.7. Issue Five

Building and works on flood prone land

P162/2020	Address 9 Castlereagh Court, TRARALGON VIC 3844
Council Ref:	-
Date of VCAT Order:	22 December 2020
VCAT Citation:	Nicola v Latrobe CC [2020] VCAT 1456
Nature of proceeding:	Application under section 77 of the Planning and Environment Act 1987 – to review the refusal to grant a permit.

P162/2020	Address 9 Castlereagh Court, TRARALGON VIC 3844
Council Decision:	Council refused the permit
Council Decision Upheld at VCAT:	No – permit was granted.
Applicable policies and provisions:	Clause 13.03 Floodplains, 15.01 Built Environment, 21.04, 21.09, 32.09 Neighbourhood Residential Zone, 37.03 Urban Floodway Zone, 44.03 Floodway Overlay, 44.04 Land Subject to Inundation Overlay, 63.05 Existing Uses – Subject 2 and 3 Uses, and 65 Decision Guidelines.
Key Issues:	<p>1. Given the site's proximity to the Traralgon Creek and associated floodplain, the key issue is whether the proposal is acceptable with respect to the impact on flooding. The Tribunal also examined if the siting and design of the proposed buildings and works are an acceptable design response in accordance with policy at clause 15.01 of the planning scheme.</p> <ul style="list-style-type: none"> ▪ The Tribunal found the proposal's buildings and works are in flood-affected areas, but expert hydraulic modeling and floodplain management authority's assessment suggest the development will not have an unacceptable impact on flooding. ▪ The hydraulic model for the shed extension and water tanks (2019/195) permit is deemed sufficiently accurate despite some topographical concerns. ▪ The Tribunal found the buildings and works cannot be reasonably located out of the floodplain.
Changes to ordinance required:	Nil
Further strategic work required:	Yes – Amendment C131 (underway)

Summary

The establishment of two outbuildings, two water tanks, and concrete steps and ramps at 9 Castlereagh Court, Traralgon, was reviewed for retrospective planning permission. The site, which includes a dwelling and an existing large outbuilding, is partly in a flood-prone area used for grazing and partly in a residential zone. The unapproved buildings were identified during a previous permit consideration. The West Gippsland Catchment Management Authority opposed the additions due to flood risks, and the council refused the permit, citing design inconsistencies with urban design policies. However, upon review, it was determined that the impact of these buildings on the floodplain and surrounding properties is reasonable, leading to a decision that the buildings and works were acceptable.

6.3.8. Issue Six

Residential development in the Farming Zone

P803/2021	Address: 94 Neaves Road, CALLIGNEE VIC 3844
Council Ref:	-
Date of VCAT Order:	14 January 2022
VCAT Citation:	Strachan v Latrobe CC [2022] VCAT 35
Nature of proceeding:	Application under section 82 of the Planning and Environment Act 1987 – to review the decision to grant a permit.
Council Decision:	Council approved the permit
Council Decision Upheld at VCAT:	No – permit was not granted

P803/2021	Address: 94 Neaves Road, CALLIGNEE VIC 3844
Applicable policies and provisions:	Clause 35.07-2 Farming Zone 2, 44.06 Bushfire Management Overlay
Key Issues:	<ol style="list-style-type: none"> 1. Is the proposal appropriate having regard to the relevant policies and provisions in the Scheme? <ul style="list-style-type: none"> ▪ The Tribunal found the proposal for a dwelling on the land in the Farming Zone Schedule 2 (FZ2) is deemed inappropriate due to its potential to conflict with existing agricultural activities on nearby properties. 2. Is the risk to human life from bushfire acceptable? <ul style="list-style-type: none"> ▪ The risk to human life from bushfire is deemed unacceptable because the proposal fails to demonstrate that the risk from the broader landscape can be mitigated to a satisfactory level.
Changes to ordinance required:	Yes – FZ2 requires greater detailed criteria for consideration regarding the issue of whether the use of land for a dwelling is appropriate in the FZ2
Further strategic work required:	Yes - Future Rural Strategy for municipality and potential advocacy to the Victorian Government

Summary

The establishment of two outbuildings, two water tanks, and concrete steps and ramps at 9 Castlereagh Court, Traralgon, was reviewed for retrospective planning permission. The site, which includes a dwelling and an existing large outbuilding, is partly in a flood-prone area used for grazing and partly in a residential zone. The unapproved buildings were identified during a previous permit inspection. The West Gippsland Catchment Management Authority opposed the additions due to flood risks, and Council refused the permit, citing design inconsistencies with urban design policies. However, upon review, it was determined that the impact of these buildings on the floodplain and surrounding properties was reasonable, leading to a decision that the buildings and works were acceptable.

6.3.9. Issue Seven

Residential development in the Farming Zone

P421/2023	Address: Harris Lane, TOONGABBIE VIC 3856 (Crown Allotment 104E Parish of Toongabbie North)
Council Ref:	-
Date of VCAT Order:	18 October 2023
VCAT Citation:	Uren v Latrobe CC [2023] VCAT 2023
Nature of proceeding:	Application under section 77 of the Planning and Environment Act 1987 – to review the refusal to grant a permit.
Council Decision:	Council refused the permit
Council Decision Upheld at VCAT:	No – permit was granted
Applicable policies and provisions:	Clause 35.07-1 Farming Zone 1, 44.06 Bushfire Management Overlay, 44.04 Land Subject to Inundation Overlay
Key Issues:	<ol style="list-style-type: none"> 1. Is the proposal supported by Planning Policy? <ul style="list-style-type: none"> ▪ The Tribunal determined the proposal for a dwelling is generally supported by planning policy, provided it is used in conjunction with the agricultural use of the land

P421/2023	Address: Harris Lane, TOONGABBIE VIC 3856 (Crown Allotment 104E Parish of Toongabbie North)
	<p>2. Is the use of the dwelling associated with the agricultural use of the land?</p> <ul style="list-style-type: none"> ▪ The Tribunal found the use of the dwelling is associated with the agricultural use of the land, particularly for horse breeding and calf rearing <p>3. Will the proposed dwelling lead to a proliferation of dwellings in the area?</p> <ul style="list-style-type: none"> ▪ The Tribunal found the proposed dwelling will not lead to a proliferation of dwellings in the area, as there are already numerous existing dwellings nearby. <p>4. Will the proposed dwelling have an adverse impact on other agricultural uses within the area?</p> <ul style="list-style-type: none"> ▪ The Tribunal found the proposed dwelling is unlikely to have an adverse impact on other agricultural uses within the area <p>5. Is the proposed dwelling acceptable given the environmental risks associated with this site?</p> <ul style="list-style-type: none"> ▪ The Tribunal found the proposed dwelling, located within a Bushfire Management Overlay (BMO) and outside the area affected by a Land Subject to Inundation Overlay (LSIO), is considered acceptable as it meets the necessary bushfire safety standards outlined in the Bushfire Management Statement (BMS).
Changes to ordinance required:	Yes – implement updates to RLUS to clause 14.01-1L
Further strategic work required:	Yes - Strengthening of the RLUS to avoid rural lifestyle developments being developed in high quality agricultural areas.

Summary

The proceeding involved retrospective approval being sought for converting a shed into a dwelling on a 31.6-hectare property at Harris Lane, Toongabbie. Initially, a building permit for a shed was granted in 2011, which was later converted without approval. The subsequent application was refused by Council in March 2023. Council argued the dwelling was inconsistent with planning policy and the orderly planning of the area. After reviewing all evidence and considering key issues such as compliance with planning policies, support for agricultural use, potential proliferation of dwellings, and impacts on surrounding agricultural activities, the Tribunal decided to grant the planning permit. They concluded that the dwelling would support agricultural activities on the land, thereby justifying its approval.

6.3.10. Issue Eight

ResCode requirements

P11955/2021	Address: 7 Brendan Street, MOE VIC 3825
Council Ref:	P11955/2021
Date of VCAT Order:	8 September 2022
VCAT Citation:	Yfantis v Latrobe CC [2022] VCAT 1037
Nature of proceeding:	Application under section 82 of the Planning and Environment Act 1987 – to review the decision to grant a permit
Council Decision:	Council approved the permit subject to conditions
Council Decision Upheld at VCAT:	Yes – permit was granted subject to conditions
Applicable policies and provisions:	Clauses 02.03-1 (Settlement), 02.03-5 (Built Environment and Heritage), 02.03-6 and 16.01-1S, 16.01-1L and 16.01-2S (Housing), 11.01-S and 11.01-R (Settlement),

P11955/2021	Address: 7 Brendan Street, MOE VIC 3825
	11.01-1L (Moe-Newborough), 11.02-1S (Supply of Urban Land), 15.01-1S, 15.01-1L and 15.01-2S (Urban and Building Design) and 15.01-5S, 15.01-5L (Neighbourhood Character) in addition to the matters in Clauses 55 (ResCode) and 65 of the planning scheme
Key Issues:	<ol style="list-style-type: none"> 1. Is the proposed development of the land acceptable having regard to all relevant planning considerations. <ul style="list-style-type: none"> ▪ The Tribunal found that the proposed development of the land is acceptable, meeting ResCode requirements and enhancing neighbourhood character.
Changes to ordinance required:	Nil
Further strategic work required:	Nil

6.3.11. Issue nine

Residential development interfacing industry

P2403/2018	Address: 8 Bemm Drive, MORWELL VIC 3840
Council Ref:	-
Date of VCAT Order:	26 July 2019
VCAT Citation:	Community Housing Ltd v La Trobe CC [2019] VCAT 1115
Nature of proceeding:	Application under section 77 of the Planning and Environment Act 1987 – to review the refusal to grant a permit.
Council Decision:	Council refused the permit
Council Decision Upheld at VCAT:	No – permit was granted
Applicable policies and provisions:	Clause 32.08: General Residential Zone (GRZ1)
Key Issues:	<p>Has the Current Proposal Responded to the Tribunal’s Criticisms?</p> <p>The current proposal addresses the Tribunal’s criticisms by reducing the number of dwellings from five to three and repositioning them with a 12.0-meter setback and a single curvilinear driveway. This revision responds to concerns about the site’s suitability for medium-density housing and its isolation from amenities.</p> <p>Is the proposal acceptable in its physical and strategic context?</p> <p>The proposal is acceptable within its physical and strategic context. Despite concerns about the site’s isolation from services and facilities, reducing the dwellings from five to three addresses previous critiques about medium-density housing suitability. This approach aligns with current planning provisions and Amendment C105, maintaining neighbourhood character while meeting all relevant planning standards for design, setbacks, and parking, without impacting local amenity.</p>
Changes to ordinance required:	No
Further strategic work required:	No

Summary

The site at 8 Bemm Drive, Morwell, is a 2,029m² irregularly shaped vacant lot, located in the Greenvale Park residential estate. It has a 13m frontage to Bemm Drive and abuts an industrial estate to the east. The proposal is for three single-storey dwellings, which has faced objections and a previous refusal due to policy and planning scheme non-compliance. The applicant has reduced the number of

dwellings from five to three in response to previous tribunal feedback, aiming to address concerns about density and neighbourhood compatibility. The final decision considers the site's isolation from amenities, interface with industrial use, and recent planning amendments, ultimately approving the revised proposal for three dwellings.

6.3.12. Issue ten

Emergency services interfacing residential

P398/2019	Address: 30 - 40 Buckley Street, 167 – 171 and 173 – 177 Princes Drive, MORWELL VIC 3840
Council Ref:	-
Date of VCAT Order:	7 October 2019
VCAT Citation:	Longo v Latrobe CC [2019] VCAT 1536
Nature of proceeding:	Application under section 82 of the Planning and Environment Act 1987 – to review the decision to grant a permit.
Council Decision:	Council approved the permit
Council Decision Upheld at VCAT:	Yes – permit was granted with some additional conditions
Applicable policies and provisions:	Clauses 11.01-1S, 11.03-1S, 13.02-1S, 15.01-2S, 19.02-5S, 21.09-3, 21.07-2, 21.08-1, 21.06-1, 52.02 and 65
Key Issues:	<p>Will the proposal have a negative impact on traffic and safety or pedestrians and bicycle users?</p> <p>No, the proposal ensures all vehicle access is directed from Princes Drive and Collins Street, avoiding impacts on local traffic patterns and ensuring emergency vehicles enter and exit in a straightforward manner. The layout and operational plans mitigate concerns for pedestrian safety and bicycle lane users, with specific measures like emergency traffic signals in place.</p> <p>Will the proposal result in excessive noise?</p> <p>No, the proposal includes a 2.4-meter high colorbond fence and a 3.6-meter high acoustic barrier along relevant boundaries. Operational guidelines restrict noise-intensive activities to daytime and evening hours, with strict controls on siren usage and training schedules. These measures aim to minimize noise disturbance for nearby residential areas, aligning with environmental standards and community expectations.</p>
Changes to ordinance required:	No
Further strategic work required:	No

Summary

The tribunal proceeding concerned the proposed development of an Emergency Services Facility (Fire Station) on a 7,242 square meter site at the corner of Princes Drive, Collins Street, and Buckley Street in Morwell. Managed by the Country Fire Authority (CFA), the facility is designed for 24/7 operation and includes administrative offices, accommodation, training areas, and garages for emergency vehicles. Access will be from Princes Drive and Collins Street, with specific provisions to mitigate noise impacts on nearby residential areas, including the construction of a 3.6-meter-high acoustic barrier. After considering traffic, noise, safety, and operational needs, the tribunal varied the initial decision to grant a permit, imposing additional conditions to ensure compliance with noise regulations and safety standards.

6.3.13. Issue eleven

Telecommunications infrastructure in the Farming Zone

P632/2019	Address: Lot 2, PS609453, Traralgon West Road, Maryvale
Council Ref:	-
Date of VCAT Order:	21 November 2019
VCAT Citation:	Optus Mobile Pty Ltd v Latrobe CC [2019] VCAT 1836
Nature of proceeding:	Application under section 77 of the Planning and Environment Act 1987 – to review the refusal to grant a permit.
Council Decision:	Council refused the permit
Council Decision Upheld at VCAT:	Yes – permit was not granted
Applicable policies and provisions:	Clauses 11, 12, 13, 15, 19, 21, 35.07, 42.01, 43.02, 44.04, 44.06, 52.19, 62.01, 62.02, 65 and 71.02.
Key Issues:	Will the proposal result in an acceptable visual outcome in this landscape? Do any of the Respondents concerns warrant a refusal of the grant of a permit? The proposed 43-meter monopole in the Farming Zone near Scrubby Lane will be visually prominent, impacting views from nearby dwellings. While it offers significant community benefits, such as improved telecommunications and emergency services, the Latrobe Planning Scheme emphasises balancing these benefits with minimising visual impact on rural landscapes.
Changes to ordinance required:	No
Further strategic work required:	No

Summary

Optus Mobile Pty Ltd sought to overturn Latrobe City Council's refusal to permit a 43-meter-high telecommunications monopole in Maryvale, citing visual impact concerns. The Tribunal affirmed the Council's decision, finding the proposed monopole's visual prominence in the rural landscape unacceptable despite the benefits of improved telecommunications. Concerns included impacts on nearby residences, alternative sites, and environmental and safety issues. The Tribunal concluded that the adverse visual impacts outweighed the facility's benefits, leading to the decision not to grant the permit.

6.3.14. Issue twelve

Nine lot subdivision

P1154/2020	Address: Monash Way, BOOLARRA VIC 3870
Council Ref:	-
Date of VCAT Order:	29 January 2021
VCAT Citation:	P1154 2020 Guest v LaTrobe CC
Nature of proceeding:	This matter involves an application pursuant to section s82 of the Planning and Environment Act 1987 for a review of the LaTrobe City Council to issue a notice of decision to grant a permit.
Council Decision:	Council approved the permit
Council Decision Upheld at VCAT:	Yes – a settlement between all parties was reached and a permit was granted subject to conditions
Applicable policies and provisions:	-
Key Issues:	-
Changes to ordinance required:	No
Further strategic work required:	No

P1154/2020	Address: Monash Way, BOOLARRA VIC 3870
required:	

Summary

In VCAT proceeding P1154/2020, the Tribunal varied the decision of the Latrobe City Council, granting a permit for a nine-lot subdivision at Monash Way, Boolarra. The compulsory conference led to an agreement among the parties, resulting in the Tribunal issuing the permit with specified conditions. The scheduled hearing was vacated, and no costs were ordered.

6.3.15. Issue thirteen

Enforcement order

P1563/2019	Address: 192 Creamery Road, YINNAR VIC 3869
Council Ref:	-
Date of VCAT Order:	21 February 2020
VCAT Citation:	Latrobe CC v Monkhurst [2020] VCAT 209
Nature of contravention:	Construction of an outbuilding without a planning permit contrary to Clauses 35.07-4 and 44.06-2 of the Latrobe Planning Scheme.
Council Decision:	-
Council Decision Upheld at VCAT:	-
Applicable policies and provisions:	Clauses 35.07-4 and 44.06-2
Key Issues:	-
Changes to ordinance required:	No
Further strategic work required:	No

Summary

The Tribunal granted an enforcement order against Mr. Steven Monkhurst for constructing a large shed at 192 Creamery Road, Yinnar, without a planning permit, violating the Latrobe Planning Scheme. Despite his claims of verbal permission and personal delays, the Tribunal required the shed's removal within 120 days or obtaining a retrospective permit. No costs or fees were awarded.

6.3.16. Issue fourteen

Store in the Farming Zone

P1335/2018	Address: Lot 2, LP 134531, Hazelwood Road, TRARALGON VIC. 3844
Council Ref:	-
Date of VCAT Order:	21 August 2019
VCAT Citation:	Inger v Latrobe CC (Corrected) [2019] VCAT 630
Nature of proceeding:	Application under section 77 of the Planning and Environment Act 1987 – to review the refusal to grant a permit.
Council Decision:	Council refused the permit
Council Decision Upheld at VCAT:	No – a permit was granted

P1335/2018	Address: Lot 2, LP 134531, Hazelwood Road, TRARALGON VIC. 3844
Applicable policies and provisions:	Farming Zone (FZ), Bushfire Management Overlay (BMO)1, State Resource Overlay – Schedule 1 (SRO1).
Key Issues:	<p>Whether the proposed reduction in the amount of equipment on the land and the retention of agricultural equipment and vehicles within the proposed building constitutes an acceptable basis for the use of the land as a Store in the Farming Zone.</p> <p>The proposed reduction in equipment and the retention of agricultural vehicles within a designated building is acceptable for using the land as a Store in the Farming Zone. This arrangement mitigates visual disturbances, ensures compatibility with the rural landscape, and complies with regulatory requirements, including removal timelines, building placement, waterway proximity, and parking provisions.</p>
Changes to ordinance required:	No
Further strategic work required:	No

Summary

Latrobe City Council denied a permit for the development of a store on land in the Farming Zone with a Bushfire Management Overlay. The applicant sought a Tribunal review and proposed building a private-use shed with limited access. The Tribunal upheld the use as a store, requiring removal of non-agricultural items, and approved the permit with conditions, including consolidating items in the shed and adding a toilet facility.

6.3.17. Issue fifteen

Medium density housing

P2033/2018	Address: 23 Dunbar Avenue, MORWELL VIC 3840
Council Ref:	-
Date of VCAT Order:	18 April 2019
VCAT Citation:	H & Associates Pty Ltd v LaTrobe CC [2019] VCAT 589
Nature of proceeding:	Application under section 77 of the Planning and Environment Act 1987 – to review the refusal to grant a permit.
Council Decision:	Council refused the permit
Council Decision Upheld at VCAT:	No – a permit was granted
Applicable policies and provisions:	Clauses 11, 15.01, 16.01, 18.02, 19.02, 21.02, 21.06, 52.06, 55 and 65
Key Issues:	<p>Is the proposal consistent with the planning policy framework of the LaTrobe Planning Scheme?</p> <p>The proposal is consistent with the Planning Policy Framework of the Latrobe Planning Scheme as it promotes urban consolidation and efficient use of existing infrastructure and services, aligns with the objectives for medium-density housing in Morwell (Clause 21.09-3), and supports residential growth near activity centers and public transport routes</p> <p>Does the development achieve a satisfactory level of compliance with Clause 55 (ResCode)?</p> <p>The proposed development complies satisfactorily with Clause 55 (ResCode) objectives. It aligns well with local character requirements, offers appropriate setbacks and landscaping, and ensures good access to light and ventilation. Overall, it maintains the amenity of surrounding properties without overdeveloping the site.</p>
Changes to ordinance required:	No
Further strategic work required:	No

Summary

H & Associates Pty Ltd applied for a permit to build three double-storey dwellings at 23 Dunbar Avenue, Morwell. Initially refused by LaTrobe City Council due to design impact concerns and non-compliance issues, the Tribunal overturned this decision. They found the proposal aligned with planning objectives for higher density housing near activity centers, addressing landscaping and neighborhood character concerns.

Findings / recommendations

R9. Undertake further strategic work that considers the strengthening of local planning policies and zoning and overlay provisions in the scheme that:

- **Avoids rural lifestyle developments being developed in high quality agricultural areas.**
- **Avoids building and works in the Farming Zone that are inconsistent with the zone.**
- **Consider car parking provision for development on balance and related to the commercial or housing change objectives for particular areas.**

7. Stakeholder engagement

This section contains an overview and analysis of stakeholder engagement that has informed the Planning Scheme Review. It includes data collected as part of a Council planner survey, responses from key referral agencies and external stakeholders as well as feedback provided by planning staff, key internal staff, and Councillors through a series of workshops.

The intention of this part of the review is to provide context from those who most use the planning scheme and Councillors, as the community representatives. The findings of this engagement help refine the key issues that Council needs to address and prioritise the scope of further strategic work that should be undertaken during the next four years.

Detailed tabulated survey results have been provided separately to Council.

7.1. Planners' feedback

Council planning officers were asked to respond to a survey about the Latrobe Planning Scheme, prior to any analysis documents or findings being shared. The survey included questions from an officer perspective, about how well the scheme is performing, controls that need refining or could be removed, applications that are taking more time than they should, and policy gaps.

Feedback from the initial planner survey provided the basis for a workshop with Council planners held on **8 November 2023. The workshop expanded on the issues raised in the Planners' survey and analysed planning scheme performance more broadly.**

Matters raised in this workshop echoed the survey results but there were further issues raised about:

- Hazelwood North has the highest number of applications due to its estate status and RLZ/FZ zoning.
- Many applications near waterways, prompting considerations for reducing permit triggers in RLZ.
- Control measures are needed to protect waterways, with VICSMART often used.
- Flooding and waterways management are crucial, especially for flood-prone areas.
- TR22 VICSMART pathway lacks clear DTP response timelines.
- Private schools in residential zones face building exemption limitations; childcare centres are excluded due to community concerns.
- Streamlining low impact telecommunications facilities through VICSMART is recommended.
- Need clearer headings in Clause 14.01-1L and improved Clause 11 translation.
- Challenges with land supply in residential areas due to the Rural Residential Practice Note.
- Proposal to include definitions for land use terms in Clause 53.10 within Clause 73.
- Review inconsistencies in Development Plan permit requirements and update DPO11 phrasing.
- Land use terms in schedules need updating with changes to 74.04.
- Integrate urban design guidelines into residential zone schedules for better enforceability.
- Mixed Use Zone issues for LACs and NACs, including shopping convenience and building heights.
- ESO review during PPF translation missed C132, now under amendment.
- RGZ mentions only commercial zone; advocacy needed for ACZ change.
- Poor design outcomes in medium density sites near industries need clearer guidelines.
- Ongoing research on industry-residential separation distances focuses on 2km studies.
- Restrictions on South Morwell residential development due to nearby mines and state government intervention.
- Lack of a bypass complicates development due to mine-related instability.

- Economic Development is developing alcohol and gambling policies, suggesting limits on council land advertising.
- Environmental team working on overlays, including the 'Biolink'.
- Ongoing signage review for commercial and industrial land.
- ESO1 and ESO3 being translated to BAO for coal mine and pipeline buffers.
- Infrastructure needs analysis and integrated transport strategy addressing issues despite funding challenges.
- Integrated Water Management and ESD plans considered expensive.
- Recreation team working on inter-town trail strategy and bike plan.

R10. Recommendations included the following matters about the operation of the Scheme, about further strategic work and/ or implementation to address policy gaps for:

- **Improve clarity in Clause 14.01-1L and enhance the translation of Clause 11.**
- **Include definitions for land use terms in Clause 53.10 within Clause 73.**
- **Review and update inconsistencies in Development Plan permit requirements and DPO11 phrasing.**
- **Update land use terms in schedules to reflect changes to 74.04.**
- **Integrate urban design guidelines into residential zone schedules for improved enforceability.**
- **Advocate for changes in the RGZ parent control to reference the ACZ as a commercial type zone in considering the effect of land use conditions in the RGZ's table of uses.**
- **Develop policies on alcohol and gambling, including potential limits on council land advertising.**
- **Translate ESO1 and ESO3 to the BAO for coal mine and pipeline buffers.**

7.2. Internal staff

Council staff identified as having an interaction with the Latrobe Planning Scheme, either in an internal referral capacity or as an administrator of its policies, were asked to participate in a survey and a follow up meeting on the 17th of May. These responses are detailed below.

- Engineering, liquor license, and subdivision applications are referred but need better integration, especially with social housing and large developments.
- Rooming house applications could be streamlined to a specific area for processing efficiency.
- Building permits, especially for bushfire safety and high corner fences, require input from the Municipal Building Surveyor.
- The Flooding Amendment improves workflows, but community education on flooding is needed.
- Strategic work is necessary to address alcohol harm in Latrobe, with ongoing policy development.
- Updates from the health department include increasing septic setback requirements and updating EPA regulations.
- Infrastructure priorities include flood risk mapping, climate adaptation, and transport planning.
- Ongoing initiatives focus on biodiversity, active transport, and open space strategy reviews.
- Updates to infrastructure design and community health plans are planned, alongside a planning scheme review.
- Bushfire management challenges highlight the essential need for biodiversity strategies and consistent application of the planning scheme, especially when development proposals conflict with zoning and environmental considerations under Rural Living Zone.

- Despite positive feedback on the new flood amendment, "mum and dad" applicants require significant resources, highlighting the need for community education and improved access to information.

R11. Recommendations included the following matters about planning scheme requirements or further strategic work that should be prepared:

- **Improve the integration of engineering, liquor license, and subdivision applications, particularly for social housing and large developments.**
- **Streamline the processing of rooming house applications by designating a specific area for their management.**
- **Develop strategic work and ongoing policies to address alcohol harm in Latrobe.**
- **Implement updates from the health department, including increased septic setback requirements and updated EPA regulations.**
- **Address challenges in bushfire management by developing robust biodiversity strategies and ensuring consistent application of the planning scheme, especially when development proposals conflict with zoning and environmental considerations under Rural Living Zone.**
- **Update infrastructure design and community health plans in conjunction with a comprehensive planning scheme review.**

7.3. Councillors and executive team

A briefing paper outlining the Planning Scheme Review process was provided to Councillors and the executive team on 27 May 2024, offering an opportunity for feedback.

7.4. Referral and notice agencies

All relevant referral and notice agencies and the Registered Aboriginal Party were invited to provide their written comments and feedback regarding the current performance of the Latrobe Planning Scheme, in relation to their specific area(s) of responsibility. Referral and notice agency responses were provided to Council and are summarised below.

In summary, there were many good suggestions made by referral authorities for the review currently underway. These relate to referrals or notice of permit applications under local provisions as detailed in the schedules to Clauses 66.04 and 66.06. There are several matters listed incorrectly in schedules to overlays in relation to referral or notice requirements that should be removed and relocated in either Clause 66.04 or 66.06 and Department or agency name updates.

Energy Safe Victoria (ESV):

To limit potential changes to subdivision issues, the BAO schedule should include "A permit is required to subdivide land" in section 4 and "Whether the development will result in an un/acceptable increase in the number of dwellings and people or sensitive uses" in section 8. Other changes to sections 3 and 8 are also important and would not materially alter the original Amendment (Am C121Iatr). Recommended changes to section 6 are less critical and primarily aimed at improving clarity and efficiency.

ESV feedback highlighted no major issues with the planning scheme. They raised concerns about playground permits, suggesting informal outdoor recreation should require permission. They emphasised the need to refer subdivision works near pipelines to pipeline operators and aim to ensure

consistency in planning scheme amendments across municipalities. ESV will keep in touch regarding relevant projects and found Clause 19 BAO references adequate.

APA:

APA VTS has noticed that Planning Scheme Amendment C121 is missing coverage over a lateral licensed pipeline near Traralgon-Maffra Road. This offtake pipeline connects to the city gate facility and should have the same overlay areas as the Longford-Dandenong pipeline. The change should be made on Map No 63BAO.

APA provided feedback on their interaction with the scheme, focusing on pipeline assets within LCC. They discussed the introduction of BAO and expressed hope for a statewide rollout. Apart from mapping improvements, they did not identify any major issues with the scheme. They expressed willingness to be involved in changes to town structure plans and suggested referencing pipelines in the MPS.

DEECA Resources (ERR):

DEECA feedback suggests clarifying some controls to improve user-friendliness and updating coal provisions in the Latrobe and State Planning Schemes. They propose administrative improvements for clearer referral processes and are waiting for a formal request for a coal policy review. Current projects affecting the scheme include the C87 review and coal mine void transformations. Council projects include Chook Hill rezoning to PUZ and feedback on the Haunted Hills Amendment.

Department of Health and Human Resources:

Proposed changes to the Latrobe Planning Provisions include updating "Department of Health and Human Services (DHHS)" to "Department of Health (DH)" and revising references to "the views of the Department of Human Services" to "The views of the Department of Health and the Chief Executive Officer, Latrobe Regional Hospital." The VHBA aims to transition Hospital Emergency Medical Service (HEMS) Helicopter Flight Path protection controls from the Design and Development Overlay to a Strategic Control Overlay (SCO), initially focusing on Metropolitan Council areas but seeking alignment with the planning scheme review.

Civil Aviation Safety Authority (CASA):

At this stage there appears to be no aviation related information or development planning category with potential aviation impacts that CASA could provide comments on.

Department of Energy, Environment and Climate Change (DEECA):

DEECA's current referral provisions are state-based and beyond the review's scope. The mentioned Salinity Management Overlay is not part of the Latrobe Planning Scheme. Amendment C121latr, effective from late 2023, replaced DEECA's role in the Design and Development Overlay Schedule 1. With no local provisions remaining, DEECA has no further comments on this review aspect.

West Gippsland Catchment Management Authority (WGCMA):

The Authority, acting as a recommending body for state-based referrals, isn't included in the schedules for local provisions' permit application referrals or notifications. It is satisfied with the current arrangements and does not seek inclusion in these schedules, but appreciates the opportunity to contribute to the Latrobe Planning Scheme review.

WGCMA discussed challenges and solutions regarding overlays and development near waterways. They supported a Council proposal reducing the permit trigger distance from 100m to 30m, however, this has been amended to 60m following a review of planning permit applications by Council. They emphasised clearer integration of requirements into plans to address urban intensification near water bodies and suggested broader township flooding amendments for efficiency. Additionally, they

recommended considering the LDRZ for waterways to go into Council reserves, highlighting tensions in the RLZ regarding the application of waterway/vegetation buffers.

AusNet:

AusNet Transmission Group did not have any recommendations or feedback in relation to the policies and provisions in the Latrobe Planning Scheme.

Gippsland Water:

Gippsland Water provided information about the Latrobe City Council Planning Scheme Anomalies, 2024 which identified Gippsland Water owned land which they want rezoned from the SUZ to the PUZ.

Gippsland Water provided feedback regarding other rezonings to the PUZ, indicating their efforts to identify and rezone properties to PUZ1, with the exception of a single Crown Land property, Hazelwood Road. Despite some hesitation from DTP, they are advocating for rezoning. Additionally, Gippsland Water mentioned having several land holdings, like Chook Hill, which they may include and will provide further details on.

Chook Hill, located near Old Melbourne Road, holds strategic significance as it sits close to the combined water treatment plant for Traralgon, Churchill, and Morwell, making it ideal for gravity supply. A servicing strategy, aligned with the Traralgon Growth Area Plan (TGAR), aims to transition the area from Significant Regional Overlays (SRO) to Public Use Zone 1 (PUZ1). Discussions with earth resources have occurred during the purchasing phase, with Gippsland Water offering supportive research for necessary approvals.

ESO2 and Tanjil River's water catchment area require alignment, while Gippsland Water seeks recognition as a determining authority in Clause 66.04. They advocate for clearer definitions in state policy, particularly regarding the State Resource Overlay, offering to share their policy on the matter.

Country Fire Authority (CFA):

The CFA collaborates with state agencies on bushfire-related planning policies for statewide consistency. Latrobe City Council's review of bushfire policy may intersect with the ongoing planning scheme review. It is recommended to assess existing and proposed policies for bushfire implications to enhance community safety and resilience, focusing on settlement growth, vegetation management, and emergency preparedness. This proactive approach aims to update policies and minimize risks, especially in vulnerable areas, ensuring safer development and effective emergency responses.

Amendment C127 is currently underway and will offer a comprehensive examination of bushfire provisions in the municipality. CFA highlighted issues like the Tyers Amendment C132 and advocated for updates to reference documents. Additionally, they noted ongoing state-level efforts to improve guidance through practice note reviews and raised concerns about rural worker accommodation's impact on bushfire safety and evacuation plans.

Registered Aboriginal Parties

Gunaikurnai Land and Water Council

Discussions with the Gunaikurnai Land and Water Council identified that the Latrobe Planning Scheme partially addresses cultural heritage, focusing on archaeological and initiation ceremony sites, with improvements in predictive models being made with Monash University's assistance. However, reliance solely on technology is cautioned against due to the complexities introduced by climate change, especially concerning waterways and poorly mapped sand sheets that may contain ancestral remains. The scheme's effectiveness is limited by the late involvement of the Registered Aboriginal Party (RAP), restricted opportunities for meaningful input, and resource constraints. The Gunaikurnai Land and Water Council plays a significant role in management plans.

Early involvement of the RAP at the visionary stage is crucial to prevent issues and advise on infrastructure siting, necessitating a strong, two-way relationship with the Council and sufficient resources. Currently, engagement and continuity are hampered by staff turnover, emphasising the need for improved collaboration. Despite challenges from statutory requirements, recent effective collaboration with the Sale golf course highlights the benefits of early involvement, allowing for the identification of less sensitive areas and discussions on harm reduction methods. Building personal connections with stakeholders like the Council is essential for successful collaborations.

R12. The following recommendations are included:

- Amend section 4 of Clause 44.08s1 to include the statement "A permit is required to subdivide land."
- Amend section 8 of Clause 44.08s1 to include the statement "Whether the development will result in an un/acceptable increase in the number of dwellings and people or sensitive uses."
- Implement referrals for subdivision works near pipelines to pipeline operators to manage risks associated with these infrastructures.
- Include references to pipelines in the Municipal Planning Strategy (MPS) to ensure that planning decisions take into account the presence and safety requirements of pipeline infrastructure.
- Update provisions related to coal in both the Latrobe Planning Scheme to reflect current standards, practices, and regulations concerning coal mining and related activities.
- Update all reference to "Department of Health and Human Services (DHHS)" to "Department of Health (DH).
- Updated references to "the views of the Department of Human Services" to "The views of the Department of Health and the Chief Executive Officer, Latrobe Regional Hospital."
- Transition from Design and Development Overlay (DDO) to Strategic Control Overlay (SCO).
- Rezone Gippsland Water owned properties to Public Use Zone (PUZ).
- Amend Clause 66.04 to recognise Gippsland Water as a determining authority.
- Advocate for clearer definitions in state policy concerning the State Resource Overlay.
- Align bushfire planning policies with state-level efforts to improve guidance.
- Strengthen the scheme's approach to cultural heritage by expanding beyond archaeological and initiation ceremony sites.
- Facilitate early involvement of the Registered Aboriginal Party (RAP).
- Establish a framework for continuous review and adaptation of the planning scheme in response to evolving cultural heritage considerations and feedback from the Gunaikurnai Land and Water Council.

7.5. Summary of issues raised through engagement

The following table prioritises the various matters raised during the Stakeholder Engagement phase of the review and recommends appropriate actions:

Issue	Officer survey	Planners	Internal staff	Crms and Executive	Referral Agencies	Community and other external stakeholders
<p>Clause Revisions:</p> <ul style="list-style-type: none"> ▪ Improvement needed for headings in Clause 14.01-1L and translation of Clause 11. ▪ Many applications near waterways, prompting considerations for reducing permit triggers in RLZ. ▪ Land use terms in schedules need updating to reflect changes in 74.04. ▪ Integration of urban design guidelines into residential zone schedules for better enforceability. ▪ Review inconsistencies in Development Plan permit requirements and update DPO11 phrasing. ▪ Private schools in residential zones face unnecessary restrictions, whereas childcare centres are excluded due to community concerns. 		✓				
<p>Definitions in Clause 53.10: Proposal to include land use term definitions within Clause 73.</p>		✓				
<p>Development Plan Inconsistencies: Review and update required for Development Plan permit requirements and DPO11 phrasing.</p>		✓				
<p>Mixed Use Zone Issues: Problems in Mixed Use Zones for LACs and NACs related to shopping convenience and building heights.</p>		✓				
<p>Environmental Significance Overlay (ESO): ESO review during PPF translation missed C132, now under amendment.</p>		✓				
<p>Residential and Industrial Proximity: Poor design outcomes near industries require clearer guidelines for medium density sites. Ongoing research focuses on 2km separation distances between industry and residential areas.</p>		✓				
<p>South Morwell Development Restrictions: Nearby mines and state government intervention limit residential development in South Morwell. Development complications due to lack of a bypass and mine-related instability.</p>		✓				
<p>Flooding and Community Education: Flooding and waterways management are crucial, especially for flood-prone areas. The need for improved community education on flooding despite positive feedback on new flood amendment.</p>		✓ ✓ ✓				
<p>Integration and Efficiency:</p> <ul style="list-style-type: none"> ▪ Improve integration of engineering, liquor license, and subdivision applications. ▪ Streamline rooming house applications. ▪ Require Municipal Building Surveyor input for certain building permits. 		✓				
<p>Infrastructure and Environmental Planning:</p> <ul style="list-style-type: none"> ▪ Prioritise flood risk mapping, climate adaptation, and transport planning. ▪ Continue biodiversity, active transport, and open space initiatives. ▪ Update infrastructure design and community health plans, with effective bushfire management strategies. 		✓				
<p>Subdivision and Permitting Controls: Need for detailed subdivision controls in the BAO schedule and consistency in planning scheme amendments, including pipeline references (ESV, APA).</p>		✓			✓	
<p>User-Friendliness and Administrative Clarity: Improve user-friendliness and clarity in referral processes, especially concerning coal provisions and upcoming policy reviews (DEECA).</p>	✓	✓			✓	

Issue	Officer survey	Planners	Internal staff	Crs and Executive	Referral Agencies	Community and other external stakeholders
Health and Safety Updates: Update departmental references and HEMS Helicopter Flight Path protections, and review bushfire provisions for enhanced community safety (Department of Health and Human Services, CFA).					☑	
Infrastructure and Environmental Planning: Advocate for rezoning properties to Public Use Zone 1, aligning ESO2 with water catchment areas, and integrating waterway development requirements (Gippsland Water, WGCMA).	☑	☑			☑	
Policy Coordination and Integration: Emphasise consistent and integrated planning scheme amendments across municipalities and ongoing collaboration on relevant projects (ESV, APA, DEECA, WGCMA).					☑	

8. New strategic work

New strategic work that has been adopted by Council and prepared for the municipality was reviewed to identify whether any policy should be included into the scheme.

The intention of this part of the review process is to include policy that may have been developed by another part of Council (for example, Economic Development, Sustainability, Community Planning etc.) and that is unlikely to be incorporated into the planning scheme through a stand-alone amendment.

The scope of this does not include significant strategic land use planning projects such as structure plans for townships, or housing strategies, which should go through a separate, dedicated planning scheme amendment process.

Regional documents, such as Catchment Management Plans, were also reviewed, to identify if there are any Council specific proposals that should be reflected in the planning scheme. (For example, the construction of a regional transport plan or an integrated water management plan).

8.1. Council projects and documents

8.1.1. Documents reviewed

The following documents that have been prepared since the last planning scheme review were reviewed:

- Latrobe Council Plan 2021-2025 (Latrobe City Council, 2021).
- 2022-25 Living Well Latrobe (Latrobe City Council, 2022).
- Public Toilet Plan 2023-2033 (Latrobe City Council, 2023).
- Fenced Dog Park Implementation Plan 2024-2023 (Latrobe City Council, 2024)

These documents should be included into the schedule to clause 72.08 as background documents.

8.1.2. Documents with policy implications

Latrobe Council Plan 2021-2025 (2021)

The Council Plan outlines goals for the next four years, focusing on community priorities, economic growth, and environmental sustainability, emphasising the region's engineering and manufacturing history. Efforts include supporting community health and enhancing infrastructure for sports, recreation, and arts. The plan aims to transform Latrobe into a smart, creative, healthy, sustainable, connected and liveable city and a leader in innovation. The Council Plan aims to build a diverse, connected, and resilient community, promoting equitable economic diversification and transitioning Latrobe towards a low-emissions future, known for its equity, liveability, and sustainability.

The updated 'Vision' should be implemented into the planning scheme to ensure future development aligns with strategic goals.

2022-25 Living Well Latrobe (2022)

Living Well Latrobe is Latrobe City Council's strategy for enhancing community health and wellbeing. It identifies four key priorities based on community input and data analysis. The council implements programs and partnerships to achieve these goals, reporting annually on progress. The plan aims to

address broader health factors and empower the community, guiding future initiatives and embedding health principles in all Council work.

The document should be listed as a 'policy document' in the following clauses to reinforce their objectives:

- 15.01-1L Urban Design.
- 17.01-1L Diversified Economy.
- 18.01-3L Sustainable Personal Transport.
- 19.02-1L Health Facilities.

Public Toilet Plan 2023-2030 (2023)

The goal of the Latrobe City Council Public Toilet Plan is to ensure fair and accessible public toilet infrastructure exists across the Municipality, promoting community participation and inclusion. This plan aims to enhance existing facilities, establish appropriate ones in high-traffic areas, maintain sustainable infrastructure, and ensure easy access to information about public toilets.

The document should be listed as a 'policy document' in the following clauses to reinforce their objectives:

- 15.01-1L Urban Design.
- 19.03-2L Infrastructure Design and Provision.

References to the document should be updated in the following clauses to reinforce their objectives:

- Schedule 5, 6, 7 and 11 to Clause 43.04-4 Community Hubs and Meeting Places.

Fenced Dog Park Implementation Plan 2024-2034 (2024)

The Implementation Plan is informed by comprehensive evaluations which have been conducted on 34 sites across the municipality, employing criteria specified in the Latrobe City Fenced Dog Park Guidelines 2021. These assessments encompass a combination of community-proposed locations and areas identified as capable of accommodating appropriately sized fenced dog parks.

The document should be listed as a 'policy document' in the following clauses to reinforce their objectives:

- 19.02-6L Open Space.

Recommendations are made with regard to the following policy documents:

- R13. Include the updated vision from the 'Latrobe Council Plan 2021-2025' into the planning scheme to ensure future development aligns with strategic goals.**
- R14. Include '2022-25 Living Well Latrobe' as a policy document in Clauses 15.01-1L Urban Design, 17.01-1L Diversified Economy, 18.01-3L Sustainable Personal Transport and 19.02-1L Health Facilities.**
- R15. Include 'Public Toilet Plan 2023-2030' as a policy document in Clauses 15.01-1L Urban Design and 19.03-2L Infrastructure Design and Provision, and update references to the document in Schedule 5, 6, 7 and 11 to Clause 43.04-4 Community Hubs and Meeting Places.**
- R16. Include 'Fenced Dog Park Implementation Plan 2024-2034' in Clause 19.02-6L Open Space**

8.2. Regional projects and documents

8.2.1. Documents reviewed

The following documents were reviewed:

- Strategic Plan 2022-27 (EPA Victoria, 2022).
- Corporate Plan 2023-2028 (Gippsland Water Victoria, 2023).
- Gunaikurnai Land and Waters Aboriginal Corporation (GLaWAC) Corporate Plan 2017-22 (Gunaikurnai Land and Waters Aboriginal Corporation, 2017).
- Gippsland Freight Infrastructure Master Plan (The Committee for Gippsland and the Regional Development Australia Gippsland Committee, 2023).
- West Gippsland Regional Catchment Strategy 2021-2027 (WGCMA, 2021).

8.2.2. Documents with policy implications

Most of the regional strategies have high level implications for the review but much of their content is too high level to be specifically included in the planning scheme. Application of these regional strategies should be undertaken through the lens of regional policy rather than local policy and considered further by the Victorian Government. The strategies could be referenced as background documents in the planning scheme through the review.

Gippsland Freight Infrastructure Master Plan (2023)

The Gippsland Freight and Infrastructure Master Plan (GFIMP) is essential for guiding the region's transition to clean energy and sustainable development. It outlines critical infrastructure needs and skills initiatives to support Gippsland's freight task and industry growth. Through stakeholder engagement, it identifies investment opportunities and drives intermodal freight priorities. This document serves as a strategic roadmap for collaborative efforts with governments, industries, and communities to deliver vital freight infrastructure.

Council should advocate to the Department of Transport and Planning (DTP) for an update to Clause 18.02-5R in light of this document, as Council lacks the authority to make this change directly.

West Gippsland Regional Catchment Strategy 2021-2027 (2021)

The West Gippsland region, stretching from San Remo to Lakes Entrance and Mount Howitt, is rich in natural resources crucial for its agriculture, forestry, and tourism sectors. With extensive brown coal reserves and vital water sources, including the iconic Wilsons Promontory and Gippsland Lakes, the region faces complex management challenges. The Regional Catchment Strategy (RCS), now in its fourth iteration, guides land, water, and biodiversity management through collaborative stakeholder engagement, reflecting local and regional priorities.

This document should be included as a background document in Schedule to Clause 72.08 and a new local policy should be created at Clause 14.02-1L.

R17. Advocate to the Department of Transport and Planning (DTP) for an update to Clause 18.02-5R in light of the 'Gippsland Freight Infrastructure Master Plan', as Council lacks the authority to make this change directly.

R18. Include the 'West Gippsland Regional Catchment Strategy 2021-2027' as a background document in Schedule to Clause 72.08 and create a new local policy for catchment management and planning at Clause 14.02-1L.

9. Work underway

There are four planning scheme amendments currently underway.

C127latr	Bushfire and Rural Rezoning
C142latr	Traralgon Car Parking Review
C141latr	Philip Parade, Churchill
C131latr	Flood Overlays Update

Council is currently preparing or contributing to the following strategic planning projects:

- Industrial and Sensitive Use Strategy.
- Rural Living Strategy.
- Bushfire Framework Plan.
- Car Parking Framework Plan – Traralgon.
- Moe Activity Centre Plan, including a review of the following projects:
 - Clifton Street Urban Design Guidelines.

These nine projects are significant and a large number of strategic projects for any Council to undertake at the one time, let alone for a regional Council.

Council is currently scoping the following projects and others being undertaken are listed below:

- A drainage study.
- Review the minimal change status of the Toongabbie town centre in the Toongabbie Housing Framework Plan at Clause 16.01-1L (Housing Supply).

Council is currently undertaking two strategic planning projects that will implement several of the projects identified in the previous review plus a range of other projects and inputs to projects including the:

- Industrial Interface Assessment.
- Moe Activity Centre Plan Review.

These projects are a significant burden on Council's strategic planning resources. To ensure that all projects are delivered in a timely fashion and are not held up due to resource constraints, additional resourcing for Strategic Planning is needed. While the current strategic planning staff and budget are managing existing and upcoming projects, some external assistance or additional staff resources may be required. Exploring grants and other funding opportunities from the Victorian and Commonwealth Governments, as well as other avenues, could provide the necessary support.

10. Key issues

Most of the key issues have already been discussed. However, the issue of transitioning from coal as a major form of energy production requires further discussion below.

10.1. Transitioning from Coal

10.1.1. Issue

The transition from coal towards a more sustainable and diverse economy is a critical issue for Latrobe. Coal production has historically been central to power generation and the region now faces the closure of all of its coal-fired power stations and mines due to the global shift towards cleaner energy.

10.1.2. Discussion

Council is currently managing a significant transition from a coal-dependent economy to one that is sustainable and diversified. This change is driven by the impending closures of major coal-fired power stations such as Yallourn in 2028 and Loy Yang in 2035, alongside increasing government focus on renewable energy solutions.

At the core of the Commonwealth and Victorian Government strategies is proactive engagement with both the public and private sectors to stimulate economic growth and secure long-term employment opportunities. Adopting a "Strength Led Transition" framework, the Council has initiated substantial investments in infrastructure projects. These include the development of key facilities such as the Gippsland Regional Aquatic Centre and upgrades to healthcare and transportation infrastructure, essential for establishing a resilient future economy in Latrobe.

In addition to infrastructure development, Council places strong emphasis on supporting the local workforce through retraining programs and preparing for emerging industries. They are committed to creating an environment conducive to attracting new businesses and industries, enhancing overall liveability, and promoting population growth. This comprehensive approach underscores their dedication to navigating the economic impacts of industry closures and positioning Latrobe City as a leader in regional sustainability and economic resilience.

Furthermore, effective communication plays a pivotal role in this transition process, ensuring stakeholders are informed and engaged. The Council aims to amplify community voices and aspirations, advocating for continued investment and collaborative efforts aligned with the city's long-term economic and environmental goals. By maintaining transparent dialogue and actively involving the community in decision-making, Council aims to foster a cohesive and prosperous future for all residents.

Findings/Recommendations

R19. Include greater reference to Latrobe's transition from coal towards a more sustainable and diversified economy in the Municipal Planning Strategy.

11. Further strategic work

Appendix 2 of this report outlines the strategic planning work that has been identified through this planning scheme review.

Through the review process, the highest priority tasks for Council to undertake over the next four years to improve the planning scheme has been identified and is included in the recommendations below. Numerous other recommendations for further strategic work have been identified through this review and are included in **Appendix 2**.

Council has reviewed this list and removed projects that are no longer required. The list below represents the further strategic work that will have the most positive impact for the Latrobe community and the efficient functioning of the planning service.

Only work that can be completed in the next four years should be included in Clause 72.04 of the planning scheme. A recommended Clause 72.04 is included in the marked-up ordinance at **Appendix 2**. This should be considered by Council to ensure that the work is reasonable to complete over the next four years and, if not, the priority projects that should be included in Clause 74.02.

Recommendations:

It is recommended that Council prioritise the following further strategic work over the next four years.

R20. The following further strategic work that should be undertaken in the next four years:

- Prepare small town structure plans for Yinnar, Traralgon South and Yallourn North.
- Prepare an Integrated Transport and Social Infrastructure Plan for existing and future significant shared infrastructure across the municipality.
- Prepare a plan and facilitate the formal recognition of the Strzelecki-Alpine Biolink, incorporating plantation, public, private, road reserve land and mining areas ready or scheduled for rehabilitation through the application of zones and overlays.
- Prepare an Industrial and Sensitive Use Strategy which looks at the viability for transition of industrial areas and alternative options to transition to allow for economic growth and protection of amenity.
- Prepare a Rural Living Strategy and apply planning scheme tools to land identified as appropriate for Rural Living.
- Prepare a bushfire framework plan to inform future settlement and urban growth planning.
- Undertake a landscape assessment of rural areas and apply appropriate planning scheme tools to recognise locations of high hazard erosion and to protect significant landscapes, vistas or areas of significance.
- Implement recommendations from the Traralgon Activity Centre Plan including:
 - Preparing streetscape masterplans for the Traralgon Activity Centre.
 - Preparing a masterplan for Post Office Place.
 - Preparing the Latrobe Active Transport Plan.
- Review the minimal change status of the Toongabbie town centre in the Toongabbie Housing Framework Plan at Clause 16.01-1L (Housing Supply).
- Modify the flooding schedules in consultation with the West Gippsland Catchment Management Authority.
- Develop Environmental Significance Overlays to protect natural assets and to water supply catchments.
- Develop a Management Plan and maintain the Victory Park wetland in Traralgon.
- Prepare Urban Design Guidelines for small towns.

- Undertake further studies to document places of potential local significance that were identified but not assessed in detail by the Latrobe City Heritage Study 2010.
- Identify, assess and document places of indigenous cultural heritage significance, where this is considered appropriate, in conjunction with indigenous communities or custodians.
- Prepare a stormwater quality strategy.
- Develop a policy and approach to development contributions for social and affordable housing.
- Develop a policy to guide planning assessment (relating to design, neighbourhood character and site management), when they are required for Rooming Houses.
- Preparation of a municipal wide signage strategy
- Investigate the inclusion of a Vegetation Protection Overlay in the Low Density Residential Zone and Rural Living Zone to strengthen the protection of native vegetation and retain the amenity and character of these zones.
- Investigate potential to increase Rural Conservation Zone Schedule 1 to other areas zoned Rural Living Zone that contain native vegetation.

Appendix 1

Marked up ordinance with policy neutral and strategically justified changes to the planning scheme.

Circulated as a separate document.

Appendix 2

Comprehensive list of further strategic work

The following list of work is a comprehensive list of all the further strategic work that has been identified through this planning scheme review.

The highest priorities have been identified and included in Chapter 11 of the report. The remaining projects on this list need to be prioritised by Council.

Project Name	Project source:
Prepare small town structure plans for Yinnar, Traralgon South, Toongabbie and Yallourn North.	Clause 74.02
Prepare an Integrated Transport and Social Infrastructure Plan for existing and future significant shared infrastructure across the municipality.	Clause 74.02
Prepare a plan and facilitate the formal recognition of the Strzelecki-Alpine Biolink, incorporating plantation, public, private, road reserve land and mining areas ready or scheduled for rehabilitation through the application of zones and overlays.	Clause 74.02
Prepare an Industrial and Sensitive Use Strategy which looks at the viability for transition of industrial areas and alternative options to transition to allow for economic growth and protection of amenity.	Clause 74.02
Prepare a Rural Living Strategy and apply planning scheme tools to land identified as appropriate for Rural Living.	Clause 74.02
Prepare a bushfire framework plan to inform future settlement and urban growth planning.	Clause 74.02
Undertake a landscape assessment of rural areas and apply appropriate planning scheme tools to recognise locations of high hazard erosion and to protect significant landscapes, vistas or areas of significance.	Clause 74.02
Implement recommendations from the Traralgon Activity Centre Plan including: <ul style="list-style-type: none"> ▪ Preparing streetscape masterplans for the Traralgon Activity Centre. ▪ Preparing a masterplan for Post Office Place. ▪ Preparing the Latrobe Active Transport Plan. 	Clause 74.02
Review the minimal change status of the Toongabbie town centre in the Toongabbie Housing Framework Plan at Clause 16.01-1L (Housing Supply).	Clause 74.02
Modify the flooding schedules in consultation with the West Gippsland Catchment Management Authority.	Latrobe PSR 2014
Develop Environmental Significance Overlays to protect natural assets and to water supply catchments.	Latrobe PSR 2014
Develop a Management Plan and maintain the Victory Park wetland in Traralgon.	Latrobe PSR 2014
Prepare Urban Design Guidelines for small towns.	Latrobe PSR 2014
Undertake further studies to document places of potential local significance that were identified but not assessed in detail by the Latrobe City Heritage Study 2010.	Latrobe PSR 2014
Identify, assess and document places of indigenous cultural heritage significance, where this is considered appropriate, in conjunction with indigenous communities or custodians.	Latrobe PSR 2014

Prepare a stormwater quality strategy.	Latrobe Valley Planning Schemes Review 2018
Develop a policy and approach to development contributions for social and affordable housing.	Latrobe PSR 2024
Develop a policy to guide planning assessment (relating to design, neighbourhood character and site management), when they are required for Rooming Houses.	Latrobe PSR 2024
Preparation of a municipal wide signage strategy	Latrobe PSR 2024
Investigate the inclusion of a Vegetation Protection Overlay in the Low Density Residential Zone and Rural Living Zone to strengthen the protection of native vegetation and retain the amenity and character of these zones	Latrobe PSR 2024
Investigate potential to increase Rural Conservation Zone Schedule 1 to other areas zoned Rural Living Zone that contain native vegetation.	Latrobe PSR 2024

Appendix 3

State and regional planning scheme amendments and planning practice notes issued since last planning scheme review

VC (Victorian) and GC (group of council) amendments.

Since the last planning scheme review in 2018, 94 VC and GC amendments have introduced new policy and provisions into the Latrobe Planning Scheme, many of which are directly relevant to this review:

Table 8: V, VC and GC Amendments to Latrobe Planning Scheme From 2018

Amendment number	In operation from	Brief description
VC149	4 OCT 2018	The Amendment changed the Victoria Planning Provisions (VPP) by inserting a new Commercial 3 Zone at Clause 34.03. Impact on Latrobe Planning Scheme: Minimal. The Shire has no C3Z land. Other aspects of the amendment further support solar and wind energy.
VC153	4 OCT 2018	Amended Clause 52.13-7 (2009 Bushfire – Recovery Exemptions) to extend the expiry date to 30 September 2019. Impact on Latrobe Planning Scheme: Administrative and has now expired.
VC152	26 OCT 2018	Responded to various accommodation matters for shared housing, rooming houses, aged care, nursing homes and crisis accommodation. Impact on Latrobe Planning Scheme: Supports and augments current housing provisions for various types of important accommodation and aged care facilities.
VC154	26 OCT 2018	Changed the Victoria Planning Provisions and all planning schemes by: <ul style="list-style-type: none"> ▪ Deleting Clause 14.02-3S (Water conservation) and integrating these policy statements into a new Clause 19.03-3S (Integrated water management). ▪ Amending Clause 19.03-3S (Water supply, sewerage and drainage) to update and broaden water, drainage and stormwater policies to integrated water management policies. ▪ Deleting Clause 19.03-4S (Stormwater) and integrating this policy into the new Clause 19.03-3S (Integrated water management), with consequential renumbering throughout Clause 19.03. ▪ Inserting a new particular provision at Clause 53.18 for ‘Stormwater management in urban development’. ▪ Amending Clause 55 (Two or more dwellings on a lot and residential buildings) to provide transitional provisions for residential development applications to be assessed against the Clause 55 provisions as they existed before the approval date of Amendment VC154. ▪ Amending Clause 55.03-4 (Permeability) to rename the standard ‘Permeability and stormwater management’ and amend the standard to include a new stormwater purpose, requirements and decision guidelines. ▪ Amending Clause 55.07 (Apartment developments), Clause 56.07 (Integrated water management) and Clause 58.03 (Site layout) to generally align with the new particular provision. ▪ Amending Clause 73.01 (General terms) to insert a new general term and definition for ‘stormwater’. Impact on Latrobe Planning Scheme: Significant and supports current provisions relating to water management for two or more dwellings on a lot and commercial and industrial developments.
VC155	26 OCT 2018	Amended the Victoria Planning Provisions and all planning schemes by:

Amendment number	In operation from	Brief description
		<ul style="list-style-type: none"> ▪ Amending Clause 15.03-15 (Heritage conservation) to include an additional strategy and policy guideline. ▪ Amending Clauses 54.03-5 (Energy efficiency protection), 55.03-5 (Energy efficiency) and 55.07-1 (Energy efficiency) to replace the word 'capacity' with 'performance' and specify that a rooftop solar energy facility must exist at the time an application is lodged. <p>Impact on Latrobe Planning Scheme: Significant and supports and augmented current provisions.</p>
VC157	15 MAR 2019	<p>Introduced changes to the Victoria Planning Provisions (VPP) and all planning schemes to require planning approval for power lines to connect new large-scale electricity generation facilities to the electricity network.</p> <p>Impact on Latrobe Planning Scheme: May impact on future transmission lines connecting wind farms across the state.</p>
VC156	11 APR 2019	<p>Introduced changes to the Victoria Planning Provisions and all planning schemes to correct formatting and spelling errors and omissions and to clarify the operation of certain provisions.</p> <p>Impact on Latrobe Planning Scheme: Minimal. This is a policy neutral amendment.</p>
VC159	8 AUG 2019	<p>The Amendment supported Smart Planning and addressed land use terms.</p> <p>Impact on Latrobe Planning Scheme: Minimal and largely administrative with updated land use definitions used in planning applications.</p>
VC163	16 AUG 2019	<p>Corrected an error in Clause 73.04 (nesting diagrams)</p> <p>Impact on Latrobe Planning Scheme: Minimal. This is a policy neutral amendment.</p>
VC161	17 SEP 2019	<p>Amended the Victoria Planning Provisions and all planning schemes to introduce new requirements for renewable energy facilities and a State planning policy for the protection of declared irrigation districts, and makes an administrative correction in relation to Amendment VC157.</p> <p>Impact on Latrobe Planning Scheme: Minimal but did have some effect.</p>
VC164	26 SEP 2019	<p>The Amendment changed the Victoria Planning Provisions and all planning schemes by amending Clause 52.13-7 (2009 Bushfire – Recovery Exemptions) to extend the expiry date to 31 March 2020.</p> <p>Impact on Latrobe Planning Scheme: Minimal as this Clause has expired.</p>
VC158	26 NOV 2019	<p>Introduced a new particular provision to exempt combustible cladding rectification on buildings subject to an emergency order, building notice or building order under Part 8 of the Building Act 1993.</p> <p>Impact on Latrobe Planning Scheme: Minimal due to the low rise residential nature of the Municipality.</p>
VC165	3 DEC 2019	<p>Amended the Victoria Planning Provisions and all planning schemes to introduce notice and review exemptions and to amend the responsible authority status for certain planning applications for non-government primary and secondary schools.</p> <p>Impact on Latrobe Planning Scheme: Minimal.</p>
GC124	24 DEC 2019	<p>The amendment facilitates the Gippsland Line Upgrade Corridor Works (project) by allowing the use and development of land for the project in accordance with the specific control in the Gippsland Line Upgrade- Corridor Works Incorporated Document, November 2019.</p>

Amendment number	In operation from	Brief description
		Impact on Latrobe Planning Scheme: Impacts land affected by the Gippsland Line Upgrade Corridor Works (project).
VC160	24 JAN 2020	Amended the Victoria Planning Provisions and all planning schemes to correct errors and omissions, clarify the operation of certain provisions, and implement planning reforms for extractive industries. Impact on Latrobe Planning Scheme: Minimal but has some impact on the assessment of extractive industries.
VC170	31 JAN 2020	Introduced a new particular provision to facilitate the Level Crossing Removal Project. Impact on Latrobe Planning Scheme: Minimal.
VC168	11 FEB 2020	Updated the PPF and Operational Provisions to reference the Plan Melbourne 2017-2050: Addendum 2019 and introduced a new strategy and spatial framework at Clause 11.01-1R Settlement-Metropolitan Melbourne. Impact on Latrobe Planning Scheme: Minimal.
VC177	11 MAR 2020	The Amendment changes the VPP and all planning schemes in Victoria by inserting a new particular provision at Clause 52.07 to facilitate and support recovery from bushfire. Impact on Latrobe Planning Scheme: Has ongoing impact on the Municipality due to the nature of bushfire risk and ongoing recovery efforts from the 2009 bushfires.
VC181	6 APR 2020	Changes the VPP and all planning schemes were revised with a new Clause 52.18 (State of emergency exemption), to facilitate the delivery of food and other essential goods during and following a state of emergency declared in relation to Novel Coronavirus 2019 (2019-nCoV). Impact on Latrobe Planning Scheme: Had some impact on the Municipality but its effect is now negligible.
VC178	9 APR 2020	Changes the VPP and all planning schemes were revised with an amended expiry date for Clause 52.13-7 (2009 Bushfire – Recovery Exemptions) to 30 June 2020 as well as changes to the terms 'extractive industry' and 'solar energy system' to align with the intent of Amendment VC160. Impact on Latrobe Planning Scheme: Had ongoing impact on the Municipality but the Clause has expired.
GC112	20 APR 2020	The Amendment amends the Bass Coast, Baw Baw, Colac Otway, East Gippsland, Glenelg, Greater Bendigo, Greater Geelong, Hepburn, Latrobe, Mitchell, Moorabool, Moyne, Pyrenees, South Gippsland, Southern Grampians, Strathbogie, Warrnambool, Wellington and Wodonga Planning Schemes to recognise the Infrastructure Design Manual in the Municipal Strategic Statements, and introduces the Infrastructure Design Manual as a background document in the Schedule to Clause 72.08 of the respective Planning Schemes. Impact on Latrobe Planning Scheme: Is administrative and has little impact on the Municipality.
VC179	6 MAY 2020	Inserts a new provision at Clause 52.10 to facilitate rebuilding following the 2019/20 bushfires and amends the Schedule to Clause 72.01 in all planning schemes to designate the Council CEO as the responsible authority for Clause 52.10. Impact on Latrobe Planning Scheme: Has some impact on the Municipality.
VC175	26 MAY 2020	Improves the way the planning system addresses buffers for amenity, human health and safety impacts by updating the PPF and Clause 53.10, as well as introducing the Buffer Area Overlay (BAO). Impact on Latrobe Planning Scheme:

Amendment number	In operation from	Brief description
		Has ongoing impacts on separation distances for industrial, pipelines and other hazardous land uses to more sensitive land uses and enables the BAO to be applied to uses where risk assessments related to the environmental hazard have been undertaken. The BAO has been applied to pipeline infrastructure in Latrobe.
VC176	5 AUG 2020	Changes the VPP and all planning schemes by amending Clause 52.12 (Bushfire Protection: Exemptions) to align the 10/30 and fence line vegetation exemptions with the Bushfire Prone Area map across all Victorian councils, making administrative updates and further clarifies the exemptions for dwellings and defensible space under the BMO. Impact on Latrobe Planning Scheme: Has ongoing impacts on the Municipality and bushfire requirements.
VC186	27 AUG 2020	The amendment inserts a new particular provision at Clause 51.06 (Secondary Dwelling) to facilitate the development of a secondary dwelling in the Greater Bendigo, Kingston, Moreland and Murrindindi Planning Schemes. Impact on Latrobe Planning Scheme: Had no impact on secondary dwellings in the Municipality.
VC183	28 SEP 2020	Introduces a new state planning policy Clause 13.07-3S (Live Music) and makes changes to Clause 53.06 (Live Music Entertainment Venues) of the VPP and all planning schemes to encourage, create and protect opportunities for the enjoyment of live music. Impact on Latrobe Planning Scheme: Had ongoing impacts on live music venues in the Municipality.
VC169	9 OCT 2020	Changes the VPP and all planning schemes by changing the PPF to help direct balanced outcomes for housing growth and built form while also clarifying and consolidating housing policy. Impact on Latrobe Planning Scheme: Has ongoing impacts on residential development in the Municipality in townships and settlements.
VC193	21 OCT 2020	Amends clause 52.18 (State of emergency exemption) to support Victoria's social and economic recovery from the coronavirus (COVID-19) pandemic through temporary planning scheme and permit condition exemptions that enable outdoor dining and facilitate the reopening and safe operation of restaurants and other food and drink businesses. Impact on Latrobe Planning Scheme: Had some impact on the Municipality but its effect is now negligible.
VC191	5 NOV 2020	Clarifies permit requirements for rectification works on government buildings related to Clause 52.01 ('Combustible cladding rectification exemptions'). Impact on Latrobe Planning Scheme: Is administrative in nature but has ongoing impacts on development in the Municipality.
VC192	16 NOV 2020	Clarifies Clause 72.01-1 to make the Minister for Planning the responsible authority for all large energy generation facilities and electrical utility installations, including large renewable energy facilities and large scale battery facilities that store electricity from any source. Impact on Latrobe Planning Scheme: Is administrative in nature and clarifies decision making roles.
VC187	1 DEC 2020	Introduces a new particular provision for 'Housing by or on behalf of the Director of Housing' at Clause 53.20 and streamlines the planning permit process for residential development made by or on behalf of the Director of Housing. Impact on Latrobe Planning Scheme: Is administrative in nature and reflects existing roles for social and affordable housing.

Amendment number	In operation from	Brief description
VC190	1 DEC 2020	<p>Introduces a new particular provision for 'Victoria's Big Housing Build' at Clause 52.20. Clause 52.20 and streamlines the planning permit process for residential development made by or on behalf of the Director of Housing.</p> <p>Impact on Latrobe Planning Scheme: Is administrative in nature and reflects existing roles for social and affordable housing.</p>
VC180	4 DEC 2020	<p>Facilitates the development of new, and the upgrade and expansion of existing, non-government primary and secondary schools.</p> <p>Impact on Latrobe Planning Scheme: Has an ongoing role for the development of non-government schools.</p>
VC188	14 DEC 2020	<p>Removes Clause 52.13 2009 Bushfire: Recovery Exemptions and references to it from all planning schemes following its expiry.</p> <p>Impact on Latrobe Planning Scheme: Is administrative in nature and removes an expired clause.</p>
GC175	18 FEB 2021	<p>Update the existing Schedules to Clause 53.06 to make them consistent with the Ministerial Direction on the Form and Content of Planning Schemes.</p> <p>Impact on Latrobe Planning Scheme: Is administrative in nature and has little impact.</p>
VC195	11 MAR 2021	<p>Modifies the particular provision at clause 52.32 (Wind energy facilities) to streamline the application process for minor changes to approved wind energy facilities, clarify consent requirements and simplify review and panel exemptions.</p> <p>Impact on Latrobe Planning Scheme: Is administrative in nature and clarifies existing responsibilities.</p>
VC194	25 MAR 2021	<p>The amendment inserts two new particular provisions at clauses 52.30 and 52.31 to facilitate state projects and local government projects.</p> <p>Impact on Latrobe Planning Scheme: Reflects the ability to identify state and locally significant projects, exemption and permit requirements.</p>
VC185	30 APR 2021	<p>Modifies Clause 72.01-1 to make transitional provisions for an energy generation facility or utility installation to be determined by the council instead of the Minister for Planning if made prior to the approval date of Amendment VC192.</p> <p>Impact on Latrobe Planning Scheme: Is administrative in nature and clarifies existing responsibilities.</p>
VC198	14 MAY 2021	<p>The amendment introduces new particular provisions at clauses 52.35 (Major Road Projects) and 52.36 (Rail Projects) and makes other changes related to delivery of projects carried out by or on behalf of Major Road Projects Victoria and Rail Projects Victoria.</p> <p>Impact on Latrobe Planning Scheme: Reflects the ability to identify state significant projects, exemptions and permit requirements.</p>
VC189	3 JUN 2021	<p>Amends Clause 12.04-1S Sustainable development in alpine areas, to reference the <i>Alpine Resorts Strategic Plan 2020-2025</i>, a new Municipal Planning Strategy at Clause 02 and local policies within the Planning Policy Framework at Clauses 11-19, and administrative changes.</p> <p>Impact on Latrobe Planning Scheme: Has no impact on the Municipality.</p>
VC203	1 JUL 2021	<p>Implements a new environment protection framework in the VPP and all planning schemes through updates to the PPF to align with new requirements for contaminated and potentially contaminated land, revises clause 45.03 (Environmental Audit Overlay) and replaces references to State Environment Protection Policies with new content references to related to the <i>Environment Protection Act 2017</i>.</p>

Amendment number	In operation from	Brief description
		Impact on Latrobe Planning Scheme: Has ongoing impacts on land in the Municipality.
GC161	8 JUL 2021	The amendment maps and transfers sites from the Schedule to Clause 51.01 (Specific Sites and Exclusions) into the Schedule to Clause 45.12 (Specific Controls Overlay) or deletes expired documents from the Schedule to Clause 51.01 and makes other related consequential changes, as part of the Smart Planning Program to improve the transparency of site specific controls. The changes improve the clarity and format of the Alpine, Ararat, Baw Baw, Benalla, Buloke, Central Goldfields, Colac Otway, Corangamite, East Gippsland, Gannawarra, Golden Plains, Greater Shepparton, Hepburn, Latrobe, Moira, Moorabool, Mount Alexander, Murrindindi, Northern Grampians, Strathbogrie, Swan Hill and Yarriambiack planning schemes by implementing reforms introduced by VC148. Impact on Latrobe Planning Scheme: Is administrative in nature and reflects existing requirements and scheme structure.
VC206	3 AUG 2021	Changes the VPP and all planning schemes by aligning planning provisions for a wind energy facility with the requirements of the <i>Environment Protection Act 2017</i> for the regulation of wind turbine noise and updates licencing references in the Port Zone. Impact on Latrobe Planning Scheme: Is administrative in nature but reflects updated requirements.
VC196	19 AUG 2021	Changes the VPP and all planning schemes by providing stronger recognition and protection of existing extractive industries, and to designate land with State-significant earth resources, where extractive industries may be established in the future, as strategic extractive resource areas. Impact on Latrobe Planning Scheme: Has ongoing requirements for land identified as strategic extractive resource areas.
VC171	6 SEP 2021	Changes the VPP and all planning schemes to implement the Marine and Coastal Policy, support coastal hazard planning and sea level rise adaptation, and update policy references. Impact on Latrobe Planning Scheme: Has little impact on the Municipality given its inland location.
VC211	14 SEP 2021	Modifies clause 67.02 to enable the application of exemptions set out in clause 52.31 and updates clauses 66.05 and 67, consolidates clauses 67.02, 67.03 and 67.04 under clause 67.02, and deletes clauses 67.03 and 67.04. Impact on Latrobe Planning Scheme: Is administrative in nature and has little impact.
VC208	5 OCT 2021	Amends Clause 52.10 to apply the use, notice and review exemptions to other types of emergencies. Impact on Latrobe Planning Scheme: Is administrative in nature and has little impact.
VC202	12 OCT 2021	Introduces a land use term and definition for Rural worker accommodation and modifies clause 35.07 (Farming Zone) to introduce exemptions for use of land for Rural worker accommodation that accommodates no more than 10 persons and introduces a permit requirement for use of land for Rural worker accommodation for more than 10 persons. Impact on Latrobe Planning Scheme: Has an ongoing impact on Farming Zone land throughout the Municipality and enables rural worker accommodation to be more easily provided.
VC212	13 OCT 2021	Makes changes to Clause 35.07 (Farming Zone) and to notice requirements to minimise the potential for land use conflict from as-of-right accommodation uses in the Farming Zone, in the vicinity of proposed and approved wind energy facilities. Impact on Latrobe Planning Scheme: Is administrative in nature and has little impact.

Amendment number	In operation from	Brief description
VC214	19 NOV 2021	Amends the exemptions at clause 52.18 (State of Emergency and Recovery Exemptions) to apply to a broader range of uses. Impact on Latrobe Planning Scheme: Is administrative in nature and has little impact.
VC204	9 DEC 2021	Changes the VPP and all planning schemes in Victoria by modifying Clause 18 of the Victoria Planning Provisions to implement changes to State planning policy for transport. Impact on Latrobe Planning Scheme: Is administrative in nature and has little impact.
VC174	20 DEC 2021	Changes the VPP and all planning schemes by implementing the Better Apartment Design Standards for all apartment developments. Impact on Latrobe Planning Scheme: Minimal due to the low rise residential nature of the Municipality.
VC207	20 DEC 2021	Changes the VPP and all planning schemes by implementing the revised Better Apartment Design Standards into clauses 52.20 and 53.20. Impact on Latrobe Planning Scheme: Minimal for the Municipality.
VC205	20 JAN 2022	Introduces a new Transport Zone to replace the Road Zone and Public Use Zone Schedule 4 with consequential changes. Impact on Latrobe Planning Scheme: Is administrative in nature but affects all transport land.
VC199	3 FEB 2022	Changes the VPP and all planning schemes by aligning existing provisions with current policy, guidelines and legislation, deleting redundant content and correcting clerical errors. Impact on Latrobe Planning Scheme: Is administrative in nature and has little impact.
VC200	17 FEB 2022	Changes the VPP and all planning schemes by introducing planning permit exemptions for specified types of transport projects and specifies the Minister for Planning as the responsible authority for transport projects. Impact on Latrobe Planning Scheme: Is administrative in nature and has little impact.
VC209	8 MAR 2022	Changes the VPP and all planning schemes by removing clause 51.06 (Secondary dwelling) from the VPP and the Greater Bendigo, Kingston, Moreland and Murrindindi planning schemes, and updating clause 52.18 (State of emergency and recovery exemptions) to reflect the new pandemic declaration powers under the <i>Public Health and Wellbeing Act 2008</i> . Impact on Latrobe Planning Scheme: Has no impact on land in the Municipality.
VC219	22 MAR 2022	Changes the VPP and all planning schemes to support the ongoing operation of extractive industry across Victoria and increase amenity protections for nearby accommodation. Impact on Latrobe Planning Scheme: Has ongoing requirements for extractive industry and adjoining sensitive uses in the Municipality.
VC210	4 MAY 2022	Makes changes to the VPP and all planning schemes to ensure they are current and correct obvious or technical errors. Impact on Latrobe Planning Scheme: Is administrative in nature.

Amendment number	In operation from	Brief description
VC218	18 MAY 2022	Changes the VPP by updating the PPF to further implement the National Airports Safeguarding Framework in Victoria. Impact on Latrobe Planning Scheme: Has some but limited impact to land in the Municipality.
VC220	30 MAY 2022	Changes the VPP and all planning schemes by supporting the efficient delivery of neighbourhood batteries into the electricity distribution network by amending clause 73.03 Land use terms. Impact on Latrobe Planning Scheme: Has ongoing impact to land in the Municipality.
VC216	10 JUN 2022	Changes the VPP and all planning schemes by altering the PPF to support Environmentally Sustainable Development (ESD). Impact on Latrobe Planning Scheme: Has ongoing impact to land in the Municipality around ESD.
VC213	14 JUL 2022	Makes changes to the VPP and all planning schemes to ensure consistency with existing requirements under the Melbourne Strategic Assessment (MSA) Program to achieve specific biodiversity outcomes within Melbourne's growth corridors. Impact on Latrobe Planning Scheme: Has no impact on land in the Municipality.
VC230	14 JUL 2022	Updates clauses 52.20 (Victoria's Big Housing Build) and 72.01 (Responsible authority for this planning scheme) to replace the Minister for Planning as the responsible authority. Impact on Latrobe Planning Scheme: Is administrative and has little impact on the Municipality.
VC221	4 AUG 2022	Facilitates all-electric developments to support implementation of Victoria's <i>Climate Change Strategy 2021</i> and <i>Gas Substitution Roadmap 2022</i> and changes the VPP and all planning schemes by amending clauses that require developments to not be connected to reticulated gas and amending the referral requirements. Impact on Latrobe Planning Scheme: Reflects climate change and energy related considerations for land in the Municipality.
VC223	12 AUG 2022	Amends Clause 73.01 (General terms) to define Minister for Planning to mean a Minister for the time being administering the <i>Planning and Environment Act 1987</i> . Impact on Latrobe Planning Scheme: Is administrative and has little impact on the Municipality.
VC225	15 SEP 2022	Makes changes to the VPP and all planning schemes to correct obvious or technical errors and ensure they are current. Impact on Latrobe Planning Scheme: Is administrative and has little impact on the Municipality.
VC222	29 SEP 2022	Changes to the VPP and all planning schemes to support the co-location of new government primary schools with kindergartens and facilitate projects that support the 2026 Commonwealth Games. Impact on Latrobe Planning Scheme: Has ongoing and potentially large impacts on the Municipality's early childhood education provision and facilities.
VC224	28 OCT 2022	Changes the VPP and all planning schemes that relate to declared irrigation districts and solar energy facilities, delivery exemptions, electorate offices, Future Homes, healthy waterways, land use terms, stormwater management and tree removal under VicSmart. Impact on Latrobe Planning Scheme:

Amendment number	In operation from	Brief description
		Is largely administrative in nature but has ongoing impacts for land in the Municipality.
VC226	4 NOV 2022	Makes changes to the VPP and all planning schemes to support emergency recovery, telecommunications, solar energy systems and community care accommodation. Impact on Latrobe Planning Scheme: Is largely administrative in nature.
VC227	14 NOV 2022	Changes the VPP and all planning schemes to support the facilitation of container deposit scheme (CDS) infrastructure under the <i>Victorian Government's Recycling Victoria: a new economy policy</i> . Impact on Latrobe Planning Scheme: Has ongoing impacts for recycling in the Municipality.
VC228	22 NOV 2022	Changes to the VPP and all planning schemes to facilitate Victoria's recovery from emergencies by allowing an exemption from operation hours for extractive industries. Impact on Latrobe Planning Scheme: Is administrative in nature.
VC201	16 DEC 2022	Updates the PPF, introduces two new regional policies and a series of new Significant Landscape Overlays to recognise, protect and improve waterway health, amenity, access and community values. Impact on Latrobe Planning Scheme: Provides updates to waterway policy across the State including the Municipality.
VC215	3 MAR 2023	Implements the <i>Melbourne Industrial and Commercial Land Use Plan</i> in the PPF. Impact on Latrobe Planning Scheme: Has no impact on land in the Municipality.
VC229	20 MAR 2023	Makes changes to the VPP and all planning schemes to correct obvious or technical errors and ensure they are current. Impact on Latrobe Planning Scheme: Is administrative in nature.
VC231	6 APR 2023	Amends the Victoria Planning Provisions and 60 planning schemes in Victoria by amending existing planning permit exemption thresholds for dwelling extensions, out-buildings and buildings used for agriculture in clauses 35.03 (Rural Living Zone), 35.07 (Farming Zone) and 35.08 (Rural Activity Zone). Impact on Latrobe Planning Scheme: Reduces permit requirements for some rural zones in the municipality.
VC234	4 JUL 2023	Clarifies noise requirements for wind energy facilities and the responsible authority for enforcement matters. Clause 52.32 is revised to refer to Division 5 Part 5.3 of the Environment Protection Regulations 2021. Impact on Latrobe Planning Scheme: Clarifies requirements but has minimal impact on land in the municipality.
VC236	14 AUG 2023	Supports renewable hydrogen gas production and distribution and makes the Minister for Planning the responsible authority for large-scale production of hydrogen gas. Impact on Latrobe Planning Scheme: Supports renewable energy but at this point has minimal impact on land in the municipality. Has the potential to positively impact new industrial development.
VC238	3 AUG 2023	Amends clause 52.13, Victoria's container deposit scheme by revising the permit exemption threshold in clause 52.13 to enable an automated collection point to occupy 5 car spaces instead of 4 if the land contains 50 or more car spaces. Impact on Latrobe Planning Scheme: Is administrative in nature.
VC242	20 SEP 2023	Introduces two new particular provisions to facilitate significant residential development and significant economic development through clauses 53.22 and 53.23.

Amendment number	In operation from	Brief description
		<p>It also makes changes to the RGZ, GRZ and NRZ to allow retail premises and offices subject to specific land use conditions.</p> <p>Impact on Latrobe Planning Scheme: Has significant impact on residential and commercial land in the municipality for the provision of affordable and social housing as well as retailing and commercial premises. Makes the Minister for Planning the responsible authority for applications subject to these two clauses.</p>
VC243	22 SEP 2023	<p>Supports the delivery of housing in Victoria by codifying residential development standards, implementing the Future Homes project across Victoria, removing permit requirements for single dwellings on lots of 300 square metres or more and introducing VicSmart permits for single dwellings on lots less than 300 square metres.</p> <p>Impact on Latrobe Planning Scheme: Has significant impact on residential land in the municipality for the provision of all types of housing and their assessment.</p>
VC246	26 SEP 2023	<p>Introduces new land use controls to improve facilitation of Victoria's Container Deposit Scheme by introducing a new land use term, Container deposit scheme centre, nested under Transfer station and corrections to ordinance in clause 52.13.</p> <p>Impact on Latrobe Planning Scheme: Is administrative in nature but supports recycling in the municipality.</p>
VC247	6 OCT 2023	<p>Extends planning exemptions under clauses 52.07 (Emergency recovery) and 52.18 (Coronavirus (COVID 19) pandemic and recovery exemptions) and makes corrections to ordinance introduced in VC246 related to Container deposit scheme centres.</p> <p>Impact on Latrobe Planning Scheme: Is administrative in nature and has minimal impact on land in the municipality.</p>
VC241	17 OCT 2023	<p>Removes prohibitions for specified sign types for a Freeway service centre, Service station and Open sports ground in a zone where Category 4 - Sensitive areas sign controls apply.</p> <p>Impact on Latrobe Planning Scheme: Has some impact on signage at Freeway service centres, service states and open sports grounds in the municipality by removing the prohibitions on signage where Category 4 signage controls apply.</p>
VC234	18 OCT 2023	<p>Clarifies noise requirements for wind energy facilities and the responsible authority for enforcement matters.</p> <p>Impact on Latrobe Planning Scheme: Is administrative in nature and has minimal impact on land in the municipality.</p>
VC238	1 NOV 2023	<p>Changes the permit exemption threshold in clause 52.13 to enable an automated collection point to occupy 5 car spaces instead of 4 if the land contains 50 or more car spaces.</p> <p>Impact on Latrobe Planning Scheme: Is administrative in nature and has minimal impact on land in the municipality.</p>
GC230	1 DEC 2023	<p>Makes changes to zone schedules in 14 planning schemes to ensure alignment with Amendment VC217. Amendment VC217 implemented planning changes to support the decriminalisation of sex work in Victoria. Amendment VC217 was gazetted on 23 June 2022 and came into operation on 1 December 2023.</p> <p>Impact on Latrobe Planning Scheme: Has minimal impact on the municipality.</p>
VC253	14 DEC 2023	<p>Introduces a new land use term and siting, design and amenity requirements for a small second dwelling into the Victoria Planning Provisions (VPP) and all planning schemes to implement Victoria's Housing Statement: The decade ahead 2024-2034 by making it easier to build a small second dwelling.</p> <p>Impact on Latrobe Scheme:</p>

Amendment number	In operation from	Brief description
		Is significant and will have a large impact on land in the municipality for the provision of small second dwellings.
VC254	12 FEB 2024	Revises the Victoria Planning Provisions and all planning schemes related to the Birrarung-Bolin Framework Plan, proof of continuous use, signs in the Transport Zone and State projects. Impact on Latrobe Planning Scheme: Impacts signs in the Transport Zone and makes changes to proof of continuous use requirements in the municipality.
VC244	16 FEB 2024	Makes administrative corrections to Clause 72.04 and various schedules to Clause 72.04. Impact on Latrobe Planning Scheme: Is administrative in nature and has minimal impact.
VC255	3 MAY 2024	Changes the VPP and 52 planning schemes in Victoria by correcting obvious or technical errors and by making consequential changes to local schedules to align with Amendment VC243 and Amendment VC253. Impact on Latrobe Planning Scheme: Is administrative in nature and has minimal impact.
GC239	16 MAY 2024	Extends the expiry dates for clauses 11.01-1L (Settlement in Golden Plains South East), 11.03-6L-02 (Geringhap) and 11.03-6L-04 (Smythesdale) of the Golden Plains Planning Scheme for 12 months, clause 15.01-1L (Urban Design) of the Latrobe Planning Scheme for 12 months and clause 16.01-3L (Rural Residential Development) of the Mount Alexander Planning Scheme for three years. Impact on Latrobe Planning Scheme: Impacts clause 15.01-1L (Urban Design) of the Latrobe Planning Scheme and only extends the local policy for 12 months.

11.1.1. New Planning Practice Notes and Guidance Materials

Since the last planning scheme review in 2018, Several Planning Practice Notes (PPNs) and guidance materials have been introduced which impact on the strategic directions and drafting of the Latrobe Planning Scheme.

Table 9: New or Updated Ministerial Directions and Planning Practice Notes From 2018

Resource	Summary of Document	Implications for Latrobe Planning Scheme
A Practitioner's Guide to Victorian Planning Schemes, March 2024 (Version 6) <u>Practitioners Guide</u>	The guide applies to the preparation and application of a planning scheme provision in Victoria. It is primarily intended for use by practitioners considering or preparing a new or revised provision for a planning scheme. The guide sets out and explains: <ul style="list-style-type: none"> The principles that should underpin the creation, selection and application of a planning scheme provision. How a planning scheme relates to the VPP. Rules and advice about how the various components of a planning scheme operate. How to select, write and apply various elements of a planning scheme. 	This guide establishes the VPP principles and good drafting conventions and examples. It must be followed when preparing a planning scheme policy or provision and has been updated and in operation since the last review.
Managing buffers for land use compatibility	The PPN provides guidance about planning for land use compatibility and the PPF and planning requirements relating to the management of	This PPN relates to Amendment VC175 and was prepared after the last review

Resource	Summary of Document	Implications for Latrobe Planning Scheme
<p>(Planning Practice Note 92) Planning-Practice-Notes</p>	<p>buffers such as Clause 53.10 Uses and activities with potential adverse impacts and Clause 44.08 Buffer Area Overlay.</p> <p>The BAO supports implementation of the objective and strategies in Clause 13.07-1S - Land use compatibility. The BAO complements Clause 53.10 to help ensure that industry establishes appropriately and addresses the reverse situation so that land use and development around existing industry is appropriate.</p> <p>Buffers can be used to manage both land use and development and should be applied to address different issues of risk and land use compatibility.</p>	<p>in 2018. It provides clearer guidance for industrial uses and maintaining separation distances to sensitive uses and how to apply the BAO to industrial facilities. It relates to BAO1 for pipelines infrastructure in the planning scheme</p>
<p>Ministerial Direction on the Form and Content of Planning Schemes, Am VC253, 13 December 2023 Ministerial directions (planning.vic.gov.au)</p>	<p>This Direction provides the schedule template for zone, overlay, particular provision and general provision schedules and how local planning schemes are to be prepared based on the VPP. It includes requirements and parameters about how State provisions can be applied at the local level and how local provisions can be given effect.</p>	<p>These templates can change from time to time and have been used as the basis for the preparation of schedules in the planning scheme.</p>
<p>Strategic Assessment Guidelines (Planning Practice Note 46) Planning-Practice-Notes</p>	<p>Planning Practice Note 46 – <i>Strategic Assessment Guidelines</i>, requires a planning authority to evaluate and determine how an amendment addresses strategic considerations and what should be considered as part of the Ministerial Direction 11. The PPN outlines a consistent framework for preparing and evaluating a proposed planning scheme amendment and its outcomes. The appropriate application of these outcomes is a requirement of the authorisation process for a planning scheme amendment.</p>	<p>This PPN is critical in terms of determining the strategic basis for an amendment and the level of strategic justification and information requirements for a planning scheme amendment.</p>
<p>Ministerial Direction 19 – Preparation and Content of Amendments That May Significantly Impact the Environment, Amenity and Human Health October 2018 The role of the Minister (planning.vic.gov.au)</p>	<p>This Direction requires planning authorities to seek the views of the Environment Protection Authority (EPA) in the preparation of planning scheme reviews and amendments that could result in use or development of land that may result in significant impacts on the environment, amenity and human health due to pollution and waste. The Direction applies to any strategic plan or its review that forms the basis of a planning scheme amendment relating to the use or development of land within a buffer area or separation distance of industry and specified industrial uses.</p>	<p>This Direction is triggered for any planning scheme amendment or a planning scheme review.</p>
<p>Ministerial Direction 20 – Major Hazard Facilities October 2018 The role of the Minister (planning.vic.gov.au)</p>	<p>This Direction aims to minimise potential human and property exposure from the risk of incidents that may occur at a major hazard facility and ensure their ongoing viability. The Direction requires planning authorities to seek and have regard to the views of WorkSafe Victoria and the Minister for Economic Development when preparing a planning scheme amendment which</p>	<p>This Direction is triggered for any planning scheme amendment that relates to a threshold distance for a major hazard facility.</p>

Resource	Summary of Document	Implications for Latrobe Planning Scheme
	rezones land for, or is within the threshold distance of, a major hazard facility.	
Activity Centre Zone (Planning Practice Note 56) Planning-Practice-Notes	Planning Practice Note 56 was prepared to guide the preparation of a schedule to the Activity Centre Zone. The practice note provides suggestions about how objectives, the table of uses, centre-wide provisions, precinct provisions and other provisions should be drafted to facilitate the types of land use and development promoted for activity centres. It also gives examples of how schedule maps should be prepared and utilised. Schedule preparation is premised on the need for comprehensive strategic work and a structure plan for the activity centre.	This PPN provides guidance for the preparation of a schedule to the Activity Centre Zone and has been used to prepare the ACZ1 and ACZ2 for Traralgon and Morwell.
Activity Centre Zone Mapping Style Guide Activity Centre Zone and boundaries (planning.vic.gov.au)	The guidelines assist in the production of Framework Plans and Precinct Maps to be included in an Activity Centre Zone Schedule. It explains what needs to be shown on the maps, how to best represent this, the importance of accuracy, cartography and legibility and the relationship to planning scheme provisions. The principles can be applied universally to mapping preparation.	The mapping style guide provides useful tips in the preparation of maps for planning scheme schedules.
Structure Planning for Activity Centres (Planning Practice Note 58) Planning-Practice-Notes	Structure plans define a council's preferred direction of future growth within an activity centre or regional centre. They are a tool to help manage, influence and facilitate change within an individual centre and articulate how this will be managed. The practice note provides the methodology for preparing a structure plan and includes the reasons for structure planning in activity centres, the policy context, and possible inputs and outputs of the process.	This PPN is tailored to metropolitan Melbourne activity centres and regional cities with a CBD type function. As required by the PPN, the structure plan includes an activity centre boundary, vision, centre wide and thematic objectives, strategies and actions, precincts, strategies, actions and implementation mechanisms. Plans are based on stakeholder and community engagement and a range of technical studies.
Role of Mandatory Provisions in Planning Schemes (Planning Practice Note 59) Planning-Practice-Notes	This PPN outlines the role of mandatory provisions in planning schemes where mandatory provisions are to provide certainty and ensure a preferable and efficient outcome with an overall net community benefit. It outlines the principle of the performance based approach of the VPP and that good planning outcomes should not be compromised by a mandatory planning scheme control. The PPN provides criteria for the assessment of whether a provision should be mandatory or not and how to draft a mandatory provision if that is included.	This PPN provides guidance for the use of mandatory provisions and in the drafting of mandatory controls such as built form controls. Mandatory controls should be based on achieving a clear strategic outcome that are unable to be achieved with discretionary controls.

Resource	Summary of Document	Implications for Latrobe Planning Scheme
<p>Height and Setback Controls for Activity Centres (Planning Practice Note 60) Planning-Practice-Notes</p>	<p>Planning Practice Note 60 was revised following the Activity Centres Pilot Program, to expand the scope of mandatory built form controls in activity centres. It enables instances where mandatory height or setback controls may be appropriate in only particular sections of an activity centre and not the entire activity centre through blanket application. In these instances, it may be appropriate to include a mix of discretionary and mandatory height and setback controls. The practice note supports mandatory height and setback controls where they are supported by robust and comprehensive strategic work or where exceptional circumstances warrant their introduction.</p>	<p>This PPN provides guidance for the use of mandatory provisions in activity centres, particularly related to built form controls, good design outcomes and urban design improvements to an activity centre.</p>
<p>Planning for Housing and Using the Residential Zones (Planning Practice Notes 90 and 91) July 2023 Planning-Practice-Notes</p>	<p>In the last decade, the Victorian Government has revised housing and residential zone resources and approaches with extensive changes and improvements to residential zones, overlays and guidelines through Planning Practice Notes (PPN) 90 and 91.</p> <p>A residential development framework is required to be prepared usually at a municipal level that identifies residential changes areas and implementation mechanisms. Built form outcomes are driven by the application of specific types of residential zones.</p> <p>In 2017 changes to residential zones restricted building height to 9 metres in the Neighbourhood Residential Zone and 11 metres in the General Residential Zone with a garden area requirement. Application of the Residential Growth Zone encourages four storey development and Mixed Use Zones have no height limit unless specified in a schedule to the zone. Low Density Residential Zones are applied to low density areas usually between 0.2 and 0.4 hectares (minimum) with no minimum height requirement in the zone.</p> <p>Township Zones continue to apply in smaller townships with a minimum height requirement only if specified in a schedule to the zone and allow a wide range of commercial, residential, industrial and community uses.</p>	<p>The principles established through these PPNs are sound and need to be nuanced to settlement hierarchies based on a housing and settlement strategy and the preferred neighbourhood character for residential areas.</p> <p>These PPNs have been in operation since the last review and provide different guidance to previous documentation.</p>

R2: Guidelines for planning scheme ordinance changes

1.

APPENDIX TWO: RECOMMENDED CHANGES TO PLANNING SCHEME ORDINANCE

How to read this document

This document shows all the changes recommended to the planning scheme as a result of the Planning Scheme Review.

Additions and deletions are shown as ‘track changes’.

Changes generally have a source code to explain where the policy has come from or where it has gone. [\[Source codes look like this\]](#).

Where the policy is new, the source code includes NEW in front of it. [\[NEW: Gumnut Council Plan, page 6\]](#)

If a change requires an explanation, it has a reason code against it. [\[Reason codes look like this\]](#)

The list of documents that have been referred to in the ordinance, and the abbreviations used, is in the table below.

Latrobe Council Plan 2021-2025 (<i>Latrobe City Council, 2021</i>)	[CP]
2022-25 Living Well Latrobe (<i>Latrobe City Council, 2021</i>)	[LWL]
<i>Public Toilet Plan 2023-2033 (Latrobe City Council, 2023)</i>	[PTP]
<i>Fenced Dog Park Implementation Plan 2024-2034 (Latrobe City Council, 2024)</i>	[FDP]
<i>Strategic Plan 2022-27 (EPA Victoria, 2022)</i>	[SPEPAV]
<i>Corporate Plan 2023-2028 (Gippsland Water Victoria, 2023)</i>	[CPGWV]
<i>Gunaikurnai Land and Waters Aboriginal Corporation (GLaWAC) Corporate Plan 2017-22 (Gunaikurnai Land and Waters Aboriginal Corporation, 2017)</i>	[GLWACCP]
<i>Gippsland Freight Infrastructure Master Plan (The Committee for Gippsland and the Regional Development Australia Gippsland Committee, 2023)</i>	[GFIMP]
<i>West Gippsland Regional Catchment Strategy 2021-2027 (WGCMA, 2021)</i>	[WGRCS]

Latrobe Planning Scheme

PLANNING SCHEME

02.01

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Proposed

C149latr

CONTEXT

Latrobe City ('Latrobe') is the population and regional service centre for Gippsland. The municipality extends over 1400 square kilometres and is centrally located in eastern Victoria, approximately 150 kilometres east of Melbourne. Latrobe is now recognised as one of Victoria's four Major Regional Cities made up of four central towns: Churchill, Moe-Newborough, Morwell and Traralgon, which combined form a 'networked city'. The four central towns are supported by small and district townships. The rural landscapes of Latrobe are diverse ranging from traditional broadacre farming landscapes to rural residential settlements to pristine natural environments.

Latrobe is part of the region traditionally owned by the Brayakaulung clan of the Gunaikurnai people. European settlement began in the Gippsland Plain in the 1840s and extended to most of the Strzelecki Ranges after 1900. [\[NEW\]](#) [\[Updated spelling\]](#)

Latrobe is currently home to approximately 77,318 residents (ABS, 2021). The population is forecast to grow by approximately 7,466 to 84,784 people by 2036. The demographic profile is forecast to significantly change over the next 15 years, with 70 per cent of all population growth forecast for Latrobe to occur in the population aged 70 and over (Essential Economics, 2016). The working age, infants and pre-schooler population groups are anticipated to experience below-average growth (Essential Economics, 2016). [\[NEW: ABS2021\]](#) [\[Updated data\]](#)

Latrobe extends over three natural bioregions: the heavily forested foothills of the Highlands – Southern Fall bioregion to the north, the broad plains of the Gippsland Plains bioregion in the centre, and the northern slopes of the Strzelecki Ranges bioregion to the south. These bioregions support a wide range of ecosystems and contain significant flora and fauna, a number of which are protected under State and Federal legislation.

The municipality is subject to a range of environmental risks including flooding and bushfire which are forecast to increase in the next few decades. These factors pose issues of risk mitigation and adaption that need to be planned for comprehensively.

[\[NEW\]](#) [\[Updated strategic context based on existing hazards\]](#)

Although Latrobe Valley has one of the world's largest reserves of brown coal, Latrobe is experiencing a period of economic restructuring associated with the change in traditional employment sectors that support Victoria's power production including manufacturing and mining. Industry diversification and employment generation are major priorities for Latrobe and the Gippsland region, drawing on the extensive natural resource base, built infrastructure and local workforce.

Latrobe is one of Victoria's strongest regional economies. It is the regional retail service centre for Gippsland with retail providing a large proportion of jobs and contributing significantly to the local economy. It is also at the centre of a large forestry industry that services the largest pulp and paper mill in Australia. Other industries in the area include food processing, engineering, health, and post-secondary education. Latrobe also has an agricultural industry that is based primarily on dairy farming and livestock.

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Proposed

C149latr

VISION

In 2031, Latrobe City will be known for being smart, creative, healthy, sustainable and connected. It will be the most liveable regional city and at the forefront of innovation.

Working together we are a diverse, connected and resilient community, supporting the equitable diversification of our economic base and transition toward a low emissions future.

We are known as a community that is equitable, liveable and sustainable, with a continued focus on healthy lifestyles supported by high quality recreational and cultural facilities and a natural environment that is nurtured and respected.

[NEW: CP] [Updated vision]

02.03

28/05/2021

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Proposed

C149latr

STRATEGIC DIRECTIONS

Settlement**A networked city**

Churchill, Moe-Newborough, Morwell and Traralgon together form a ‘networked city’ where each town provides services and facilities to meet the needs of the community.

Traralgon and Morwell form the primary population centre in Latrobe, supported by Churchill and Moe-Newborough. Transport corridors form key elements of the networked city. The Morwell to Traralgon Employment Corridor’s gradual development over the next 20 years will link Morwell and Traralgon together to form a continuous urban area.

Each town has developed its own function, with Churchill as a university town; Moe-Newborough as a service centre; Morwell as a centre for government offices and industry and Traralgon as a regional retail centre. **[NEW]** [\[Redrafted strategic context based on existing directions\]](#)

Churchill has several significant education providers including the Federation University. It operates as a local service centre, though its industry and commercial activity is smaller in comparison to the other major towns (Churchill is identified as a Large Town Centre within the Latrobe City Retail Centre Hierarchy). It has a sufficient long term supply of residential land that contributes to the diversity of residential land and housing in Latrobe.

The **Moe** and **Newborough** urban areas are joined, creating a single urban settlement

(Moe-Newborough) that is serviced by the Moe Primary Activity Centre (Sub-Regional Retail Centre within the Latrobe City Retail Centre Hierarchy). Moe-Newborough has the potential to be a peri-urban settlement. It is the first of the four major towns within the Latrobe Valley from Melbourne and consequently is identified as the ‘Gateway to Latrobe’.

Morwell accommodates transport and government services, as well as manufacturing, power and other industrial activities. Morwell has two Sub Regional Retail Centres, the traditional Primary Activity Centre and Mid Valley shopping centre to the east. Major industry is located and established in and around Morwell, with significant opportunity to locate large format heavy industries to the south of the Princess Highway. Industrial zoned land to the east of the township has access to infrastructure that supports high level research, manufacturing, food processing, service industry and transport/distribution capabilities.

Traralgon is the largest of the four main towns in Latrobe. It is the key Regional Retail Centre for Gippsland. Compared to other towns in Latrobe, due to its role as a commercial centre, Traralgon is experiencing higher population and urban growth. This trend is expected to continue.

District towns, small towns and rural living precincts

Latrobe’s smaller towns and rural living settlements provide diversity in housing and lifestyle choice that is alternative to options available in the main towns. Some are also service centres with commercial and community facilities.

Glengarry, Tyers, Yallourn North and **Yinnar** are district towns that serve as key retail and service centres for a moderate population base and the hinterland, providing residential opportunities within commuting distance of the larger centres.

Boolarra, Toongabbie and **Traralgon South** are small towns providing a limited range of educational, retail and recreational services for residents and the surrounding rural areas. Urban infill and diversification of housing choice in small towns make efficient use of existing infrastructure so residents can remain in the town whatever their housing need.

Rural living precincts, including Flynn, Jeeralang, Yinnar South, Hazelwood North, Hazelwood , South, Callignee and Moe South, comprise clusters of housing on small rural lots and have limited services. These areas support farming and rural living communities, providing an attractive lifestyle choice in a rural setting.

The Settlement Plan in Clause 02.04 establishes the settlement growth patterns Council wants to achieve across Latrobe.

Council's strategic directions for settlement planning are to: [NEW] [MDF&C redrafting]

- Integrate the four centres of Churchill, Moe-Newborough, Morwell and Traralgon to support them functioning as a single urban system by:
 - Promoting growth in Traralgon-Morwell as the primary population centre, serving as the dominant residential, commercial and retail node.
 - Promoting growth in the Morwell to Traralgon Employment Corridor to provide a range of development opportunities for health, aviation, industrial, commercial and residential uses.
 - Promoting growth in Moe-Newborough and Churchill as supporting network towns, serving as secondary urban centres.
- Strengthen Traralgon's role as the Regional Retail Centre for Gippsland. Support Morwell as a key industrial and government office centre.
- Support Moe-Newborough's role as a key service centre and a peri-urban lifestyle option near Melbourne.
- Support Churchill's role as a University town.
- Support growth in district towns that reinforces their role as key retail and service centres for a moderate population base and the hinterland.
- Support growth in small towns to provide a limited range of services for residents and the surrounding rural areas.
- Facilitate the growth of towns to be commensurate with access to services, infrastructure, transport and the protection of natural resources.

Activity centres

Latrobe City's retail sector plays an important role for the municipality's ongoing economic transition from a high dependence in the mining and energy generation sectors. The continued creation of a diverse economic base with a greater emphasis on business and consumer services, including retail will support the long term viability and economic strength of Latrobe City (Latrobe City Council Retail Strategy 2019).

Approximately 42,000 square metres of additional retail floor space will be required by 2033 to service the City. The majority of this floor space demand is for non-food merchandise, which could be accommodated within the existing commercially zoned areas (Latrobe City Council Retail Strategy 2019).

The Latrobe City Retail Centre Hierarchy outlines specific roles and functions for retail centres.

A key role of the retail centre hierarchy is the promotion of a local retail network in which individual centres complement one another with respect to their retail offer, rather than directly compete for trade (Latrobe City Council Retail Strategy 2019).

The Latrobe City Retail Centre Hierarchy is as follows:

Regional Retail Centre (Traralgon): The major retail centre servicing Latrobe City and beyond, providing a full range of retail and non-retail uses such as community and recreation facilities and offices.

Sub-Regional Retail Centres (Moe, Morwell, Mid Valley Shopping Centre): Serve a broad surrounding region, although not as large as a regional centre. They provide a full range of convenience and comparison retailing. Sub-regional centres can also provide a range of non-retail uses such as community and recreation facilities and offices.

LATROBE PLANNING SCHEME

Large Town Centre (Churchill): Provides a comprehensive range of day-to-day and weekly convenience retailing, including supermarkets. A range of non-food retailing and services is also provided, the extent of which depends on the size of the catchment served by the centre. Large Town Centres serve the immediate township and surrounding rural areas and small towns. Large town centres also provide a range of commercial, civic, health and other uses serving the township and a wider rural catchment.

Neighbourhood Activity Centres (Numerous): Provide access to day-to-day and weekly convenience shopping facilities for the surrounding community. Neighbourhood activity centres can vary in size and typically include at least one supermarket. Retail floor space ranges from approximately 2,500 square metres to 10,000 square metres. Limited role in providing local community, civic and health services to the surrounding communities.

Local Activity Centres (Numerous): Provides limited convenience retailing, including general store/supermarket (small), takeaway food/café, and personal services. Typically containing up to 10 shopfronts. Retail floor space is typically less than 1,500 square metres. Local centres may co-locate to provide community and/or education facilities, and may provide limited commercial services.

Small Town Centres (Boolarra, Glengarry, Toongabbie, Traralgon South, Tyers, Yallourn North and Yinnar): Provides limited convenience retailing to the immediate surrounding township and rural areas. These centres are important focal points for the community and, where appropriate, may include tourism-related retailing. In addition to convenience retail, small town centres also provide a limited range of commercial, community (e.g. community hall/centre), and personal services (e.g. post office).

Homemaker Precinct (Morwell East and Traralgon East): Provides a range of large-format retail and restricted retail premises that would otherwise be difficult to accommodate in traditional retail centres.

These areas are identified on the Latrobe City Retail Hierarchy Plan in Clause 02.04.

Council's strategic directions for activity centres are to: **[NEW]** **[MDF&C redrafting]**

- Support the development of a network of activity centres that satisfy a range of local and regional retail, entertainment, commercial, government and community service needs in accordance with the Latrobe City Retail Centre Hierarchy.
- To facilitate the growth and viability of Latrobe's Activity Centres. Create vibrant, high quality, walkable, safe and active retail areas.
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02.03-2

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Proposed
C149latr

Environmental and landscape values

Latrobe enjoys one of Australia's most beautiful natural environments. The current level of native vegetation in Latrobe Valley is 22 per cent of that which existed prior to European contact (c.1750). However, coverage is not consistent across the rural areas.

Core biodiversity sub-catchments and linking corridors have been identified, including the College Creek catchment and the nationally significant habitat of the Strzelecki Koala. There are opportunities to strengthen a corridor of remnant vegetation clusters between the Strzelecki Rangesbioregion to the Southern Fall bioregion.

Council's strategic directions for the environment and landscape values are to:

- Enhance Latrobe's native vegetation, biodiversity, habitats and natural ecosystems.
- Balance development with the protection of the natural environment.

[NEW] **[MDF&C redrafting]**

02.03-3

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Proposed

C149latr

Environmental risks and amenity

Climate change

Climate change will impact the daily lives of Latrobe's community. Changes in rainfall patterns pose challenges for water supply and agriculture and can increase the risk of severe flooding.

Higher temperatures increase the number of hot days and heatwaves, which place substantial pressure on health services. It will also increase the likelihood of intense fires, and the severity of days of fire danger.

Built form and urban infrastructure can contribute substantially to the demand for energy, which needs to be reduced to meet the challenges of the changing climate.

Council's strategic directions for climate change are to: [\[NEW\]](#) [\[MDF&C redrafting\]](#)

- Support use and development that can adapt to the impacts of climate change and seeks to minimise its negative impacts.
- Encourage energy-efficient building design including the incorporation of energy efficient technologies.

Bushfire

Most of the municipality is within a bushfire prone area. The highest risk areas are subject to the Bushfire Management Overlay and include rural residential areas in the foothills of the Strzelecki Ranges and the southern fall of the Alpine Ranges.

Fires in bushland reserves, grasslands and plantations also pose a risk to property and infrastructure across Latrobe.

Council's strategic directions for bushfire are to: [\[NEW\]](#) [\[MDF&C redrafting\]](#)

- Reduce bushfire risk through various bushfire protection measures.
- Decrease the level of risk to life, property, the environment and biodiversity from bushfire.
- Ensure development in bushfire prone areas does not reduce native vegetation cover or biodiversity. [\[NEW\]](#) [\[Additional strategic direction\]](#)

Floodplain management

Many parts of the municipality are within flood prone area. The highest risk areas are subject to the Urban Floodway Zone as well as the Floodway Overlay and Land Subject to Inundation Overlay and includes residential and commercial areas within urban areas, particularly adjacent to waterways. [\[NEW\]](#) [\[Updated to include Urban Floodway Zone\]](#)

Flooding is a natural hazard that can severely disrupt communities and may cause extensive damage, stock loss and, in extreme cases, loss of life.

Council's strategic directions for flooding are to: [\[NEW\]](#) [\[MDF&C redrafting\]](#)

- Reduce the damage and costs associated with flood events.

02.03-4

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Proposed

C149latr

Natural resource management

Agriculture

Most rural areas in Latrobe contain high quality agricultural land that supports dairy farming, broadacre farming and forestry.

There are some rural areas that are highly fragmented. These areas provide opportunities for rural residential living, tourism, niche rural industry and small scale farming.

The Rural Framework Plan in Clause 02.04 illustrates the intent of rural use in Latrobe.

Council's strategic directions for agriculture are to: **[NEW]** **[MDF&C redrafting]**

- Enhance the viability of agricultural activity.
- Retain large lots and discourage the establishment of sensitive or non-agricultural related landuses on high quality agricultural land (Farming Zone Schedule 1) to retain its productive viability.
- Facilitate non-agricultural related use and development that respect settlement patterns, landscape, amenity and environmental values and adjacent land uses in highly fragmented rural areas (Farming Zone Schedule 2).

Intensive agriculture

Latrobe is well positioned to capture growing investment in intensive agriculture across primary production, processing, manufacturing and distribution. Areas that are suitable for intensive agriculture are identified on the Rural Framework Plan in Clause 02.04. These areas are in the Farming Zone Schedule 1 and include:

- Flat and unencumbered land in large land holdings.
- Plantation areas that offer isolated locations for enterprises with biosecurity needs.
- Land affected by coal reserve zones and overlays that are undeveloped and distant from sensitive uses.
- Land near irrigation resources, transport, infrastructure, manufacturing, labour force and industrial resources.

Council's strategic directions for intensive agriculture are to: [\[NEW\]](#) [\[MDF&C redrafting\]](#)

- Direct intensive agriculture to the intensive agriculture precincts shown on the *Rural Framework Plan* in Clause 02.04.
- Facilitate the use and development of land for intensive agriculture in a way that enhances the surrounding environment and does not cause detriment to nearby sensitive uses.

Timber

Latrobe has a productive timber and commercial forestry industry providing softwood, value-added hardwood and paper products. It has one of the largest paper manufacturing facilities in the southern hemisphere, Opal Australian Paper, which is a significant economic asset for the area. Council seeks to continue to grow the timber industry. However, this should occur in a way that protects the amenity of residents including limiting bushfire risk. [\[NEW\]](#) [\[Updated to reference bushfire risk\]](#)

Council's strategic directions for timber are to: [\[NEW\]](#) [\[MDF&C redrafting\]](#)

- Support the expansion of the timber industry.
- Minimise the impacts of timber coup operations on surrounding land, including the impact of logging trucks near surrounding properties.

Water

Water is among Latrobe's most valuable resource. The area contains the Latrobe River and a number of proclaimed potable water catchments that support a variety of ecological functions. The region also has the most secure water supply and largest capacity sustainable waste water system in Victoria. Reducing water use and improving Latrobe's water quality and security are therefore key priorities.

Council's strategic directions for water are to: [\[NEW\]](#) [\[MDF&C redrafting\]](#)

- Encourage the improvement of water quality and environmental values of waterways.
- Promote the use of water sensitive urban design (WSUD) in all developments.

Stone resources

Latrobe contains significant stone resources including basalt, gravels, sands and limestone. There are significant resources in the extractive industry, including mineral sands north of Morwell and Traralgon, that need to be protected. These areas are identified on the Extractive Industries Framework Plan in Clause 02.04.

Council's strategic directions for stone resources are to: [\[NEW\]](#) [\[MDF&C redrafting\]](#)

- Balance use and development with the protection of stone resources.

Coal

Latrobe has one of the largest brown coal reserves in the world and is recognised as the centre of Victoria's electricity industry. The coal resource in the Latrobe Valley is of national and state importance and significantly contributes to the economy of Latrobe.

Development in Moe, Morwell and Traralgon are constrained by open cut mines at Yallourn, Hazelwood and Loy Yang. Buffers exist between mining operations and the towns and on the western end of the pulp and paper mill site to protect development opportunities. Coal resource development and use needs to be integrated with state and local strategic planning, taking into account:

- The interests of both the Victorian and local community.
- The equitable provision of employment, housing and community services, including urban amenity and productivity of land.
- Social and environmental impacts of development.

Latrobe supports planning for the remediation of existing mines and for the future use of brown coal in order to best manage urban growth, while also considering the transition to a low or zero net emission future and the finite nature of coal resources. Many infrastructure assets are in areas that are at danger from mine and timber plantation fires. [\[NEW\]](#) [\[Updated to reference transition to low or zero net emission future\]](#)

Council's strategic directions for coal are to: [\[NEW\]](#) [\[MDF&C redrafting\]](#)

- Minimise land use conflict with coal resource development.
- Ensure development does not compromise coal resources.
- Protect urban amenity, coal resource development and the productive use of land in the coal resource and buffer areas.
- Minimise the risk to life, property and the environment in and around mine sites.
- Minimise the risk of timber plantation fires around mines.
- Remediate brown coal mines to a useable and stable landform.

02.03-5

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Proposed
C149latr

Built environment and heritage

Pre- and Post-Contact Heritage [\[NEW\]](#) [\[Updated heading based on strategic content\]](#)

Latrobe has a diverse pre- and post-contact heritage that is evidence of how the landscape has been changed throughout history. Gippsland was occupied by the Gunaikurnai people for thousands of years prior to European arrival. [\[NEW\]](#) [\[Updated for cultural sensitivity\]](#)

The first European explorers and pastoralists developed agricultural industries such as grazing and dairying, that led to the loss of native forest cover overmuch of the land. The greatest change to the cultural landscape came in the twentieth century with the exploitation of the vast brown coal reserves. The heritage legacy that these changes have left behind include archaeological sites, township precincts, buildings, memorials, gardens, factories and trees.

Council's strategic directions for heritage are to: [\[NEW\]](#) [\[MDF&C redrafting\]](#)

- Protect places of heritage, cultural and social significance.

Neighbourhood character

Housing in Latrobe shares common elements including simple building forms, dwellings usually constructed with brick or weatherboard, aluminium frame windows and shallow pitched roofs in a garden and landscaped setting. Dwellings are generally large with generous spacing in between each dwelling. These elements form Latrobe's regional suburban character.

However, there is a recognisable difference between the character of established areas and newer suburbs in the main towns. Special character areas have been identified in Traralgon, Moe and Churchill as follows:

- Garden Suburban: spacious residential areas in a garden setting with a mix of older buildings located along linear street patterns and pockets of established vegetation.
- Lifestyle Suburban: dwellings on large lots in spacious landscaped settings, located on curvilinear and court street patterns with a strong rural character.
- Bush Suburban: residential areas of large, informal lots visually dominated by landscaping with built form typically hidden behind canopy trees and a well-established garden setting.

Council's strategic directions for neighbourhood character are to: [\[NEW\]](#) [\[MDF&C redrafting\]](#)

- Retain the regional suburban character of established and growing neighbourhoods where they are identified as limited change areas or where special neighbourhood character values have not been identified.
- Protect areas with special neighbourhood character values.
- Maintain the rural character of district and small towns.
- Balance development and consolidation with respecting residential amenity and neighbourhood character.

02.03-6

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Proposed

C149latr

Housing

It is anticipated that there will be almost 85,000 people living in the City by 2036. Council has aspirations to grow the municipal population to 100,000 by 2050, which is expected to be dominated by a high proportion of older people (Latrobe City Council, 2019). A significant shift to smaller households is expected, with one and two person households expected to represent 76 per cent of all new households over the next 15 years (Latrobe City Council, 2019). [\[NEW: VIF2023\]](#) [\[Updated data\]](#)

Given the land use constraints and decreasing household size, urban renewal and housing intensification will play a key role to diversify housing choice, accommodate growth and maximise access to infrastructure and services. There is also a need to ensure an adequate supply of social and affordable housing to reduce disadvantage, this includes specialised housing for the aging population and persons with disability. [\[NEW\]](#) [\[C136latr redrafting\]](#)

Housing Framework Plans have been prepared for all towns and they provide direction on the location of preferred housing change including areas of 'Substantial' Change, 'Incremental' Change, 'Limited' Change and 'Minimal' Change.

Council's strategic directions for housing are to: [\[NEW\]](#) [\[MDF&C redrafting\]](#)

- Encourage a substantial increase in housing density and diversity to maximise access to existing services, transport and infrastructure in Substantial Change Areas.
- Support increased density development that provides a sensitive interface with adjoining streetscapes, buildings and residential areas in Incremental Change Areas.
- Encourage housing growth that reinforces the spacious regional suburban character in Limited Change Areas.
- Support minimal housing growth in Minimal Change Areas to preserve and enhance its environmental, heritage or neighbourhood character attributes.
- Promote opportunities for infill development in all main urban settlements as a priority.

LATROBE PLANNING SCHEME

- Support the renewal of underutilised industrial sites for residential use in Moe, Morwell and Traralgon.
- Provide aged care facilities within residential growth areas close to Neighbourhood Activity Centres.
- Encourage new residential development that provides diversity in lot sizes and housing types including affordable, social and specialised housing. [NEW] [C136latr redrafting]

Rural residential development

Residential use of land in a rural setting is a popular lifestyle choice and it is accommodated in the Low Density Residential Zone in urban areas and in the Rural Living Zone in rural areas.

There are a range of rural residential opportunities in Churchill, as well as in smaller townships, particularly Tyers.

An emerging issue with rural living options relates to resident amenity concerns with animal husbandry, forestry operations and intensive agricultural pursuits.

Council's strategic directions for rural residential development are to: [NEW] [MDF&C redrafting]

- Support rural living and associated land use that does not compromise agricultural productivity and environmental values. [NEW] [Updated strategies to reference the environment]
- Ensure rural living does not negatively impact on or reduce native vegetation and biodiversity values. [NEW] [C136latr redrafting]
- Avoid impeding the long term urban growth of settlements.

02.03-7

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Proposed

C149latr

Economic development

Economic growth

The main industries in Latrobe are related to coal, timber, pulp and paper manufacturing and food processing. As the economy seeks to decarbonise, Latrobe is presented with opportunities to diversify its economy, by attracting new industries as well as capitalising on its existing strengths in manufacturing and engineering. These strengths present Latrobe with many economic opportunities, including research and development, information technology, education and training, new energy production and advanced manufacturing. Emerging industries are establishing close to existing infrastructure, both at the University in Churchill and to the east of Morwell. The health care sector will also be one of the fastest growing employment sectors in Latrobe due to the aging population. [Redrafted clause] [Improved drafting to improve clarity]

Council's strategic directions for economic growth are to: [NEW] [MDF&C redrafting]

- Enable the community to prosper from the transition to a low carbon future by supporting the diversification of employment opportunities.
- Encourage alternative energy industries, including renewable energy and clean coal in locations with convenient access to existing energy distribution infrastructure.
- Facilitate the growth of service sector jobs targeting regional health services, tertiary education, retail, entertainment and government administration.

Industry

Latrobe has a large industrial sector that is divided into three main areas:

- The heavy industry precincts that are associated with the coal, timber and pulp and paper industries.
- Large format industry (including food and fibre) in vacant industrial land within the Morwell – Maryvale Industry Growth Corridor.

- Other general industrial areas.

Land use conflicts may arise between industry and sensitive land uses and need to be managed.

The Industrial Framework Plan in Clause 02.04 illustrates the direction of industrial development in Latrobe.

Council's strategic directions for industry are to: [\[NEW\]](#) [\[MDF&C redrafting\]](#)

- Develop the Morwell – Maryvale Industry Growth Corridor as the main industry growth area of Latrobe.
- Facilitate the supporting role that industrial land in Moe, Churchill and Traralgon play in Latrobe's industrial development.
- Support the retention of buffers between industrial and sensitive use areas where amenity is impacted.

Tourism

Latrobe attracts 1.1 million visitors annually, with tourism contributing to 5 per cent of the City's total employment (Latrobe City Council, 2018). Events, major attractions and business tourism will enhance local retail, food and entertainment businesses, while the farming industry and the natural assets of Latrobe present other tourism opportunities. Council's strategic directions for tourism are to: [\[NEW\]](#) [\[MDF&C redrafting\]](#)

- Facilitate the development of major destination attractions.
- Facilitate tourism in rural areas that respect existing settlement patterns, landscape, amenity and environmental values.

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Transport

Latrobe is the hub of road networks for greater Gippsland. Rail service is also available to link residents of the four main towns to Melbourne.

Public and active transport are increasingly important modes of transport as Latrobe's population ages. As a result, Latrobe's public and active transport network, particularly bus routes within and between towns, needs to expand in a well integrated manner. A development pattern that integrates housing, activity centres, employment nodes with active and public transport will assist in supporting a more sustainable city that is less reliant on cars and has more walkable neighbourhoods.

Council's strategic directions for transport are to: [\[NEW\]](#) [\[MDF&C redrafting\]](#)

- Facilitate expansion of public transport options in growth areas and integrate it with other modes of travel.
- Consolidate urban areas to provide for shorter travel distances, walking, cycling and access to public transport.
- Facilitate infrastructure that encourages alternative transport options including walking and bicycle transport options.

Latrobe Regional Airport

The Latrobe Regional Airport is integral to the region's transport network and provides a range of employment and recreation opportunities. The airport's supply of serviced industrial land has been expanded to facilitate aeronautical development, which has created opportunities for aviation-related businesses to establish.

Council's strategic directions for Latrobe Regional Airport are to: [\[NEW\]](#) [\[MDF&C redrafting\]](#)

- Facilitate and protect the operations of Latrobe Regional Airport and its environs.

Freight

A centre for the efficient movement of freight to and from the Gippsland region at the Gippsland Logistics Precinct (GLP) has been planned three kilometres east of Morwell. It is anticipated to have direct access to the national freight network. As part of the establishment of the GLP, the Gippsland Intermodal Freight Terminal, a dedicated rail siding that serves the needs of the GLP and broader region, will be located in the northernmost portion of the GLP adjacent to the main Melbourne-Sale railway line, while a large-scale logistics and distribution precinct will adjoin the terminal.

Council's strategic directions for freight are to: [NEW] [MDF&C redrafting]

- Develop an intermodal terminal and logistics precinct at the Gippsland Logistics Precinct that supports increased efficient handling of freight through rail.
- Encourage road, rail and air freight capabilities that connect to regional and national networks.

02.03-9

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Proposed

C149latr

Infrastructure

Infrastructure assets

Development in Latrobe is constrained by many existing or planned infrastructure assets, including waste water treatment plants, the Gippsland Water Regional Outfall Sewer and emergency storage facilities, and the proposed alignment of Traralgon Freeway Bypass. Several high pressure gas transmission pipelines licensed under the *Pipelines Act 2005* also run through Latrobe.

These assets need to be protected because use and development near them, particularly high pressure pipelines, can pose risks to human life if not properly planned for. [Redrafted clause] [Improved drafting to improve clarity] Council's strategic directions for infrastructure assets are to: [NEW] [MDF&C redrafting]

- Protect infrastructure assets from encroachment of development that would compromise their efficient functioning and safety.
- Manage land use and development in the vicinity of the pipelines to minimise risks to human life and the functional operation of the pipelines.

Community infrastructure

Latrobe is the principal service centre for Gippsland that boasts a wide range of health, community and education services, including Latrobe Regional Hospital in Traralgon West and Federation University at Churchill.

Latrobe's aging population will have future implications on the provision of community infrastructure. To achieve a vision for a connected and inclusive built environment, it is important that accessibility of community services is enhanced.

Council's strategic directions for community infrastructure are to: [NEW] [MDF&C redrafting]

- Support a range of health, social and recreational facilities including the expansion of educational facilities.
- Support hubs of integrated community services.
- Encourage community facilities to locate in or near activity centres and be accessible by public transport.

Open space

Open spaces are important places for people to meet and grow community networks, no matter their lived experiences. As the sporting hub of Gippsland, Latrobe will continue to develop its open space network between and within towns in support of emerging and growing recreational pursuits across the region. [NEW] [Rephrased to be more inclusive]

The open space network is made up of large scale open spaces that are linked to other open spaces, community destinations and employment precincts, usually via interconnected linear parklands, such as those along waterways and floodplains. Establishing linear parklands within residential areas is essential to enhance access and amenity within those residential areas. Development of open space needs to complete missing open space links and ensure local reserves are accessible in emerging urban growth areas.

[Redrafted clause] [Improved drafting to improve clarity]

Council's strategic directions for open space are to: [\[NEW\]](#) [\[MDF&C redrafting\]](#)

- Design public open spaces so they are accessible and can be used by people of all abilities, ages and interests.
- Encourage the provision of a connected open space network that extends from urban to rural areas and has both north-south and east-west linkages.
- Encourage the development of linear parks, habitat corridors and linkages between key open spaces, community destinations and employment precincts to improve connectivity.
- Extend open space corridors along major waterways where open space linkages can be achieved.

Development infrastructure

Precinct Structure Plans and Development Contributions Plans are critical in funding and providing infrastructure in a coordinated way, particularly in the growth areas of the main towns.

Council's strategic directions for development infrastructure are to: [\[NEW\]](#) [\[MDF&C redrafting\]](#)

- Align development with the delivery of key infrastructure items and economic and employment growth.
- Encourage a consistent approach to the design and construction of infrastructure across the municipality.

02.04

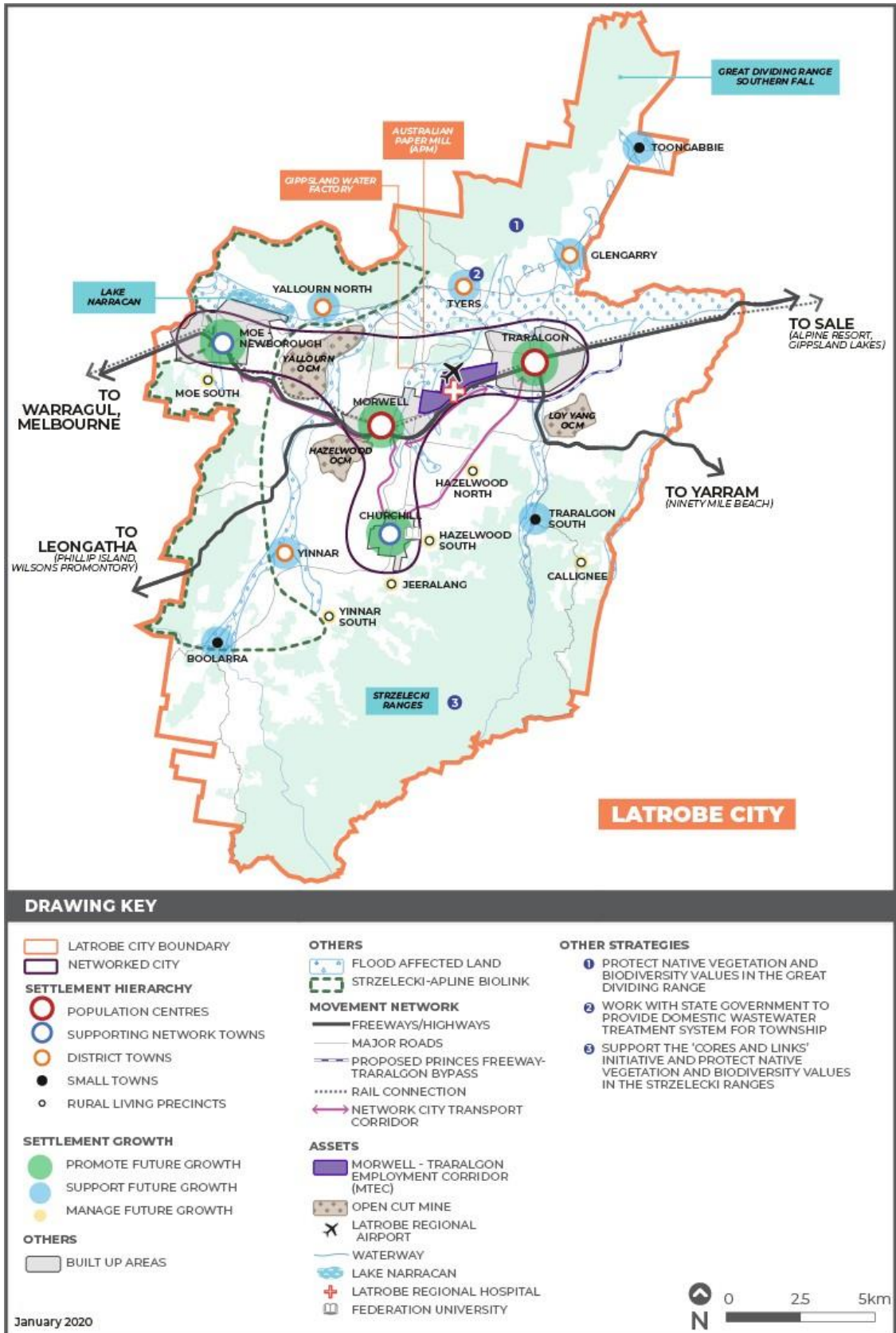
23/06/2023

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STRATEGIC FRAMEWORK PLANS

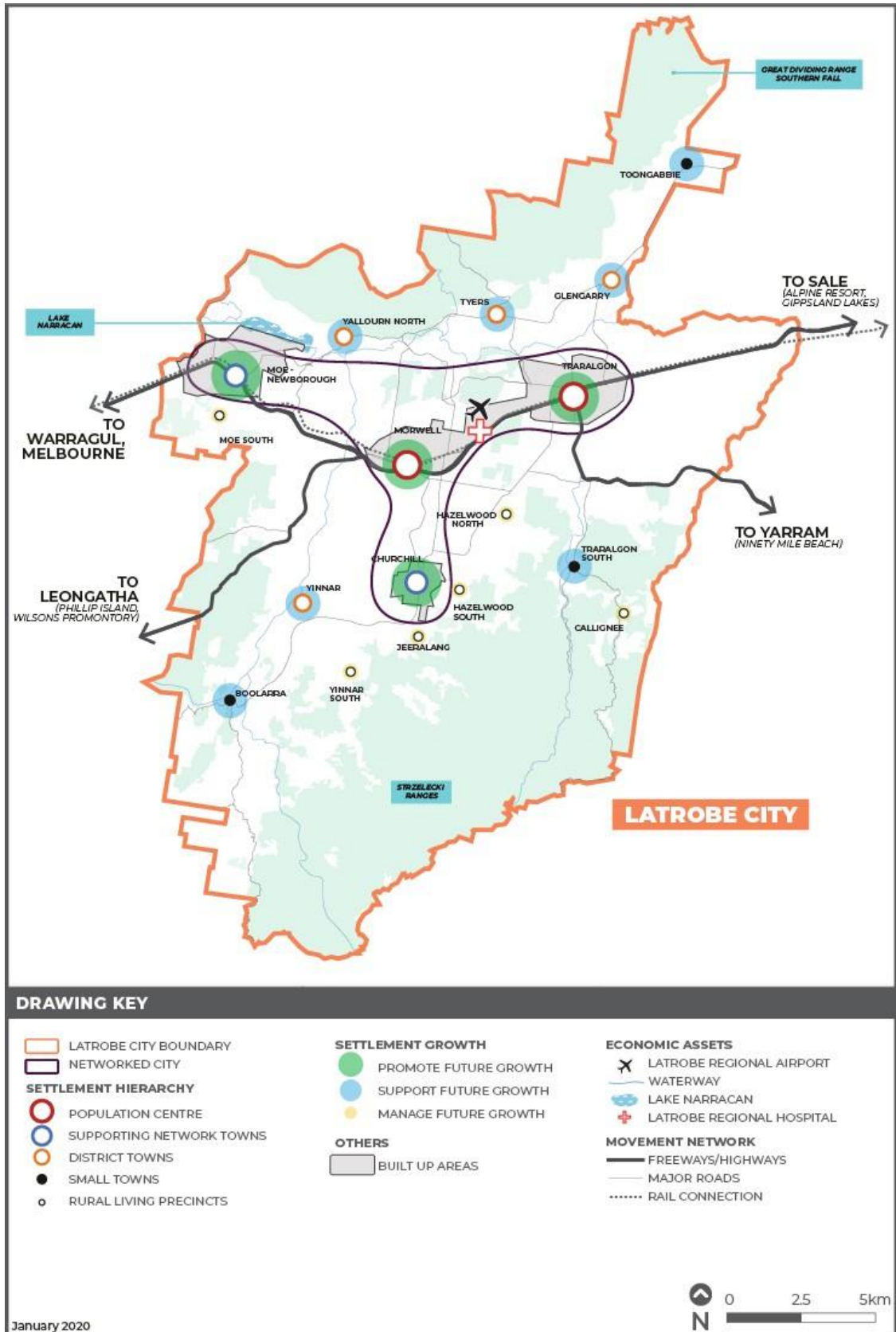
The plans contained in Clause 02.04 are to be read in conjunction with the strategic directions in Clause 02.03.

Strategic framework plan

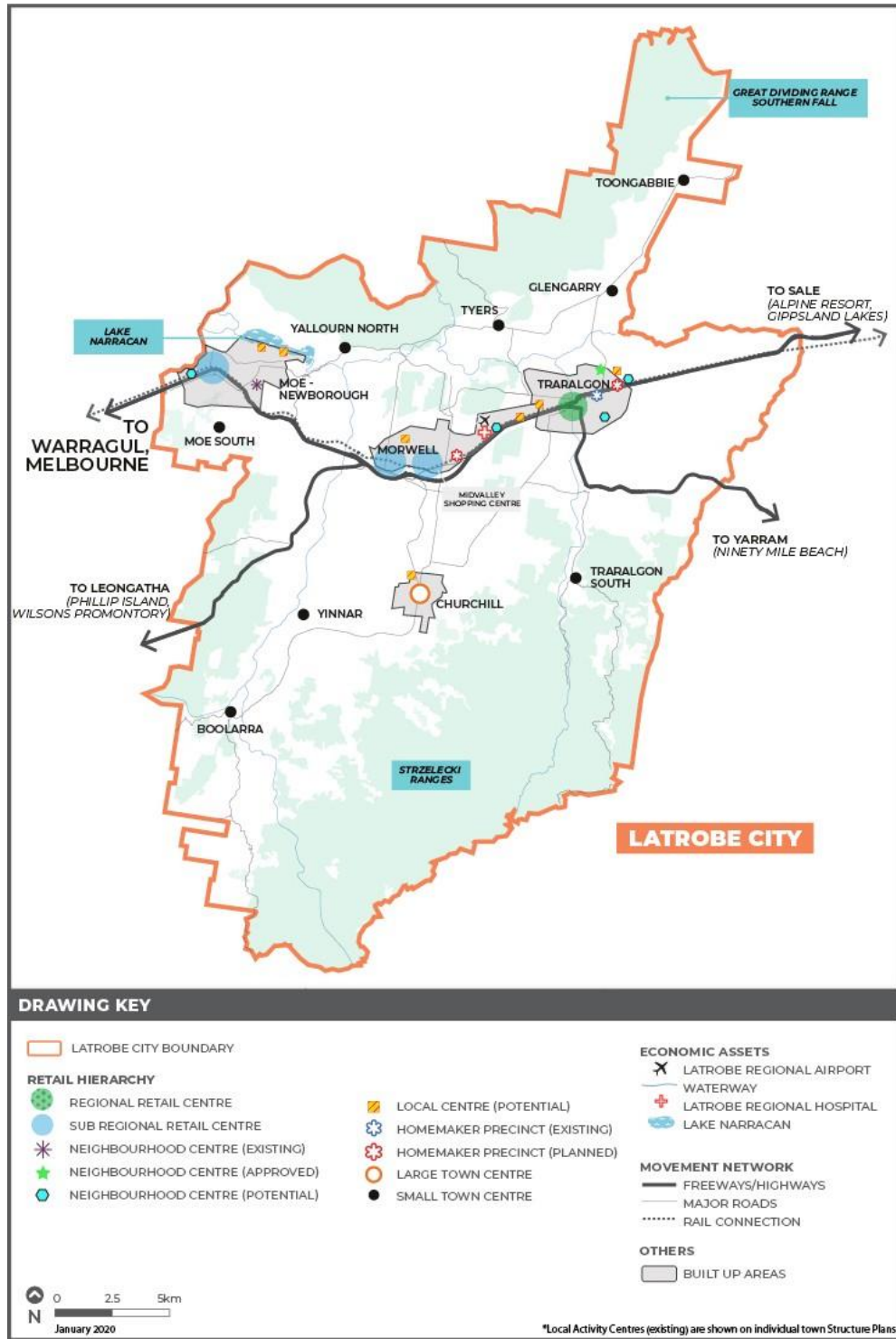


LATROBE PLANNING SCHEME

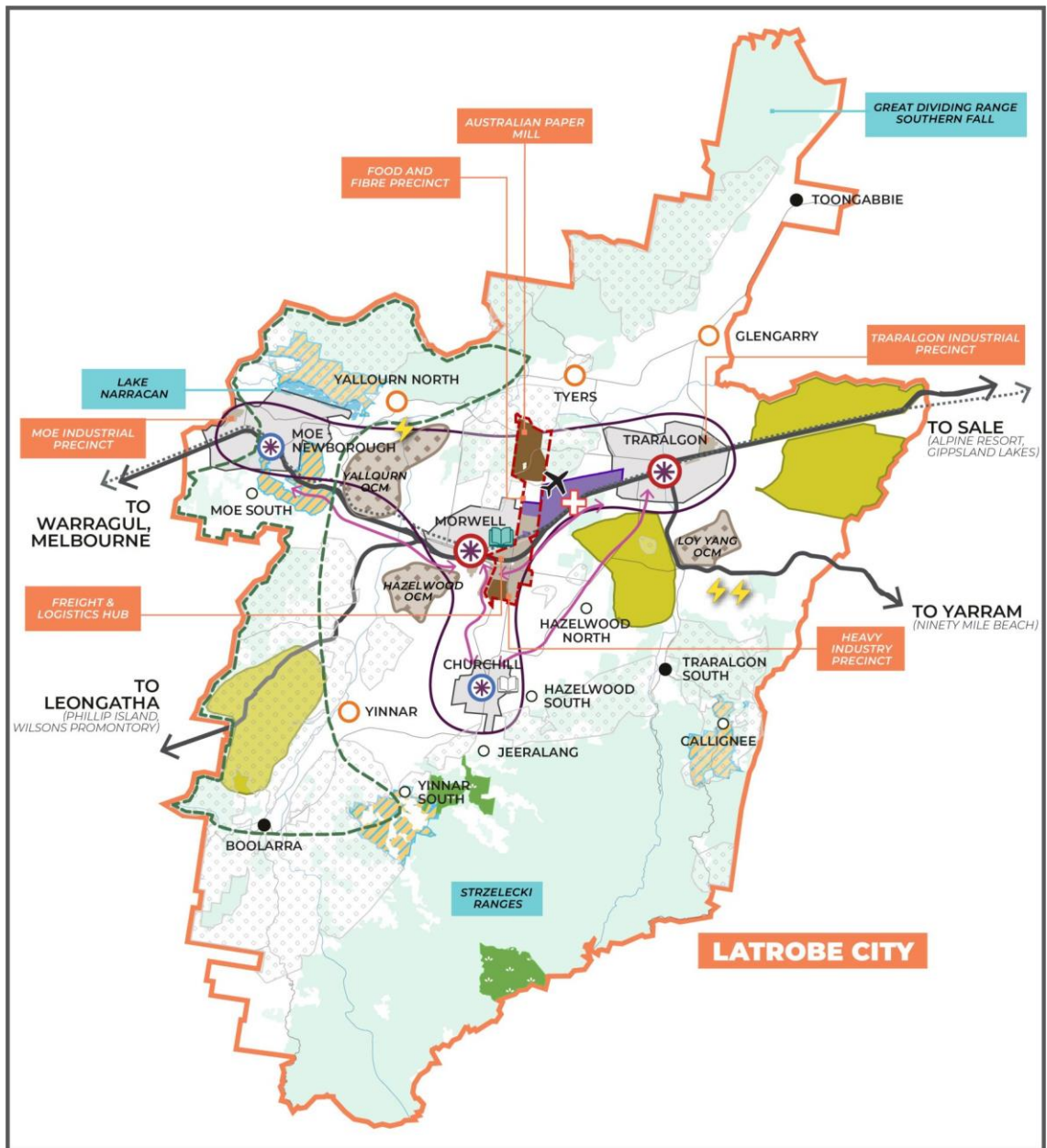
Settlement plan



Retail Hierarchy plan



Economic strategy plan



DRAWING KEY

- LATROBE CITY BOUNDARY
- NETWORKED CITY

SETTLEMENT HIERARCHY

- POPULATION CENTRE
- SUPPORTING NETWORK TOWNS
- DISTRICT TOWNS
- SMALL TOWNS
- RURAL LIVING PRECINCTS

OTHERS

- BUILT UP AREAS

ECONOMIC ASSETS

- MORWELL - TRARALGON EMPLOYMENT CORRIDOR (MTEC)
- MORWELL - MARYVALE INDUSTRY GROWTH CORRIDOR
- INDUSTRIAL 1 PRECINCTS
- INDUSTRIAL 2 PRECINCTS
- OPEN CUT MINE
- EXTRACTIVE INDUSTRY INTEREST AREA
- ⚡ POWER STATION
- STATE FOREST
- NATIONAL PARK
- + LATROBE REGIONAL HOSPITAL
- ✈ LATROBE REGIONAL AIRPORT
- 🌊 LAKE NARRACAN
- * PRIMARY ACTIVITY CENTRE

ECONOMIC OPPORTUNITY

- FEDERATION UNIVERSITY
- HI - TECH PRECINCT
- SUPPORT RURAL TOURISM
- STRZELECKI-ALPINE BIOLINK
- INTENSIVE AGRICULTURE PRECINCTS

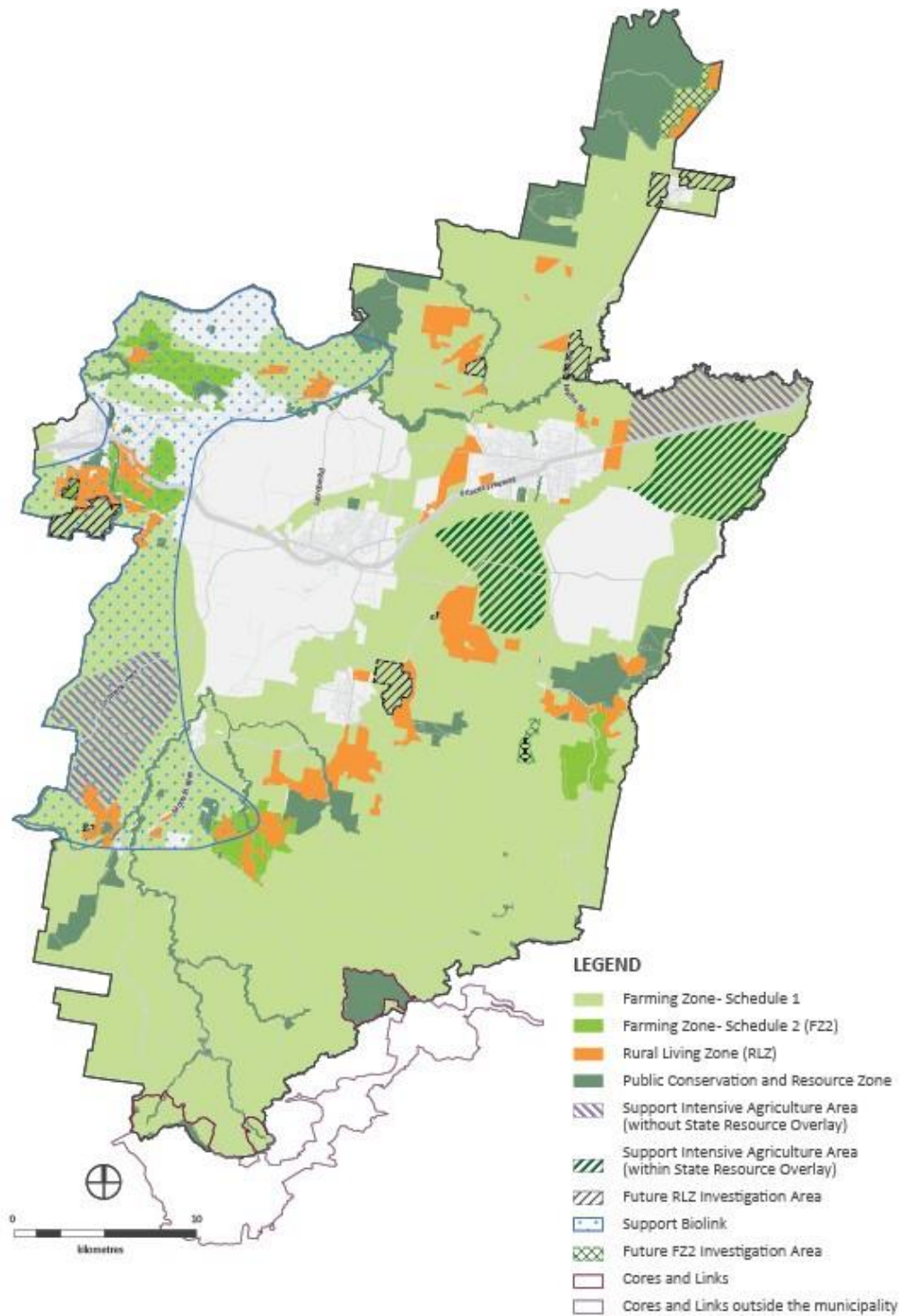
MOVEMENT NETWORK

- FREEWAYS/HIGHWAYS
- MAJOR ROADS
- RAIL CONNECTION
- NETWORK CITY TRANSPORT CORRIDORS



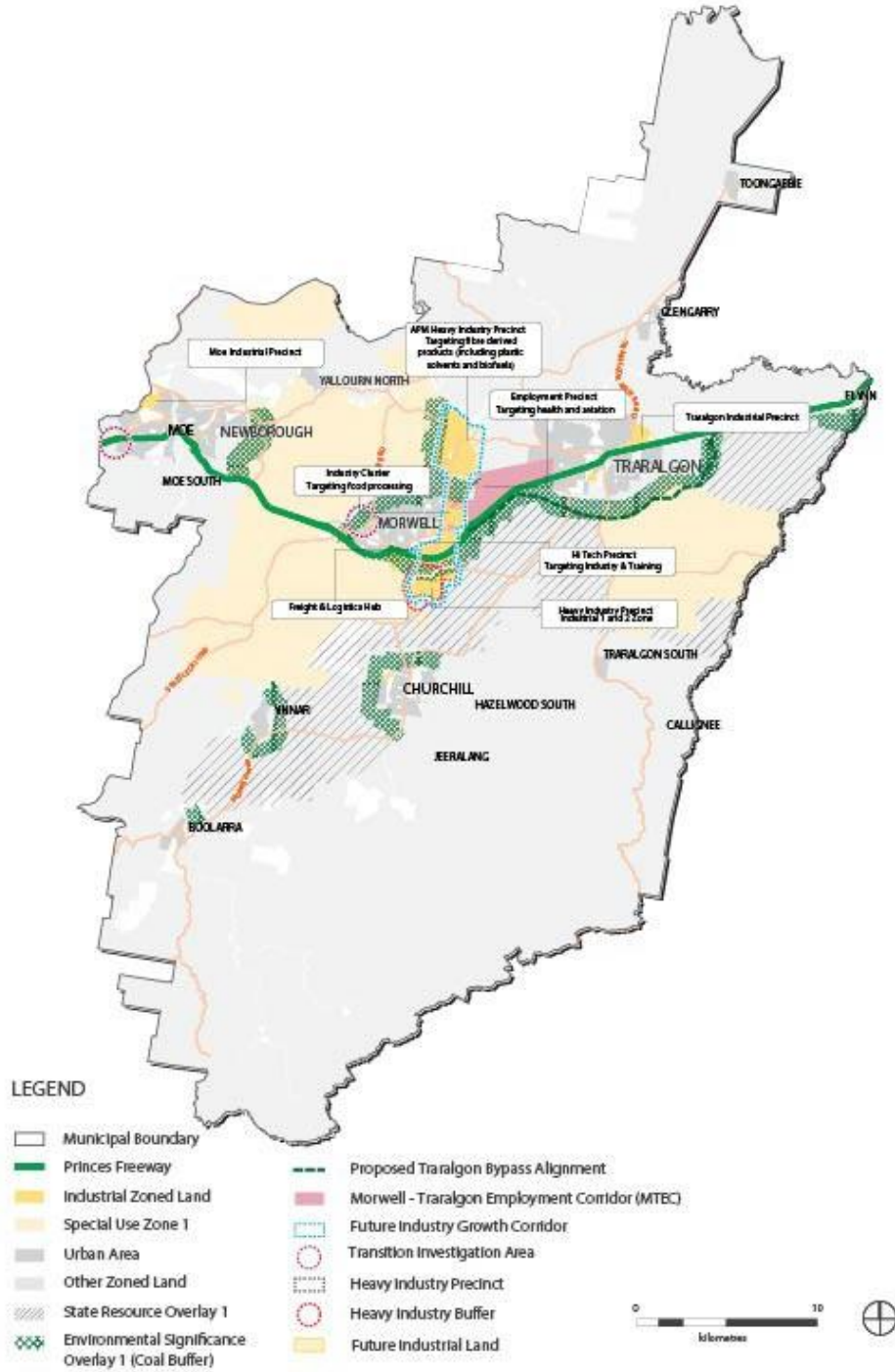
January 2020

Rural framework plan

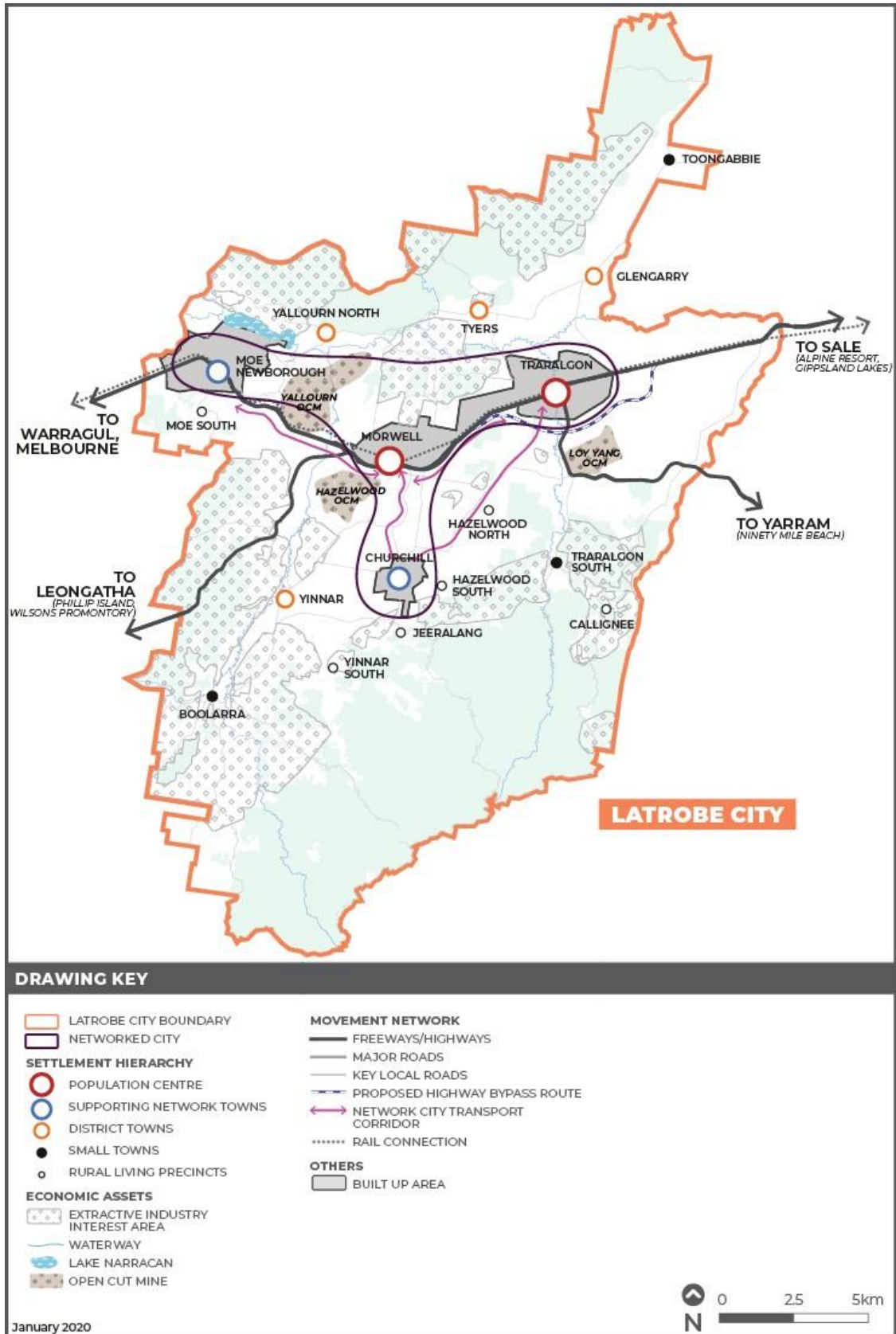


Industrial framework plan

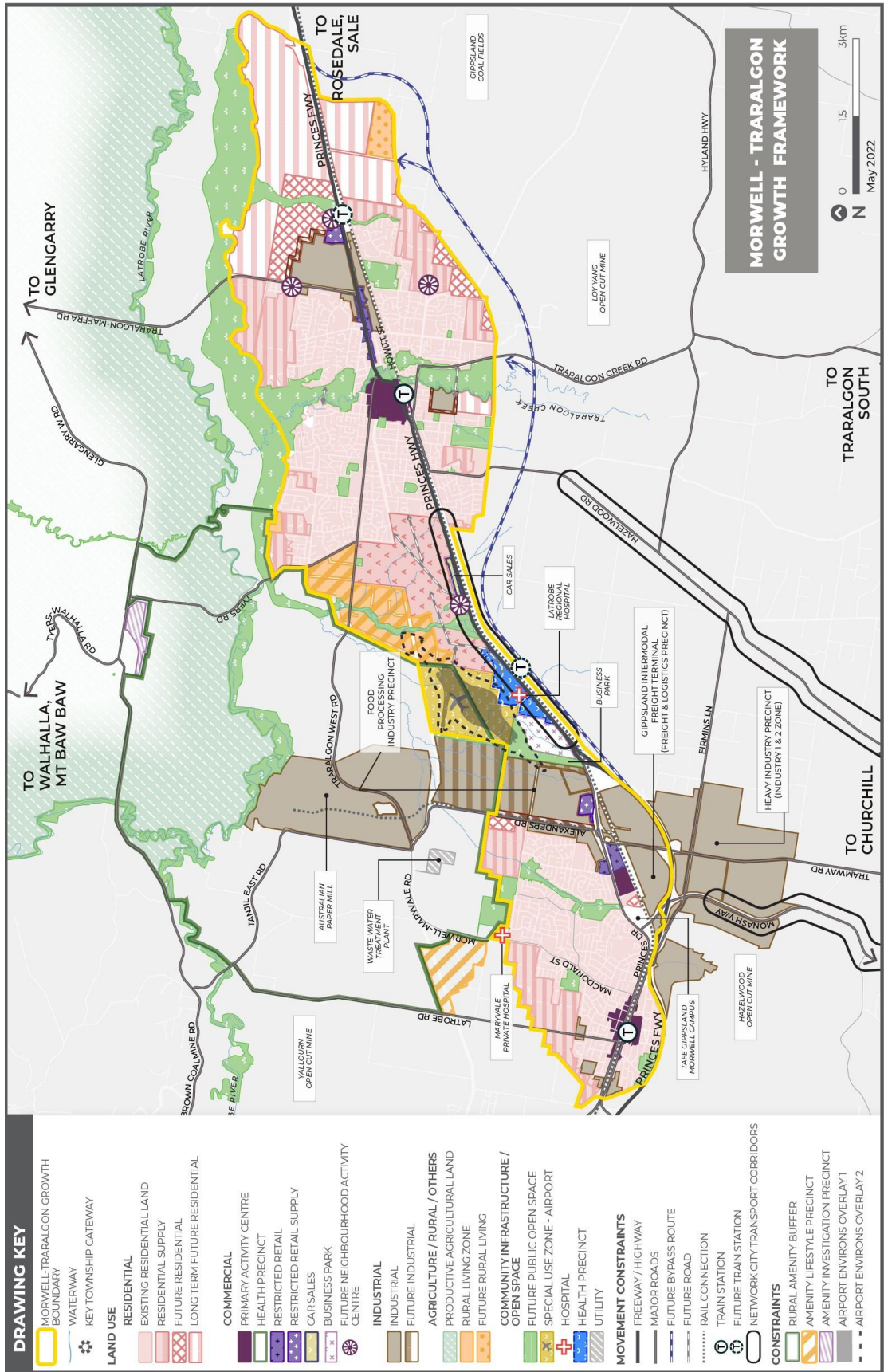
INDUSTRIAL FRAMEWORK PLAN



Extractive industries framework plan



Traralgon-Morwell Growth Framework Plan



**11.01-
1L-01**

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Proposed

C149latr

Latrobe settlement patterns

Strategies

Maintain a clear separation between urban settlements, other than the Morwell to Traralgon Employment Corridor linking the urban areas of Morwell and Traralgon.

Discourage the fragmentation of rural land adjoining township boundaries until land is required for long term (15 or more years) urban development, including:

- Land southeast to the existing Churchill Township in Area 1 of the Churchill Town Structure Plan in Clause 11.01-1L-03 (east of Northways Road and South of Lawless Road).
- Land along the eastern, north-western and western sides of the Moe-Newborough town boundary (Area 7 of the Moe-Newborough Town Structure Plan in Clause 11.01-1L-05).
- Land to the east of the existing urban area of Traralgon (Areas 9, 10 and 11 of the Traralgon Town Structure Plan in Clause 11.01-1L-07).
- Land to the east of Boolarra township (Area 1 in the Boolarra Township Structure Plan in Clause 11.01-1L-02).
- Land to the north, east and south of the Glengarry township (Areas 1, 2, 3, 4, and 7 of the Glengarry Town Structure Plan in Clause 11.01-1L-04).
- Land to the east and south of Mays Road in the Tyers Township (Area 5 of the Tyers Town Structure Plan in Clause 11.01-1L-09).

Manage growth in rural living precincts by discouraging further rezoning of land and by discouraging impacts to environmental values. **[NEW]** [\[Rephrased to reference environment\]](#)

[\[Redrafted Clauses\]](#) [\[MDF&C due to clause restructuring\]](#)

**11.01-
1L-02**

Boolarra

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Proposed
C149latr

Policy application

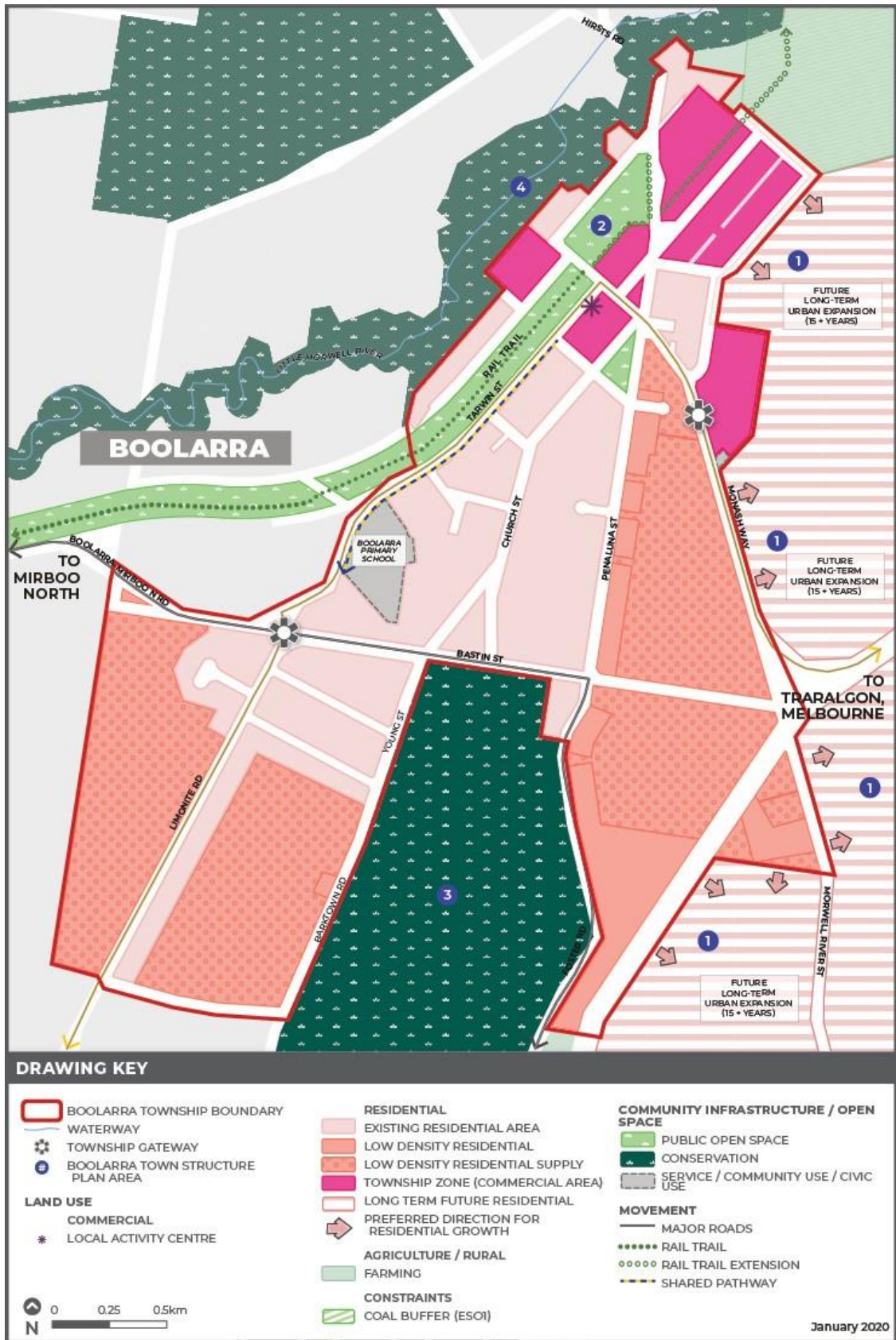
This policy applies to land within the Boolarra Town Structure Plan (BTSP) included in this clause.

Strategies

Encourage development of land to the east of Boolarra township (Area 1 in the Boolarra Township Structure Plan in Clause 11.01-1L) for residential, township and community purposes.

[Redrafted Clauses] [MDF&C due to clause restructuring]

Boolarra Town Structure Plan (BTSP)



**11.01-
1L-03**

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Proposed

C149latr

Churchill

Policy application

This policy applies to land within the Churchill Town Structure Plan (CTSP) included in this clause. [Redrafted Clauses] [MDF&C due to clause restructuring]

Strategies

Encourage development of CTSP Area 2 for medium density residential, research or education purposes.

Encourage university accommodation or medium density residential development on the residential land directly east of Eel Hole Creek and west of Northways Road (CTSP Area 3).

Encourage a Local Activity Centre at 2-4 Acacia Way, Churchill.

Policy documents

Consider as relevant:

- *Churchill Town Centre Plan* (Beca Pty Ltd, July 2007)
- *Churchill East West Link: Master Plan and Urban Design Framework* (Spiire Australia Pty Ltd, 2013)
- *Latrobe City Council Retail Strategy* (Essential Economics, 2019)
- *Latrobe Structure Plans – Churchill* (Beca Pty Ltd, August 2007)

Churchill Town Structure Plan (CTSP)



11.01-
1L-04

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Proposed
C149latr

Glengarry

Policy application

This policy applies to land within the Glengarry Town Structure Plan (GTSP) included in this clause.

Strategies

Support Glengarry's role as a dormitory suburb of Traralgon.

Encourage development in GTSP Areas 1, 2, 3 and 4 that is sensitive to the Eaglehawk Creek environment and floodplains.

Encourage low density residential development in GTSP Area 5.

Encourage development of large allotments within existing residential areas GTSP Area 6.

Protect public open space areas including the Gippsland Rail Trail (GTSP Areas 8 & 9).

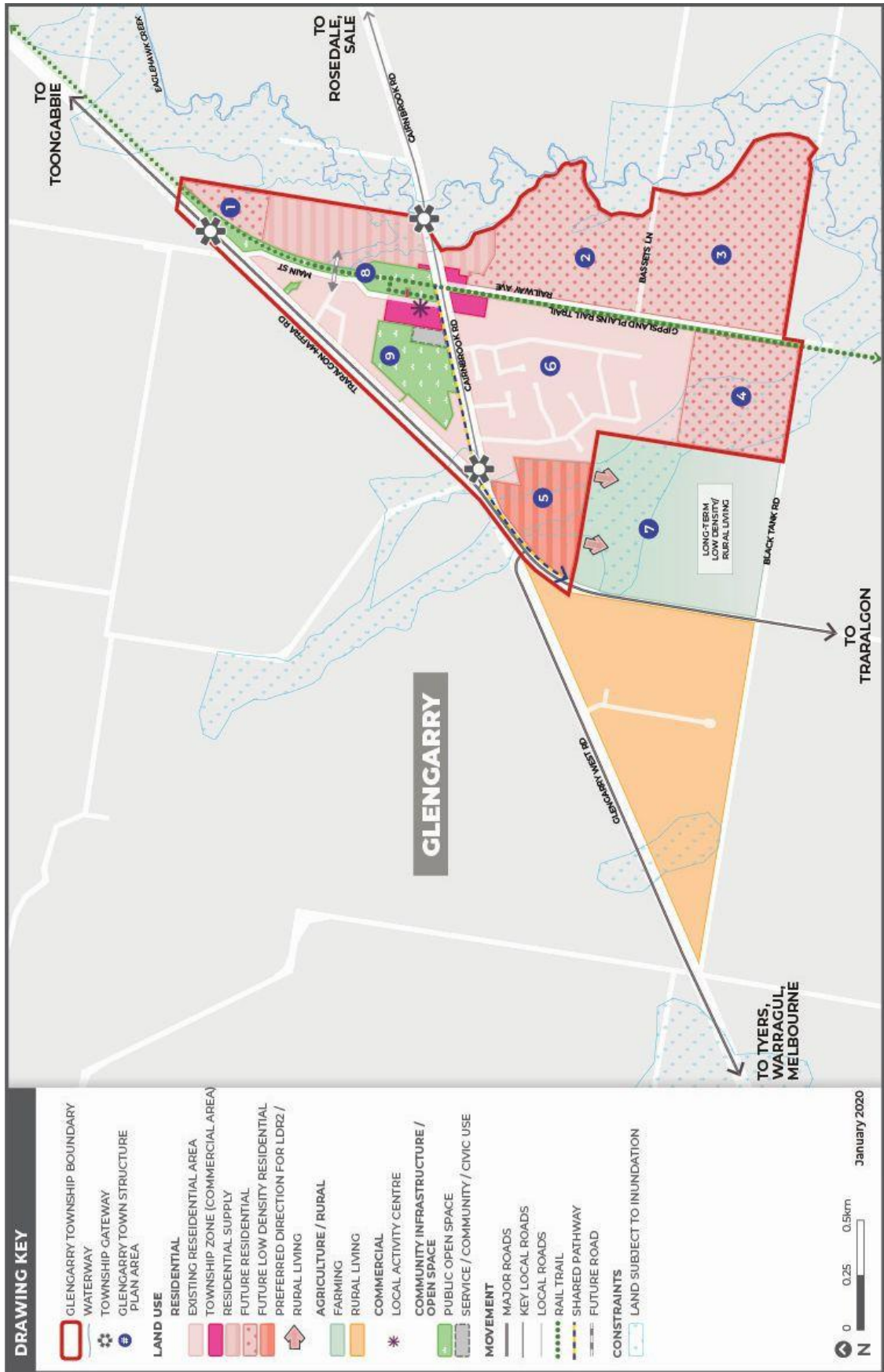
Policy documents

Consider as relevant:

- *Small Town Structure Plans: Boolarra, Glengarry & Tyers* (NBA Group Pty Ltd, 2009)
- *Traralgon Growth Area Framework* (Hansen Partnership, 2013)

[Redrafted Clauses] [MDF&C due to clause restructuring]

Glengarry Town Structure Plan (GTSP)



11.01-
1L-05

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Proposed

C149latr

Moe-Newborough

Policy application

This policy applies to land within the Moe-Newborough Town Structure Plan (MNTSP) included in this clause. [Redrafted Clauses] [MDF&C due to clause restructuring]

Strategies

Encourage residential development along Narracan Drive (MNTSP Area 6).

Discourage retail and office development outside of the Primary Activity Centre (MNTSP Area 1), other than office developments at the former Moe Hospital at Ollerton Avenue, Newborough (MNTSP Area 2).

Design industrial development in MNTSP Area 3 to protect any adjoining native vegetation in MNTSP Area 4.

Encourage a 'landmark use', such as a convention centre, at MNTSP Area 5 that complements the Botanical Gardens.

Provide for public open space connections from Narracan Drive through MNTSP Area 8 and connecting to John Field Reserve.

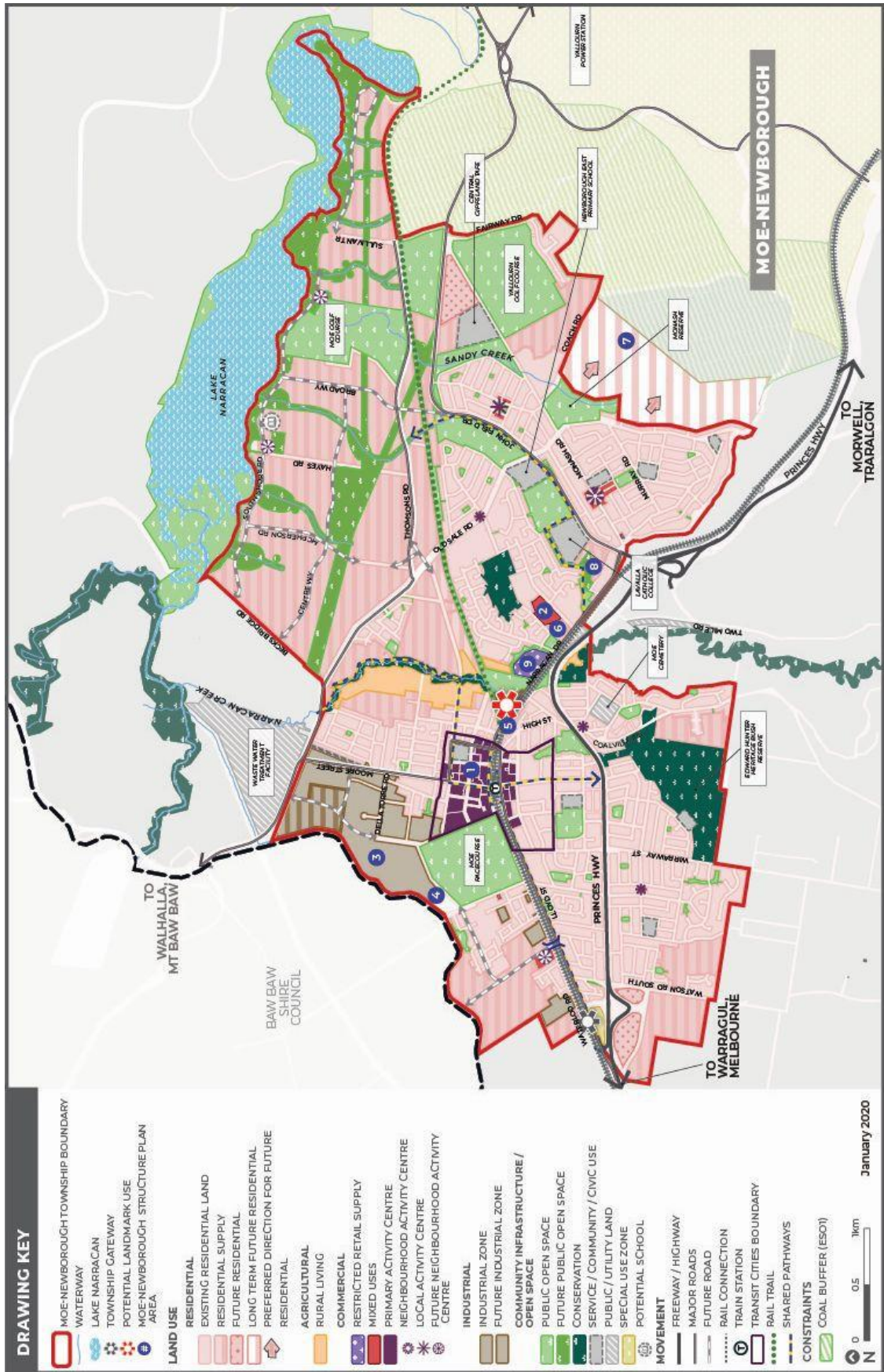
Encourage a Neighbourhood/ Local Activity Centre at 1 Waterloo Road, Becks Bay Village Centre and Fernlea Village Centre, Lake Narracan.

Policy documents

Consider as relevant:

- *Latrobe Structure Plan – Moe and Newborough* (Beca Pty Ltd, 2007)
- *Latrobe City Council Retail Strategy* (Essential Economics, 2019)
- *Strategic Outlook for Moe-Newborough and Lake Narracan* (Growth Areas Authority, 2013)

Moe-Newborough Town Structure Plan (MNTSP)



11.01-
1L-06

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Proposed

C149latr

Morwell**Policy application**

This policy applies to land within the Morwell Town Structure Plan (MTSP) included in this clause. [\[Redrafted Clauses\]](#) [\[MDF&C due to clause restructuring\]](#)

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.

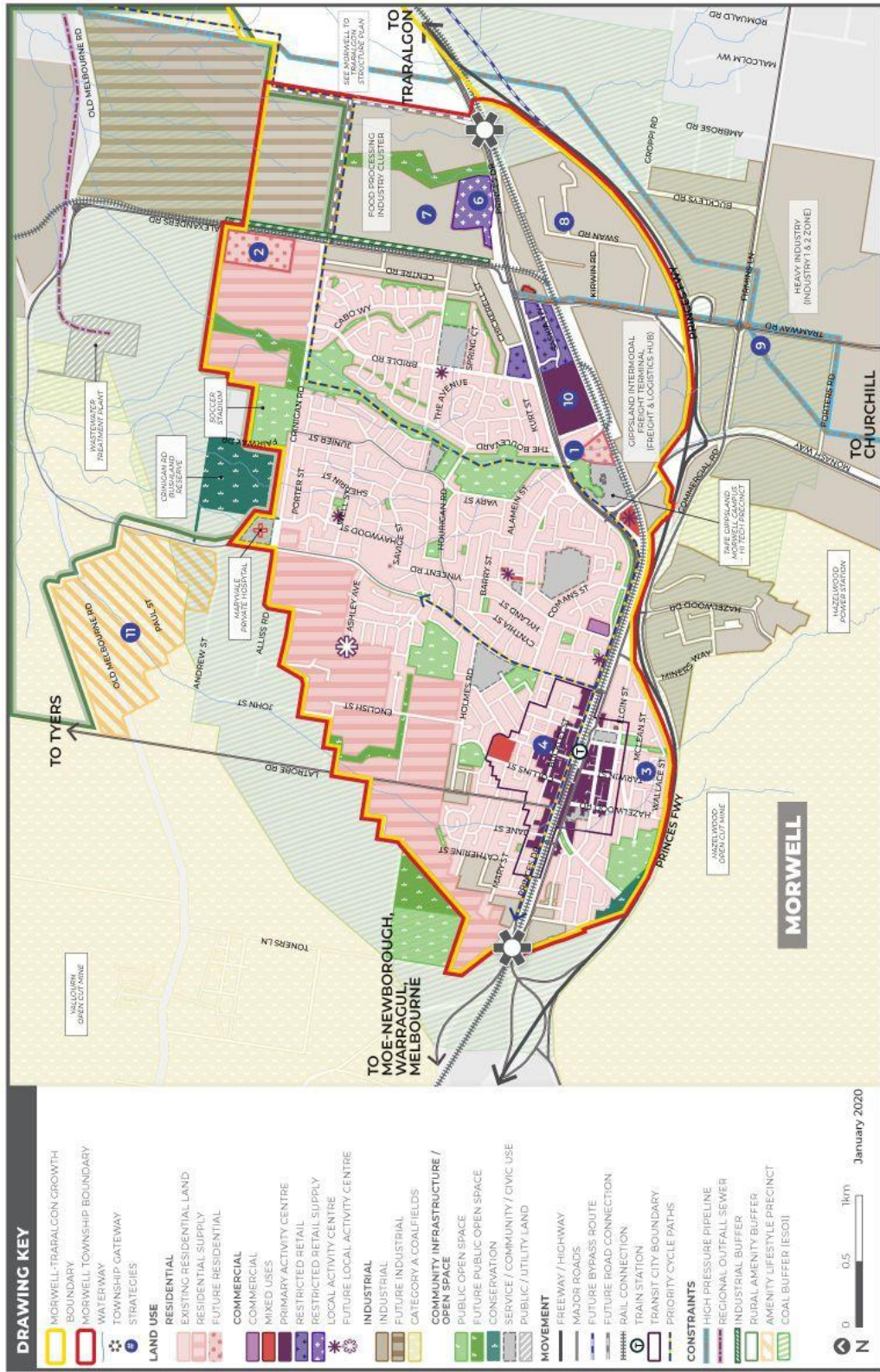
Encourage a Local Activity Centre at Heritage Boulevard, Morwell.

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
September 2023

11.01-
1L-07

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Proposed

C149latr

Traralgon**Policy application**

This policy applies to land shown on the Traralgon Town Structure Plan (TTSP) included in this clause.

Strategies

Encourage short to medium term (within 0-15 years) residential development in TTSP Areas 2 and 13.

Encourage long term (15 years or more years) residential intensification of land zoned rural living and farming in TTSP Areas 9, 10 and 11. [Redrafted Clauses] [MDF&C due to clause restructuring]

Encourage the long term development of Rural Living Area 12.

Encourage the development of retail, office and residential mixed use developments within Argyle Street (TTSP Area 4).

Direct retail and office development that is significant in floor size and economic impact to the Traralgon Primary Activity Centre (TTSP Area 3), Argyle Street (TTSP Area 4) and Princes Highway and Stammers Road (TTSP Area 5).

Discourage dispersion of the office sector outside of TTSP Area 3.

Support industrial uses with limited off site amenity impacts and other compatible uses within the Janette Street Industrial precinct (TTSP Area 6) as a buffer between the lime batching facility and nearby residential and mixed uses.

Design and site development in residential or mixed use zones that are within the 500 metre buffer of the lime batching facility to mitigate noise impacts from the operation of the facility.

Provide a buffer to protect industry in TTSP Area 7 from encroachment of sensitive uses, particularly from the north and east.

Design development in TTSP Areas 10, 11 and 12 to address any impact of the proposed Traralgon Highway Bypass and Bypass Ramps.

Support development of residential and community facilities to the east and west of the Southside commuter car park at Traralgon Train Station.

Support the construction of a new bus interchange, plaza and station building at the Traralgon Train Station.

Support works to develop the Southside commuter car park, Southern Plaza and VRI Hall as community facilities.

Establish Neighbourhood and Local Activity Centres in the following locations: Corner Marshalls Road and Traralgon-Maffra Road, Traralgon

Melrossa Road West, Traralgon Princes Highway, Traralgon East Dranes Road, Traralgon Cross's Road, Traralgon

Princes Highway/Airfield Road, Traralgon West Bradford Drive/Princes Highway, Traralgon West Traralgon Golf Course.

Policy documents

Consider as relevant:

- *Latrobe Structure Plans – Traralgon* (Beca Pty Ltd, August 2007)
- *Latrobe City Council Retail Strategy* (Essential Economics 2019)
- *Traralgon Station Precinct Master Plan* (Hansen Partnership, 2011)
- *Traralgon Growth Area Framework* (Hansen Partnership, 2013)

Traralgon Town Structure Plan (TTSP)



[Redrafted Clauses] [MDF&C due to clause restructuring]

11.01-1L-08

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Proposed
C149latr

Toongabbie

Policy application

This policy applies to land within the Toongabbie Town Structure Plan (ToonTSP) included in this clause. [Redrafted Clauses] [MDF&C due to clause restructuring]

Strategies

Encourage low density residential development in Toongabbie Town Structure Plan (ToonTSP) Area 1 in the medium term (10 to 15 years) subject to bushfire risk assessment.

Encourage low density residential development in ToonTSP Area 2 in the long term (15 years or more) subject to bushfire risk assessment. [NEW] [Corrected spelling]

Encourage future potential rural residential land in ToonTSP Areas 12, 13 and 14 in the short to medium term (0-15 years) subject to bushfire risk assessment.

Encourage future potential rural residential land zoned farming in ToonTSP Areas 3 and 4 in the long-term (15 years or more) subject to bushfire risk assessment.

Encourage the development of large lots within existing residential ToonTSP Area 5 subject to flooding constraints.

Facilitate the restructuring of old and inappropriate subdivisions in Area 6.

Maintain settlement boundaries that consider local character, bushfire risk, infrastructure capacity, and the impacts on other land uses, particularly agriculture.

Encourage the development of retail, office and residential mixed use developments within the Toongabbie Local Activity Centre (ToonTSP Area 7) generally consistent with the Toongabbie Housing Framework Plan.

Encourage the development of the town centre hub to the south of Cowen Street (ToonTSP Area 8).

Support the further expansion of retail uses by extending commercial activity west along Cowen Street.

Encourage shared path links between Toongabbie Recreation Reserve, the town centre (ToonTSP Area 7), and Toongabbie Primary School.

Limit access from development and individual lots to Main Street (Traralgon-Maffra Road).

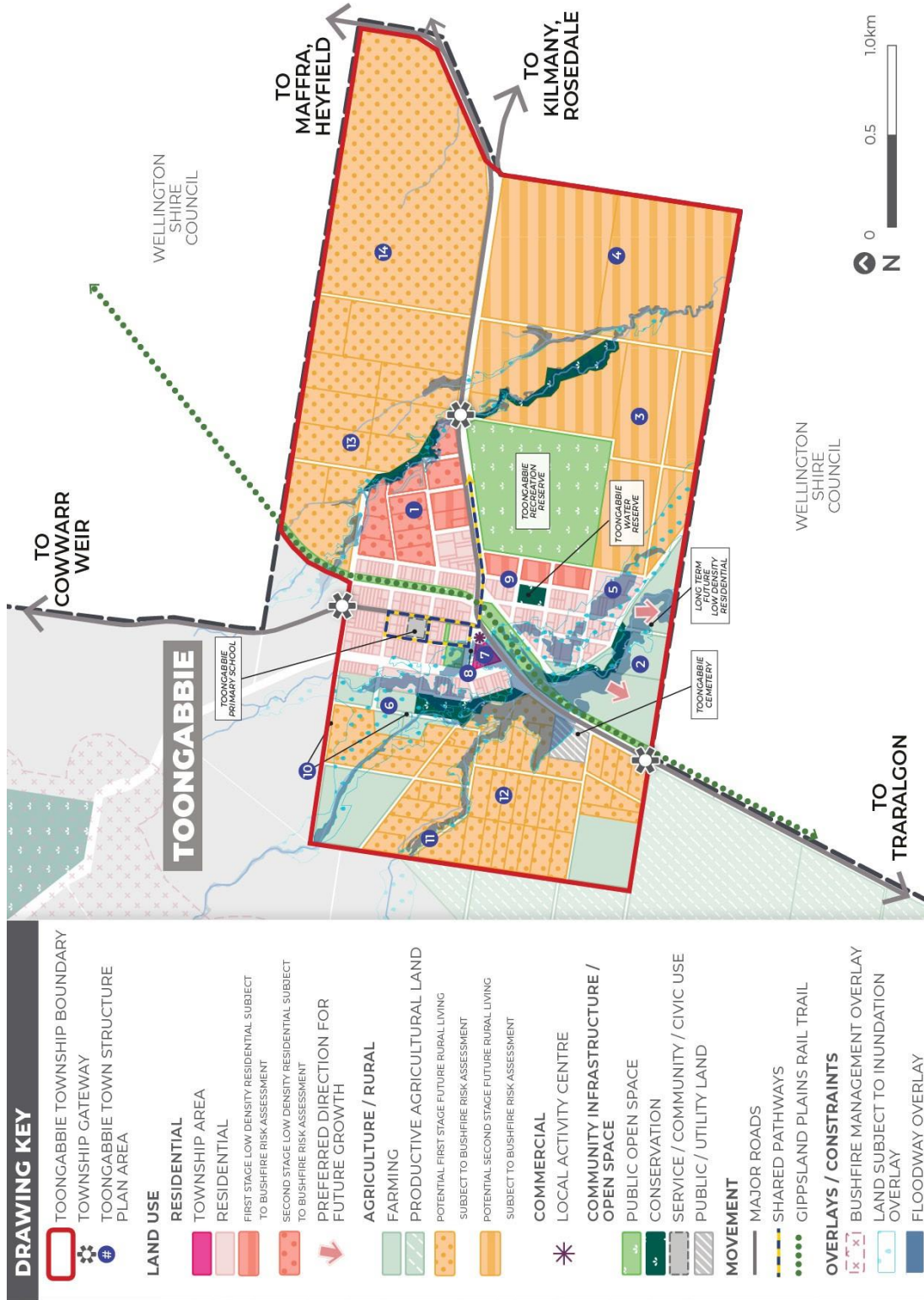
Protect road reserves, such as Ries Street, Russell Street, and Hill Street (ToonTSP Areas 9 and 10) to allow for future access to proposed development areas.

Policy documents

Consider as relevant:

- *Toongabbie Structure Plan* (Latrobe City Council, 2020)
- *Toongabbie Structure Plan – Background Reports* (Latrobe City Council, 2020)

Toongabbie Town Structure Plan (ToonTSP) [NEW] [Image rotated to align with other maps]



11.01-
1L-09

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Proposed

C149latr

Tyers

Policy application

This policy applies to land within the Tyers Town Structure Plan (TYTSP) included in this clause.

Strategies

Encourage increased diversity in residential allotment sizes, subject to availability of sewerage infrastructure.

Limit access from development and individual allotments to the Main Road (Moe-Glengarry Road) and Tyers Walhalla Road.

Encourage a shared path link between future low density and rural living development (TYTSP Area 1 & 2) and the town centre (TYTSP Area 4).

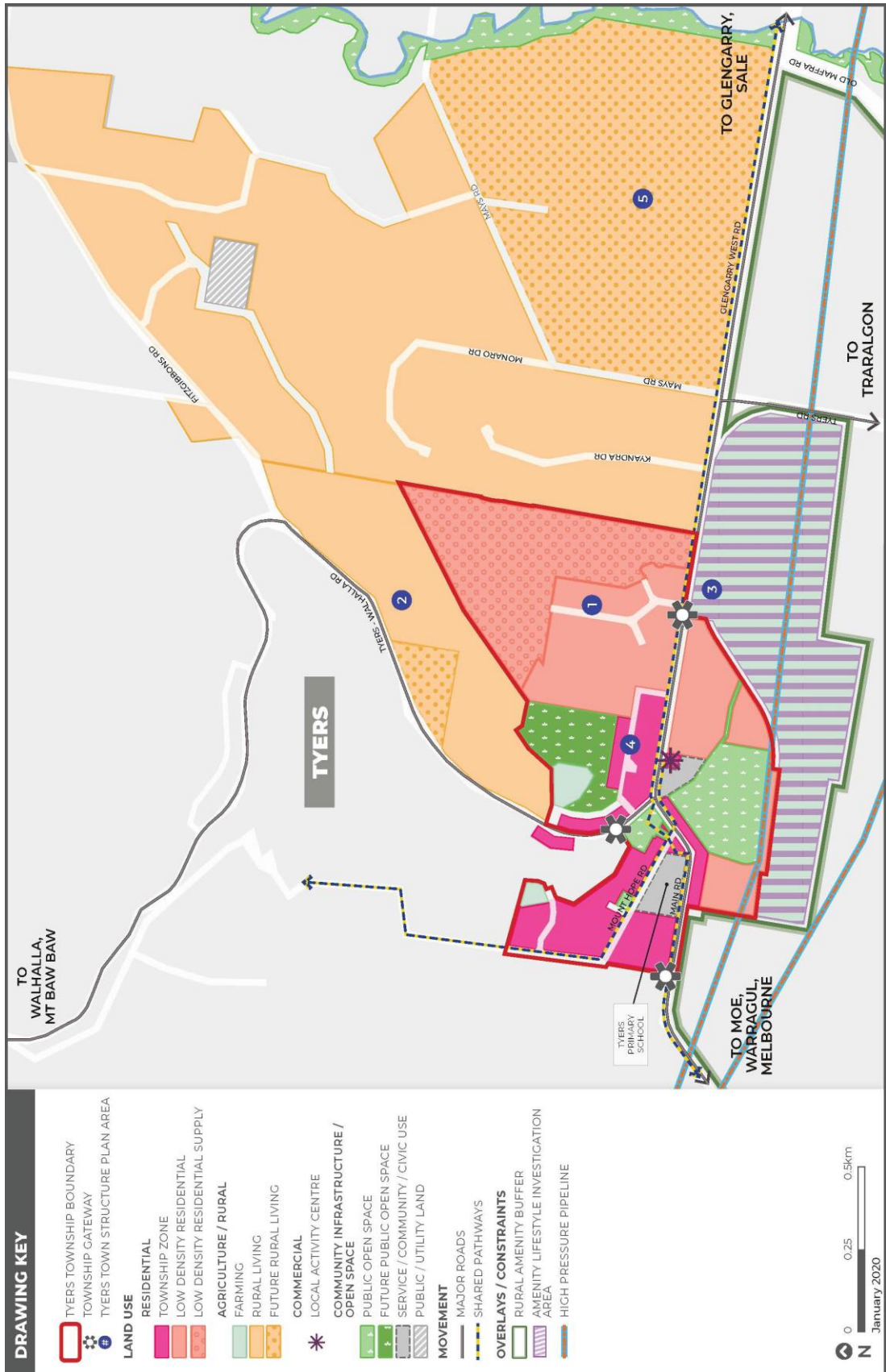
Protect road reserves, such as Hinde Road (TYTSP Area 4), to allow for future access to proposed development areas.

Policy documents Consider as relevant:

- *Small Town Structure Plans: Boolarra, Glengarry & Tyers* (NBA Group Pty Ltd 2009)
- *Traralgon Growth Area Framework* (Hansen Partnership, 2013)

[Redrafted Clauses] [MDF&C due to clause restructuring]

Tyers Town Structure Plan (TYTSP)



**11.03-
1L-01**

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Proposed
C149latr**Activity centres****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 Morwell and Moe that support their role as 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)

[Redrafted Clauses] [MDF&C due to clause restructuring]

11.03-
1L-02

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Proposed
C1491atr

Churchill activity centre

Policy application

This policy applies to land within the Churchill Town Centre Plan (CTCP) included in this clause. [\[Redrafted Clauses\]](#) [\[MDF&C due to clause restructuring\]](#)

Strategies

Encourage all retail or commercial development in the Churchill Town Centre to be consolidated within the primary activity centre (CTCP Area 1).

Establish regional education and research facilities in the service, community and civic use areas directly north and east of Northways Road (CTCP Area 2).

Encourage the expansion of the university facility to the east of Northways Road (CTCP Area 2).

Strengthen the east-west link between the existing Churchill primary activity centre and the University to the east by encouraging retail, office and mixed use residential developments along the link (CTCP Area A).

Design buildings with active frontages on the street and pedestrian links of Balfour Place and between Monash Way and Phillip Parade.

Policy document

Consider as relevant:

- *Churchill Town Centre Plan* (Beca Pty Ltd, 2007)

Churchill activity centre plan



**11.03-
1L-03**

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Proposed
C149latr

Moe activity centre

Policy application

This policy applies to land within the Moe Activity Centre Plan (MACP) included in this clause.
[\[Redrafted Clauses\]](#) [\[MDF&C due to clause restructuring\]](#)

Strategies

Encourage retail, office and residential mixed use developments within Moe Primary Activity Centre.

Facilitate development of key sites adjacent to public transport, including bus routes and the Moe Train Station, that encourage pedestrian linkages between the private and public realm, including the expansion of shopping centres.

Develop the northern side of the railway line as an active urban environment and the southern side as a landscape focused area with passive recreation community spaces.

Enhance the image of the Railway Precinct as the focal point of Moe by establishing a civic hub at the Precinct that includes a pedestrian plaza and community-based facilities.

Design development to maintain views to and from the Rail Precinct and Station.

Activating the central green open spaces in the Railway Precinct by encouraging localised commercial activity and transit-oriented development.

Locate convenience retailing between the west end of the Service Station (opposite 37 Lloyd Street, Moe) and the south Station forecourt to provide active frontages to the pedestrian crossing in the Railway Precinct.

Encourage landscaping at the Lloyd Street frontage of the Service Station and the open space to the east.

Reinforce Moore Street as the primary shopping street in the town.

Support development that provides a high level of pedestrian amenity at Hasthorpe Place Precinct including pedestrian arcades to Moore Street and George Street (MACP Area 2).

Facilitate development that fronts car parking and the pedestrian network at the Clifton Street Precinct (MACP Area 1).

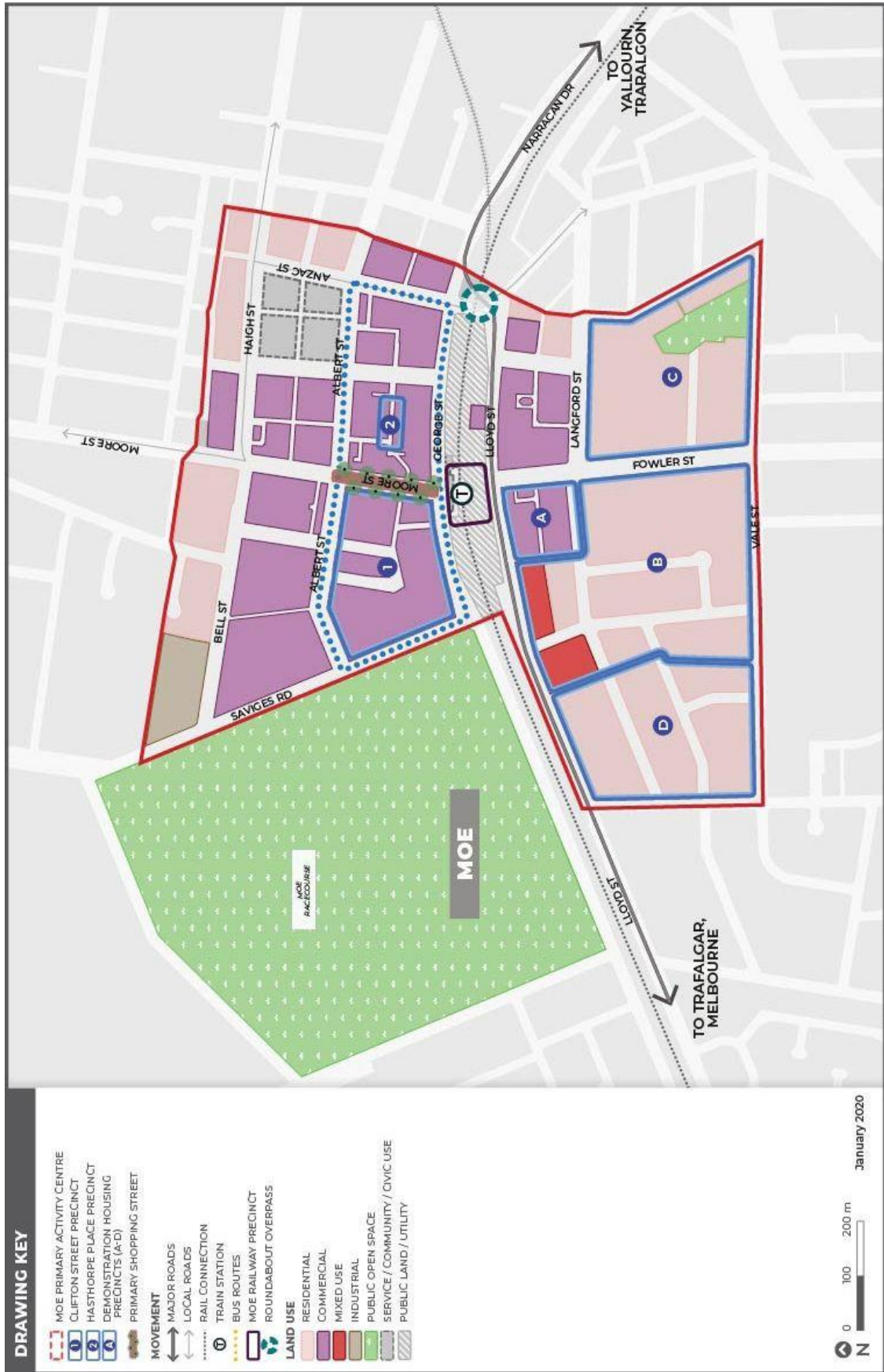
Support the redevelopment of higher density housing to the south of Moe town centre and train station through a demonstration project (MACP Area A to D).

Policy documents

Consider as relevant:

- *Moe Activity Centre Plan* (Tract Consultants, 2007)
- *Moe Rail Precinct Revitalisation Project: Master Plan* (SJB Urban, SJB Architects, McCormick Rakin Cagney & Slattery Australia, 2009)
- *Clifton Street Precinct Urban Design Guidelines* (Tract Consultants, 2008)

Moe activity centre plan



11.03-2L Morwell to Traralgon Structure Plan

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Proposed
C149latr

Policy application

This policy applies to the land identified on the Morwell to Traralgon Structure Plan (MTTSP) included in this clause. [Redrafted Clauses] [MDF&C due to clause restructuring]

Strategies

Encourage the relocation of the Traralgon Golf Course (MTTSP Area 2) and its development for residential purposes.

Encourage residential development in MTTSP Area 3 that protects the operations of Latrobe Regional Airport.

Support retirement village, aged care and higher density residential developments in MTTSP Area 8 near the Latrobe Regional Hospital.

Encourage employment intensive businesses, once land is rezoned, that are associated with health and aeronautics in MTTSP Area 4.

Encourage the development of a Local Activity Centre near the intersection of Princes Highway and Airfield Road that includes an area of public open space close to the Latrobe Regional Hospital.

Encourage the development of a Neighbourhood Activity Centre adjoining the intersection of Bradford Drive and Princes Highway only if it:

• Achieves a standalone catchment area.

• Minimises the economic impacts on other activity centres.

• Discourage further expansion of the existing area used for car sales along Princes Highway (MTTSP Area 5).

• Provide a landscaped buffer along the western and eastern edges of the industrial precinct in MTTSP Area 6.

• Encourage development of a green movement corridor along Old Melbourne Road and the Coopers Road Reserve that incorporates pedestrian and cycle pathways, sections of the proposed Traralgon–Morwell shared path and important areas of native vegetation.

• Encourage creation of an open space corridor through MTTSP Areas 1, 3 and 7 and 9 along the waterway.

Policy guideline

Consider as relevant:

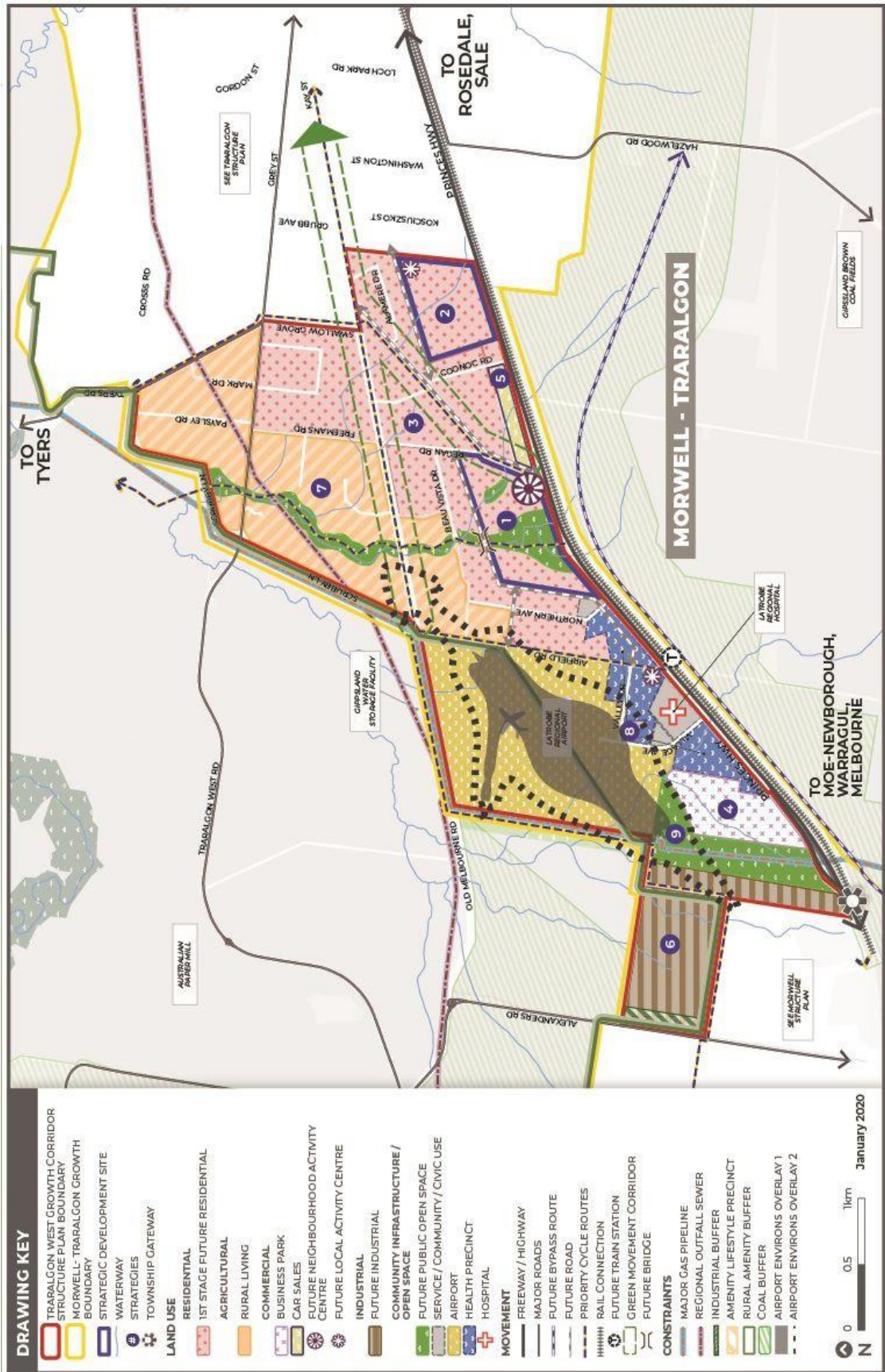
Encouraging incremental growth on land within 200 metres of the Neighbourhood Activity Centre once Farming zoned land has been rezoned to residential use.

Policy documents

Consider as relevant:

- *Traralgon Growth Area Framework* (Hansen Partnership, 2013)
- *Morwell to Traralgon Employment Corridor Precinct Masterplan* (Urban Enterprise, 2020)
- *Latrobe Regional Airport Master Plan 2015* (Updated 2019) (Rhebein Airport Consulting, 2019)

Morwell to Traralgon Structure Plan (MTTSP)



12.01-1L

Protection of biodiversity

29/06/2023

C1261atr

Strategies

Adopt the precautionary principle where there are threats of environmental damage, such as damage or destruction of habitat.

Protect habitats that contain indigenous flora and fauna, particularly where those species are threatened.

Ensure that the enhancement of biodiversity outcomes does not pose an unacceptable increase in bushfire risk to community and infrastructure.

Ensure that development does not result in a net loss of native vegetation and biodiversity.

[NEW] [New strategy to prevent loss of native vegetation and biodiversity]

Facilitate the creation of a biolink from the Strzelecki Ranges bioregion to the Southern Fall bioregion, as shown on the Rural Framework Plan in Clause 02.04.

Protect the environmental features and habitat values of the Boolarra-Mirboo North Rail Trail (Areas 2, 3 & 4 of the Boolarra Town Structure Plan in Clause 11.01-1L).

Protect roadside vegetation, especially in the Strzelecki Ranges from Boolarra to Gormandale, that provides linkages between public and private remnant native vegetation.

Retain native vegetation on roadsides, waterways and public and private land to facilitate healthy habitats to improve biodiversity.

Protect the environmental features and habitat values of the Gippsland Plains Rail Trail, Toongabbie Cemetery and rear of 53-57 Humphrey Road (Area 11 of the Toongabbie Structure Plan in Clause 11.01-1L).

Protect roadside vegetation that provides linkages between public and private remnant native vegetation in Toongabbie, especially along:

- Traralgon-Maffra Road.Old Walhalla Road.
- Harris Lane between Cemetery Road and Guyatts Road.
- The north of Sparks Lane.

Protect remnant native vegetation in roadside reserves in Toongabbie, especially along:

- Hill Street west of King Street.
- Page Lane at the rear of 53-57 Humphrey Road.
- The unnamed road reserve abutting the eastern boundary of the Toongabbie Golf Course.

Enhance Toongabbie Creek and Rosedale Creek corridors by linking them to adjacent open spaces.

Policy guideline

Consider as relevant:

Ensure rural landholders to pursue a target of 30 per cent of native vegetation coverage across their properties and the landscape as a critical threshold for biodiversity conservation, particularly within the Strzelecki – Alpine bio-link. [NEW] [Rephrased to make guideline more binding]

- *Toongabbie Structure Plan* (Latrobe City Council, 2020)
- *Flora and Fauna Assessment -Toongabbie Structure Plan Background Report* (Latrobe City Council, 2020)

12.03-1L River corridors and waterways

28/05/2021

C122latr

Strategy

Enhance the health of waterway corridors by increasing vegetation along corridors.

13.02-
1L-01

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Proposed

C149latr

Planning in the Bushfire Management Overlay

Policy application

This policy applies to all land affected by the Bushfire Management Overlay.

Strategy

Reduce bushfire risk by setting back development in the Farming Zone Schedule 2 from any bushfire hazard to achieve a BAL construction standard no higher than BAL-29, unless there are significant siting constraints. [Redrafted clause] [Improved drafting to improve clarity]

Policy document

Consider as relevant:

- *Latrobe City Municipal Fire Management Plan 2018* (Latrobe City Council, 2018)

**13.02-
1L-02**

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Proposed

C149latr

Bushfire prone areas**Policy application**

This policy applies to all land in a designated Bushfire Prone Area as outlined in the *Building Regulations 2006*, that is not already covered by a Bushfire Management Overlay.

Strategies

Ensure that development, subdivision and uses identified in Clause 13.02-1S (Use and development control in a Bushfire Prone Area) incorporate measures to mitigate bushfire risk, including:

For subdivisions of more than 10 lots, a lot layout that responds to the risk and incorporates a perimeter road and two ways in and out of the development.

A construction standard no higher than BAL-29 unless there are significant siting constraints, with commensurate vegetation management for defensible space.

A reliable water supply for property protection and fire fighting. Adequate access for emergency management vehicles.

A Bushfire Emergency Management Plan (BEMP), including triggers for closure or restricted operation on days of elevated fire danger.

Policy guidelines

Consider as relevant:

For a subdivision or dwelling within a Bushfire Prone Area that is in a Farming Zone, a section 173 agreement pursuant to Planning and Environment Act 1987 to ensure ongoing maintenance of defensible space and other bushfire protection measures for bushfire risk mitigation.

Limiting hours of operation, including maximum daily visitors for tourism development in the Farming Zone Schedule 1 or 2 to minimise bushfire risk.

The views of the Country Fire Authority on whether an application for tourism accommodation in the Farming Zone Schedule 1 or 2 (other than a dwelling or dependent persons unit) reduces bushfire risk to an acceptable level.

Policy document

Consider as relevant:

- *Latrobe City Municipal Fire Management Plan 2018* (Latrobe City Council, 2018)
[Redrafted Clause] [MDF&C due to clause restructuring]

13.03-1L

Floodplain management

28/05/2021

C122latr

Policy application

This policy applies to land affected by the Urban Floodway Zone, Flood Overlay or Land Subject to Inundation Overlay.

Strategies

Within the mapped extent of a 1% Annual Exceedance Probability (AEP) flood (commonly known as 1:100 year flood), discourage:

Residential development, other than replacement dwellings that have a finished floor level that is above the 1% AEP flood level.

Raised earthworks.

Subdivision, other than realignment or consolidation.

Discourage development in residential areas within the 1% AEP flood extent or within 30m of existing waterways.

Ensure building envelopes for dwellings, including a sufficient effluent disposal area onsite, are located on flood free land.

13.07-1L

Land use compatibility

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Proposed
C149latr

Policy application

This policy applies to Farming Zone and Rural Living Zone land.

Strategies [Redrafted clause] [Improved drafting to improve clarity and application]

Discourage subdivision or the rezoning of Farming Zone and Rural Living Zone land within:

- The Amenity Lifestyle Precinct (Area 7 of the Morwell to Traralgon Structure Plan in Clause 11.03-2L and Area 11 of the Morwell Town Structure Plan in Clause 11.01-1L) due to its proximity to the Australian Paper Mill.
- The Amenity Lifestyle Investigation Area (Area 3 of the Tyers Town Structure Plan in Clause 11.01-1L).

Encourage industrial uses that have limited off-site amenity impacts and other compatible uses as a buffer between residential areas and more intensive industrial uses.

Discourage development that would encroach on the easement for the Gippsland Water Regional Outfall Sewer.

Locate use and development that mitigates interface amenity issues with sensitive uses around Gippsland Water's emergency storage facilities.

**14.01-
1L-01**

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Proposed
C149latr

Preservation of agricultural land in the Farming Zone

[NEW] [Rephrased to improve clarity of Clause purpose]

Policy application

This policy applies to all land in the Farming Zone. [Redrafted clause] [Improved drafting to improve clarity]

Strategies

Discourage non-agricultural uses from locating or developing in a manner that will inhibit the expansion of farming uses.

Discourage rural subdivision of land that results in the creation of a lot below the minimum lot size as specified in the Schedule to the Farming Zone.

Discourage excisions that isolate key rural infrastructure from the remnant parcel of the land for subdivision in a Farming Zone.

Site buildings so that they do not encroach on industry buffer and separation distances, including those designated for 'as-of-right' animal production land uses. [Redrafted clause] [Improved drafting to improve clarity]

Ensure the siting of a building does not compromise the operation of nearby commercial agricultural enterprises, including its impacts on noise, odour, sight lines and infrastructure and livestock movements.

Policy guidelines

Consider as relevant:

- Discouraging accommodation within 100 metres of:
 - Any agricultural production infrastructure.
 - Any activity node (such as effluent ponds, stock yards etc).
 - Any intensive animal production.
- Where a parcel less than the minimum lot size is proposed to be re-subdivided or subdivided, a section 173 agreement pursuant to the *Planning and Environment Act 1987*:
 - To prevent further subdivision of the remnant parcel.
 - To prevent a further dwelling to be placed on the vacant parcel.
- Where an application proposes the creation of a lot for an existing dwelling, whether the balance lot is at least the minimum specified in the schedule to the zone.
- Whether previous lot excisions have had a cumulative impact that reduces the viability of the parent lot for agriculture or related use.

Policy document

Consider as relevant:

- *Live Work Latrobe Rural Land Use Strategy* (Latrobe City Council, MacroPlan Dimasi, RMCG and Planisphere, 2019)

**14.01-
1L-02**

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Proposed
C149latr

Dwelling in the Farming Zone Schedule 1**Policy application**

This policy applies to an application for a dwelling in the Farming Zone Schedule 1.

Strategies

Discourage dwellings not associated with the agricultural use of the land.

Where there is an existing dwelling, discourage more than one dwelling unless the additional dwelling is required for the permanent operation, supervision or care of the agricultural use and is located on the same lot as the existing dwelling and the agricultural use.

Policy guidelines

Consider as relevant:

- A section 173 agreement under the Act to prevent the future excision of the dwelling from the parent lot.
- Discouraging dwellings on lots less than 100 hectares in the intensive agricultural precincts as shown in the Rural Framework Plan in Clause 02.04, unless the dwelling is required in association with an agricultural use of the land.

Policy document

Consider as relevant:

- *Live Work Latrobe Rural Land Use Strategy* (Latrobe City Council, MacroPlan Dimasi, RMCG and Planisphere, 2019)

[Redrafted Clauses] [MDF&C due to clause restructuring]

**14.01-
1L-03**

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Proposed
C149latr

Dwelling in the Farming Zone Schedule 2

Policy application

This policy applies to the use or development of a dwelling in the Farming Zone Schedule 2.

Strategies

Support the use and development of land for a dwelling only if:

- No detriment is likely to result to adjoining agricultural activities.
- It will result in improved land management, rehabilitation for conservation purposes, or improvements to degraded land.
- All wastewater can be retained onsite.
- Any risk from bushfire is reduced to an acceptable level and any bushfire protection measures can be implemented.

Encourage dwellings and associated development to cluster together in the landscape by having similar setbacks from road frontages.

Policy guideline

Consider as relevant:

- For a proposed dwelling required in association with improved land management or conservation outcome, a section 173 agreement under the Act to ensure an environmental management or rehabilitation plan is enacted in perpetuity.

Policy document

Consider as relevant:

- *Live Work Latrobe Rural Land Use Strategy* (Latrobe City Council, MacroPlan Dimasi, RMCG and Planisphere, 2019)

[Redrafted Clauses] [MDF&C due to clause restructuring]

**14.01-
1L-04**

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Proposed
C149latr

Subdivision in Farming Zone Schedule 1**Policy application**

This policy applies to an application for the subdivision of land in the Farming Zone Schedule 1.

Strategies

Avoid subdivisions that do not support agriculture use.

Encourage the creation of large land parcels through consolidation or re-subdivision. Enable the excision of dwellings from existing lots only where:

- There are beneficial agricultural outcomes, such as the expansion of an existing agricultural operation.
- It is the re-subdivision of land so that the number of lots is not increased, or includes the consolidation of a number of small allotments.
- The dwelling is located close to a road.
- No detriment is likely to result to adjoining agricultural activities.

Discourage the creation of irregular shaped or small lots, including long narrow lots, 'battle-axe' or island style lots.

Policy document

Consider as relevant:

- *Live Work Latrobe Rural Land Use Strategy* (Latrobe City Council, MacroPlan Dimasi, RMCG and Planisphere, 2019)

[Redrafted Clauses] [MDF&C due to clause restructuring]

14.01-2L

Intensive agriculture

28/05/2021

C122latr

Policy application

This policy applies to an application to use or develop land in the Farming Zone Schedule 1 for intensive agriculture, that is, any of the following:

- Animal husbandry, where more than 50 per cent of the animals' feed is imported from outside the enclosure.
- Horticulture, where a structure is required to modify growing conditions.
- Plant nursery, where a structure is required to modify growing conditions.

Strategies

Encourage separation distances to a sensitive use to be contained within property boundaries.

Encourage stormwater management that provides for nil increase in run-off from the site with the construction and subsequent operation of the intensive agriculture use.

Design and site development to minimise odour and noise impacts on neighbouring properties.

Policy document

Consider as relevant:

- *Live Work Latrobe Rural Land Use Strategy* (Latrobe City Council, MacroPlan Dimasi, RMCG and Planisphere, 2019)

14.02-1L Catchment and land protection

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Proposed
C149latr

Policy application

This policy applies to all land that is subject to the Environmental Significance Overlay – Schedule 1 (ESO2).

Objective

To ensure that use and development in a special water supply catchment protects, restores and enhances the quality and quantity of the natural resources and environmental systems for the long term supply of quality water for future generations.

Strategies

Ensure that use and development incorporates measures to protect, restore and enhance the natural resources and environmental systems, including waterways in special water supply catchments.

Provide for the effective control of stormwater drainage and wastewater disposal in a manner that prevents any detrimental impacts to the natural resources and environmental systems.

Manage the cumulative effects of unsewered development by ensuring land can accommodate effective on-site treatment of all wastewater generated from the land.

Encourage best practice approaches for all effluent disposal systems, effluent fields, irrigation fields and stormwater disposal.

Minimise the impact of use and development on the existing condition, health and capacity of natural resources and environment systems including waterways, soil types, soil structure, soil condition, vegetation and aquatic and terrestrial habitats.

Maximise, maintain and enhance riparian edges and vegetation cover all year round.

Policy guidelines

Consider as relevant:

- The ‘precautionary principle’ when assessing the likelihood of impact of an application on natural resources and environmental systems.
- The ability and suitability of the land capability to accommodate the impacts of the use or development.
- Avoid locating use and development that includes a wastewater treatment and disposal system:
 - On any overland flow path or in any land depression.
 - Upstream of any dam used for domestic or stock supply.
 - Within 100 metres of the edge of a waterway, dam or reservoir.
 - Within 200 metres of any wastewater treatment and disposal system on any neighbouring or adjoining land.
- The availability and suitability of alternative effluent and waste water disposal systems.

[NEW] [Provides regional consistency with proclaimed catchment area and planning and with Amendments C80hepb and C145macr]

14.01-3L Forestry and timber production

28/05/2021

C122latr

Strategies

Encourage environmentally sustainable timber production.

Encourage timber processing and value-adding industries to expand and support the timber industry.

Encourage expansion of plantation forestry opportunities including within the proposed Strzelecki-Alpine Biolink.

Avoid non-agricultural uses from locating or developing in a manner that will inhibit the expansion or operation of forestry uses.

Ensure timber production complements the orderly development of the coal resource.

14.03-1L

Coal resources

28/05/2021

C122latr

Strategies

Encourage Categories B and C areas identified in the Gippsland Coalfields Policy Area Map in Clause 14.03-1R to be used for agricultural uses.

Design and site open cut mines to minimise fire risk, including through establishing buffers between open cut mines and timber plantations.

Prioritising the extraction of coal and agricultural land use activity over timber production unless the timber production is economically viable.

Policy guidelines

Consider as relevant:

- The views of the Minister administering the *Mineral Resources (Sustainable Development) Act 1990* regarding the assessment of geotechnical risk within 2,000 metres from the crest of the mine around the southern boundary of Traralgon prior to supporting the rezoning of land, subdivision, or an increase in dwelling density in Areas 5, 12b, 19 and 21 of the Traralgon Town Structure Plan in Clause 11.01-1L.

15.01-1L

Urban design

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Proposed
C149latr

Strategies

Encourage built form that provides and enhances passive surveillance.

Encourage all retail outlets to provide active street frontages, including low level signs to street frontages and by avoiding blank walls to street facades. [Redrafted clause] [C136latr redrafting]

Improve the visual appearance of key transport routes, main road approaches to urban centres, streets and town entrances through urban design and landscaping in accordance with the *Latrobe City Council Urban Design Guidelines* (Latrobe City, 2019).

Support the upgrade of degraded areas (including commercial and industrial land), in particular at town entrances and primary transport routes, in accordance with the *Latrobe City Council Urban Design Guidelines* (Latrobe City, 2019).

Ensure development provides for positive urban design outcomes based on best practice design and siting guidance for different building typologies. [Redrafted clause] [C136latr redrafting]

Ensure new development is of a high standard, positively contributes to the physical environment and fosters pride of place to improve the health and wellbeing of Latrobe residents and meet growing demands for quality housing. [Redrafted clause] [C136latr redrafting]

Advocate for improved walking and cycling networks, while maintaining effective and safe movement of vehicles. [Redrafted clause] [C136latr redrafting]

Policy guidelines

Consider as relevant:

- Encourage residential development that:
 - Incorporates high quality architectural design, materials and finishes that contribute to the preferred neighbourhood character.
 - Improves the surveillance of the streetscape and visibility of dwelling entrances.
 - Appropriately sites private open space, services and driveways, avoiding multiple crossovers from the street.
 - Conserves and enhances those elements that contribute to the environmental significance and heritage values of a precinct.

- Encourage commercial development that:
 - Incorporates high quality architectural design, materials and finishes that contribute to the preferred character of the activity centre.
 - Appropriately sites upper levels to minimise amenity impacts to neighbouring sites and the street and improves passive surveillance.
 - Designs vehicle access and car parking to maximise pedestrian safety and minimise visual impact.
 - Incorporates signage that complements the host building and does not dominate the streetscape so as to cause visual clutter.
 - Incorporates landscaping to provide shade and shelter to encourage pedestrian movement and which beautifies the streetscape.
 - Sites storage facilities away from the public realm.

LATROBE PLANNING SCHEME

- Encourage industrial development that:
 - Provides adequate setbacks to ensure development respects the spacious, low scale character and ensures a functional site layout, an enhanced sense of address and which allows for car parking areas, storage and passive surveillance.
 - Improves connectivity, access and mobility within industrial areas whilst not adversely impacting on surrounding residential or public uses.
 - Provides landscaping areas to enhance the streetscape, improving the overall quality of the public realm and to soften the impact of built form.
 - Is designed to be environmentally sustainable and utilises quality materials to improve appearance, durability and functionality.
 - Sites storage facilities away from the public realm to reduce visual clutter when viewed from the street.
- Encourage streetscape design that:
 - Provides functional and aesthetically pleasing streetscapes which responds to the local character and encourages diverse uses and activity.
 - Creates a multi-model street network with Latrobe City's townships which prioritises safe pedestrian and cycling movement

[Redrafted clause] [C136latr redrafting]

Policy documents

Consider as relevant:

- *Healthy Urban Design Good Practice Guideline* (Latrobe City Council, 2008)
- *Latrobe City Council Retail Strategy* (Essential Economics 2019)
- *Latrobe City Council Urban Design Guidelines* (Hanson Pty Ltd and Latrobe City Council, 2021).
- *Public Toilet Plan 2023-2030* (Latrobe City Council, 2023).
- *Live work Latrobe Housing Strategy* (Latrobe City Council, Macroplan Dimasi, RMCG and Planisphere, 2019). [Redrafted clause] [C136latr redrafting]

[NEW: PTP] [References new policy document approved by Council and removes expiry date]

15.01-2L Energy and resource efficiency

10/06/2022

VC216

Strategy

Encourage development to incorporate energy efficient design measures.

15.01-3L Subdivision design

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Proposed
C149latr**Strategies**

Locate shops, community centres, public open space and activity centres within walking distance of dwellings. [\[Redrafted clause\]](#) [\[Improved drafting to improve clarity\]](#)

In residential areas, ensure there is scope for canopy tree planting within street reservations.

Provide reserve widths or tree reserves that enhance road safety, protect power lines and contribute to neighbourhood character.

Incorporate remnant native vegetation as reserves and parklands where possible.

Locate dwellings within walking distance to:

- Pedestrian and cycle paths that provide shade, toilet facilities, drinking taps, cycle racks, seating and directional signage.
- A community centre.
- Public transport.

Policy guideline

Consider as relevant:

- Encouraging developments to include community spaces or buildings within walking distance (less than 800 metres) from all dwellings.
- 19.02 Waterway Management Plan Guidelines for Urban Development in Gippsland.

[\[Redrafted clause\]](#) [\[Additional policy guideline\]](#)

15.01-5L

13/06/2024

C136latr

Neighbourhood character

Strategies

Encourage the retention of intact, older buildings and features that contribute to the character of an area.

Facilitate the development of streetscapes that:

- Reinforce the regional suburban character.
- Comprise built form that addresses public areas.
- Comprise wide streets in newly developing areas.
- Provide generous front setbacks and space between dwellings.

Minimise the loss of backyard areas and established vegetation in development.

Ensure that multi-unit housing is landscaped, with tree and shrub selection.

Ensure there is scope for canopy tree planting in private residential properties.

Encourage residential allotment sizes that respect the existing subdivision pattern in District and Small Towns.

Ensure specific character outcomes are achieved for special character areas in Churchill, Moe and Traralgon. [\[Redrafted clause\]](#) [\[C136latr redrafting\]](#)

Policy documents

Consider as relevant:

- *Live Work Latrobe Housing Strategy* (Latrobe City Council, MacroPlan Dimasi, RMCG and Planisphere, 2019)
- *Latrobe City Council Urban Design Guidelines* (Hanson Pty Ltd and Latrobe City Council, 2021). [\[Redrafted clause\]](#) [\[C136latr redrafting\]](#)

15.01-6L

28/05/2021

C122latr

Design for rural areas

Strategy

Encourage buildings to locate away from ridgelines and hilltops and be designed so that they blend into the landscape.

15.03-1L Heritage conservation

28/05/2021

C122latr

Strategies

Discourage demolition of heritage structures and trees unless the demolition will result in net community benefit.

Design and site development so that it does not adversely affect the significance of the heritage place or any adjoining heritage place.

Policy document

Consider as relevant:

- *Latrobe City Heritage Study* (Context Pty Ltd, 2010)

16.01-1L

Housing supply

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Proposed
C149latr

Policy application

This policy applies to all land identified in the Housing Framework Plans included in this clause.

General strategies [\[Redrafted clause\]](#) [\[Improved drafting to improve clarity\]](#)

Encourage and concentrate a diverse range of housing in locations with access to community services, activity centres and public transport in accordance with the Housing Framework Plans in this clause.

Support lot consolidation to maximise opportunities for increased residential yield and integrated development in locations identified for Substantial and Incremental Change in the Housing Framework Plans in this clause.

Encourage the development of smaller housing types, particularly one and two bedroom dwellings in Substantial Change Areas and Incremental Changes Areas as indicated on the Housing Framework Plans for each town in this clause.

Support development that is flexible for different age groups and abilities without the need for major adaptation post construction.

Support the provision of diverse social and affordable housing in well serviced locations. [\[Redrafted clause\]](#) [\[C136latr redrafting\]](#)

General policy guidelines

Consider as relevant:

- Encouraging medium and high density housing typologies within 400 metres of the Primary Activity Centres of Moe, Morwell, Churchill and Traralgon.
- Supporting infill development within 200 metres of existing or planned Neighbourhood Activity Centres and Local Activity Centres and the retail centres of District and Small Towns. [\[Redrafted clause\]](#) [\[C136latr redrafting\]](#)

Substantial change area strategies

Encourage multi-level residential development in the form of low scale apartments, townhouses, shop top dwellings and units.

Encourage a variety of tenures, including affordable and social housing types, to meet the need of a range of households. [\[Redrafted clause\]](#) [\[C136latr redrafting\]](#)

Discourage housing intensification in areas identified for 'Future Substantial Change' south of Shakespeare Street, Traralgon, until existing industrial development located to the south (Area 6 of the Traralgon Township Structure Plan in Clause 11.01-1L-07) transitions to light industrial or other non - sensitive uses.

Incremental change areas strategies

Encourage higher density housing in the form of townhouses, units and dual occupancies that are sensitive to adjoining streetscapes, buildings and residential areas.

Discourage housing intensification south of Commercial Road, Morwell until rehabilitation works to the northern extent of the Hazelwood open cut brown coal mine area are complete (Area 3 on the Morwell Town Structure Plan in Clause 11.01-1L-6).

Facilitate the development of streetscape character that contains:

- Private gardens in front yards.
- Space between buildings.

- Views to local landmarks.
- Natural shade.

Limited change areas strategy

Support the development of detached dwellings and dual occupancies that reinforce the spacious regional suburban character.

Limited change areas policy guidelines

Consider as relevant:

- Encouraging smaller and diverse housing types, including units and townhouses, within 200 metres of existing or planned Neighbourhood and Local Activity Centres and where public transport is accessible.
- Discouraging units of townhouses beyond 200 metres from an existing or planned Neighbourhood Activity Centre and Local Activity Centre, except on Strategic Development Sites identified on the Housing Framework Plans.
- Discouraging higher densities unless a lot is greater than 1500 square metres and is:
 - Within 400 metres walking distance from a public transport network.
 - Consistent with the average lot size of density development of residentially zoned land that is within a 150 metre radius (excluding the subject site in the calculation).
 - Not constrained by an overlay that affects the development potential of the lot (heritage, bushfire or flooding overlay).

Minimal change areas strategies

Support minimal change in the form of detached houses and dual occupancies in locations with distinct character attributes, such as heritage, neighbourhood character, environmental or amenity values or infrastructure limitations.

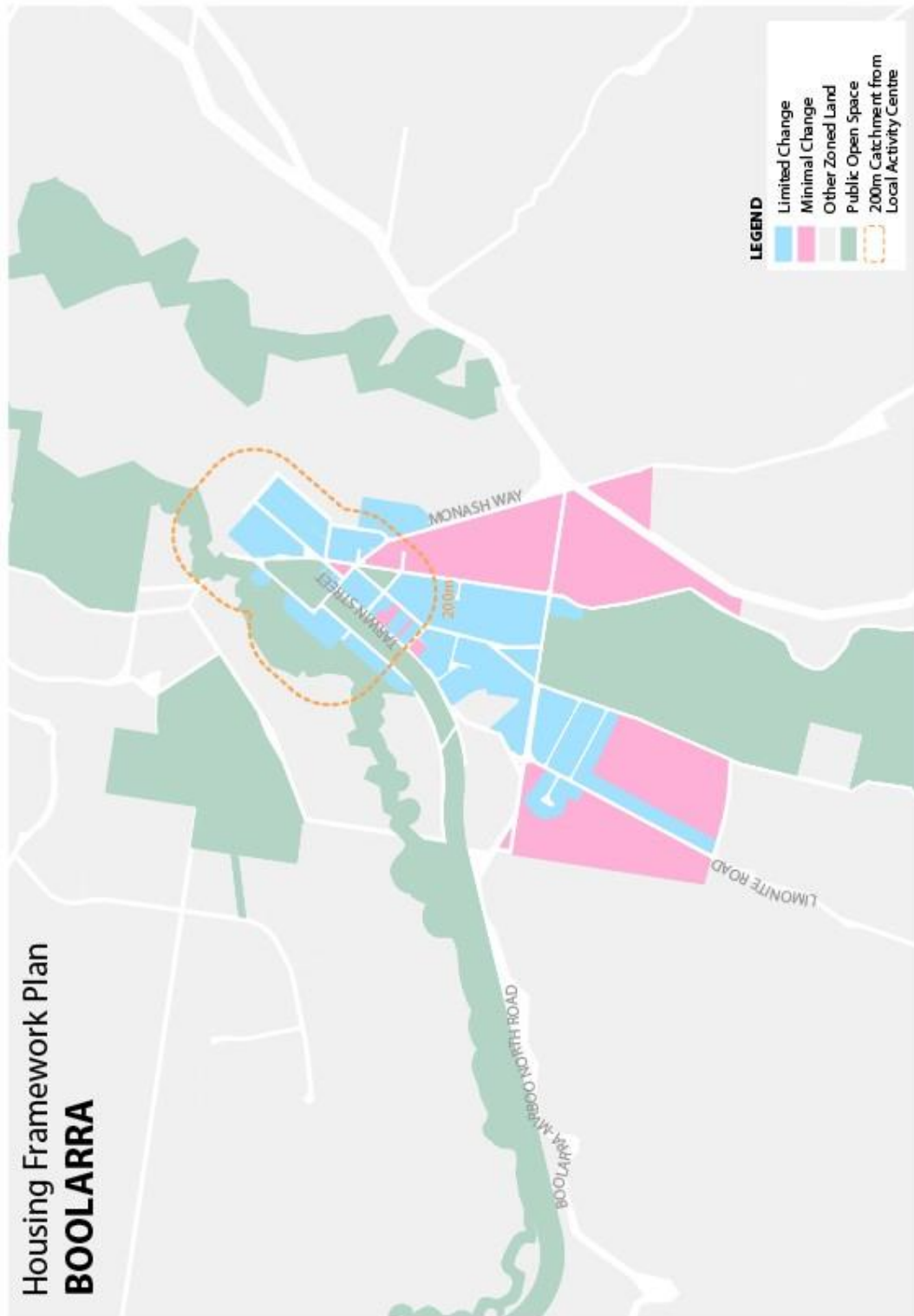
Encourage the retention and provision of vegetated areas including canopy trees and large garden spaces.

Policy document

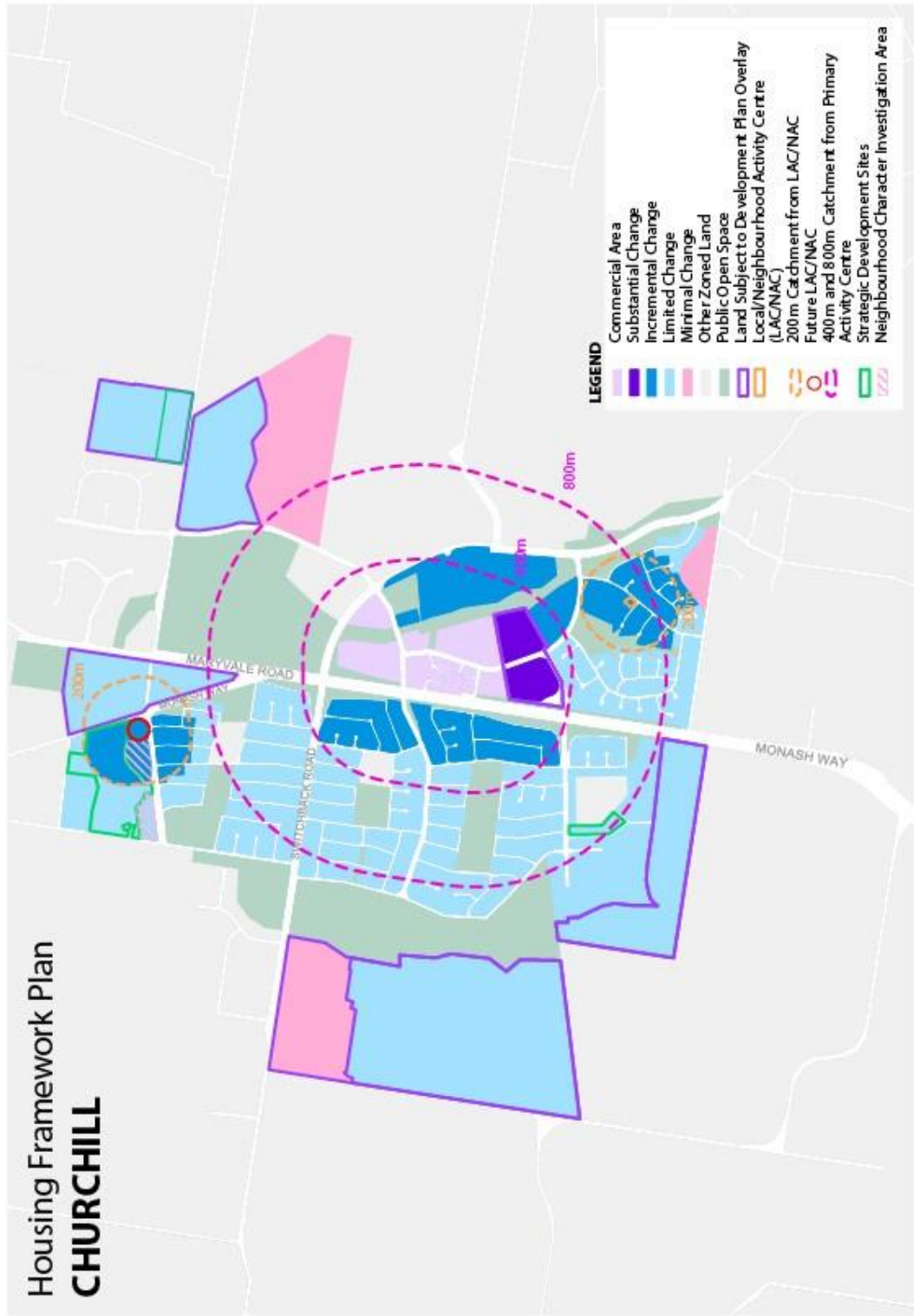
Consider as relevant:

- *Live Work Latrobe Housing Strategy* (Latrobe City Council, MacroPlan Dimasi, RMCG and Planisphere, 2019)
- *Latrobe Social and Affordable Housing Strategy* (SGS Economics & Planning and Latrobe City Council, 2021). [\[Redrafted clause\]](#) [\[C136latr redrafting\]](#)

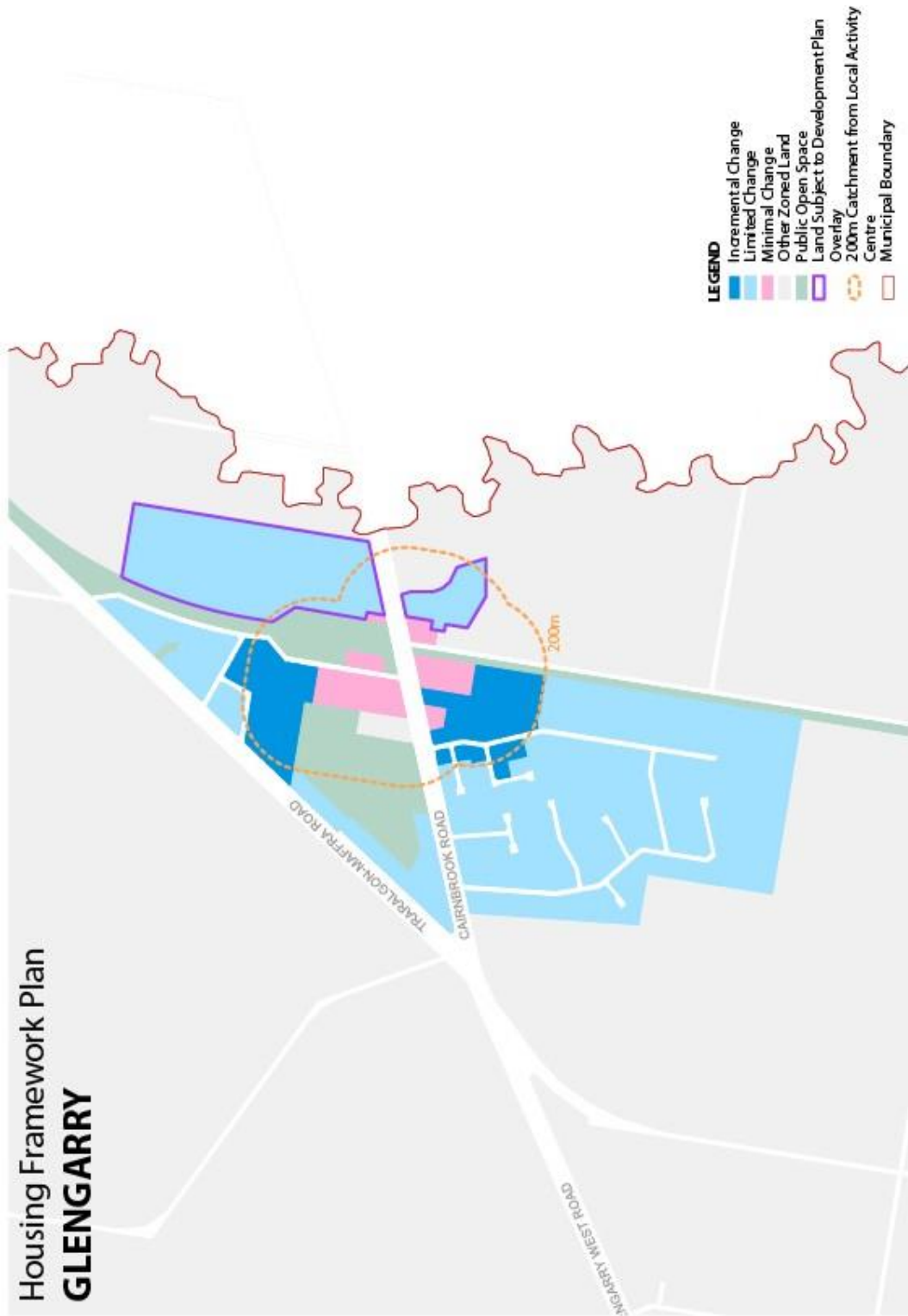
Boolarra Housing Framework Plan



Churchill Housing Framework Plan

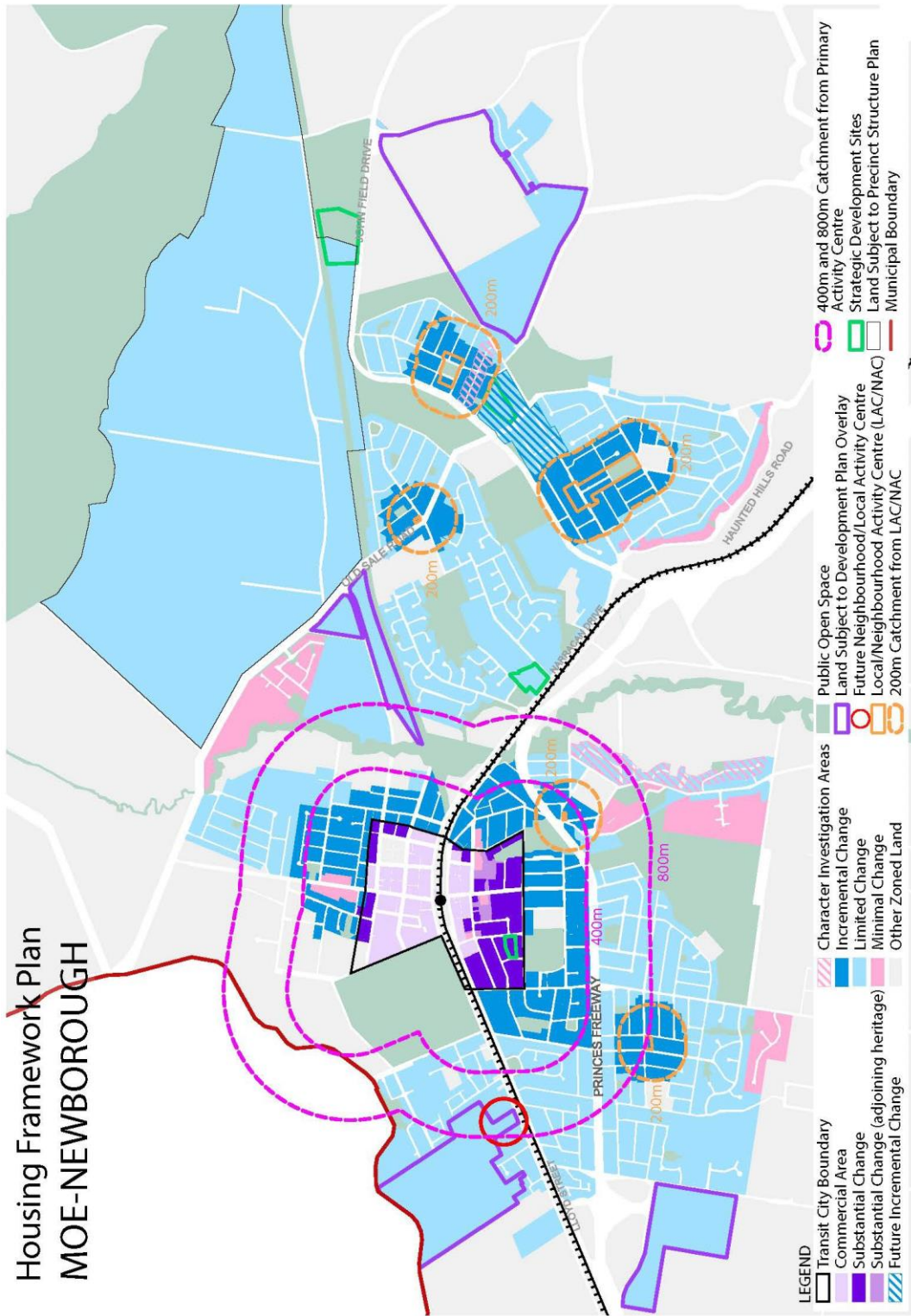


Glengarry Housing Framework Plan

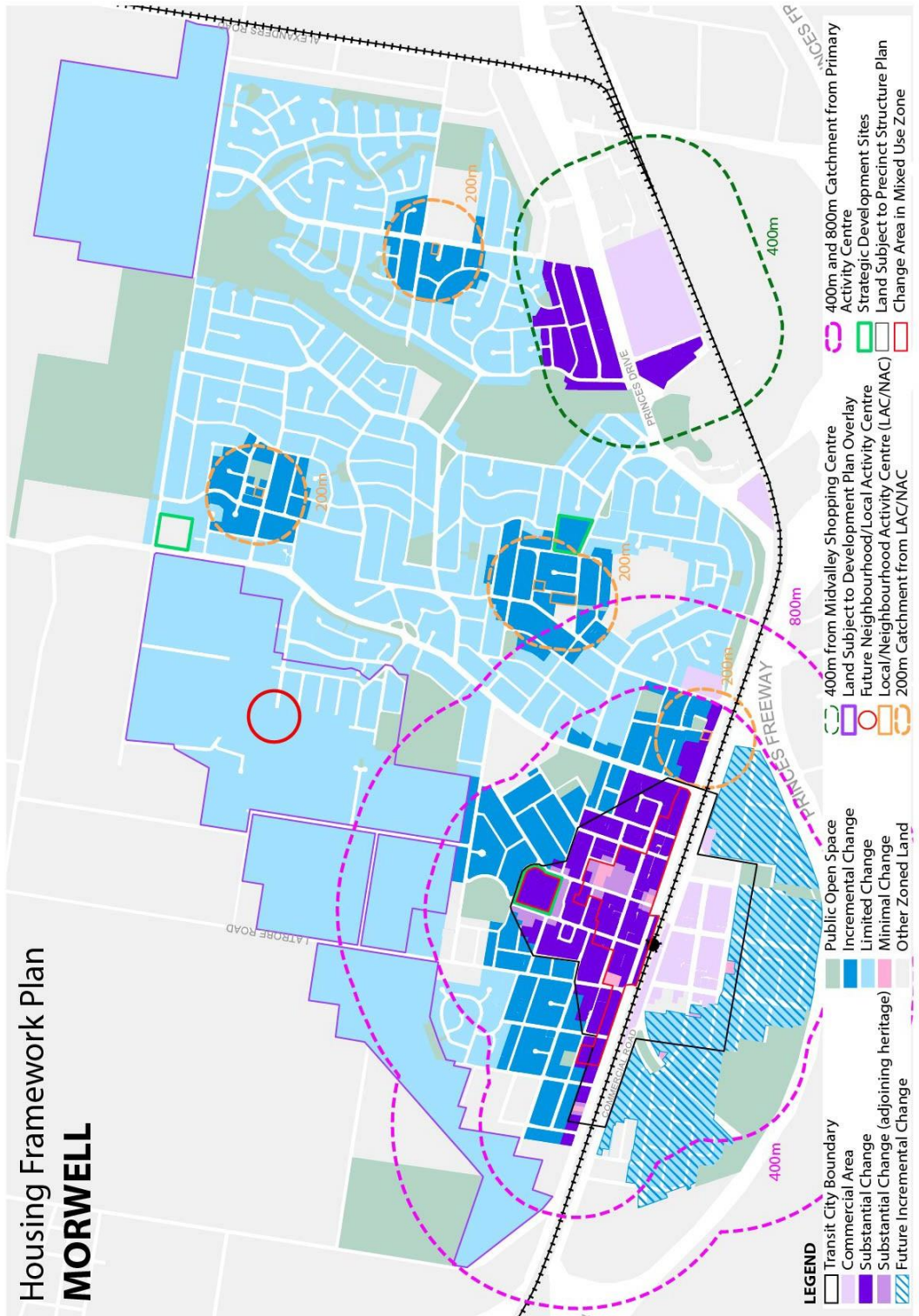


Moe - Newborough Housing Framework Plan

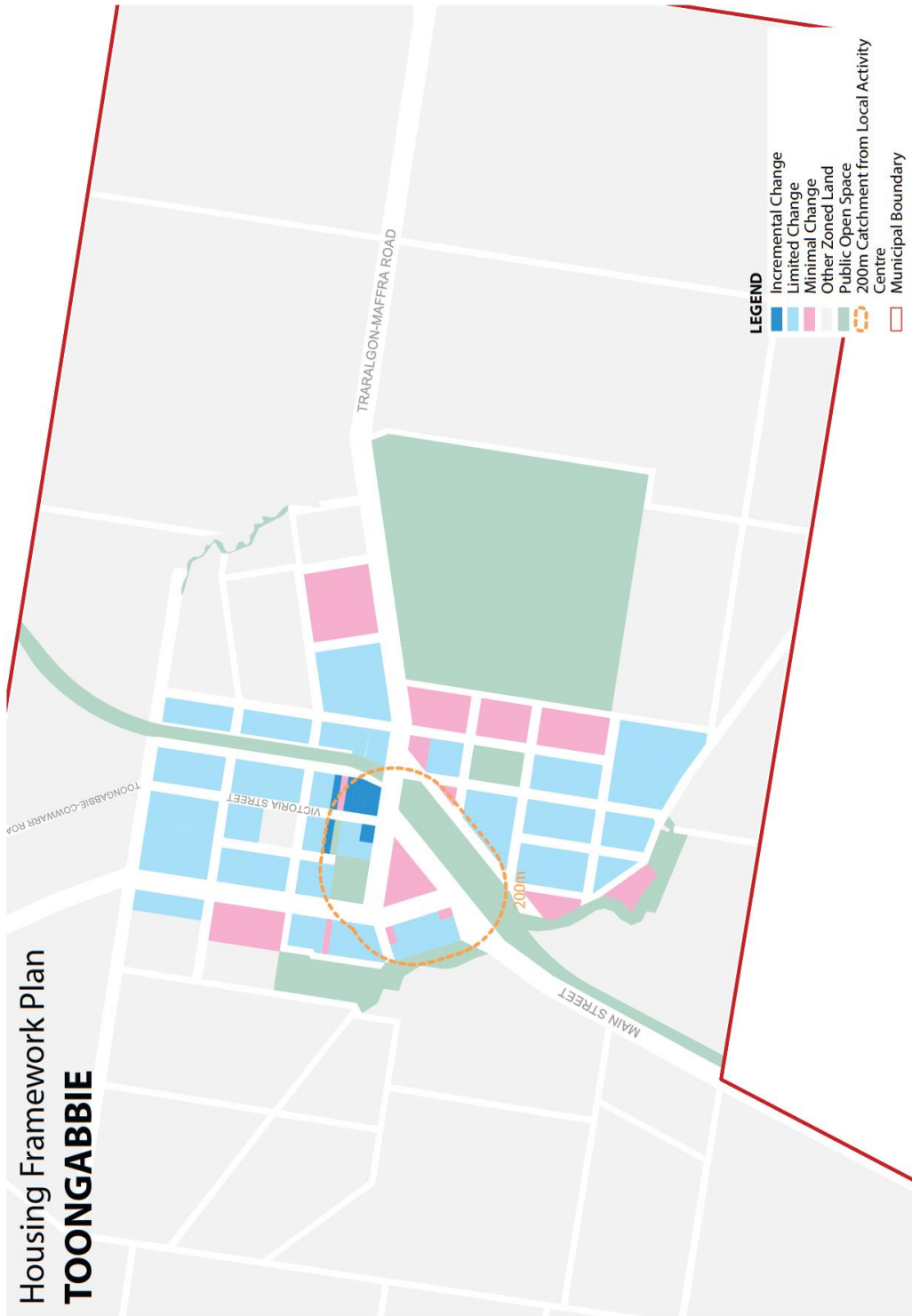
Housing Framework Plan
MOE-NEWBOROUGH



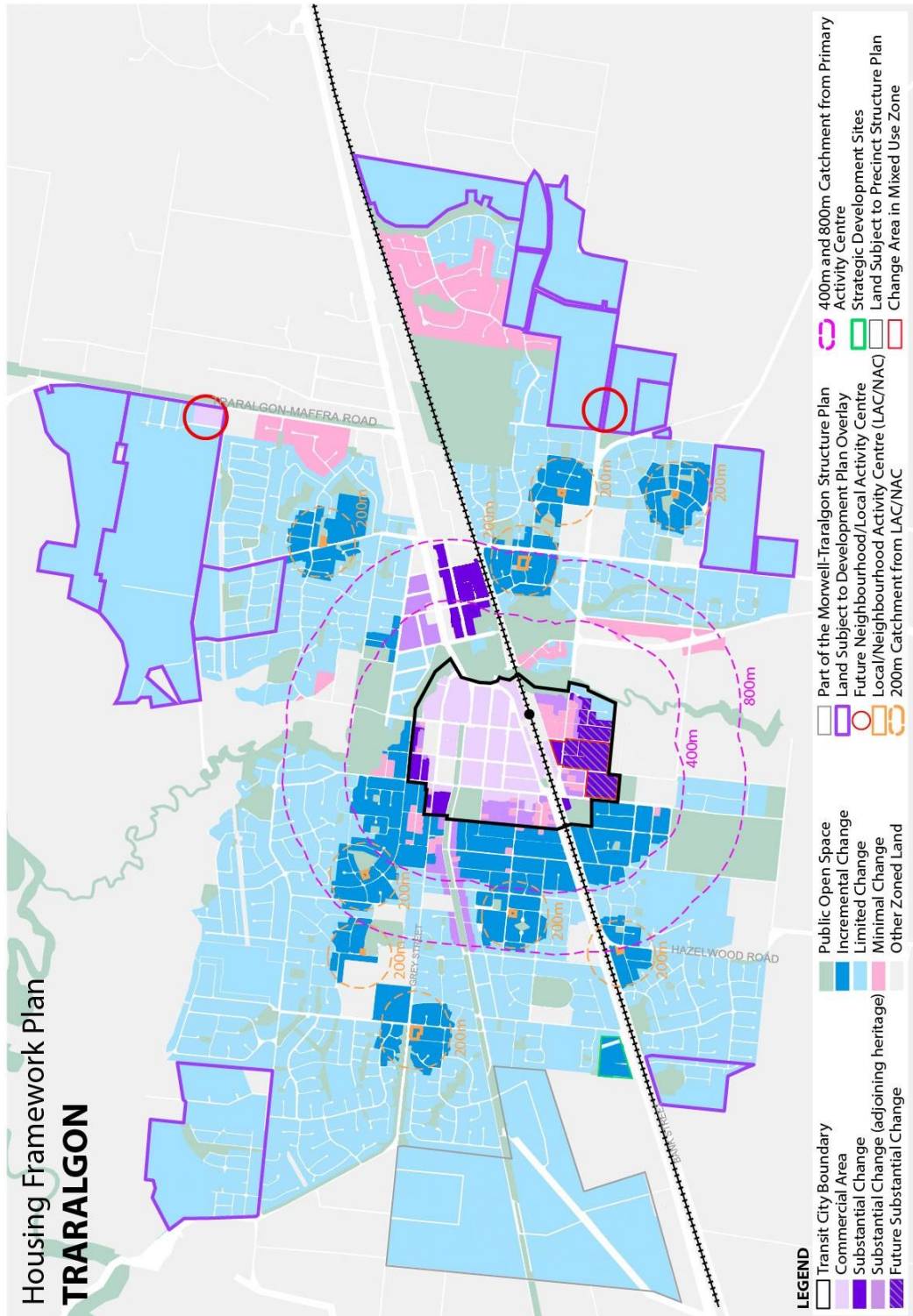
Morwell Housing Framework Plan



Toongabbie Housing Framework Plan



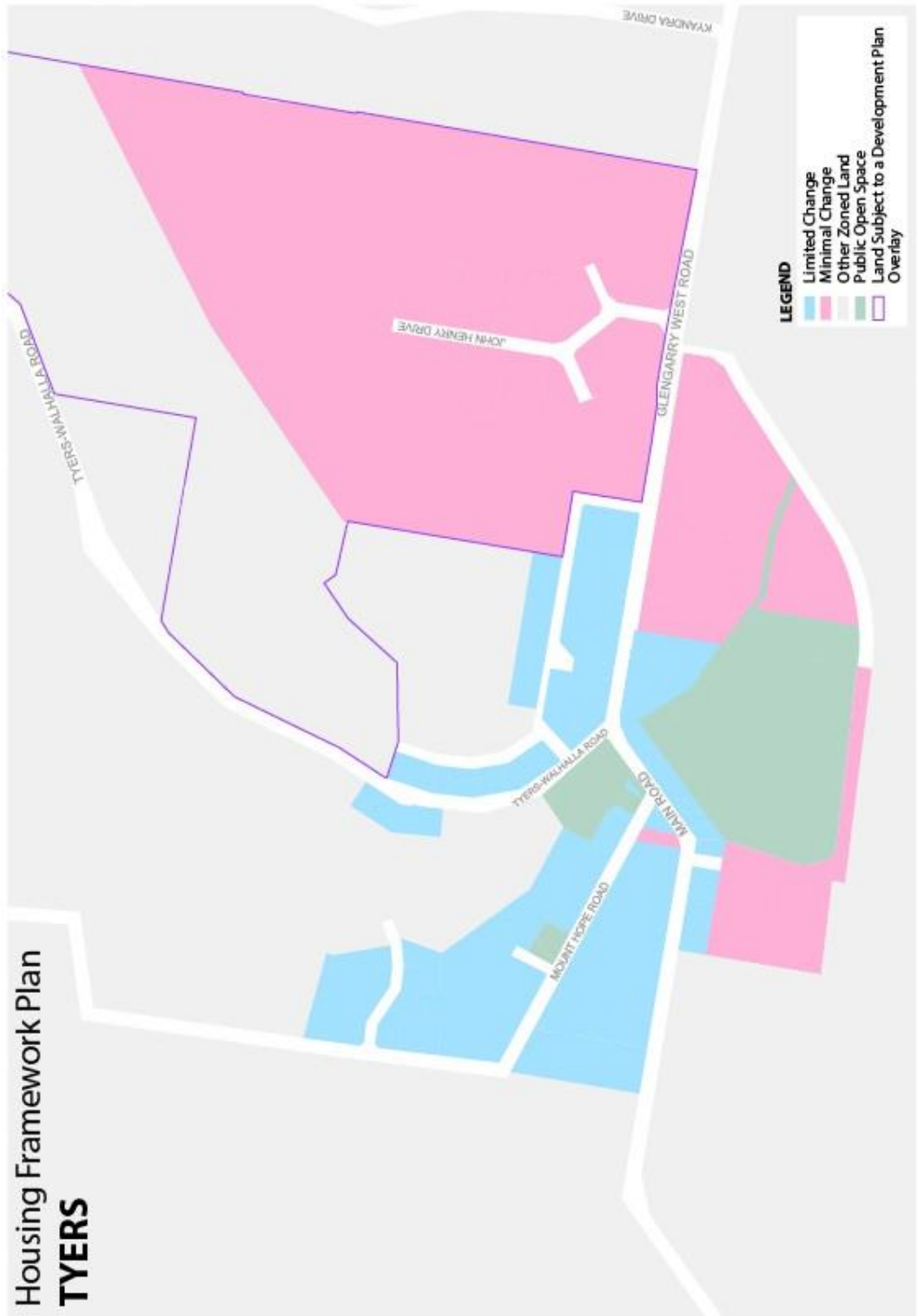
Traralgon Housing Framework Plan



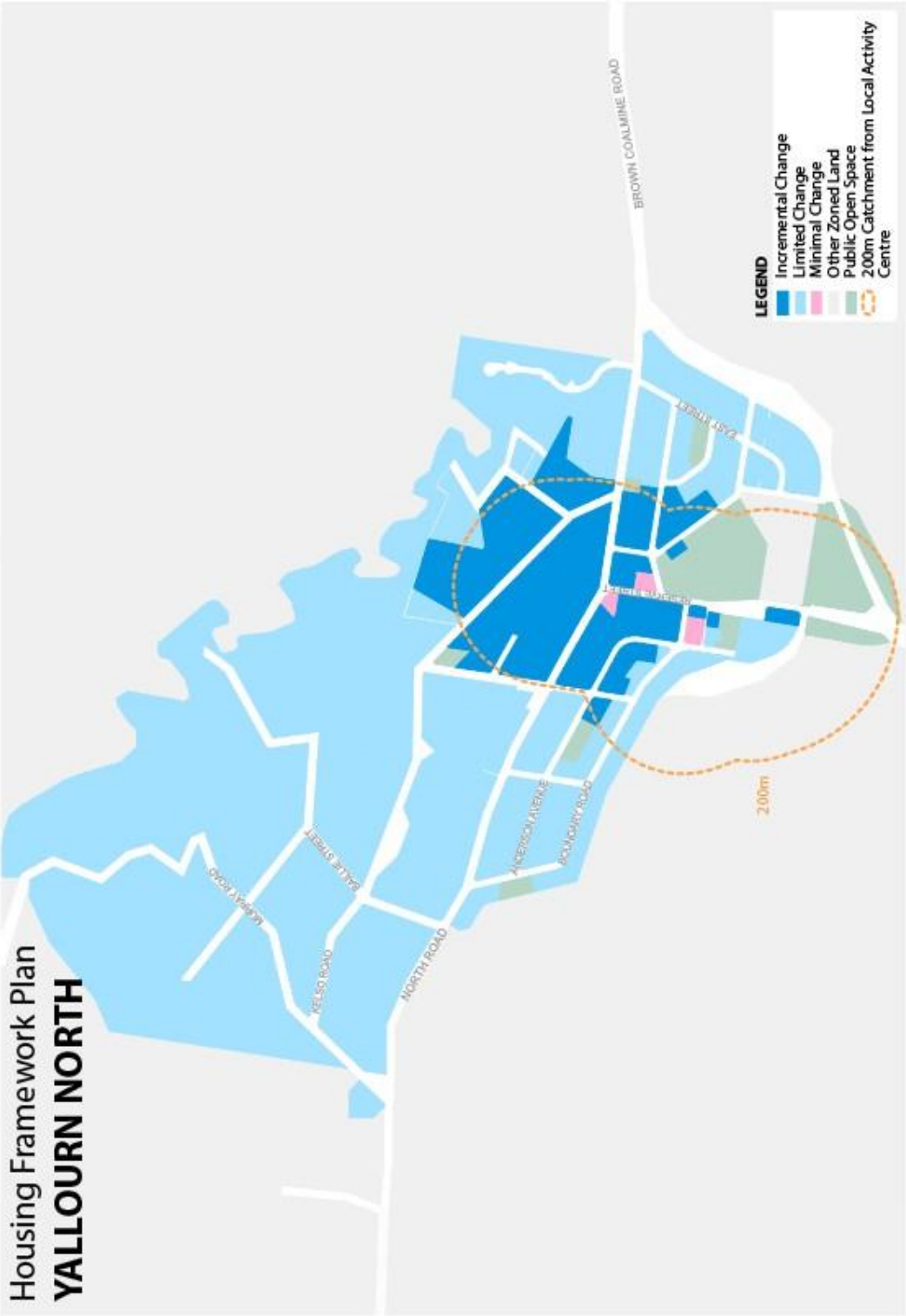
Traralgon South Housing Framework Plan



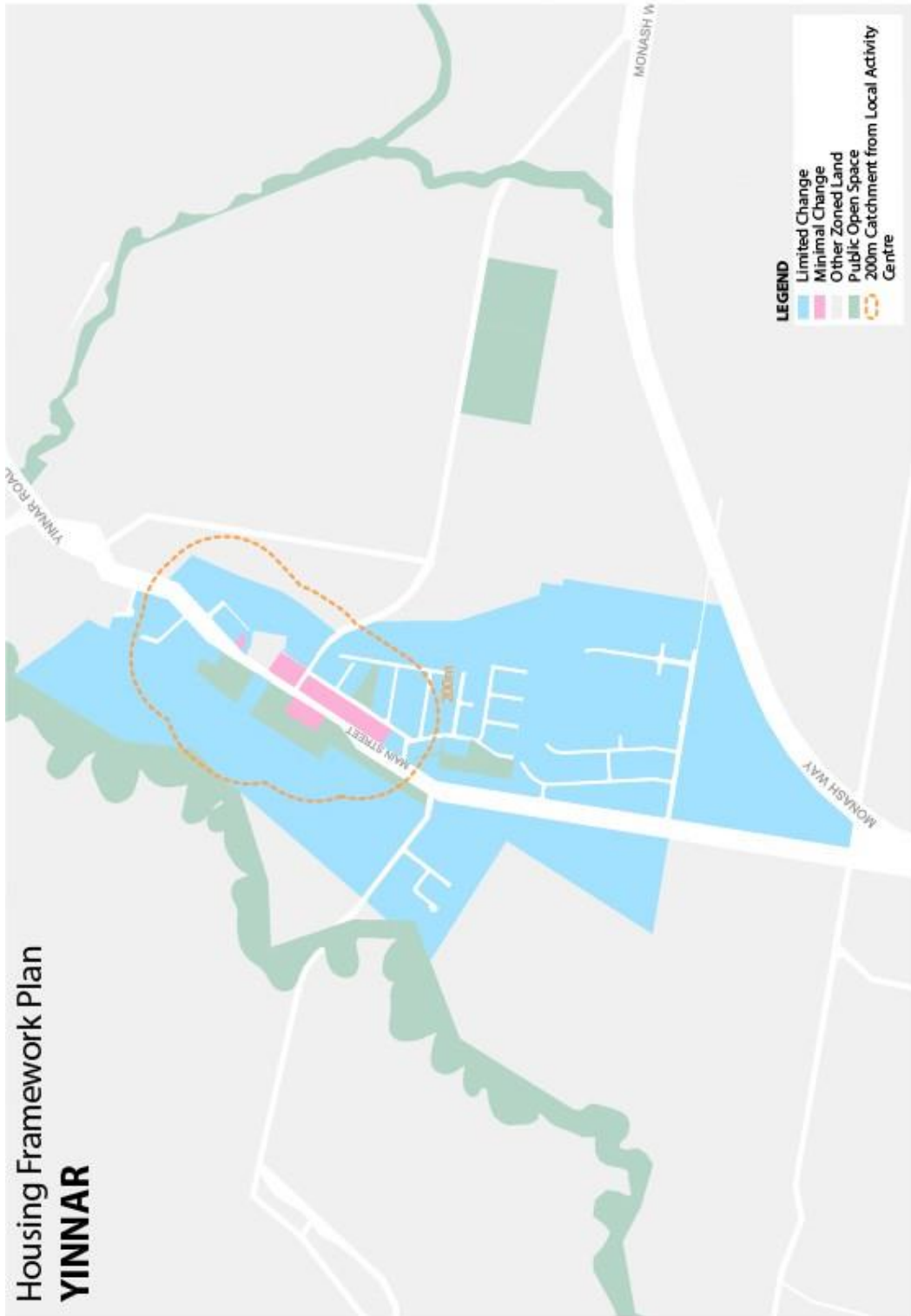
Tyers Housing Framework Plan



Yallourn North Housing Framework Plan



Yinnar Housing Framework Plan



16.01-2L

13/06/2024

C136latr

Housing affordability

[NEW Clause] [C136latr new clause to be included]

Policy application

This policy applies to all residential land across the municipality.

Strategies

Facilitate a balanced mix of private, affordable and social housing within new development.

Encourage social and affordable housing design that integrates with the surrounding development.

Support the provision of private market rental housing that is affordable for households with low and moderate incomes, including a proportion that are to be owned and managed by registered housing associations, housing providers or similar non-for-profit organisations.

Support the redevelopment and renewal of existing social and affordable housing.

Policy guidelines

Consider as relevant:

- Encourage social and affordable housing at locations:
 - Within 400 metres walking distance of a bus stop that is serviced, at minimum, every hour during daylight hours or within 800 metres walking distance of a train station; or
 - Within 200 metres walking distance of an existing or approved Local or Neighbourhood Activity Centre, or within 800 metres of an existing or approved Primary Activity Centre.
- Support social and affordable housing outside the areas referred to above, but within the extent of urban areas, where it is demonstrated that:
 - Accessibility by walking or public transport will be satisfactory either now or in the future by reference to known or proposed plans for infrastructure and service expansion and delivery; or
 - The proposal will have a significant impact on addressing identified local housing stress and acute housing needs.

Policy documents

Consider as relevant:

- *Latrobe Social and Affordable Housing Strategy* (SGS Economics & Planning and Latrobe City Council, 2021).
- *Latrobe City Council Urban Design Guidelines* (Hanson Pty Ltd and Latrobe City Council, 2021).

16.01-3L Rural residential development

28/05/2021

C122latr

Strategies

Encourage rural living where there will be minimal negative environmental impact or conflict with commercial agriculture.

Support rural living where it will result in improved land management outcomes. Encourage facilities and services required by rural residents to locate in existing townships.

Discourage rural living or low density residential use and development on the fringes of major towns where land is designated as a long-term urban growth corridor.

Discourage domestic animal husbandry and racing dog husbandry in rural living areas.

Discourage rural living on existing timber haulage routes to avoid road safety and amenity issues.

Support rural living in low bushfire risk locations or where bushfire risk can be reduced to an acceptable level.

16.01-5L Residential aged care facilities

28/05/2021

C122latr

Strategy

Locate specialised aged care facilities in sites that are:

- Close to retail, community and recreational facilities.
- Serviced by public or community transport.
- Generally flat without significant obstacles to accessing facilities, services and transport (e.g. main roads without safe pedestrian crossing points).
- Not prone to natural hazards such as bushfire and flooding.

17.01-1L

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Proposed

C149latr

Diversified economy

[Redrafted clause] [Corrects spelling and clause number update]

Strategies

Encourage large format industries including heavy industry, food and fibre processing within the Morwell – Maryvale Industry Growth Corridor as identified in the Economic Strategy Plan in Clause 02.04 and Areas 7, 8 & 9 of the Morwell Town Structure Plan in Clause 11.01-1L-06.

Support the development of information communications technology hubs and precincts.

Provide for an employment area focused around the Latrobe Regional Airport and Hospital that accommodates industry clusters linked to health, aeronautics or agricultural research.

Policy document

Consider as relevant:

- *Live Work Latrobe Industrial and Employment Strategy* (Latrobe City Council, MacroPlan Dimasi, RMCG and Planisphere, 2019)

17.01-2L Innovation and research

28/05/2021

C122latr

Strategies

Facilitate the development of the Gippsland Hi-Tech Precinct by supporting the co-location of businesses that complement the activities within the Precinct.

Facilitate the establishment of research and development facilities, including those associated with existing businesses.

17.02-1L

Business

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Proposed
C149latr

Strategy

Direct development of restricted retail premises (homemaker precincts) to:

- Princes Drive, Morwell (Area 6 on the Morwell Town Structure Plan in Clause 11.01-1L-06).
- Mid-Valley Primary Activity Centre, Morwell (Areas 10 and 4 on the Morwell Town Structure Plan in Clause 11.01-1L-06).
- Princes Highway and Stammers Road, Traralgon East (Area 5 on the Traralgon Town Structure Plan in Clause 11.01-1L-07).
- Argyle Street, Traralgon (Area 4 on the Traralgon Town Structure Plan in Clause 11.01-1L-07). Narracan Drive, Moe (Area 9 on the Moe-Newborough Town Structure Plan in Clause 11.01-1L-05).

[Redrafted clause] [Updates clause number update]

17.02-2L Out-of-centre development

28/05/2021

C122latr

Strategy

Discourage the establishment of 'out of centre' large format supermarkets and retail developments, unless there is demand and existing centres would not be detrimentally affected.

17.03-1L

Sustainable industry

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Proposed
C149latr

Strategies

Discourage expansion of industrial land in Churchill, Moe and Traralgon unless indicated on the Churchill Town Structure Plan, Moe-Newborough Town Structure Plan or Traralgon Town Structure Plan as shown in Clauses 11.01-1L-03, 11.01-1L-05 or 11.01-1L-07.

Encourage the long term expansion of the Industrial Precinct in Area 6 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-06).

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-06).

Encourage industry in the underutilised industrial precinct in the north-west of Churchill (Area 4 of the CTSP in Clause 11.01-1L-03).

Support the development of industry in Churchill that benefits from locating near its educational institutions. [Redrafted clause] [Updates clause number update]

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)

17.04-
1L-01

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Proposed

C149latr

Major attractions and commercial tourism in Latrobe

Strategies

Encourage development of event related facilities to support Latrobe as a conference and major events destination.

Facilitate tourism development, such as accommodation and hospitality, that supports visitation to Latrobe's events and attractions, including its industrial heritage.

Encourage commercial tourist development to locate within urban areas.

Policy document

Consider as relevant:

- *Latrobe City Events and Tourism Strategy 2018-2022* (Latrobe City Council, 2018)

[Redrafted clause] [Updates clause number update]

Facilitating rural tourism

Objective

To promote the complementary use of land for rural and nature-based tourism within rural landscapes. [Redrafted clause] [Improved drafting to improve clarity]

General strategies

Facilitate small scale rural based tourism that enhances the viability of agricultural activity.

Discourage tourism that is likely to result in significant disturbance to remnant bushland.

Support large scale tourism developments in rural areas only where:

- The tourism enterprise requires a rural location.
- The development will not contribute to the urbanisation of the area.
- The land use is compatible with the use of adjoining and surrounding land for agriculture or forestry and complimentary to the rural setting.
- The facility will significantly contribute to the local and regional tourism economy.
- The site has convenient access to tourist routes, tourist attractions and infrastructure.
- The site has access to all relevant servicing infrastructure and the development will meet all costs for infrastructure provision to the site.
- The bushfire risk can be reduced to an acceptable level.

Policy document

Consider as relevant:

- *Live Work Latrobe Rural Land Use Strategy* (Latrobe City Council, MacroPlan Dimasi, RMCG and Planisphere, 2019)

**17.04-
1L-03**

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Proposed
C149latr

Tourism in the Farming Zone Schedule 1

Policy application

This policy applies to use or development of land within the Farming Zone Schedule 1.

Strategies

Support tourism only where it is:

- Associated with an existing farming activity undertaken on the property.
- Sensitive to the rural landscape and natural environment and aids in achieving onsite biodiversity conservation.

Ensure that any existing agricultural activity on the site remains as the primary land use of the site.

Discourage tourism use unless it economically promotes an existing productive agricultural use on site.

Minimise the loss of productive agricultural land as a result of use and development of land for tourism.

Policy document

Consider as relevant:

- *Live Work Latrobe Rural Land Use Strategy* (Latrobe City Council, MacroPlan Dimasi, RMCG and Planisphere, 2019)

[Redrafted Clauses] [MDF&C due to clause restructuring]

**17.04-
1L-04**

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Proposed
C149latr

Tourism in the Farming Zone Schedule 2

Policy application

This policy applies to the use or development of land within the Farming Zone Schedule 2 for tourism.

Strategies

Support the establishment of tourism opportunities that include agriculture related or nature based activities, bed and breakfasts, host farms, wineries and restaurants.

Discourage camping, caravan parks, backpacker hostels, market or residential hotels that would conflict with adjoining agriculture uses, land conservation outcomes or rural amenity values.

Encourage tourism buildings and ancillary infrastructure to be clustered together on the property and screened from view from neighbouring dwellings.

Support the use and development of land for accommodation, if:

- No detriment is likely to result to adjoining agricultural activities.
- It will result in improved land management, rehabilitation for conservation purposes, or improvements to degraded land.
- All wastewater can be retained onsite.
- That any risk from bushfire is reduced to an acceptable level and any bushfire protection measures can be implemented.

Policy document

Consider as relevant:

- *Live Work Latrobe Rural Land Use Strategy* (Latrobe City Council, MacroPlan Dimasi, RMCG and Planisphere, 2019)

[Redrafted Clauses] [MDF&C due to clause restructuring]

18.01-2L Transport system

28/05/2021

C122latr

Strategy

Support improvements to heavy vehicle access to industrial zoned land located to the north of the Moe Township and to the industrial precincts in the Morwell to Maryvale corridor.

18.01-3L

Sustainable personal transport

09/12/2021

VC204

Strategies

Facilitate the expansion of cycling and pedestrian networks in all towns and between all activity centres.19.02-

Encourage where possible Healthy Active by Design principles when planning open space and neighbourhoods

Ensure that health and wellbeing outcomes for the community are considered, where appropriate, in land use planning.

[NEW: LWL] [Incorporating strategies from Living Well Latrobe 2022-2025]

Policy documents

Consider as relevant:

- *Latrobe City Bicycle Plan 2007-2010* (Latrobe City Council, 2007)
- *Tracks, Trails and Paths Strategy* (Planisphere, 2016)
- *Living Well Latrobe 2022-2025* (Latrobe City Council, 2022)

[NEW: LWL] [Incorporating strategies from Living Well Latrobe 2022-2025]

18.02-2L

Cycling

09/12/2021

VC204

Strategies

Design residential estates to include a bicycle network that links with the principal bicycle routes.

Policy documents

Consider as relevant:

- *Latrobe City Bicycle Plan 2007-2010* (Latrobe City Council, 2007)
- *Tracks, Trails and Paths Strategy* (Planisphere, 2016)

18.02-4L

Road system

09/12/2021

VC204

Strategy

Facilitate a functional, safe and efficient rural roads system that maintains the rural character and meets the demands of both rural industry and residents.

Enhance the safety of all road users by utilising a safe system approach and promoting active transport.

[NEW: LWL] [Incorporating strategies from Living Well Latrobe 2022-2025]

18.02-5L

Freight links

09/12/2021

VC204

Strategy

Facilitate a range of logistics activities at the Gippsland Intermodal Freight Terminal in Morwell.

Policy document

Consider as relevant:

- *Morwell Logistics Precinct Master Plan* (Beca Oty Ltd with Meyrick and Associates and Traffix Group, 2005)

18.02-7L Latrobe Regional Airport

09/12/2021

VC204

Strategy

Provide opportunities for aerospace and aviation related industries to expand or establish their operations at the airport.

Policy document

Consider as relevant:

- *Latrobe Regional Airport Master Plan 2015 (Updated 2019) (Rhebein Airport Consulting,2019)*

19.01-3L Pipeline infrastructure

21/12/2023

C121latr

Strategies

Minimise risks associated with land use and subdivision within the notification area of high pressure licensed pipelines.

Encourage risk sensitive development to be located outside of the pipeline notification area.

19.02-1L

Health facilities

28/05/2021

C122latr

Strategy

Facilitate and protect the operations of Latrobe Regional Hospital.

19.02-2L

Education facilities

--/--

Proposed
C149latr

Strategy

Facilitate and protect the operations of the University in Churchill by promoting the development of master plans for higher education and similar facilities.

[Redrafted clause] [Improved drafting to improve clarity]

19.02-4L

Social and cultural infrastructure

28/05/2021

C122latr

Strategies

Develop community facilities that are multi-functional.

Support recreation and community facilities that are compatible with the needs, character and socio-economic profile of the local area.

Locate community centres close to schools, public transport, civic areas and parks.

Ensure the cultural safety of Aboriginal and Torres Strait Islander people in the organisation, programs and services and recognise the impact of inter-generational trauma and the ongoing impacts of colonisation.

Prioritise universal design in the development and upgrade of community assets.

Encourage individuals and communities to plan for, create and maintain a healthy environment that fosters community connectedness

[NEW: LWL] [Incorporating strategies from Living Well Latrobe 2022-2025]

19.02-6L

--/--/---

Proposed
C149latr

Open space

General strategies

Encourage the use of encumbered land as a means to provide usable public open space, particularly in greenfield areas in addition to minimum open space contribution requirements.

Facilitate the creation of a network of public plazas and pocket parks within Primary Activity Centres.

Establish a park corridor in Traralgon from the freeway by-pass to the north western flood plain.

Develop an extensive network of connected green spaces along the northern urban edge of Traralgon where land is affected by flooding (Area 8 on the Traralgon Town Structure Plan in Clause 11.01-L-07).

Provide large scale open spaces linking the different areas of Traralgon, utilising existing waterways and floodplains.

Prioritise universal design in the development and upgrade of open space.

[NEW: LWL] [Incorporating strategies from Living Well Latrobe 2022-2025]

Policy documents

Consider as relevant:

- *Public Open Space Strategy Volume 1: Strategy and Recommendations* (Latrobe City Council, 2013)
- *Review of Proposed Public Open Space Contributions Rates* (Urban Enterprise, 2016)
- *Latrobe City Play Space Improvement Plan 2016-2021* (Leisure Planners, 2016)
- *Living Well Latrobe 2022-2025* (Latrobe City Council, 2022)
[NEW: LWL] [Incorporating strategies from Living Well Latrobe 2022-2025]
- *Fenced Dog Park Implementation Plan 2024-2034* (Latrobe City Council, 2024)
[NEW: PTP] [References new policy document approved by Council]

19.03-2L Infrastructure design and provision

--/--/----

Proposed
C149latr

Strategies

Provide a consistent standard of the design and construction of infrastructure across the municipality.

Connect urban development to reticulated water, sewerage, telecommunications, and power and stormwater facilities.

Policy guideline

Consider as relevant:

- The Infrastructure Design Manual (Local Government Infrastructure Design Association, 2022) or an approved precinct structure plan for new development.

Policy documents

Consider as relevant:

- *Municipal Domestic Wastewater Management Plan* (Jim Smith, Infocus Management Group, WDMS Pty Ltd, Municipal Domestic Wastewater Management & Latrobe City Council, 2006)
- *Infrastructure Design Manual* (Local Government Infrastructure Design Association, 2022)
- *Public Toilet Plan 2023-2030* (Latrobe City Council, 2023).

[NEW: PTP] [\[References new policy documents approved by Council and updated externally\]](#)

19.03-3L

Integrated water management

28/05/2021

C122latr

Strategies

Maintain stormwater detention wetlands and infrastructure (such as gross pollutant traps) in urban areas.

Reduce the impact of urban water usage and stormwater demands in all commercial, industrial and residential developments through mechanisms such as stormwater capture, Water Sensitive Urban Design, urban landscaping and recycled water infrastructure.

SCHEDULE 1 TO CLAUSE 32.03 LOW DENSITY RESIDENTIAL ZONE

--/--
Proposed
C149latr

Shown on the planning scheme map as **LDRZ1**.

1.0
06/06/2019
C116latr

Subdivision requirements

	Land	Area (hectares)
Minimum subdivision area (hectares)	None specified	

2.0
06/06/2019
C116latr

Outbuilding permit requirements

Dimensions above which a permit is required to construct an outbuilding (square metres)
None specified

[NEW] [MDF&C for schedule numbering and template]

SCHEDULE 1 TO CLAUSE 32.04 MIXED USE ZONE

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Proposed
C149latr

Shown on the planning scheme map as **MUZ1**.

LATROBE MIXED USE AREAS

1.0
06/06/2019
C116latr

Objectives

None specified.

2.0
06/06/2019
C116latr

Clause 54 and Clause 55 requirements

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

3.0
06/06/2019
C116latr

Maximum building height requirement

None specified.

4.0
06/06/2019
C116latr

Exemption from notice and review

None specified.

5.0
06/06/2019
C116latr

Application requirements

None specified.

6.0
06/06/2019
C116latr

Decision guidelines

None specified.

7.0
06/06/2019
C116latr

Signs

None specified. [\[NEW\]](#) [\[MDF&C for schedule numbering and template\]](#)

SCHEDULE 1 TO CLAUSE 32.05 TOWNSHIP ZONE

--/--
Proposed
C149latr

Shown on the planning scheme map as **TZ1**.

LATROBE TOWNSHIPS

1.0
28/05/2021
C122latr

Neighbourhood character objectives

To provide for residential and commercial development that retains and protects the rural atmosphere.

To provide visually attractive development that enhance townships.

2.0
26/04/2024
VC252

Clause 54 and Clause 55 requirements

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

4.0
26/04/2024
VC252

Maximum building height requirement for a dwelling, small second dwelling or residential building

None specified.

5.0
26/04/2024
VC252

Application requirements

None specified.

6.0
26/04/2024
VC252

Decision guidelines

None specified. [\[NEW\]](#) [\[MDF&C for schedule numbering and template\]](#)

SCHEDULE 1 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE

Shown on the planning scheme map as **RGZ1**.

TRARALGON TRANSIT CITY PRECINCT

1.0

Design objectives

To facilitate development of smaller housing types comprising apartments, shop-top housing, townhouses and units to maximise access to activity centres, services, transport and infrastructure.

To create an attractive neighbourhood character which allows for a compact urban form whilst retaining the appearance of wide, vibrant and vegetated streetscapes and boulevards, with spaces between buildings as they face the street.

To encourage multi-storey developments on land of sufficient size and width to achieve required building setbacks, a garden landscape within the front setback and off street car parking.

To ensure that the design of vehicle access points and car parking support a safe, accessible and walkable neighbourhood.

2.0

Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A3 and B6	Walls of buildings should be set back at least 3 metres from the front street including corner sites. Side street setback requirements specified in the table to standards A3 and B6 continue to apply. Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	One canopy tree per 25 square metres within the front setback garden area.
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	A front fence within 3 metres of a street should not exceed a height of: <ul style="list-style-type: none">▪ 1.5 metres for a road in a Transport Zone 2.▪ 1.2 metres for all other roads and streets.

[NEW] [MDF&C and PPN91 redrafting]

3.0

26/04/2024
VC252

Maximum building height requirement for a dwelling, small second dwelling or residential building

A building used as a dwelling or a residential building must not exceed a height of 16.5 metres above natural ground level.

4.0

21/11/2019
C1051atr

Application requirements

None specified.

5.0

21/11/2019
C1051atr

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 32.07, in addition to those specified in Clause 32.07 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Where the development abuts a General Residential Zone or Neighbourhood Residential Zone, the design should provide a graduated or stepped transition in building height, mass and scale from that adjoining zone.
- Whether the proposed development provides adequate spacing between it and the adjoining building.
- Whether vehicle access points are safe and accessible and promote a walkable neighbourhood by providing space for car parking in front of garages and carports within the property boundary.
- Whether land is of sufficient size to achieve setbacks, landscaping and car parking requirements.
- Whether the proposed development presents activated and articulated facades to adjoining streets including on corner lots.

SCHEDULE 2 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE

Shown on the planning scheme map as **RGZ2**.

COMPACT LIVING WITH SPECIAL CHARACTER

1.0

21/11/2019

C105latr

Design objectives

To provide for a compact urban form that retains a garden appearance and wide streetscape, whilst enabling increased housing density and diversity that is sympathetic to identified heritage values.

To ensure that the design and siting of new buildings does not dominate the streetscape or compromise identified heritage character.

To ensure upper levels of buildings are set back to minimise dominance within the streetscape.

To ensure that the design of vehicle access points and car parking support a safe, accessible and walkable neighbourhood.

2.0

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Proposed

C149latr

Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	One canopy tree per 25 square metres within front setback garden area
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	A front fence within 3 metres of a street should not exceed a height of: <ul style="list-style-type: none"> ▪ 1.5 metres for a road in a Transport Zone 2. ▪ 1.2 metres for all other roads and streets.

[NEW] [MDF&C and PPN91 redrafting]

3.0

26/04/2024

VC252

Maximum building height requirement for a dwelling, small second dwelling or residential building

A building used as a dwelling or a residential building must not exceed a height of 13.5 metres above natural ground level.

4.0

21/11/2019

C105latr

Application requirements

None specified.

5.021/11/2019
C105latr**Decision guidelines**

The following decision guidelines apply to an application for a permit under Clause 32.07, in addition to those specified in Clause 32.07 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the design of new developments exceeding 9 metres above natural surface level provides a stepped or graduated elevation treatment to the adjoining General Residential Zone, Neighbourhood Residential Zone or land located within a Heritage Overlay.
- Whether land is of sufficient size to achieve setbacks, landscaping and car parking requirements.
- On corner sites, buildings should address both street frontages with either openings and/or windows at street level.
- The scale and design of the development against the heritage significance of adjoining heritage sites and precincts.
- The front setback of a new building should not be set forward from an adjoining heritage building.

SCHEDULE 3 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE

Shown on the planning scheme map as **RGZ3**.

MORWELL AND MOE TRANSIT CITY

1.0

Design objectives

To facilitate development of smaller housing types comprising apartments, shop-top housing, townhouses and units to maximise access to activity centres, services, transport and infrastructure.

To create an attractive neighbourhood character which allows for a compact urban form whilst retaining the appearance of wide, vibrant and vegetated streetscapes and boulevards, with spaces between buildings as they face the street.

To encourage multi-storey developments on allotments of sufficient size and width to achieve required building setbacks, a garden landscape within the front setback and off street car parking.

To ensure that the design of vehicle access points and car parking support a safe, accessible and walkable neighbourhood.

2.0

Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A3 and B6	Walls of buildings should be set back at least 3 metres from the front street including corner sites. Side street setback requirements specified in the table to standards A3 and B6 continue to apply. Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	One canopy tree per 25 square metres within the front setback garden area
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	A front fence within 3 metres of a street should not exceed a height of: <ul style="list-style-type: none">1.5 metres for a road in a Transport Zone 2.1.2 metres for all other roads and streets.

[NEW] [MDF&C and PPN91 redrafting]

3.0

Maximum building height requirement for a dwelling, small second dwelling or residential building

A building used as a dwelling or a residential building must not exceed a height of 13.5 metres above natural ground level.

4.0

21/11/2019
C105latr

Application requirements

None specified.

5.0

--/--
Proposed
C149latr

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 32.07, in addition to those specified in Clause 32.07 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the development retains wide, vibrant and vegetated streetscape.
- Whether land is of sufficient size to achieve setbacks, landscaping and car parking requirements.
- Whether vehicle access points and car parking design support a safe and accessible and promote a walkable neighbourhood by providing adequate space for car parking in front of garages and carports within the property boundary.
- Where the development abuts a General Residential Zone or Neighbourhood Residential Zone, the design should provide a graduated or stepped transition in building height, mass and scale from that adjoining zone.

[Redrafted clause] [Deletes repetition]

SCHEDULE 4 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE

Shown on the planning scheme map as **RGZ4**.

CHURCHILL ACTIVITY CENTRE

1.0

Design objectives

To facilitate development of smaller housing types comprising apartments, townhouses and units to maximise access to activity centres, services, transport and infrastructure.

To create an attractive neighbourhood character which allows for a compact urban form whilst retaining the appearance of wide, vibrant and vegetated streetscapes and boulevards, with spaces between buildings as they face the street.

To encourage multi-storey developments on large lots of sufficient size and width to achieve required building setbacks, a garden landscape within the front setback and off street car parking.

To ensure that the design of vehicle access points and car parking support a safe, accessible and walkable neighbourhood.

2.0

Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A3 and B6	Walls of buildings should be set back at least 3 metres from the front street including corner sites. Side street setback requirements specified in the table to standards A3 and B6 continue to apply. Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	One canopy tree per 25 square metres within the front setback garden area
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	A front fence within 3 metres of a street should not exceed a height of: <ul style="list-style-type: none">▪ 1.5 metres for a road in a Transport Zone 2.▪ 1.2 metres for all other roads and streets.

[NEW] [MDF&C and PPN91 redrafting]

3.0

Maximum building height requirement for a dwelling, small second dwelling or residential building

A building used as a dwelling or a residential building must not exceed a height of 13.5 metres above natural ground level.

4.0

21/11/2019
C105latr

Application requirements

None specified

5.0

21/11/2019
C105latr

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 32.07, in addition to those specified in Clause 32.07 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the development supports the character of wide, vibrant and vegetated streetscapes.
- Whether land is of sufficient size to achieve setbacks, landscaping and car parking requirements.
- Whether access points provided in the development are safe and accessible and promote a walkable neighbourhood by providing adequate space for car parking in front of garaged and carports within the property boundary.
- Where the development abuts a General Residential Zone or Neighbourhood Residential Zone, the design should provide a graduated or stepped transition in building height, mass and scale from that adjoining zone.

SCHEDULE 1 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ1**.

INCREMENTAL CHANGE (FIVE MINUTE NEIGHBOURHOODS)

1.0

21/11/2019
C105latr

Neighbourhood character objectives

To accommodate modest housing growth in the form of townhouses and units within walking distance of Activity Centres.

To ensure new medium density development provides a sensitive and appropriate interface with adjoining streetscapes, buildings and residential areas.

To ensure upper levels of buildings, are set back to minimise dominance within the streetscape.

Encourage walls on boundaries to be setback from the building facade to provide space for landscaping, building articulation and appearance of space between dwellings.

To encourage the retention and planting of canopy trees in the front setback and encourage low or open style front fences.

2.0

26/04/2024
VC252

Construction or extension of a dwelling, small second dwelling or residential building - minimum garden area requirement

Is the construction or extension of a dwelling or residential building exempt from the minimum garden area requirement?

Yes

3.0

--/--/--
Proposed
C149latr

Requirements of Clause 54 and Clause 55

No

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	One canopy tree in front setback with no less than 50% planted or grassed landscape area
Side and rear setbacks	A10 and B17	A new building not on or within 200mm of one side boundary should be set back from that side boundary at least 1.5 metres plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres Side setbacks as specified in Standards A10 and B17 continue to apply to other side boundaries
		Rear setbacks as specified in Standards A10 and B17 continue to apply
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified

Front fence height	A20 and B32	A front fence within 3 metres of a street should not exceed a height of: <ul style="list-style-type: none"> ▪ 1.5 metres for a road in a Transport Zone 2. ▪ 1.2 metres for all other roads and streets.
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[NEW] [MDF&C and PPN91 redrafting]

4.0

26/04/2024
VC252

Maximum building height requirement for a dwelling, small second dwelling or residential building

None specified.

5.0

26/04/2024
VC252

Application requirements

None specified.

6.0

--/--
Proposed
C149latr

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the new development reinforces a wide streetscape and a garden dominant character of the area.
- Whether the development provides for an appropriate visual transition to residential properties in a Neighbourhood Residential Zone.
- Whether vehicle access points are safe and accessible and promote a walkable neighbourhood by providing space for car parking in front of garages and carports within the property boundary.
- Whether the building façade provides articulation and appearance of space between dwellings.
- Whether space is provided within the front setback for landscaping.
- Whether car storage facilities including a garage or carport are located a minimum of 5.5 metres from the frontage.

[NEW] [Improved drafting to improve clarity]

SCHEDULE 2 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ2**.

INCREMENTAL CHANGE (TRARALGON GARDEN SUBURB)

1.0

Neighbourhood character objectives

To reinforce the garden character of established neighbourhoods, while accommodating modest housing growth in the form of multi level residential developments, townhouses and units within walking distance of the Traralgon Primary Activity Centre.

To ensure new medium density development provides a sensitive and appropriate interface with adjoining streetscapes, buildings and residential areas.

To ensure upper levels of buildings are set back to minimise dominance within the streetscape.

To encourage walls on boundaries to be setback from the building façade to provide space for landscaping, building articulation and space between dwellings.

To encourage the retention and planting of canopy trees in the front setback and low or open style front fences.

2.0

Construction or extension of a dwelling, small second dwelling or residential building - minimum garden area requirement

Is the construction or extension of a dwelling or residential building exempt from the minimum garden area requirement?

No

3.0

Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	One canopy tree in the front setback garden area with no less than 50% planted or grassed landscape area
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	A front fence within 3 metres of a street should not exceed a height of: <ul style="list-style-type: none">1.5 metres for a road in a Transport Zone 2.1.2 metres for all other roads and streets.

[NEW] [MDF&C and PPN91 redrafting]

4.0

26/04/2024
VC252

Maximum building height requirement for a dwelling, small second dwelling or residential building

None specified.

5.0

26/04/2024
VC252

Application requirements

None specified.

6.0

--/--/---
Proposed
C149latr

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the new development reinforces the wide streetscape and garden dominant character of the area.
- Whether vehicle access points are safe and accessible and promote a walkable neighbourhood by providing space for car parking in front of garages and carports within the property boundary.
- Whether the building façade provides articulation and appearance of space between dwellings.
- Whether walls on boundaries are setback from the building façade.
- Whether space is provided within the front setback for landscaping.
- Whether the development provides for an appropriate visual transition to residential properties in a Neighbourhood Residential Zone.
- Whether car storage facilities including a garage or carport are located a minimum of 5.5 metres from the frontage.

[NEW] [Improved drafting to improve clarity]

21/11/2019
C1051atr

SCHEDULE 3 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ3**.

NEW ESTATES

1.0

--/--/----

Proposed
C1491atr

Neighbourhood character objectives

To establish and reinforce a spacious regional suburban character of new neighbourhoods by requiring adequate front and side setbacks of buildings and encouraging a garden streetscape with canopy trees.

To encourage walls on boundaries to be setback from the building façade to provide space for landscaping, building articulation and space between dwellings.

To encourage buildings to be offset from one side boundary.

To encourage openness of the streetscapes with no or low front fencing and generous front setbacks to allow for landscaping. [Redrafted clause] [Deletes repetition]

2.0

26/04/2024
VC252

Construction or extension of a dwelling, small second dwelling or residential building - minimum garden area requirement

Is the construction or extension of a dwelling or residential building exempt from the minimum garden area requirement?

No

3.0

--/--/----

Proposed
C1491atr

Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	One canopy tree in the front setback garden area with no less than 50 percent planted or grassed landscape area
Side and rear setbacks	A10 and B17	A new building not on or within 200mm of one side boundary should be set back from that side boundary at least 1.5 metres plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres Side setbacks as specified in Standards A10 and B17 continue to apply to other side boundaries Rear setbacks as specified in Standards A10 and B17 continue to apply
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

[NEW] [MDF&C and PPN91 redrafting]

4.0

26/04/2024
VC252

Maximum building height requirement for a dwelling, small second dwelling or residential building

None specified.

5.0

26/04/2024
VC252

Application requirements

None specified.

6.0

--/--
Proposed
C149latr

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether vehicle access points are safe and accessible and promote a walkable neighbourhood by providing space for car parking in front of garages and carports within the property boundary.
- Whether the building façade provides articulation and appearance of space between dwellings.
- Whether space is provided within the front setback for landscaping.
- Whether buildings walls on boundaries are setback from the building façade.
- Whether car storage facilities including a garage or carport are located a minimum of 5.5 metres from the frontage.

[NEW] [Improved drafting to improve clarity]

29/06/2023
C126latr

SCHEDULE 4 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ4**.

DISTRICT AND SMALL TOWNS

1.0

21/11/2019
C105latr

Neighbourhood character objectives

To retain the character of established neighbourhoods whilst accommodating modest housing growth in the form of multi level residential developments, townhouses and units within walking distance of the Activity Centres of District Towns.

To ensure new medium density development provides a sensitive and appropriate interface with adjoining streetscapes, buildings and residential areas.

To ensure upper levels of buildings are set back to minimise dominance within the streetscape.

To encourage walls on boundaries to be setback from the building façade to provide space for landscaping, building articulation and space between dwellings.

2.0

26/04/2024
VC252

Construction or extension of a dwelling, small second dwelling or residential building - minimum garden area requirement

Is the construction or extension of a dwelling or residential building exempt from the minimum garden area requirement?

No

3.0

--/--/--

Proposed
C149latr

Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	One canopy tree in the front setback garden area with no less than 50 percent planted or grassed landscape area
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	A front fence within 3 metres of a street should not exceed a height of: <ul style="list-style-type: none">1.5 metres for a road in a Transport Zone 2.1.2 metres for all other roads and streets.

[NEW] [MDF&C and PPN91 redrafting]

4.0

26/04/2024
VC252

Maximum building height requirement for a dwelling, small second dwelling or residential building

None specified.

5.0

26/04/2024
VC252

Application requirements

None specified.

6.0

--/--/--
Proposed
C149latr

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the design of new developments exceeding nine metres above natural surface level provides a stepped or graduated elevation treatment to adjoining Neighbourhood Residential Zone.
- Whether new buildings are set back from an adjoining heritage building.
- Whether vehicle access points are safe and accessible and promote a walkable neighbourhood by ensuring space for car parking is provided in front of garages and carports within the property boundary.
- Whether the building façade provides articulation and appearance of space between dwellings.
 - Whether space is provided within the front setback for landscaping.
- Whether the new development reinforces a wide streetscape and garden character.
- Whether car storage facilities including a garage or carport are located a minimum of 5.5 metres from the frontage.

[NEW] [Improved drafting to improve clarity]

SCHEDULE 1 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

06/06/2019
C116latr

Shown on the planning scheme map as **NRZ1**.

HERITAGE PRECINCTS AND AREAS AFFECTED BY ENVIRONMENTAL CONSTRAINTS

1.0 Neighbourhood character objectives

--/--/--
Proposed
C149latr

To preserve the significance, character and appearance of heritage precincts and places affected by environmental constraints while reducing risk to life, property and public infrastructure.
[NEW] [MDF&C and PPN91 redrafting – must have an objective]

2.0 Minimum subdivision area

06/06/2019
C116latr

None specified.

3.0 Requirements of Clause 54 and Clause 55

26/04/2024
VC252

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

4.0 Maximum building height requirement for a dwelling or residential building

26/04/2024
VC252

None specified.

5.0 Application requirements

26/04/2024
VC252

None specified.

6.0 Decision guidelines

--/--/--
Proposed
C149latr

The following decision guidelines apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme, which must be considered, as appropriate, by the responsible authority:

- Whether the proposed subdivision may result in development which will adversely affect the significance, character or appearance of heritage places.
- Whether the location, form and appearance of a proposed building is in keeping with the character and appearance of adjacent buildings and heritage places.
- The susceptibility of the development to flooding and flood damage.
- Whether the level of risk to life, property and community infrastructure from bushfire is acceptable.
- Whether car storage facilities including a garage or carport are located a minimum of 5.5 metres from the frontage. **[NEW]** [Improved drafting to improve clarity]

SCHEDULE 2 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

21/11/2019
C105latr

Shown on the planning scheme map as **NRZ2**.

BUSH GARDEN NEIGHBOURHOOD

1.0

--/--
Proposed
C149latr

Neighbourhood character objectives

To conserve and enhance the character of the bush garden setting by ensuring the built form does not visually dominate the area.

To retain the spacious character of the area through generous front and side setbacks that support new and existing canopy trees.

To ensure that building siting and massing respond to the topography of the area and that hard surfaces occupy a low proportion of the site area.

To ensure new development uses muted tones that complements the surrounding environment and landscape.

To encourage no or low open style front fences.

2.0

21/11/2019
C105latr

Minimum subdivision area

The minimum lot size for subdivision is 900 square metres.

3.0

--/--
Proposed
C149latr

Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A3 and B6	Walls of buildings should be set back at least 7.5 metres from the front street including corner sites. Side street setback requirements specified in the table to standards A3 and B6 continue to apply. Car storage facilities including a garage or carport should be located a minimum of 5.5 metres from the frontage. Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach no more than 2.5 metres into the setbacks of this standard.
Site coverage	A5 and B8	The site area covered by buildings should not exceed 30 percent
Permeability	A6 and B9	Buildings and landscaping should be at least 50 percent permeable
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	A new building not on or within 200mm of a side boundary should be set back from that side boundary at least 2 metres plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres Side setbacks as specified in Standards A10 and B17 continue to apply to other side boundaries Rear setbacks as specified in Standards A10 and B17 continue to apply
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified

	Standard	Requirement
	B28	None specified
Front fence height	A20 and B32	A front fence within 3 metres of a street should not exceed a height of: <ul style="list-style-type: none"> ▪ 1.5 metres for a road in a Transport Zone 2. ▪ 1.2 metres for all other roads and streets

[NEW] [MDF&C and PPN91 redrafting]

4.0

26/04/2024
VC252

Maximum building height requirement for a dwelling, small second dwelling or residential building

None specified.

5.0

26/04/2024
VC252

Application requirements

None specified.

6.0

--/--/--
Proposed
C149latr

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the new development reinforces a wide streetscape and bush garden character of the area.
- Whether the development provides for the retention and/or planting of trees, where these are part of the neighbourhood character.
- Whether adequate space is provided within the front setback for landscaping.
- Where an increased side setback is provided on one side boundary, the side setback on a second side boundary may be reduced.
- Whether car storage facilities including a garage or carport are located a minimum of 5.5 metres from the frontage. [NEW] [Improved drafting to improve clarity]

SCHEDULE 3 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

21/11/2019

C105latr

Shown on the planning scheme map as **NRZ3**.**LIFESTYLE SUBURBAN****1.0**

21/11/2019

C105latr

Neighbourhood character objectives

To maintain the open spacious setting of dwellings within large gardens containing substantial trees and shrubs in a semi-rural setting.

To retain deep front setbacks and long driveways.

To retain substantial side setbacks, and landscaping within setback areas.

To ensure buildings and hard surfaces occupy a low proportion of the site area. To encourage no or low open style front fences.

2.0

21/11/2019

C105latr

Minimum subdivision area

The minimum lot size for subdivision is 1500 square metres.

3.0

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Proposed

C149latr

Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A3 and B6	Walls of buildings should be set back at least 7.5 metres from the front street including corner sites. Side street setback requirements specified in the table to standards A3 and B6 continue to apply. Car storage facilities including a garage or carport should be located a minimum of 5.5 metres from the frontage. Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach no more than 2.5 metres into the setbacks of this standard
Site coverage	A5 and B8	The site area covered by buildings should not exceed 30 percent
Permeability	A6 and B9	Buildings and landscaping should be at least 50 percent permeable
Landscaping	B13	One canopy tree should be provided in the front setback
Side and rear setbacks	A10 and B17	A new building not on or within 200mm of a side boundary should be set back from that side boundary at least 3 metres plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres Side setbacks as specified in Standards A10 and B17 continue to apply to other side boundaries Rear setbacks as specified in Standards A10 and B17 continue to apply
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	A front fence within 3 metres of a street should not exceed a height of: <ul style="list-style-type: none"> ▪ 1.5 metres for a road in a Transport Zone 2. ▪ 1.2 metres for all other roads and streets

4.0

26/04/2024
VC252

Maximum building height requirement for a dwelling, small second dwelling or residential building

None specified.

5.0

26/04/2024
VC252

Application requirements

None specified.

6.0

--/--
Proposed
C149latr

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the new development reinforces a wide streetscape and spacious suburban character of the area.
- Whether the development provides for the retention and/or planting of trees, where these are part of the character of the neighbourhood.
- Where an increased side setback is provided on one side boundary, the side setback on the second side boundary may be reduced.
- Whether car storage facilities including a garage or carport are located a minimum of 5.5 metres from the frontage.

[NEW] [Improved drafting to improve clarity]

SCHEDULE 4 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

21/11/2019
C105latr

Shown on the planning scheme map as **NRZ4**.

REGIONAL SUBURBS

1.0

21/11/2019
C105latr

Neighbourhood character objectives

To reinforce a spacious regional suburban character of existing and new neighbourhoods by providing generous front and side building setbacks and landscaped front setbacks with canopy trees.

To minimise the prominence of buildings within the streetscape by setting back upper levels of buildings and siting garages and carports behind the front façade.

To encourage walls on boundaries to be setback from the building façade to provide space for landscaping, building articulation and appearance of space between dwellings.

2.0

21/11/2019
C105latr

Minimum subdivision area

None specified.

3.0

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Proposed
C149latr

Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	The site area covered by buildings should not exceed 50 percent
Permeability	A6 and B9	None specified
Landscaping	B13	One canopy tree should be provided in front setback garden area per dwelling facing the street
Side and rear setbacks	A10 and B17	A new building not on or within 200mm of a side boundary should be set back from that side boundary at least 1.5 metres plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres Side setbacks as specified in Standards A10 and B17 continue to apply to other side boundaries Rear setbacks as specified in Standards A10 and B17 continue to apply
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

[NEW] [MDF&C and PPN91 redrafting]

4.0

26/04/2024
VC252

Maximum building height requirement for a dwelling, small second dwelling or residential building

None specified.

5.0

26/04/2024
VC252

Application requirements

None specified.

6.0

--/--/--
Proposed
C1491atr

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the development provides for appropriate setbacks and landscaping.
- Whether vehicle access points are safe and accessible and promote a walkable neighbourhood by providing adequate space for car parking in front of garages and carports within the property boundary.
- Whether the building façade provides articulation and appearance of space between dwellings.
- Whether adequate space is provided within the front setback for landscaping.
- Where an increased side setback is provided on one side boundary, the side setback on a second side boundary may be reduced.
- Whether car storage facilities including a garage or carport are located a minimum of 5.5 metres from the frontage.

[NEW] [Improved drafting to improve clarity]

SCHEDULE 5 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

29/06/2023
C126latr

Shown on the planning scheme map as **NRZ5**.

TOONGABBIE RESIDENTIAL AREA

1.0

29/06/2023
C126latr

Neighbourhood character objectives

To reinforce the spacious character and ‘rural’ feel of existing residential areas through generous setbacks and no or low open style front fences.

To encourage new development to have regard to the existing street pattern and strengthen vistas and views to distinctive natural and heritage features.

To avoid siting garages, carports and outbuildings in front of the predominant wall of the front facade of the dwelling and encourage walls constructed on the boundary to be set back behind the predominant front façade line.

To provide adequate space for vegetated front gardens that include canopy trees and maintain the landscape character of streetscapes by retaining significant trees on private land, wherever possible.

To maximise the use of permeable surfaces for driveways and car parking areas, where practical.

2.0

29/06/2023
C126latr

Minimum subdivision area

The minimum lot size for subdivision is 1000 square metres.

3.0

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Proposed
C149latr

Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A3 and B6	Walls of buildings should be set back from streets at least 7.5 m. Car storage facilities including a garage or carport should be located a minimum of 5.5 metres from the frontage. When porches, pergolas and verandahs are less than 3.6 m high, eaves may encroach no more than 2.5 m into the setbacks of this standard.
Site coverage	A5 and B8	The site area covered by buildings should not exceed 40 per cent.
Permeability	A6 and B9	At least 50 per cent of the site should not be covered by impervious surfaces.
Landscaping	B13	The landscape layout and design should provide for at least 1 canopy tree in the front setback garden area per dwelling facing the street.
Side and rear setbacks	A10 and B17	Side setbacks A new building not on or within 200 mm of a boundary should be setback from side boundaries 1.5 m, plus 0.3 m for every metre of height over 3.6 m up to 6.9 m, plus 1 m for every metre over 6.9 m. Rear Setbacks A new building not on or within 200 mm of a boundary should be setback from rear boundaries at least 5 m.

[NEW] [MDF&C and PPN91 redrafting]

	Standard	Requirement
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	A front fence within 3 m of a road in a Transport Zone Category 2 should not exceed 1.5 m in height, or 1.2 m for all other streets.

4.0

26/04/2024

VC252

Maximum building height requirement for a dwelling, small second dwelling or residential building

None specified.

5.0

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Proposed

C149latr

Application requirements

The following application requirements apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A landscape plan specifying:
 - Existing and proposed features and vegetation.
 - Hardscape and softscape finishes.
 - Location of informal car parking and storage.
 - Safe access and egress for pedestrians, cyclists and vehicles.

6.0

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Proposed

C149latr

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the proposal will adversely affect the significance, character or appearance of an adjacent heritage place.
- Whether the development minimises access from the development and individual lots to Main Street (Traralgon-Maffra Road).
- Whether the proposal has regard to the Latrobe City Council Urban Design Guidelines.
- Whether the form, scale and massing of new development creates the appearance of space between dwellings.
- Whether the design and material palette respects the neighbourhood character.
- Whether the design and setback of upper storeys minimise the dominance of buildings within the streetscape.
- Whether the walls on boundaries will result in a complimentary streetscape rhythm and equitable development outcome.
- Where an increased side setback is provided on one side boundary, the side setback on a second side may be reduced.
- Whether the development encourages retention of existing native vegetation and significant canopy trees.
- Whether the development responds appropriately to any identified environmental constraints or service limitations.
- Whether car storage facilities including a garage or carport are located a minimum of 5.5 metres from the frontage. **[NEW]** [\[Improved drafting to improve clarity\]](#)

06/06/2019
C116latr

SCHEDULE TO CLAUSE 33.01 INDUSTRIAL 1 ZONE

1.0
06/06/2019
C116latr

Maximum leasable floor area requirements

Land	Maximum leasable floor area for Office (square metres)
None specified	None specified

06/06/2019
C116latr

SCHEDULE TO CLAUSE 33.02 INDUSTRIAL 2 ZONE

1.0
06/06/2019
C116latr

Maximum leasable floor area requirements

Land	Maximum leasable floor area for Office (square metres)
None specified	None specified

06/06/2019
C116latr

SCHEDULE TO CLAUSE 33.03 INDUSTRIAL 3 ZONE

1.0
06/06/2019
C116latr

Maximum leasable floor area requirements

Land	Maximum leasable floor area for Office (square metres)
None specified	None specified

SCHEDULE TO CLAUSE 34.01 COMMERCIAL 1 ZONE

Maximum leasable floor area requirements

Land	Maximum leasable floor area for Office (square metres)	Maximum leasable floor area for Shop (other than Restricted retail premises) (square metres)
Becks Bay Village Centre / Neighbourhood Activity Centre as identified in the <i>Lake Narracan Precinct Structure Plan</i> (March 2015)	None specified	1,500
Fernlea Village Centre / Neighbourhood Activity Centre as identified in the <i>Lake Narracan Precinct Structure Plan</i> (March 2015)	None specified	1,500
Part 145 Traralgon-Maffra Road, Traralgon – Commercial 1 Zone land on the corner of Traralgon-Maffra Road and Marshalls Road, Traralgon.	990	4,500

SCHEDULE 1 TO CLAUSE 35.03 RURAL LIVING ZONE

21/11/2019
C105latr

Shown on the planning scheme map as **RLZ1**.

1.0

--/--/---

Proposed
C149latr

Subdivision and other requirements

	Land	Area/Dimensions/Distance
Minimum subdivision area (hectares)	All land	2 hectares
Minimum area for which no permit is required to use land for a Dwelling (hectares)	All land	2 hectares
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to construct an out-building associated with an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing building used for Agriculture (square metres)	None specified	None specified
Minimum setback from a road (metres)	None specified	None specified
Minimum setback from a boundary (metres)	None specified	None specified
Minimum setback from a dwelling not in the same ownership (metres)	None specified	None specified
Minimum setback from a waterway, wetlands or designated flood plain (metres)	All land	60 metres

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary	None specified
Earthworks which increase the discharge of saline groundwater	None specified

[NEW] [MDF&C for updated schedule template]

SCHEDULE 2 TO CLAUSE 35.03 RURAL LIVING ZONE

Shown on the planning scheme map as **RLZ2**.

1.0

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Proposed

C1491atr

Subdivision and other requirements

	Land	Area/Dimensions/Distance
Minimum subdivision area (hectares)	All land	4 hectares
Minimum area for which no permit is required to use land for a Dwelling (hectares)	All land	4 hectares
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to construct an out-building associated with an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing building used for Agriculture (square metres)	None specified	None specified
Minimum setback from a road (metres)	None specified	None specified
Minimum setback from a boundary (metres)	None specified	None specified
Minimum setback from a dwelling not in the same ownership (metres)	None specified	None specified
Minimum setback from a waterway, wetlands or designated flood plain (metres)	All land	60 metres

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary	None specified
Earthworks which increase the discharge of saline groundwater	None specified

[NEW] [MDF&C for updated schedule template]

SCHEDULE 3 TO CLAUSE 35.03 RURAL LIVING ZONE

21/11/2019
C105latr

Shown on the planning scheme map as **RLZ3**.

1.0

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Proposed
C149latr

Subdivision and other requirements

	Land	Area/Dimensions/Distance
Minimum subdivision area (hectares)	All land	6 hectares
Minimum area for which no permit is required to use land for a Dwelling (hectares)	All land	6 hectares
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to construct an out-building associated with an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing building used for Agriculture (square metres)	None specified	None specified
Minimum setback from a road (metres)	None specified	None specified
Minimum setback from a boundary (metres)	None specified	None specified
Minimum setback from a dwelling not in the same ownership (metres)	None specified	None specified
Minimum setback from a waterway, wetlands or designated flood plain (metres)	All land	60 metres

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary	None specified
Earthworks which increase the discharge of saline groundwater	None specified

[NEW] [MDF&C for updated schedule template]

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Proposed
C149latr

SCHEDULE 1 TO CLAUSE 35.06 RURAL CONSERVATION ZONE

Shown on the planning scheme map as **RCZ1**.

CONSERVATION VALUES

To ensure that the development, siting, design and use of rural living development is planned and managed in a way that maintains the conservation values of existing native vegetation.

1.0

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Proposed
C149latr

Subdivision and other requirements

	Land	Area/Dimensions/Number
Minimum subdivision area (hectares)	62 Purvis Road, Tanjil South (Lot 1 LP65163)	8 hectares
	60 Purvis Road, Tanjil South (Lot 1 PS4477176)	
	30 Purvis Road, Tanjil South (Lot 2 PS447176)	
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres)	None specified	None specified

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary	None specified
Earthworks which increase the discharge of saline groundwater	None specified

[NEW] [MDF&C for restructured schedule numbering for clarity]

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Proposed
C149latr

SCHEDULE 2 TO CLAUSE 35.06 RURAL CONSERVATION ZONE

Shown on the planning scheme map as **RCZ2**.

CONSERVATION VALUES

To ensure that the development, siting, design and use of rural living development is planned and managed in a way that maintains the conservation values of existing native vegetation.

1.0

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Proposed
C149latr

Subdivision and other requirements

	Land	Area/Dimensions/Number
Minimum subdivision area(hectares)	85 Bradys Road, Tyers (CP 170516)	25 hectares
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres)	None specified	None specified

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary	None specified
Earthworks which increase the discharge of saline groundwater	None specified

[NEW] [MDF&C for restructured schedule numbering for clarity]

--/--/---
Proposed
C149latr

SCHEDULE 3 TO CLAUSE 35.06 RURAL CONSERVATION ZONE

Shown on the planning scheme map as **RCZ3**.

CONSERVATION VALUES

To ensure that the development, siting, design and use of rural living development is planned and managed in a way that maintains the conservation values of existing native vegetation.

1.0
--/--/---
Proposed
C149latr

Subdivision and other requirements

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary	None specified
Earthworks which increase the discharge of saline groundwater	None specified

[NEW] [MDF&C for restructured schedule numbering for clarity]

SCHEDULE 1 TO CLAUSE 35.07 FARMING ZONE

Shown on the planning scheme map as **FZ1**.

21/11/2019
C105latr

1.0

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Proposed
C149latr

Subdivision and other requirements

	Land	Area/Dimensions/Distance
Minimum subdivision area (hectares)	All land	80 hectares
Minimum area for which no permit is required to use land for a dwelling (hectares)	All land	100 hectares
Maximum area for which no permit is required to use land for timber production (hectares)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres)	None specified	None specified
Minimum setback from a road (metres).	A Transport Zone 2 or land in a Public Acquisition Overlay if: <ul style="list-style-type: none"> ▪ The Head, Transport for Victoria is the acquiring authority; and ▪ The purpose of the acquisition is for a road. 	100 metres
	A Transport Zone 3 or land in a Public Acquisition Overlay if: <ul style="list-style-type: none"> ▪ The Head, Transport for Victoria is not the acquiring authority; and ▪ The purpose of the acquisition is for a road. 	40 metres
	Any other road	20 metres
Minimum setback from a boundary (metres).	All other boundaries	5 metres
Minimum setback from a dwelling not in the same ownership (metres).	Any dwelling not in the same ownership	100 metres
Minimum setback from a waterway, wetlands or designated flood plain (metres)	All land	60 metres

[NEW] [MDF&C for updated schedule template]

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary	None specified
Earthworks which increase the discharge of saline groundwater	None specified

SCHEDULE 2 TO CLAUSE 35.07 FARMING ZONE

21/11/2019

C105latr

Shown on the planning scheme map as **FZ2**.**1.0**

-/-/-

Proposed

C149latr

Subdivision and other requirements

	Land	Area/Dimensions/Distance
Minimum subdivision area (hectares)	All land	40 hectares
Minimum area for which no permit is required to use land for a dwelling (hectares)	All land	40 hectares
Maximum area for which no permit is required to use land for timber production (hectares)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres)	None specified	None specified
Minimum setback from a road (metres).	A Transport Zone 2 or land in a Public Acquisition Overlay if: <ul style="list-style-type: none"> ▪ The Head, Transport for Victoria is the acquiring authority; and ▪ The purpose of the acquisition is for a road. 	100 metres
	A Transport Zone 3 or land in a Public Acquisition Overlay if: <ul style="list-style-type: none"> ▪ The Head, Transport for Victoria is not the acquiring authority; and ▪ The purpose of the acquisition is for a road. 	40 metres
	Any other road	20 metres
Minimum setback from a boundary (metres).	Any other boundary	5 metres
Minimum setback from a dwelling not in the same ownership (metres).	Any dwelling not in the same ownership	50 metres
Minimum setback from a waterway, wetlands or designated flood plain (metres)	All land	60 metres

[NEW] [MDF&C for updated schedule template]

Permit requirement for earthworks	Land
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Earthworks which change the rate of flow or the discharge point of water across a property boundary

None specified

Earthworks which increase the discharge of saline groundwater

None specified

SCHEDULE TO CLAUSE 36.01 PUBLIC USE ZONE

06/06/2019

C116latr

1.0

06/03/2020

C101latr

Permit exemptions and conditions

Public land	Use or development	Conditions
Traralgon Civic Precinct bounded by Kay, Church, Grey and Breed Streets, Traralgon	Accommodation, Art and craft centre, Car park, Child care centre, Education Centre, Industry, Leisure and recreation, Office, Place of assembly, Research centre, Retail premises, Public transport interchange.	None specified
Moe Rail Station Precinct (northern part of the land at 10 Lloyd Street, and 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25 and 27 George Street, Moe)	Bus terminal, Car park, Education centre, Minor sports and recreation facility, Office, Place of assembly, Public transport interchange, Railway station, Retail premises	Must be in accordance with the background document <i>Moe Rail Precinct Revitalisation Project Design</i> as adopted by the Latrobe City Council

2.0

28/05/2021

C122latr

Sign requirements

Land	Sign Category
Traralgon Civic Precinct bounded by Kay, Church, Grey and Breed Streets, Traralgon	Category 2
Moe Rail Station Precinct (northern part of the land at 10 Lloyd Street, and 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25 and 27 George Street, Moe)	Category 1
<u>Regional Facilities</u> Latrobe City Synthetic Sports Field, McDonald Way, Churchill	Category 2
<u>Local Facilities</u> Kevin Lynthgo Reserve, Liddiard Road, Traralgon Traralgon West Sporting Complex, Douglas Parade, Traralgon	Category 3
Facilities not listed	Category 4

SCHEDULE TO CLAUSE 36.02 PUBLIC PARK AND RECREATION ZONE

1.0

Permit exemptions and conditions

Public land	Use or development	Conditions
None specified	None specified	None specified

Sign requirements

2.0

Land	Sign Category
<p><u>Regional Facilities</u></p> <ul style="list-style-type: none"> Gippsland Plains Rail Trail ■ Gippsland Regional Acquatic Centre, Breed Street, Traralgon ■ Grand Ridge Rail Trail - Boolarra to Municipal boundary ■ Joe Tabuteau Reserve, AAA Regional Play Space, Waterloo Road, Moe ■ Joe Tabuteau Reserve, Waterloo Road, Moe (Racecourse) ■ Keegan Street Reserve, Keegan Street, Morwell ■ Latrobe City Sports & Entertainment Stadium, Fairway Drive, Morwell ■ Latrobe Leisure Churchill, McDonald Way, Churchill ■ Latrobe Leisure Moe/Newborough (including Joe Carmody Track) ■ Morwell Centenary Rose Garden, Morwell ■ Morwell Recreation Reserve, Travers Street, Morwell ■ Morwell Town Common (Play Space), White Street, Morwell ■ Sir Norman Brookes Park (Morwell Leisure Centre), Margaret Street, Morwell ■ Ted Summerton Reserve, Vale Street, Moe ■ Toners Lane Reserve (Archery Facility), Toners Lane, Morwell ■ Traralgon Recreation Reserve & Showgrounds, Whitakers Road, Traralgon ■ Traralgon Sports Stadium, Catterick Crescent, Traralgon ■ Traralgon Tennis Centre, Franklin Street, Traralgon ■ Victory Park Precinct (including Newman Park), Argyle Street, Traralgon 	Category 2
<p><u>Local Facilities</u></p> <ul style="list-style-type: none"> Agnes Brereton Reserve, Breed Street, Traralgon Andrews Park West, Birch Drive, Churchill Apex Reserve, Gilmour Street, Traralgon Bayley Reserve, Community Lane, Tyers Boolarra Memorial Park, Park Road, Boolarra Callignee Recreation Reserve, 440 Old Callignee Road, Callignee Catterick Crescent Reserve, Catterick Crescent, Traralgon Crinigan Road South Reserve, Crinigan Road, Morwell Duncan Cameron Memorial Park, Francis Street, Traralgon Eric Taylor Reserve, Shakespeare Street, Traralgon Flynn Recreation Reserve, Widdis Way, Flynn Gaskin Park, Manning Drive, Churchill George Bates Reserve, Howletts Track, Yallourn North 	Category 3

LATROBE PLANNING SCHEME

Land	Sign Category
<ul style="list-style-type: none"> ▪ Gippsland Immigration Park, 50-70 Princes Drive, Morwell ▪ Glengarry Recreation Reserve, Cairnbrook Road, Glengarry ▪ Glenview Park, Croquet Facility, McNairn Road, Traralgon ▪ Glenview Park, McNairn Road, Traralgon ▪ Harold Preston Reserve, Davidson Street, Traralgon ▪ Hazelwood North Reserve, Church Road, Hazelwood North ▪ Hazelwood South Reserve, Tramway Road, Churchill ▪ Joe Tabuteau Reserve, Equestrian Area, Saviges Road, Moe ▪ Maryvale Reserve, Grant Street, Morwell ▪ Moe Olympic Park (Pool), Vale Street, Moe ▪ Moe Olympic Park (Soccer), Vale Street, Moe ▪ Moe Tennis Centre, Narracan Drive, Moe ▪ Monash Reserve, Monash Road, Newborough ▪ Morwell Park Netball Centre, Hourigan Road, Morwell ▪ Morwell Park Oval, Hourigan Road, Morwell ▪ Northern Reserve, Holmes Road, Morwell ▪ Northern Reserve, Southwell Avenue, Newborough ▪ Ronald Reserve, Vary Street, Morwell ▪ Toners Lane Reserve, Toners Lane, Morwell ▪ Toongabbie Recreation Reserve (Village Green), Cowan Street, Toongabbie ▪ Toongabbie Recreation Reserve, Main Street, Toongabbie ▪ Traralgon South Recreation Reserve, Cats Drive, Traralgon South ▪ Traralgon West Sporting Complex, Douglas Parade, Traralgon ▪ W H Burrage Reserve, John Field Drive, Newborough ▪ W H Corrigan Reserve, Torres Street, Newborough ▪ Warren Terrace Reserve, Warren Terrace, Hazelwood North ▪ Yallourn North Town Oval, Reserve Street, Yallourn North ▪ Yinnar Recreation Reserve, Jumbuk Road, Yinnar ▪ Yinnar South Tennis Club, Middle Creek Road, Yinnar South 	
Facilities not listed	Category 4

3.0

06/06/2019

C116latr

Use and development of land specified in an Incorporated Plan

None specified.

SCHEDULE TO CLAUSE 36.03 PUBLIC CONSERVATION AND RESOURCE ZONE

06/06/2019
C1161atr

1.0 Permit exemptions and conditions

06/06/2019
C1161atr

Public land	Use or development	Conditions
None specified	None specified	None specified

2.0 Sign requirements

06/06/2019
C1161atr

Land	Sign Category
None specified	None specified

3.0 Use and development of land specified in an Incorporated Plan

06/06/2019
C1161atr

None specified.

SCHEDULE 1 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as SUZ1.

--/--
Proposed
C149latr

BROWN COAL**Purpose**

To provide for brown coal mining and associated uses

To provide for electricity generation and associated uses

To provide for interim and non-urban uses which protect brown coal resources and to discourage the use or development of land incompatible with future brown coal mining and industry

1.0**Table of uses****Section 1 - Permit Not Required**

--/--
Proposed
C149latr

Use	Condition
Automated collection point	<p>Must meet the requirements of Clause 52.13-3 and 52.13-5.</p> <p>The gross floor area of all buildings must not exceed 50 square metres.</p>
Crop raising (other than Timber production)	
Dwelling (other than Bed and breakfast)	<p>The land must be at least 25 hectares, or have been reduced to less than 25 hectares by a realignment or excision granted under Clause 62.02 of this scheme or Clause 3.0 of this schedule.</p> <p>Must be the only dwelling on the lot.</p> <p>Must meet the minimum requirements of Clause 2.0 of this schedule.</p>
Extractive industry	<p>Must be directly associated with the mining, processing, or treatment of brown coal, or the generation, transmission, or distribution of electricity.</p> <p>All of the land must be at least 1000 metres from land (not a road) which is in a residential zone, business zone, land used for a hospital or school or land in a Public Acquisition Overlay for a hospital or school.</p>
Grazing animal production	
Home based business	
Industry (other than Automated collection point)	<p>Must be directly associated with the mining, processing, or treatment of brown coal, or the generation, transmission, or distribution of electricity.</p> <p>All of the land must be at least 1000 metres from land (not a road) which is in a residential zone, business zone, land used for a hospital or school or land in a Public Acquisition Overlay for a hospital or school.</p>
Informal outdoor recreation	
Mineral exploration	
Mining	Must meet the conditions of Clause 52.08 of this scheme.

Use	Condition
	The top of the excavation must be at least 1000 metres from a paper mill, residential zone, land used for a hospital or school or land in a Public Acquisition Overlay for a hospital or school.
Railway	
Railway station	
Small second dwelling	The land must be at least 25 hectares, or have been reduced to less than 25 hectares by a realignment or excision granted under Clause 62.02 of this scheme or Clause 3.0 of this schedule. Must meet the minimum requirements of Clause 2.0 of this schedule.
Timber production	All of the land must be at least 1000 metres from land covered by a mining licence, or Order made by the Governor-in-Council under Section 47A of the Electricity Industry Act 1993.
Tramway	
Utility installation	Must be directly associated with the mining, processing, or treatment of brown coal, or the generation, transmission, or distribution of electricity. All of the land must be at least 1000 metres from land (not a road) which is in a residential zone, business zone, land used for a hospital or school or land in a Public Acquisition Overlay for a hospital or school.
Warehouse	Must be directly associated with the mining, processing, or treatment of brown coal, or the generation, transmission, or distribution of electricity. All of the land must be at least 1000 metres from land (not a road) which is in a residential zone, business zone, land used for a hospital or school or land in a Public Acquisition Overlay for a hospital or school.
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Agriculture (other than Crop raising and Grazing animal production)	
Bed and breakfast	
Convenience shop	
Dwelling (other than Bed and breakfast) – if the Section 1 condition is not met	Must meet the requirements of Clause 2.0 of this schedule.

Extractive industry – if the Section 1 condition is not met	Must meet the requirements of Clause 2.0 of this schedule.
Host farm	
Industry – if the Section 1 condition is not met	
Leisure and recreation (other than Informal outdoor recreation)	
Manufacturing sales	
Mineral, stone, or soil extraction (other than Extractive industry, Mineral exploration, and Mining)	
Small second dwelling – if the Section 1 condition is not met	

Use	Condition
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Mining – if the Section 1 condition is not met

Office

On 18 January 1996, it must have existed as an ancillary use to the mining, processing, or treatment of brown coal, or the generation, transmission or distribution of electricity.

Retail premises (other than Convenience shop and Manufacturing sales)

On 18 January 1996, it must have existed as an ancillary use to the mining, processing, or treatment of brown coal, or the generation, transmission or distribution of electricity.

Stone exploration – if the Section 1 condition is not met

Timber production – if the Section 1 condition is not met

Utility installation (other than Minor utility installation) – if the Section 1 condition is not met

Warehouse – if the Section 1 condition is not met

Any other use not in Section 1 or 3

Section 3 - Prohibited

Use
Accommodation (other than Dependent person's unit, Dwelling, and Host farm)
Hospital

2.0
28/05/2021
C122latr

Use of land

Application requirements

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

An application to use land for an industry or warehouse must be accompanied by the following information:

- A report which demonstrates a need or significant benefit for the use to establish close to brown coal mining and associated uses or electricity industry and associated uses
- Appearance of any stored goods or materials.
- Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.

Permit Requirement to Use a Lot for a Dwelling or Dependent Person's Unit

A dwelling must be connected to reticulated sewerage, if available. If reticulated sewerage is not available, all waste water from each dwelling must be treated and retained with the lot in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 2017.

This requirement also applies to a dependent person's unit.

Application Requirements

- Unless the circumstances do not require, an application to use land for an industry or warehouse must be accompanied by the following information:
 - A report which demonstrates a need or significant benefit for the use to establish close brown coal mining and associated uses or electricity industry and associated uses.
 - The purpose of the use and the types of process to be utilised.
 - The type and quantity of goods to be stored, processed or produced.
 - How land not required for immediate use is to be maintained.
 - Whether a Works Approval or Waste Discharge Licence is required from the Environment Protection Authority.
 - Whether a licence under the Dangerous Goods Act 1985 is required.
 - The likely effects, if any, on the neighbourhood, including:
 - Noise levels.
 - Air-borne emissions.
 - Traffic, including the hours of delivery and dispatch.
 - Light spill or glare.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

A use must not adversely affect the amenity of the neighbourhood, including through the:

- Transport of materials, goods or commodities to or from the land.
- Appearance of any stored goods or materials.
- Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.
- The effect that use may have on nearby existing or proposed brown coal mining and sequential development of brown coal resources in the area, having regard to any comments or directions of the referral authorities.

- The effect that the use may have on land in residential zones having regard to any comments or directions of the referral authorities.
- The effect that the use may have on nearby existing or proposed uses for or associated with brown coal mining and electricity generation.
- The effect that nearby existing or proposed uses for or associated with brown coal mining and electricity generation may have on the proposed use.
- If an industry, utility installation (other than minor utility installation), or warehouse whether there is a demonstrated need or significant benefit in being located near uses for, or associated with brown coal mining and electricity generation.
- The drainage of the land.
- Measures to cope with fire, particularly in the vicinity of a brown coal mine.
- The availability of and connection to services.
- The effect of traffic to be generated on roads.
- The period for which the use may operate so that the use does not adversely affect the sequential development of brown coal resources in the area.
- The interim use of those parts of the land not required for the proposed use.

3.0

28/05/2021
C122latr

Subdivision

Application requirements

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

Each lot must be at least 25 hectares unless is to provide for:

- A use (other than dwelling) which has been granted a permit, or is an existing use which, had it not existed, would require the grant of a permit.
- Any use for or associated with brown coal mining, processing or treatment or electricity generation, transmission or distribution.
- The reduction of a lot below 25 hectares which is used or capable of being used for a dwelling if the lot is to be reduced for any of the above purposes or for an exempt subdivision under Clause 62.02 of this scheme.

Unless the circumstances do not require, an application must be accompanied by a site analysis, documenting the site in terms of land form, vegetation coverage and the relationship with surrounding land, and a report explaining how the proposed subdivision has responded to the site analysis.

The report must:

- Show for each lot:
 - A building envelope for a dwelling and driveway to the envelope.
 - Vegetation, including any native vegetation.
 - In the absence of reticulated sewerage, an effluent disposal area for a dwelling.
- Show how the proposed subdivision relates to nearby existing or proposed brown coal mining or the likely use or development of nearby land in connection with uses for or associated with either:
 - Brown coal mining, processing or treatment.
 - Electricity generation, transmission or distribution.

[NEW] [Redrafted to improve clarity]

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The effect that the subdivision may have on nearby existing, or proposed brown coal mining and the sequential development of brown coal resources in the area.
- The effect that the likely use or development of land within the subdivision may have on nearby or proposed electricity industries (including generating works) and nearby agricultural uses.
- Measures to cope with any environmental hazard or constraint affecting that land including slope, drainage, salinity and erosion.
- Measures to cope with fire.
- The protection and enhancement of the natural environment and character of the area.
- The availability and provision of utility services, including sewerage, water, drainage, electricity, gas and communications.
- In the absence of reticulated sewerage, the capability of the lot to treat and retain all waste water in accordance with the State Environment Protection Policy (Waters of Victoria).

4.0

Buildings and works

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

- Rearrange, alter, renew or maintain buildings or works (including associated plant) for use for or associated with brown coal mining, processing or treatment or electricity generation, transmission or distribution.
- Provide for:
 - A dwelling with a gross floor area less than 250 square metres.
 - Any other use with gross floor area of all buildings less than 1000 square metres.
- Comply with a direction or licence under the Dangerous Goods Act 1985, Electricity Industry Act 1993 or Mineral Resources Development Act 1990, or a Waste Discharge Licence, Works Approval or Pollution Abatement Notice under the Environment Protection Act 2017.
- Alter electrical or gas services or telephone lines.
- Alter plumbing services which do not affect the drainage of other land.
- Install a temporary shed or temporary structure for construction purposes.
- Provide for fire protection under the relevant legislation.
- Provide for a minor utility installation.
- Are used for crop raising, extensive animal husbandry, or informal outdoor recreation.

The following requirements apply to construct a building or construct or carry out works:

All buildings and works that have been granted a permit must be maintained in good order and appearance to the satisfaction of the responsible authority.

Unless the circumstances do not require, and application to construct a building or construct or carry out works (other than for a dwelling located within a building envelope specified in Clause 3.2 of this schedule) must be accompanied information:

A plan drawn to scale which shows:

- The boundaries and dimensions of the site.
- Adjoining roads.
- Relevant ground levels.
- The layout of existing and proposed buildings, and works.
- Driveways and vehicle parking and loading areas.
- Proposed landscape areas.
- External storage and waste treatment areas.
- Elevation drawings to scale which show the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways and vehicle parking and loading areas.
- A landscape layout which includes the description of vegetation to be planted, the surfaces to be constructed, a site works specification and the method of preparing, draining, watering and maintaining the landscape area.

An application to construct a building or construct or carry out works is 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 if the application relates to a building or works of a use for or associated with either.

- Brown coal mining, processing or treatment.
- Electricity generation, transmission or distribution.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Any natural or cultural values on or near the land.
- Landscape treatment.
- Parking and site access, loading and service areas, outdoor storage, fencing, lighting and stormwater discharge.
- The impact of the building and works on nearby existing or proposed brown coal mining and the sequential development of brown coal resources in the area, having regard to any comments or directions of referral authorities.
- The impact of the building and works on nearby existing or proposed brown coal mining or electricity generation and any nearby agricultural uses.

5.0

28/05/2021
C122latr

Signs

None specified.

[NEW] [MDF&C for updated schedule template and drafting and EP Act updates]

SCHEDULE 2 TO CLAUSE 37.01 SPECIAL USE ZONE09/07/2020
C115latrShown on the planning scheme map as **SUZ2**.**TRARALGON CAR SALES PRECINCT****Purpose**

To facilitate development of the precinct for car sales and complementary uses.

To ensure that any uses are planned and developed having regard to the strategic and prominent location on the main road frontage at the entry to a major regional urban settlement.

1.0

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Proposed
C149latr**Table of uses****Section 1 - Permit not required**

Use	Condition
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Car sales	
Earth and energy resources industry	Must meet the requirements of Clause 52.08
Motor vehicle, boat or caravan sales	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Food and drink premises	Must be associated with Motor vehicle, boat or car sales Must not exceed 100 sqm in floor space
Service industry	
Service station	
Any other use not in Section 1 or 3	

Section 3 - Prohibited



Accommodation

Agriculture

Art and craft centre

Cemetery

Cinema based entertainment facility

Crematorium

Display home

Education centre



Emergency services facility

Freeway service centre

Funeral parlour

Helicopter landing site

Home based business

Hospital

**Industry (other than Automated collection point and Service industry)Leisure
and recreation**

Natural systems

Place of assembly

Recreational boat facility

Renewable energy facility

Research centre

Retail premises (other than Motor vehicle, boat or caravan sales and Food and drink premise)

Saleyard

Transport terminal

Veterinary centre



2.009/07/2020
C115latr**Use of land**

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- The purpose of the use and types of activities which will be carried out;
- The likely affects (if any) of the use on nearby land including noise levels, traffic, the hours of delivery and dispatch of goods and materials, hours of operation and light spill, solar access and glare; and
- The means of maintaining areas not required for immediate use.

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The effect that existing uses may have on the proposed use; and
- The effect the use has on traffic generation and noise.

3.009/07/2020
C115latr**Subdivision**

None specified.

An application for the subdivision of land is 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.

4.009/07/2020
C115latr**Buildings and works**

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A plan drawn to scale which shows:
 - The boundaries and dimensions of the site;
 - Adjoining roads;
 - The location, height and purpose of the building and works on adjoining land;
 - Relevant ground levels;
 - The layout of existing and proposed buildings and works;
 - All driveway, car parking and loading areas;
 - Proposed landscape areas;
 - All external storage and waste treatment areas; and
 - Areas not required for immediate use.
- Elevation drawings to scale showing the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways, vehicle parking and loading areas.
- A landscape layout which includes the description of vegetation to be planted, the surfaces to be constructed, site works specification and method of preparing, draining, watering and maintaining the landscape area.

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The movement of pedestrians and cyclist, and vehicles providing for supplies, waste removal, emergency services and public transport.

- The provision of car parking.
- The availability of and connection to services.
- Any natural or cultural values on or near the land.
- Outdoor storage, lighting and storm water discharge.
- The design of buildings to provide for solar access.

5.0

09/07/2020

C115latr

Signs

Sign requirements are at Clause 52.05. All land located within Car Sales Precinct fronting the Princes Highway is in Category 2. All other land is in Category 3.

[NEW] [MDF&C for updated schedule template and drafting]

SCHEDULE 3 TO CLAUSE 37.01 SPECIAL USE ZONE

--/--/---
Proposed
C149latr

Shown on the planning scheme map as **SUZ3**.

GIPPSLAND HERITAGE PARK**Purpose**

To ensure the orderly development and use of this key gateway site leading to Latrobe City and encompassing special uses, including the Gippsland Heritage Park, which are gateways to the cultural and heritage assets of the region as well as the urban settlement of Moe.

1.0**Table of uses****Section 1 - Permit Not Required**

--/--/---
Proposed
C149latr

Use	Condition
Apiculture	Must meet the requirements of the Apiary Code of Practice, (May 1997)
Art and craft centre	
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Car park	
Earth and energy resources industry	Must meet the conditions of Clause 52.08-1
Informal outdoor recreation	
Natural systems	
Place of assembly	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Accommodation	
Agriculture (other than Animal keeping and Intensive animal production)	
Leisure and recreation (other than informal outdoor recreation, Major sports and recreation facility and Motor racing track)	
Retail premises	

Any other use not in Section 1 or 3

Section 3 – Prohibited

Use

Animal husbandry
 Cinema based entertainment facility
 Freeway service centre
 Industry (other than Automated collection point)
 Intensive animal production
 Major sports and recreation facility
 Motor racing track
 Office
 Transport terminal
 Warehouse

2.0

06/03/2020

C101latr

Use of land

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority.

- The purpose of the use and the types of activities which will be carried out.
- The likely effects, if any, on adjoining land including noise levels, traffic, the hours of delivery and dispatch of goods and materials, hours of operation and light spill, solar access and glare.
- Maintenance of areas not required for immediate use.

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

A use must not detrimentally affect the amenity of the neighbourhood, including the:

- The effect that existing uses may have on the proposed use.
- The drainage of the land.
- The effect of traffic to be generated on roads.
- The interim use of those parts of the land not required for the proposed use.

3.0

06/03/2020

C101latr

Subdivision

None specified.

4.0

06/03/2020

C101latr

Buildings and works

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A plan drawn to scale which shows:

- The boundaries and dimensions of the site.
 - Adjoining roads.
 - The location, height and purpose of buildings and works on adjoining land.
 - Relevant ground levels.
 - The layout of existing and proposed buildings and works.
 - All driveway, car parking and loading areas.
 - Proposed landscape areas.
 - All external storage and waste treatment areas.
 - Areas not required for immediate use.
- Elevation drawings to scale showing the colour and materials of all buildings and works.
 - Construction details of all drainage works, driveways, vehicle parking and loading areas.
 - A landscape plan which includes the description of vegetation to be planted, the surfaces to be constructed, site works specification and method of preparing, draining, watering and maintaining the landscape area.

Exemption from notice and appeal

An application to construct a building or construct or carry out works is 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 appeal rights of Section 82(1) of the Act.

An application is 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 appeal rights of Section 82(1) of the Act. This exemption does not apply to an application and for a building or works within 30 metres of land (not a road) which is in a residential zone or Business 5 Zone, land used for a hospital or school or land in a Public Acquisition Overlay to be acquired for a hospital or school.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The movement of pedestrians and cyclists, and vehicles providing for supplies, waste removal, emergency services and public transport.
- The provision of car parking.
- The streetscape, including the conservation of building, the design of verandahs access from the street front, protecting active frontages to pedestrian areas, the treatment of the fronts and backs of building and their appurtenances, including outdoor advertising structures, illumination of buildings or their immediate spaces and landscaping of land adjoining a road.
- Defining the responsibility for the maintenance of buildings, landscaping and paved areas.
- The availability of any connection to services.
- Any natural or cultural values on or near the land.
- Interface with non industrial areas.
- Outdoor storage, lighting and storm water discharge.
- The design of buildings to provide for solar access.

Signs

None specified. [\[NEW\]](#) [\[MDF&C for updated schedule template and drafting\]](#)

SCHEDULE 6 TO CLAUSE 37.01 SPECIAL USE ZONE

--/---
Proposed
C149latr

Shown on the planning scheme map as SUZ6.

EARTH AND ENERGY RESOURCES INDUSTRY

Purpose

To recognise or provide for the use and development of land for earth and energy resources industry.

To encourage interim use of the land compatible with the use and development of nearby land.

To encourage land management practice and rehabilitation that minimises adverse impact on the use and development of nearby land.

1.0

Table of uses

Section 1 - Permit not required

--/---
Proposed
C149latr

Use	Condition
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Grazing animal production	
Home based business	
Informal outdoor recreation	
Minor utility installation	
Railway	
Railway station	
Tramway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Agriculture (other than Animal keeping, Animal training, Apiculture, grazing animal production, Horse stables, and Intensive animal husbandry)	
Animal husbandry	Must be no more than four animals.
Caretaker's house	
Industry (other than Materials recycling, Refuse disposal, and Transfer station)	Must not be a purpose listed in the table to Clause 52.10.

Landscape gardening supplies
 Leisure and recreation (other than Informal outdoor recreation)
 Manufacturing sales
 Materials recycling
 Place of assembly (other than Amusement parlour and Nightclub)

Use	Condition
Refuse disposal	
Small second dwelling	
Transfer station (other than Automated collection point)	
Utility installation (other than Minor utility installation)	
Warehouse	Must not be a purpose listed in the table to Clause 53.10.
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Accommodation (other than Caretaker's house and Dependent person's unit)
Amusement parlour
Animal training
Cinema based entertainment facility
Horse stables
Intensive animal production
Nightclub
Office
Retail premises (other than Landscape gardening supplies and Manufacturing sales)
Saleyard
Service station
Transport terminal
Veterinary centre

2.0

06/06/2019
 C116latr

Use of land

None specified.

3.0

06/06/2019
 C116latr

Subdivision

None specified.

4.0

Buildings and works

--/--
Proposed
C149latr

Permit requirement

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

- The construction of a building or the construction or carrying out of works which are a modification necessary to comply with a direction or licence under the Dangerous Goods Act 1985 or a Waste Discharge Licence, Works Approval or Pollution Abatement Notice under the Environment Protection Act 2017.

5.0

Signs

06/06/2019
C116latr

None specified.

[NEW] [MDF&C for updated schedule template and drafting and EP Act updates].

SCHEDULE 7 TO CLAUSE 37.01 SPECIAL USE ZONE

--/--/---
Proposed
C149latr

Shown on the planning scheme map as SUZ7.

LATROBE REGIONAL AIRPORT**Purpose**

To provide for the safe and efficient operation of the Latrobe Regional Airport.

To provide for the development of aeronautical industries and activities.

To provide for educational facilities appropriate to the site.

1.0**Table of uses****Section 1 - Permit Not Required**

--/--/---
Proposed
C149latr

Use	Condition
Airport	Must be consistent with the Latrobe Regional Airport Master Plan (2019).
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Heliport Helicopter landing site	Must be consistent with the Latrobe Regional Airport Master Plan (2019).
Minor utility installation Natural systems	
Stone exploration	Must not be costeaning or bulk sampling.
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Agriculture (other than apiculture and extensive animal husbandry) Caretaker's house Convenience shop	
Education centre	Must not be a primary or secondary school.
Use	Condition

LATROBE PLANNING SCHEME

Industry (other than Automated collection point)	Must be related to the aviation industry or directly associated with the airport. Must not be within 50 metres to the north and west of the land being CP 105894.
--	--

Office	Must be related to the aviation industry or directly associated with the airport.
--------	---

Postal agency	Must be related to the aviation industry or directly associated with the airport.
Primary produce sales	
Trade supplies	
Transport terminal (other than Airport and Heliport)	
Utility installation (other than Minor utility installation)	
Warehouse	
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use

Accommodation (other than Caretaker's house)

Cinema based entertainment facility

Extractive industry

Hospital

Intensive animal production

Major sports and recreation facility

Retail premises (other than Convenience shop, Postal agency, Primary produce sales and Trade supplies)

2.0

Use of land

Amenity of the neighbourhood

The use of the land for an industry or warehouse must not adversely affect the amenity of the neighbourhood, including through:

- The transport of materials or goods to or from the land.
- The appearance of any stored materials or goods.
- Traffic generated by the use.
- Emissions from the land.

Application requirements

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- An application to use land must be accompanied by a written statement demonstrating how the proposed use is consistent with the Latrobe Regional Airport Master Plan (2019).

An application to use land for an industry or warehouse must be accompanied by the following information, as appropriate:

- The purpose of the use and the types of activities to be carried out.
The type and quantity of materials and goods to be stored, processed or produced.
- Whether a Works Approval or Waste Discharge Licence is required from the Environment Protection Authority.
- Whether a licence under the Dangerous Goods Act 1985 is required.
- How land not required for immediate use is to be maintained.
- The likely effects, if any, on the neighbourhood, including noise levels, traffic, air-borne emissions, emissions to land and water, light spill, glare, solar access and hours of operation (including the hours of delivery and dispatch of materials and goods).

An application to construct a building or construct or carry out works must be referred to the Latrobe Regional Airport Board under Section 55 of the Act unless, in the opinion of the responsible authority, the proposal satisfies requirements or conditions previously agreed in writing between the responsible authority and the Latrobe Regional Airport Board.

Decision Guidelines

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The Municipal Planning Strategy and Planning Policy Framework.
The Latrobe Regional Airport Master Plan (2019).
- The effect that the use may have on nearby existing or proposed residential areas or other uses
 - which are sensitive to industrial off-site effects, having regard to any comments or directions of the referral authorities.
- The effect that nearby industries may have on the proposed use.
- The drainage of the land.
- The availability of and connection to services.
- The effect of traffic to be generated on roads.
- The interim use of those parts of the land not required for the proposed use.
- Any flora fauna attributes that may exist on the subject site.

3.0

Subdivision

A permit is required to subdivide land.

Application Requirements

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority.

- An application must be accompanied by a site analysis, showing land form, vegetation coverage and the relationship with surrounding land, and a report explaining how the proposed subdivision has responded to the site analysis. The report must:

- In the absence of reticulated sewerage, include a land assessment which demonstrates that each lot is capable of treating and retaining all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the Environment Protection Act 2017.

Show for each lot:

- A building envelope and driveway to the envelope
Proposed landscaping
- In the absence of reticulated sewerage, an effluent disposal area
- Show how the proposed subdivision relates to the existing or likely use and development of adjoining and nearby land
- If a staged subdivision, show how the balance of the land may be subdivided.
- Demonstrate how the proposed subdivision is consistent with the Latrobe Regional Airport Master Plan (2019).

Exemption from Notice and Review

An application for subdivision of land is 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. This exemption does not apply to an application for a building or works within 30 metres of land (not a road) which is in a residential zone or Commercial 1 Zone, land used for a hospital or school or land in a Public Acquisition Overlay to be acquired for a hospital or school.

Decision Guidelines

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, appropriate, by the responsible authority:

- The Municipal Planning Strategy and Planning Policy Framework.
- The Latrobe Regional Airport Master Plan (2019).
- Any natural or cultural values on or near the land.
- Streetscape character.
- Landscape treatment.
- Interface with non-industrial areas.

4.0

Buildings and works Permit Requirement

A permit is required to construct a building or construct or carry out works.

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

- Buildings or works for an Airport or Heliport use and which, in the opinion of the responsible authority, are consistent with the Latrobe Regional Airport Master Plan (2019), including the Development Guidelines contained within the Latrobe Regional Airport Master Plan (2019).
- Rearrange, alter or renew plant if the area or height of the plant is not increased.
- Buildings and works which are necessary to comply with a direction or licence under the Dangerous Goods Act 1985 or a Waste Discharge Licence, Works Approval or Pollution Abatement Notice under the Environment Protection Act 2017.
- Buildings and works for crop raising, extensive animal husbandry or informal outdoor recreation.

Application Requirements

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 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:

A plan drawn to scale which shows:

- The boundaries and dimensions of the site.
- Adjoining roads
- Relevant ground levels.
- The layout of existing and proposed buildings and works.
- Driveways and vehicle parking and loading areas.
- Proposed landscape areas.
- External storage and waste treatment areas.
- Elevation drawings to scale which show the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways and vehicle parking and loading areas.
- A landscape layout which includes the description of vegetation to be planted, the surface to be constructed, a site works specification and the method of preparing, draining, watering and maintaining the landscape area.
- A written statement demonstrating how the proposed buildings or works are consistent with the Latrobe Regional Airport Master Plan (2019), including the Development Guidelines contained within the Latrobe Regional Airport Master Plan (2019).

Exemption from Notice and Appeal

An application to construct a building or construct or carry out works is 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. This exemption does not apply to an application for a building or works within 30 metres of land (not a road) which is in a residential zone or Commercial 1 Zone, land used for a hospital or school or land in a Public Acquisition Overlay to be acquired for a hospital or school.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The Municipal Planning Strategy and Planning Policy Framework.
- The Latrobe Regional Airport Master Plan (2019).
- Any natural or cultural values on or near the land.
- Streetscape character.
- Built form.
- Landscape treatment.
- Interface with on-industrial areas, including the airport.
- Parking and site access.
- Loading and service areas.
- Outdoor storage.
- Lighting.
- Stormwater discharge.

5.0

Signs

06/06/2019

c116latr

Sign requirements are at Clause 52.05. All land located within this Schedule to this zone is in Category 2.

[NEW] [MDF&C for updated schedule template and drafting and EP Act updates]

SCHEDULE 8 TO CLAUSE 37.01 SPECIAL USE ZONE

---/---
Proposed
C149latr

Shown on the planning scheme map as SUZ8.

HEALTH AND COMPLEMENTARY USES PRECINCT**Purpose**

To support the development of health services and related uses which complement the existing Latrobe Regional Hospital.

To provide for a range of accommodation uses which support the development of the health services precinct.

To provide for a Local Activity Centre which supports the existing Latrobe Regional Hospital.

1.0**Table of uses****Section 1 - Permit not required**

---/---
Proposed
C149latr

Use	Condition
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Bed and breakfast	No more than 10 persons may be accommodated away from their normal place of residence. At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence.
Child care centre	Must not require a permit under Clause 52.06-3 (parking).
Domestic animal husbandry	Must not be more than 2 animals.
Dwelling	
Medical centre	Must not require a permit under Clause 52.06-3 (parking).
Residential aged care facility	Must not require a permit under Clause 52.06-3 (parking).
	.
Racing dog husbandry	Must be no more than 2 animals.
Small second dwelling	Must be the only small second dwelling on the lot.
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

LATROBE PLANNING SCHEME

Section 2 - Permit required

Use	Condition
Accommodation (other than Bed and breakfast, Dependent persons unit, Dwelling, Corrective institution, Host farm, Residential aged care facility)	
Animal husbandry	
Bus terminal	
Domestic Animal Boarding	
Food and drink premises	
Freeway service centre	
Function centre	
Office (other than Medical centre)	
Place of worship	
Research and development centre	Must be related to health industry
Restricted place of assembly	
Restricted recreation facility	
Service industry (other than Motor repairs and Panel beating)	
Service station	
Shop (other than Adult sex product shop, Department store, Restricted retail premises, Bottle shop)	Must not exceed combined floor area of 1500sqm
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Agriculture (other than Domestic Animal boarding, domestic animal husbandry and racing dog husbandry) Art and craft centre Corrective institution Crematorium Host farm Industry (other than Automated collection point, Research and development centre and Service industry) Leisure and recreation (other than Restricted recreation facility) Place of assembly (other than Function centre, Place of worship and Restricted place of assembly) Recreational boat facility Retail premises (other than Food and drink premises and Shop)

Tramway

Transport terminal (other than bus terminal)

Warehouse

Winery

2.0 Use of land

09/07/2020

C115latr

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- The purpose of the use and the types of activities which will be carried out.
- The likely effects (if any) the proposal will have on nearby land, which could include noise, traffic hours of delivery, hours of operation.
- The means of maintaining areas not required for immediate use.

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The effect the proposed use will have on existing uses.
- The effect that the proposal has on nearby land.

3.0 Subdivision

09/07/2020

C115latr

None specified.

An application for the subdivision of land is 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.

4.0 Buildings and works

09/07/2020

C115latr

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A plan drawn to scale which shows:
 - the boundaries and dimensions of the site;
 - adjoining roads;
 - the location, height and purpose of the building and works on adjoining land;
 - relevant ground levels;
 - the layout of existing and proposed buildings and works;
 - all driveway, car parking and loading areas;
 - proposed landscape areas;
 - all external storage and waste treatment areas;
 - areas not required for immediate use.

Elevation drawings to scale showing the colour and materials of all buildings and works.

- Construction details of all drainage works, driveways, vehicle parking and loading areas
- A landscape layout which includes the description of vegetation to be planted, the surfaces to be constructed, site works specification and method of preparing, draining, watering and maintaining the landscape area.

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The movement of pedestrians and cyclist, and vehicles providing for supplies, waste removal, emergency services and public transport.
- The provision of car parking.
- The impacts on the wider traffic network.
- The availability of and connection to services.
- Any natural or cultural values on or near the land.
- Outdoor storage, lighting and storm water discharge.
- The design of buildings to provide for solar access.
- On the western side of the health precinct, consider the provision of road access (suitable for freight vehicles up to b doubles) which would allow access to precincts B1, B2 A2 and A3.

5.0

09/07/2020

C115latr

Signs

Sign requirements are at Clause 52.05. All land located within the health precinct which fronts the Princes Highway is in Category 2. All other land is in 3.

[NEW] [MDF&C for updated schedule template and drafting and EP Act updates]

SCHEDULE TO CLAUSE 37.03 URBAN FLOODWAY ZONE

06/06/2019
C116latr

1.0 Application requirements

06/06/2019
C116latr

None specified.

2.0 Decision guidelines

06/06/2019
C116latr

None specified.

3.0 Signs

06/06/2019
C116latr

Land	Sign Category
None specified	

SCHEDULE 1 TO CLAUSE 37.07 URBAN GROWTH ZONE

--/--/----
Proposed
C149latr

Shown on the planning scheme map as UGZ1.

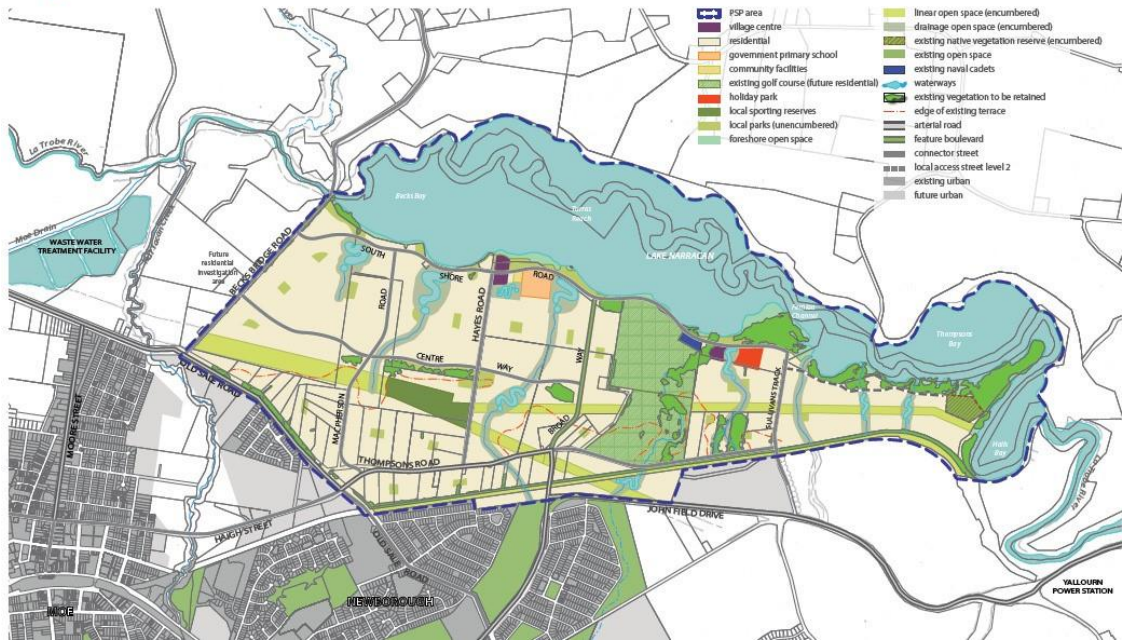
LAKE NARRACAN PRECINCT STRUCTURE PLAN

1.0 The Plan

Plan 1 shows the future urban structure proposed in the *Lake Narracan Precinct Structure Plan*.

--/--/----
Proposed
C149latr

Plan 1 to the Schedule to Clause 37.07



2.0 Use and development

28/05/2021 C122latr

2.1 The Land

28/05/2021
C122latr

The use and development provisions specified in this schedule apply to the land within the ‘PSP area’ on Plan 1, excluding Lake Narracan itself and shown as UGZ1 on the planning scheme maps.

2.2 Applied zone provisions

The provisions of the following zones in this scheme apply to the use and subdivision of land, the construction of a building, and the construction or carrying out of works, by reference to Plan 1 of this schedule and as set out in Table 1.

--/--/----
Proposed
C149latr

Table 1: Applied zone provisions

Land use/ Development (Carried out or proposed) generally in accordance with the precinct structure plan applying to the land.	Applied zone provisions
Village Centre	Clause 34.01 – Commercial 1 Zone
Arterial road	Clause 36.04 – Transport Zone 2
Connector street	Clause 36.04 – Transport Zone 3

Land or any lot wholly contained within, 200 metres distance from a village centre	Clause 32.07 – General Residential Zone 1
All other land	Clause 32.08 schedule 1 – General Residential Zone 3

2.3

Specific provisions – Use of land

A permit is not required to use or develop land shown in the Lake Narracan Precinct Structure Plan as open space (local parks or local sporting reserves) or community facilities provided the use or development is carried out generally in accordance with the Lake Narracan Precinct Structure Plan and with the prior written consent of Latrobe City Council.

The following provisions apply to the use of land.

Table 2: Use

Use	Condition
Shop where the applied zone is Commercial 1 Zone	<p>The leasable floor area for an individual shop premises must not exceed 600 square metres</p> <p>A permit is required to use land for a shop if the leasable floor of an individual shop premises exceeds 600 square metres</p>

2.4

28/05/2021
C122latr

Specific provisions - Subdivision

A permit to subdivide land must meet the following requirements:

- A land budget table in the same format and methodology as those within the precinct structure plan applying to the land, setting out the amount of land allocated to the proposed uses and expected population and dwelling yields.
- A demonstration of how the property will contribute to the achievement of the residential density outcomes in the precinct structure plan applying to the land.
- A demonstration of lot size by including a colour-coded lot size plan, reflecting the lot size categories outlined in Table 1 of the Lake Narracan Precinct Structure Plan, March 2015.
- A demonstration (such as indicative concept layout plans showing different building typology across different lot sizes) of how the subdivision will contribute to the delivery of a diversity of housing.

2.5

28/05/2021
C122latr

Specific provisions - Buildings and works

Construction of one dwelling on a lot less than 300 square metres in area

A permit is not required to construct or extend one dwelling on a lot with an area less than 300 square metres where a site is identified as a lot to be assessed against the Small Lot Housing Code via a restriction on title, and it complies with the Small Lot Housing Code incorporated pursuant to Clause 72.04 of the Latrobe Planning Scheme.

3.0

28/05/2021
C122latr

Application requirements

If in the opinion of the responsible authority an application requirement listed below is not relevant to the assessment of an application, the responsible authority may waive or reduce the requirement.

An application that proposes to create or change access to Old Sale Road or Thompsons Road must be accompanied by a Traffic Impact Assessment Report (TIAR). The TIAR, including functional layout plans and a feasibility / concept road safety audit, must be to the satisfaction of the Head, Transport for Victoria or Latrobe City Council, as required.

An application to develop or subdivide land must be accompanied by a Traffic Impact Assessment Report (TIAR). The TIAR must include the expected traffic volumes of the proposed development and/or subdivision, and its impact on the existing and future road network. The TIAR must have regard to the indicative provision triggers for the various intersection projects as identified in the Lake Narracan Development Contributions Plan, March 2015.

An application to use or develop land must be accompanied by an environmental site assessment of the land by a suitably qualified environmental professional to the satisfaction of the responsible authority which takes account of 'Lake Narracan Precinct Structure Plan Area: Desktop Environmental, Hydrogeological and Geotechnical Assessments. Final V1' (SKM, June 2013) and provides information including:

Further detailed assessment of potential contaminants on the relevant land.

- Clear advice on whether the environmental condition of the land is suitable for the proposed use/s and whether an environmental audit of all, or part, of the land is recommended having regard to the Potentially Contaminated Land General Practice Note June 2005, DSE.
- Further detailed assessment of surface and subsurface water conditions and geotechnical characteristics on the relevant land and the potential impacts on the proposed development including any measures required to mitigate the impacts of groundwater conditions and geology on the development and the impact of the development on surface and subsurface water.
- Recommended remediation actions for any potentially contaminated land.

An application on land containing or abutting Lake Narracan, Latrobe River or its tributaries and environs must be accompanied by:

A plan that shows:

- Natural features including trees and all native vegetation, habitat for protected species, drainage lines, water courses, wetlands, ridgelines, hill tops and features of geomorphic significance; and

[Redrafted clause] [Redrafted to emphasise importance of native vegetation]

- Recreation facilities to be provided within public open space; and
- Storm water facilities that are compliant with the relevant approved drainage strategy; and
- retention and removal of vegetation and any re-vegetation.

and

- A Landscape and Viewshed Analysis that identifies and protects important views associated with the waterway, including views within, to and from the waterways.

Permit applications to increase retail floor space to that specified in the Table 2 of this schedule must be accompanied by an economic impact assessment detailing:

- a the local catchment demand for the activity centre; and
- b impact on existing and future activity centres within Moe, Newborough and Lake Narracan.

An application for subdivision must be accompanied by a Public Infrastructure Plan which addresses the following:

- A stormwater management strategy that makes provision for the staging and timing of stormwater drainage works, including temporary outfall provisions, to the satisfaction of Latrobe City Council and West Gippsland Catchment Management Authority;

What land may be affected or required for the provision of infrastructure works;

- The provision, staging and timing of stormwater drainage works;
- The provision, staging and timing of road works internal and external to the land consistent with any relevant traffic report or assessment;
- The landscaping of any land;
- What if any infrastructure set out in the Lake Narracan Development Contributions Plan is sought to be provided as "works in lieu" subject to the written consent of Latrobe City Council;
- The provision of public open space and land for any community facilities;
- Any other matter relevant to the provision of public infrastructure required by the responsible authority.

4.0 Conditions and requirements for permits

28/05/2021
C1221atr

None specified.

5.0 Exemption from notice and review

28/05/2021
C1221atr

None specified.

6.0 Decision guidelines

Permit applications to increase the retail floor area within the village / neighbourhood activity centre must address and be assessed against the following decision guidelines:

--/--
Proposed
C1491atr

- The village centre catchment and catchment demand for the proposed increase of retail floor area; and
- The effect on existing and future activity centres within Moe, Newborough and Lake Narracan.

7.0 Signs

28/05/2021
C1221atr

The sign category for the land is the category specified in the zone applied to the land at Clause 2.2 of this schedule.

[NEW] [MDF&C for updated schedule template and drafting]

SCHEDULE 1 TO CLAUSE 37.08 ACTIVITY CENTRE ZONE

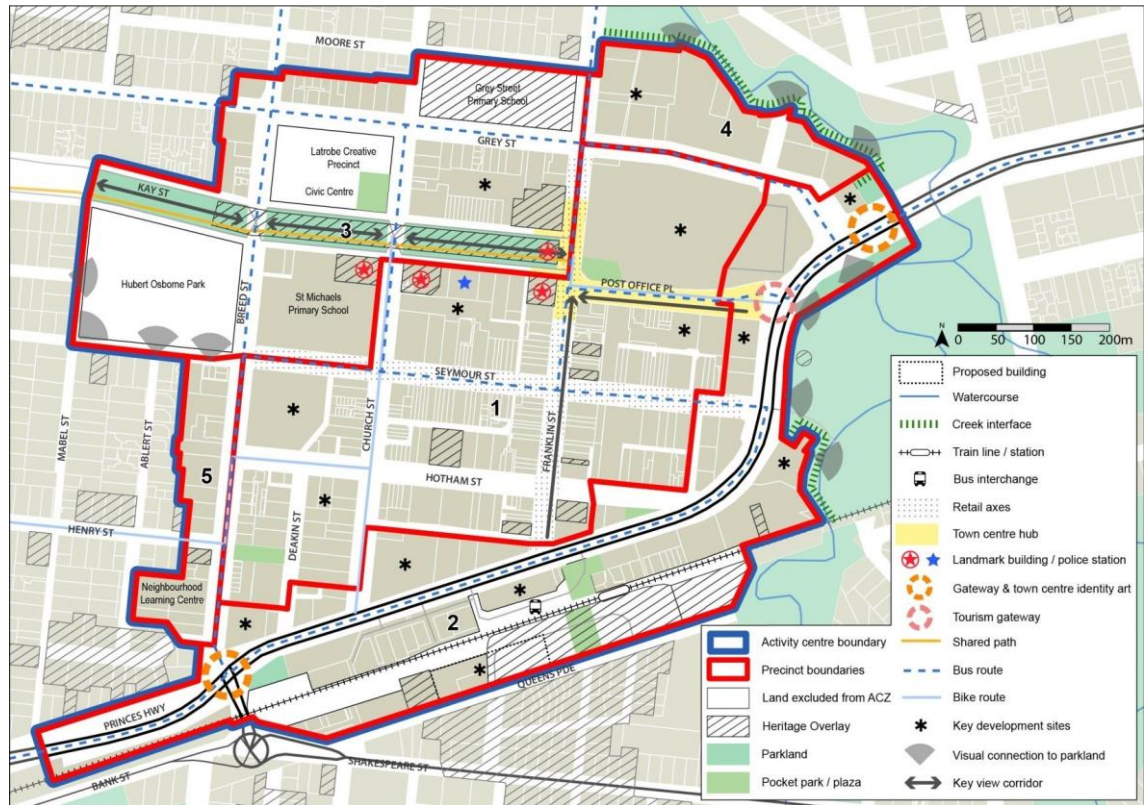
Shown on the planning scheme map as ACZ1.

Proposed
C149latr

TRARALGON ACTIVITY CENTRE

1.0
07/02/2019
C106Pt2latr

Traralgon Activity Centre Plan



2.0 Land use and development objectives to be achieved Public Realm

Proposed
C149latr

- To create a Princes Highway Boulevard.
- To create a network of public spaces.
- To establish a ‘shared space’ in the form of a town square at the intersection of Post Office Place, KayStreet and Franklin Street.
- To incorporate art and place making to enhance identity and character.
- To support the integration and activation of the Traralgon Creek corridor.
- To resolve laneway ownership and encourage activation.

Land Use

- To emphasise the key retail axes of Franklin Street and Seymour Street.
- To promote the role of the Traralgon Activity Centre as the premier shopping and business destination for Gippsland.
- To support shop-top housing and mixed uses within the Activity Centre as well as civic and community uses.
- To support the provision of appropriate youth spaces within the town centre.
- To encourage consolidation of land to facilitate the creation of viable development sites.

Built Form

- To consolidate the town centre by infilling blocks and creating a consistent street wall.
- To create strong urban form that responds to the public realm and regional character.
- To encourage the development of taller built form throughout the centre in recognition of the important CBD function that the Traralgon Activity Centre plays.
- To provide continuous weather protection such as an awning treatment along active frontages.

Access & Movement

- To identify and define the role of streets within the town centre.
- To encourage multi-storey and integrated parking solutions in appropriate locations.
- To improve the provision of facilities associated with public transport and implement the bus interchange at Traralgon Station.
- To provide safe cycle links through the town centre and ensure that connections can be made with other cycle path projects such as the Traralgon –Morwell Shared Pathway.
- To allow for pedestrian and visual links from Kay Street to Victory Park.

3.0

Table of uses

Section 1 - Permit not required

Proposed
C149latr

Use	Condition
Accommodation (Other than Corrective Institution)	Any dwelling must be located above ground floor level except for entry foyers. Any frontage at ground floor level must not exceed 2 metres.
Art and craft centre	
Art gallery	Must be in sub-precinct 2B or 4A
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Bus terminal	
Cinema	
Cinema based entertainment facility	
Child care centre	Any frontage at ground floor level must not exceed 2 metres and access must not be shared with a dwelling (other than a caretaker's house).

Education Centre
 Exhibition centre
 Home based business
 Informal outdoor recreation

Medical Centre Must be located in Precinct 3 and 5.

Office

Railway station Must be located in Precinct 2.

Retail Premises (other than Landscape gardening supplies, Manufacturing sales, Motor vehicle, boat or caravan sales)

Shop (other than Adult sex product shop)

Any use listed in Clause 62.01 Must meet requirements of Clause 62.01.

See Section 1 of 37.08-2 for relevant provisions

Section 2 - Permit required

Use	Condition
Adult sex product shop	Must be at least 200 metres (measured by the shortest route reasonably accessible on foot) from a residential zone or, land used 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.
Industry (other than Materials recycling and Transfer station) Leisure and recreation (other than Informal outdoor recreation, Major sports and recreation facility, Outdoor recreation facility, Open sports ground and Motor racing track) Place of assembly (Other than Cinema, Exhibition centre)	
Service station	Must be located in Precinct 2.

Utility installation (other than Minor utility installation and Telecommunications facility)

Any other use not in Section 1 or 3

Section 3 – Prohibited

Use

Agriculture

Cemetery

Corrective institution

Crematorium

Hospital

Landscaping gardening supplies

Major sports and recreation facility

Manufacturing sales

Materials recycling

Motor racing track

Motor vehicle, boat or caravan sales

Open sports ground

Outdoor recreation facility

Primary produce sales

Recreational boat facility

Saleyard

Service industry (other than Car wash)

Tramway

Transfer station (other than Automated collection point)

Transport terminal (other than Railway station and Bus terminal) Winery

4.0

07/02/2019
C106Pt2latr

Centre-wide provisions

4.1

07/02/2019
C106Pt2latr

Use of land

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

07/02/2019
C106Pt2latr

Subdivision

None specified.

4.3

Buildings and works

07/02/2019

C106Pt2latr

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 façade provided:
 - The alteration does not include the installation of an external roller shutter.
 - At least 80 per cent of the building facade at ground floor 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

28/05/2021C122latr

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

General

- New development within the town centre must be of high design quality and must respect the key features of the town centre setting.
- New development should be constructed to the preferred maximum building height.
- If new development must be below the preferred maximum building height, an application should demonstrate that the development can structurally accommodate a taller built form in the future.
- New development must respond sensitively to heritage interfaces where they affect or abut a heritage site.
- Promote upper level residential development in key upper level residential areas identified on the Precinct Maps.

Building heights and setbacks

- Building heights and setbacks should meet the precinct requirements specified at Clause 5 of this schedule.
- 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.
- The street edge wall height (where a building is on sloping land) is the height of the wall at the mid-point on the front title boundary where there is no front setback.
- Built form abutting an identified activated laneway or a heritage building (where it does not abut a residential zone) must ensure that any levels above three storeys are set back a minimum five metres from that interface except where specified in Clause 5 of this schedule.
- Where built form abuts a residential zone, any levels above two storeys must be setback a minimum of five metres above the abutting wall height.

Streetscapes and facades

- Buildings on sloping sites should be articulated to reduce visual bulk and improve the appearance of new development. The ground floor of new buildings should be at the same level as the existing footpath, where possible.

Development should respond to the sloping topography to minimise the need for cut and fill.

-
- The siting and design of new development should be sensitive to and reinforce the locally distinctive topography and views to surrounding areas, including through maintaining building setbacks and street plantings to frame key view corridors.
- Development at gateway locations and Key Development Sites should be of high quality, distinctive and emphasise the importance of their corner location to act as a local landmark.
- All retail and commercial developments must present an active and attractive street frontage at ground level to ensure that ground floor frontages:
 - are pedestrian oriented;
 - allow passive surveillance to the street;
 - add interest and vitality;
 - avoid blank walls; and
 - avoid painted or fixed signage on windows.
- Encourage clear glazing on ground floor frontages.
- New infill development in the town centre should be contemporary and complementary to the existing built form and heritage places.
- Entrances to buildings should be clearly articulated through the use of awnings, parapets or vertical articulation and should be orientated to the street front.
- Design buildings to improve pedestrian safety on streets that will accommodate higher levels of foot traffic.
- All retail and commercial developments interfacing with an identified activated laneway or through-block link should present an active frontage to the laneway to increase levels of activity and passive surveillance.
- Windows and balconies at upper levels should be incorporated into the design to provide greater visibility to the public realm.
- Large development sites should incorporate vertical and horizontal articulation through design detailing.
- Existing canopy vegetation should be retained and incorporated into the design of new development.
- Where street setbacks are proposed, new built form should incorporate landscape planting as part of the overall site design, including but not limited to canopy trees, shrubs and ground covers.
- Where new landscaping is proposed, ensure the height of the selected species will not adversely affect pedestrian safety (i.e. low scale vegetation to car parks). Promote hardy, drought tolerant species to minimise maintenance costs and maximise resilience.

Materials

- The use of contemporary materials including timber is strongly encouraged.

Access

- Large developments should incorporate through-block links (north to south and east to west) to encourage pedestrian permeability.
- Secondary pedestrian access to buildings should be incorporated into buildings that abut an identified activated laneway.
- Vehicle access and loading areas should be separated from pedestrian access, preferably located at the side and rear of development (loading bays should be within service lanes), and screened from view.

- If vehicle access is proposed to be located to the front of the development (and an alternative location cannot reasonably be provided), priority should be given to pedestrian movement.
- Ensure on-site car parking has a minimal visual impact on the streetscape. Avoid parking between building frontages and the street.
- Require redevelopment of key development sites and any multi-level buildings to incorporate car parking within their form.
- Support multi-level car parks in identified locations.

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, shade cloths or canopies) should be provided along key pedestrian areas to allow winter sun and restrict summer sun.

Public Realm

- Protect and enhance street trees in the town centre and key landscape features including the Kay Street corridor, the Traralgon Court House and Post Office and Traralgon Creek.
- All infrastructure and services should be contained underground within service trenches and pits, and not be discernible within the public realm.
- Ensure bin storage areas are located to the side or rear of commercial buildings and are screened from view within the public realm.
- Site air conditioning units (or other such plant facilities) behind the roofline so they are not visible from the street.

Signage and Lighting

- Signage on the building façade must be limited, particularly across windows and doors, to ensure passive surveillance and an active interface with the streetscape.
- Signage should not protrude above the parapet.
- The proportion and scale of signage should not detract from public view lines and views of the surrounding landscape.
- Encourage lighting that promotes a safe and secure environment for pedestrians.
- Tall pole flood lighting is discouraged.
- Encourage illumination of building façades where lighting is well integrated into the façade design, subject to no light spilling into adjoining residential areas and areas with shop-top housing.

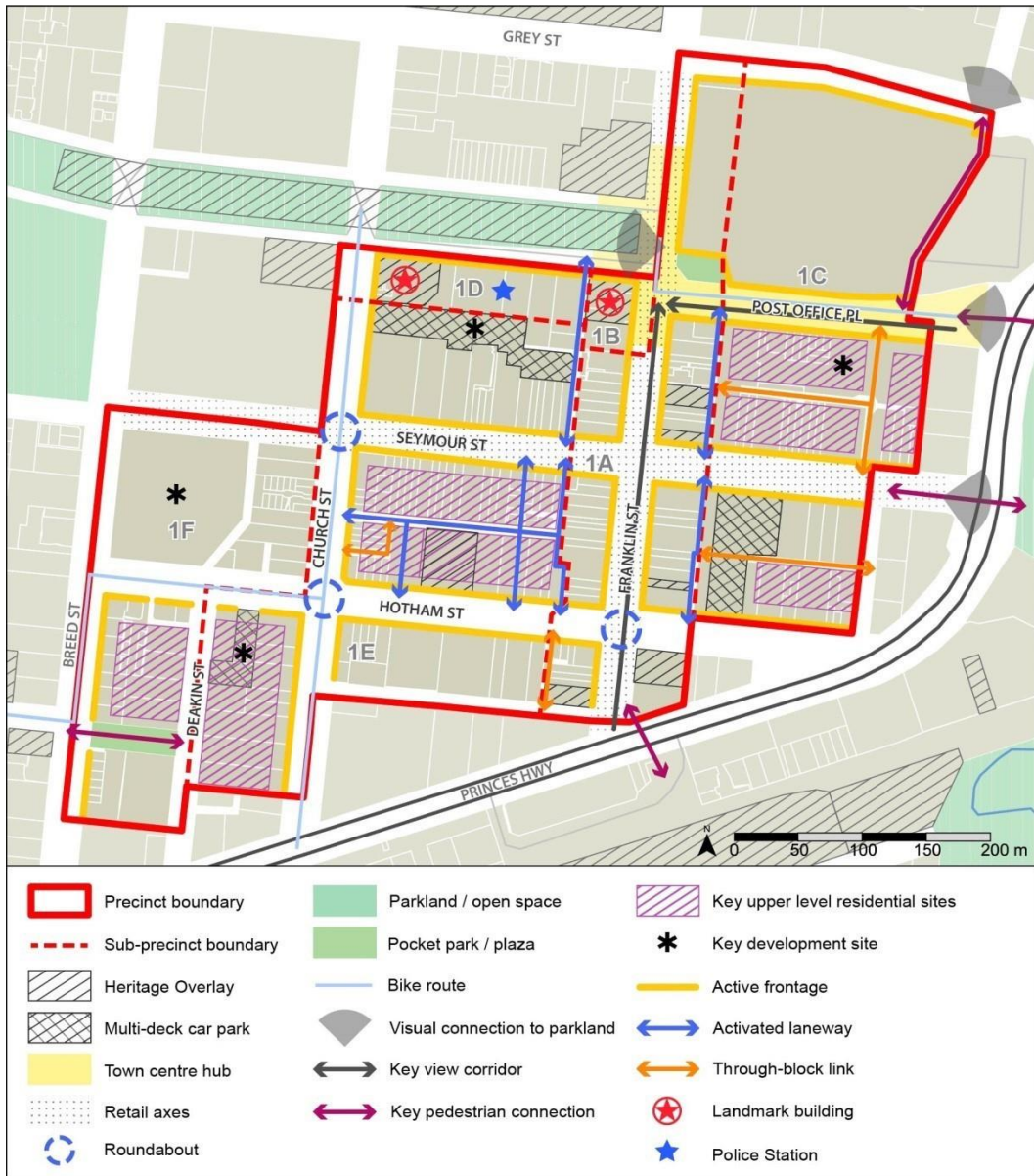
5.0

28/05/2021 C122latr

Precinct provisions

5.1 Precinct 1 – Town Centre Core 5.1-1

Precinct map



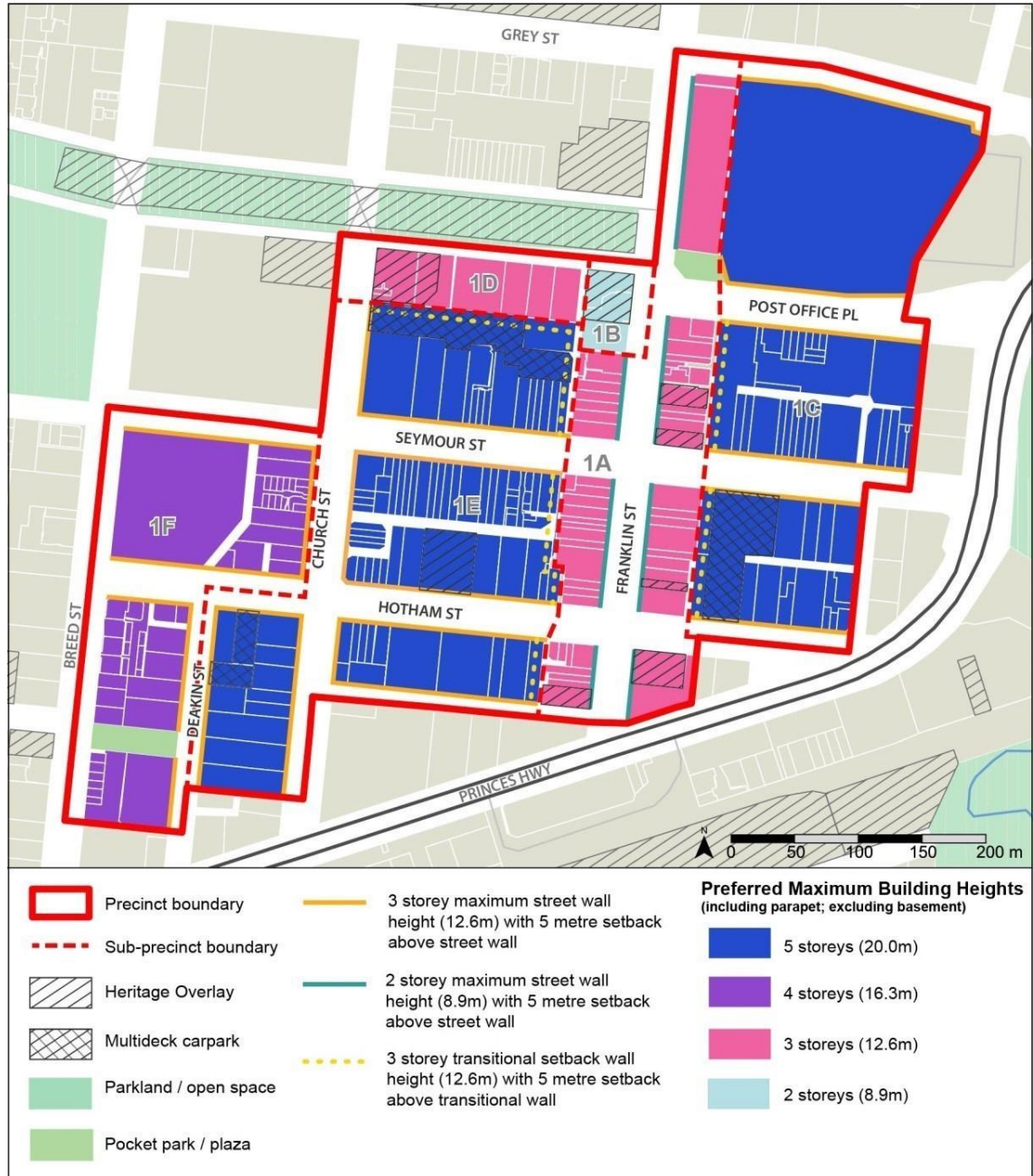
5.1-2

Precinct objectives

- To achieve sensitive consolidation of the town centre core, and provide the opportunity to develop underutilised sites.
- To establish a consistent street wall arrangement that reiterates the grid street network of the town centre.
- To encourage residential development within the town centre.
- To strengthen the role of the key retail axes of Franklin and Seymour Streets as a vibrant dining, retail and commercial hub.

- To ensure a distinction between the historic Franklin Street corridor and the contemporary streetscapes of Seymour and Hotham Streets.
- To create a shared community space around Post Office Place, Kay Street and Franklin Street that can be utilised for civic occasions.

5.1-3 Precinct requirements



5.1-4 Precinct guidelines

- Properties fronting Franklin Street should not exceed three storeys and should have a two storey street wall to maintain view lines to the Traralgon Court House and Post Office, except for sub-precinct 1B which should not exceed two storeys.
- Any sites identified with a preferred maximum building height of five storeys must ensure that any levels above three storeys are set back a minimum five metres from the street frontage to be recessive in appearance.

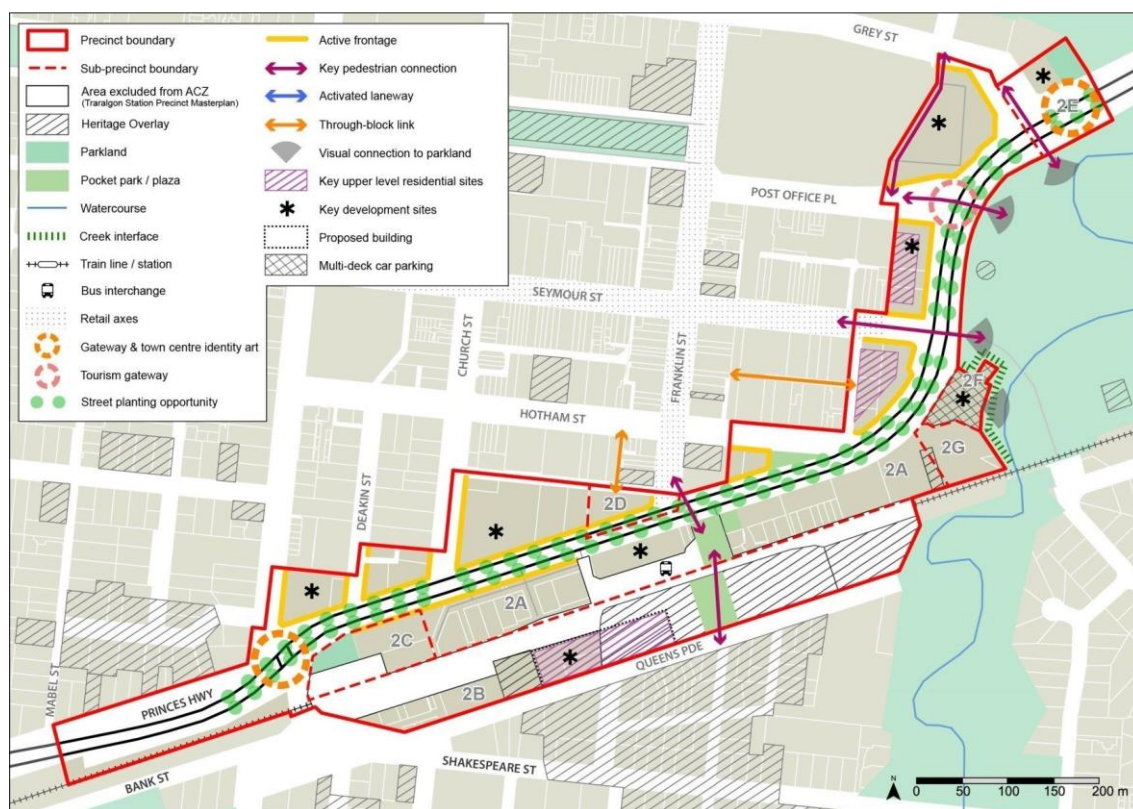
- Redevelopment of any heritage buildings should be sympathetic to the traditional fabric of the building, including its principal street wall or façade.
- New development should maintain and contribute to the fine grain character along the main commercial streets.
- All retail and commercial developments must present an active and attractive street frontage at ground level to ensure that ground floor frontages provide continuity of ground floor shops.
- Treat Post Office Place as a public plaza, incorporating paving treatments, public art and street furniture.
- Improve pedestrian connections between Wright Street and the east end of Post Office Place.
- Illuminated or electronic signage should be limited.

5.1-5 Any other requirements

None specified.

5.2 Precinct 2 – Princes Highway and Station Corridor 5.2-1

Precinct map



5.2-2 Precinct objectives

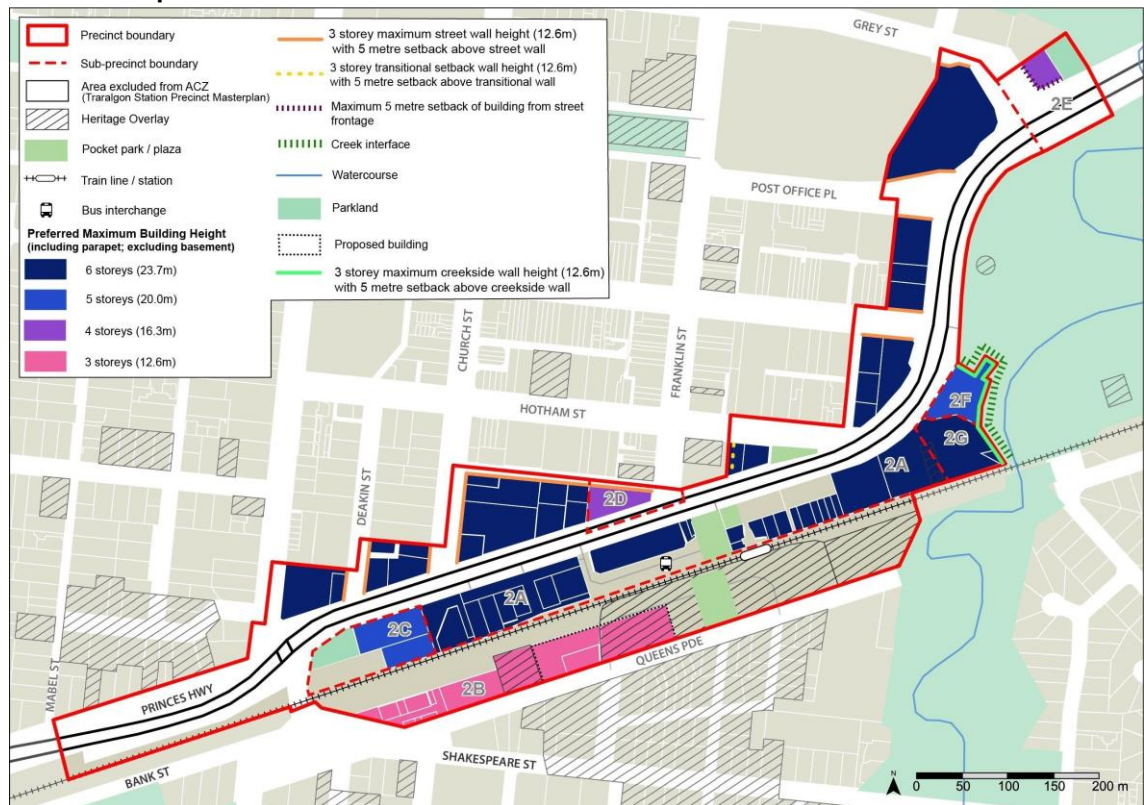
- To ensure a defined urban form along the Princes Highway corridor that reinforces the presence of the town centre and its position as the commercial centre of Gippsland’s regional city.

To ensure complementary redevelopment of the southern side of the train station that encourages higher density residential and mixed use developments and improves pedestrian access to ensure the integration of the station precinct with the surrounding area.

- To allow for a demarcation of gateway buildings at the north-east and south-western corners to announce the arrival and departure from the town centre.

5.2-3

Precinct requirements



5.2-4

Precinct guidelines

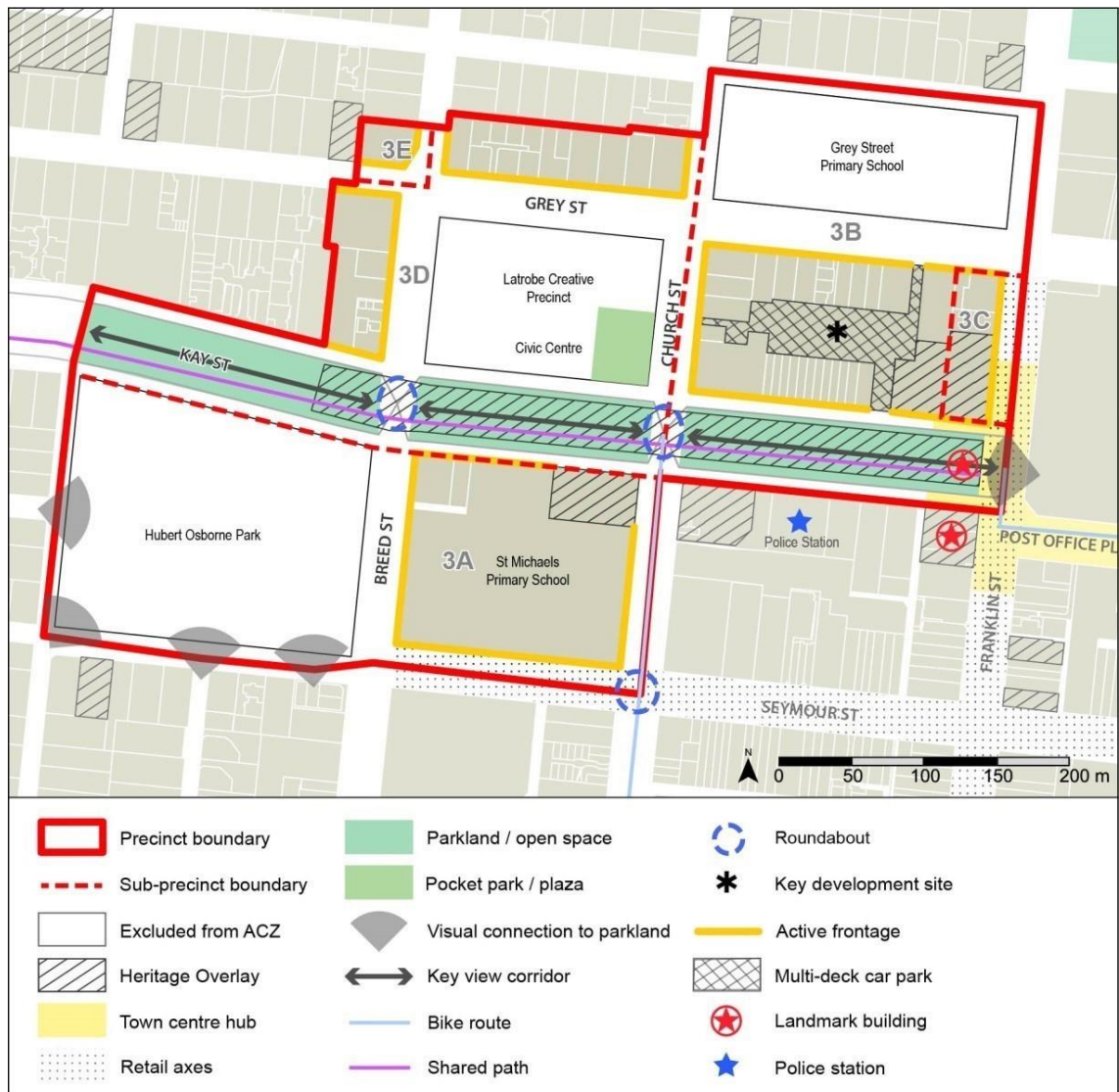
- Any sites identified with a preferred maximum building height of six storeys that interface with sites of three storeys or less (as identified in Clause 5.2-3) must ensure that upper levels above three storeys are set back at interfaces to ensure a sensitive transition in built form.
- New development on the northern and western side of the highway should be built to the street edge (no setback).
- Variation in front setbacks for commercial and other non-retail uses are possible on the southern side of Princes Highway and within the station precinct, subject to the provision of front landscaping.
- Key Development Sites along the Princes Highway should be architecturally interesting, innovative, high quality and well designed to provide a visually interesting presentation to the Highway and to define key gateways into the Traralgon Activity Centre.
- New development within the precinct abutting the creek and parkland should provide active and visually interesting edges to improve surveillance and activation of the public realm.
- Support the inclusion of a public plaza fronting the Princes Highway, creating linkages to Franklin Street, as outlined in 5.2-1.
- Support a landscape boulevard along the highway.
- Illuminated or electronic signage should be limited.

Any other requirements None specified.

5.2-5

5.3 Precinct 3 – Kay Street and Civic Corridor 5.3-1

Precinct map

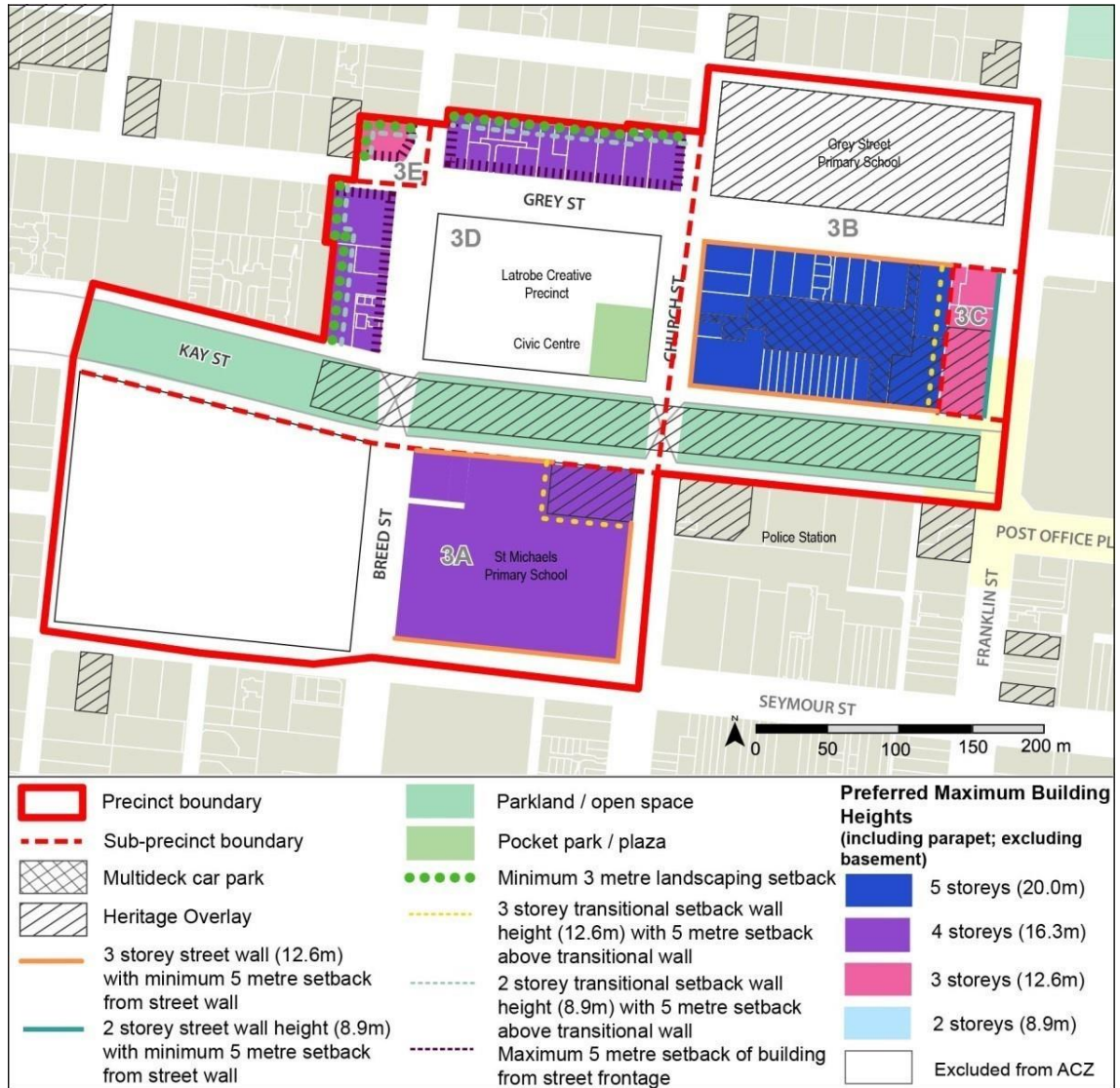


5.3-2 Precinct objectives

- To recognise the importance of landscaping and built heritage elements along Kay Street as an historic point of arrival into Traralgon, including view lines towards the Franklin Street junction and views of the church at the intersection of Church and Kay streets.
- To recognise Kay Street as a green corridor, with the opportunity to enhance the boulevard through further landscaping on either side of the streetscape.
-

To take advantage of open space and civic assets between Breed and Franklin Streets, including Hubert Osborne Park, the Latrobe Creative Precinct and the Traralgon Court House and Post Office.

5.3-3 Precinct requirements



5.3-4 Precinct guidelines

- Any sites identified with a preferred maximum building height of five storeys must ensure that any levels above three storeys are set back a minimum five metres from the street frontage to be recessive in appearance.

Any other requirements None

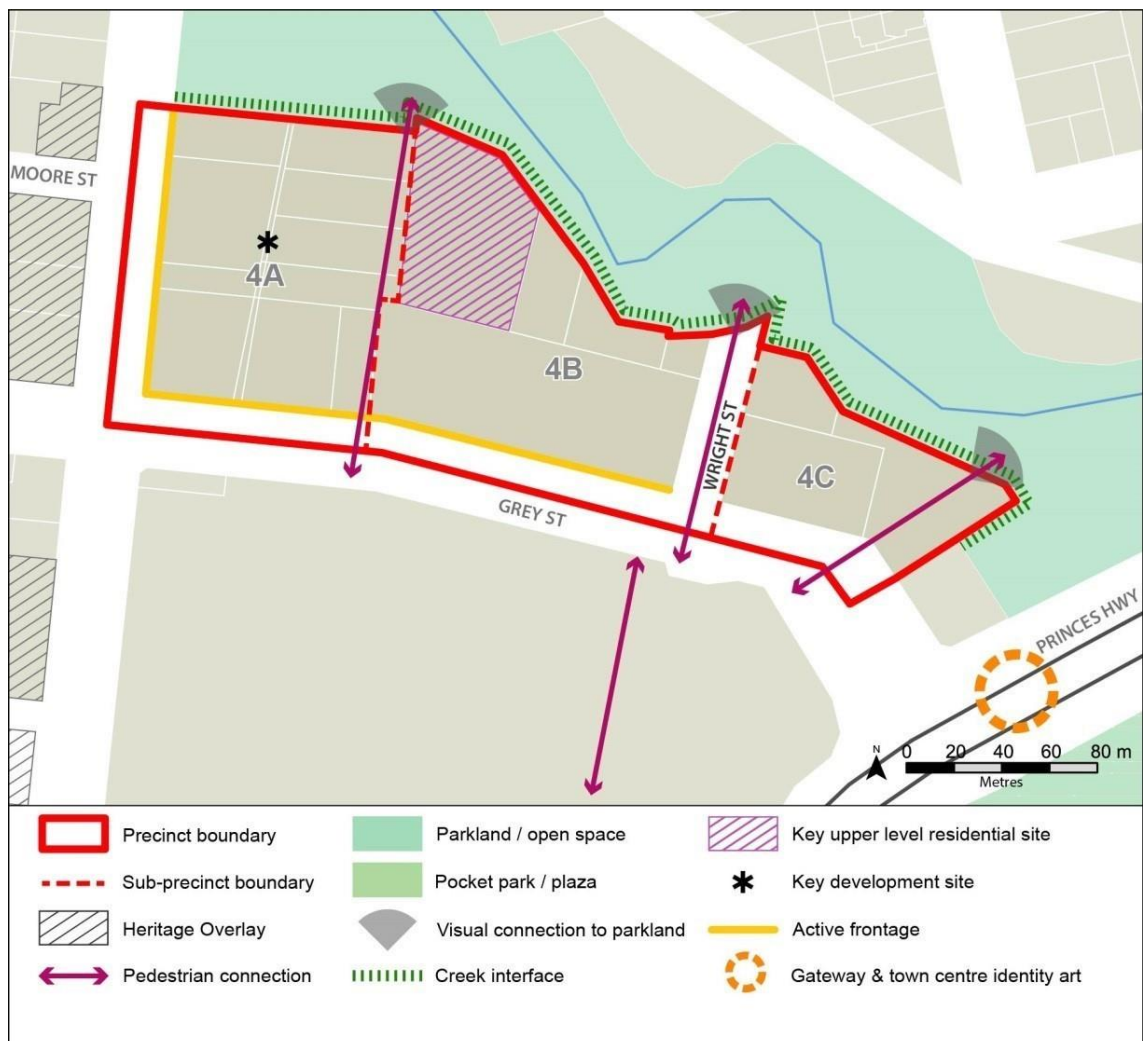
specified.

- Buildings must have a minimum three metre rear setback to allow a landscaping buffer to be established along the residential interface in sub-precincts 3D and 3E.
- Where built form abuts a residential zone any levels above two storeys must be setback a minimum of five metres above the abutting wall height New development should be a minimum of three storeys.
- All retail and commercial development should establish a consistent street wall at ground level in sub-precincts 3A, 3B and 3C.
- Front setbacks incorporating forecourts and landscape elements are supported within sub-precincts 3D and 3E.
- Fencing along the primary street frontage should be avoided.
- The size, height and proportion of signage should be complementary to the building.
-

5.3-5

5.4 Precinct 4 – Creekside Office 5.4-1

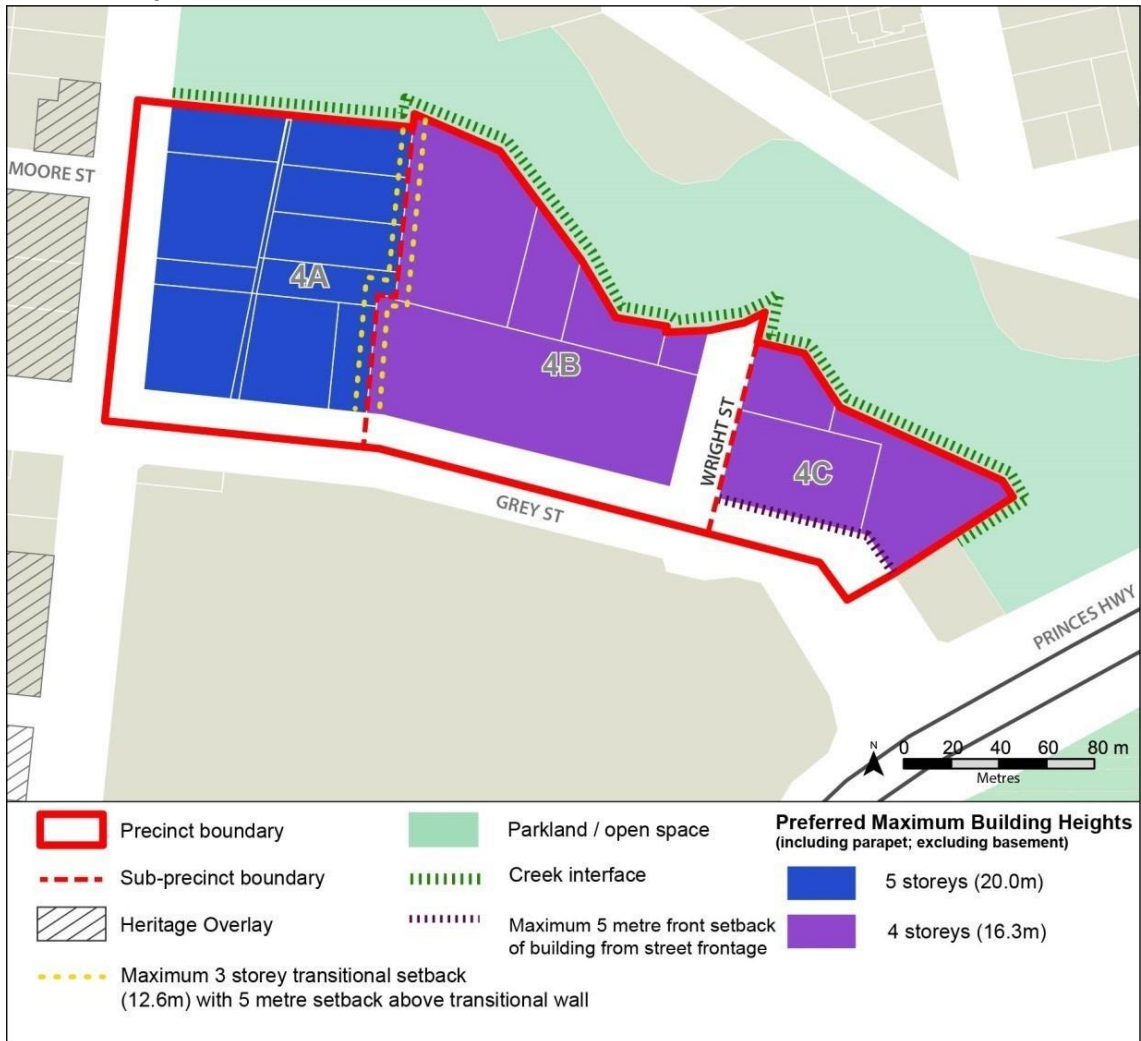
Precinct map



5.4-2 Precinct objectives

- To recognise the distinction between town centre development and Grey Street and Franklin Street development leading to the creek.
- To ensure future design responds to the natural landform and landscape to the north along the creek.
- To ensure an attractive aspect towards Grey Street from the northern residential areas and the creekside.
- To provide clear, legible pedestrian and visual connections to Traralgon Creek.

5.4-3 Precinct requirements



5.4-4 Precinct guidelines

Any other requirements None

specified.

- Overall building heights should not exceed five storeys in sub-precinct 4A and four storeys in sub-precincts 4B and 4C above natural ground level.
- Buildings should include front setbacks to Grey Street for landscaping in sub-precinct 4C.
- Fencing along streets or along boundaries is discouraged.
- Buildings should include side setbacks that allow view lines between the town centre and the parkland.
- Building design should consider the preferred mixed use land use; the interface with public open space; and respond to slope, flooding and local drainage constraints.
- New buildings on sloping land should be broken into modules and stepped with the landform. The use of split level buildings is supported.
- The development of new buildings on sloping land should limit the extent of cut and fill, and avoid the removal of established vegetation.
- Where street setbacks are proposed, new built form should incorporate landscape planting as part of the overall site design, including but not limited to canopy trees, shrubs and ground covers.
- The size, height and proportion of signage should be complementary to the building and not a dominating element.

5.4-5

5.5 Precinct 5 – Breed Street 5.5-1

Precinct map

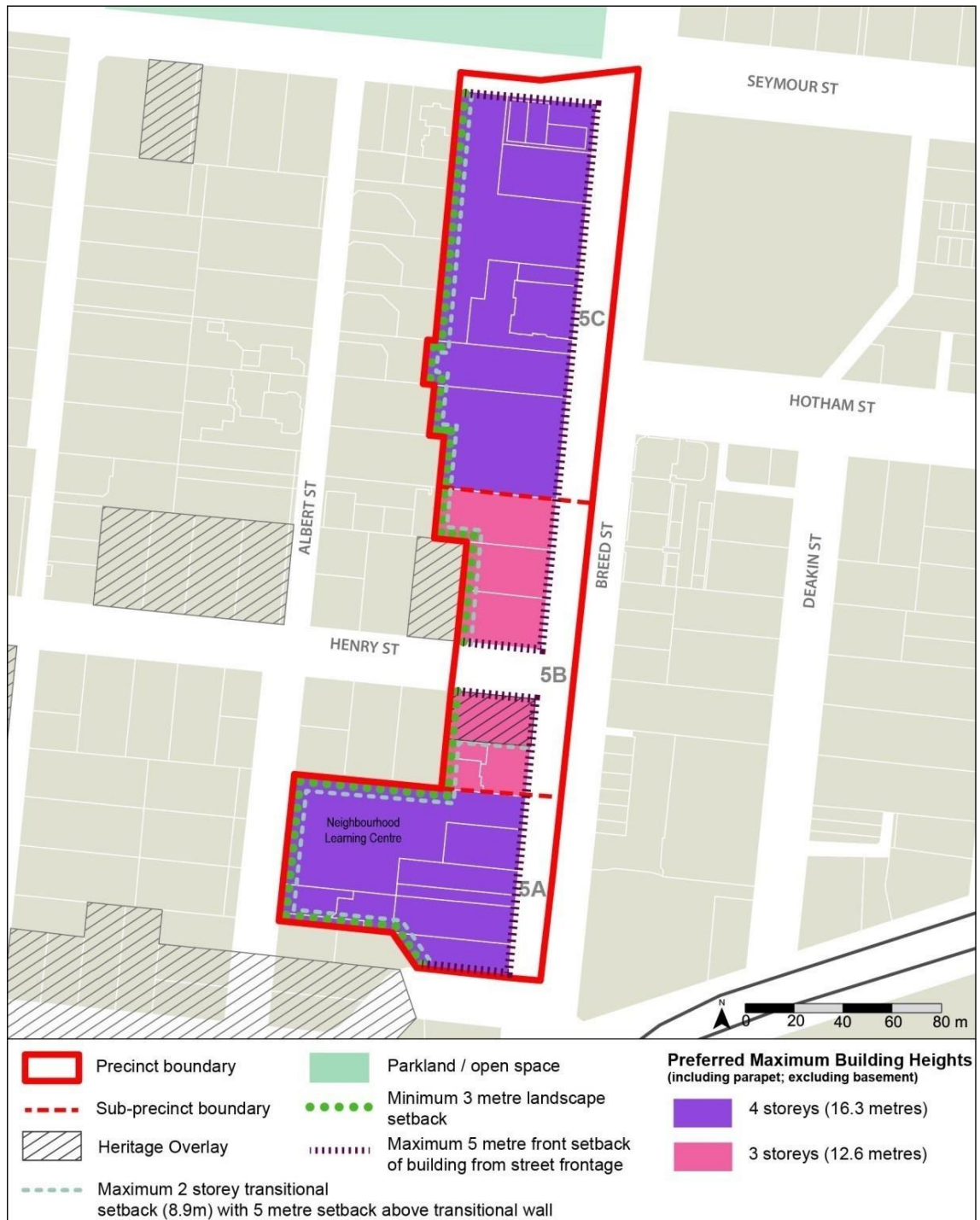


5.5-2 Precinct objectives

- To recognise the Breed Street corridor as an area of transition between the city and surrounding residential areas.
- To encourage a transformation of the western side of Breed Street so that it is consistent with the town centre form.
- To support the development of service based uses and residential opportunities.
- To discourage retail uses.

5.5-3 Precinct requirements

Any other requirements None specified.



5.5-4

Precinct guidelines

- Overall building heights should not exceed four storeys in sub precincts 5A and 5C and should not exceed three storeys in sub-precinct 5B.

- Buildings must have a minimum three metre setback from the western boundary, to allow a landscaping buffer to be established along the residential interface.
- Where built form abuts a residential zone any levels above two storeys must be setback a minimum of five metres above the abutting wall height.
- Support variation in front and side setbacks for commercial and other non-retail uses, subject to the provision of landscape treatments.
- Where street setbacks are proposed, new built form should incorporate landscaping as part of the overall site design, including but not limited to canopy trees, shrubs and ground covers.
- New development should present an active and attractive street frontage with a high level of interaction between the property and the street front.
- Buildings should incorporate vertical and horizontal articulation of a human scale through design detailing.
- Fencing along the primary street frontage should be avoided.
- The size, height and proportion of signage should be complementary to the building and not a dominating element.

5.5-5 Any other requirements

None specified.

6.0 Application requirements

07/02/2019

C106Pt2latr

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 Traralgon Activity Centre.

7.0 Notice and review

28/05/2021

C122latr

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.

8.0 Decision guidelines

07/02/2019

C106Pt2latr

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 recognises the capacity for change in the Town Centre by demonstrating that it can structurally accommodate a taller built form in the future.
- Whether the proposal responds sensitively to heritage interfaces where they affect or abut a heritage site.

9.0

07/02/2019

C106Pt2latr

Signs

Sign requirements are at Clause 52.05. All land located in Precinct 1 (except sub-precinct 1A and 1B) and Precinct 2 (except sub-precinct 2B) is in Category 1. Sub-Precinct 1A and 1B, Precinct 3, 4 (except sub-precinct 4A) and 5 are Category 2. Sub-precinct 2B and 4A are Category 3.

10.0

07/02/2019

C106Pt2latr

Other provisions of the scheme

None specified.

11.0

07/02/2019

C106Pt2latr

Reference documents

Traralgon Activity Centre Plan – Background Reports 2010
 Traralgon Station Precinct Masterplan 2011 (as amended)
 Car Parking Framework Review – Traralgon & Morwell 2014
 Traralgon Activity Centre Plan 2018(as amended)

[NEW] [\[MDF&C for updated schedule template and drafting\]](#)

SCHEDULE 2 TO CLAUSE 37.08 ACTIVITY CENTRE ZONE

Shown on the planning scheme map as ACZ2.

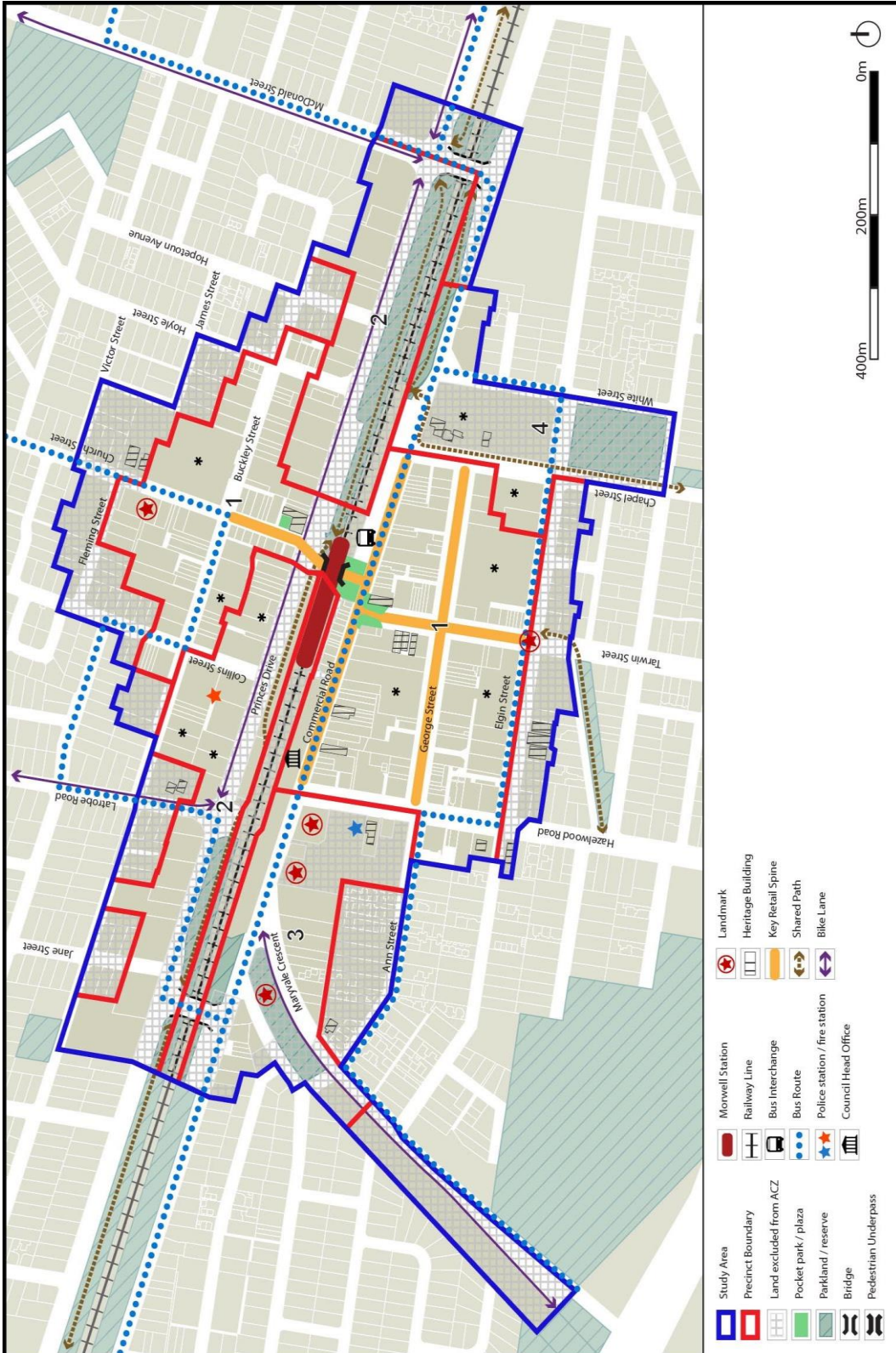
Proposed
C149latr

MORWELL ACTIVITY CENTRE

1.0

02/06/2023

Morwell Activity Centre Plan



2.0

02/06/2023

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

Proposed
C149latr

Table of uses**Section 1 - Permit not required**

Use	Condition
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LATROBE PLANNING SCHEME

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, Shop and Trade supplies)	
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.
Shop (other than Adult sex products shop)	
Any use listed in Clause 62.01	Must meet requirements of Clause 62.01.

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
Any other use not in Section 1 or 3	

Section 3 – Prohibited

Use

Agriculture
 Camping and caravan park
 Cemetery
 Corrective institution
 Crematorium
 Display home centre
 Funeral Parlour
 Hospital
 Host Farm
 Industry (other than car wash)
 Landscape 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
 Tramway
 Transfer station
 Transport terminal (other than Railway station and Bus terminal)
 Warehouse

Use

4.0

02/06/2023 C1371atr

Centre-wide provisions**4.1**

02/06/2023

C1371atr

Use of land

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

02/06/2023

C1371atr

Subdivision

None specified.

4.3

02/06/2023

C1371atr

Buildings and works

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

02/06/2023

C1371atr

Design and development

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.
 - 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 on 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

Precinct provisions

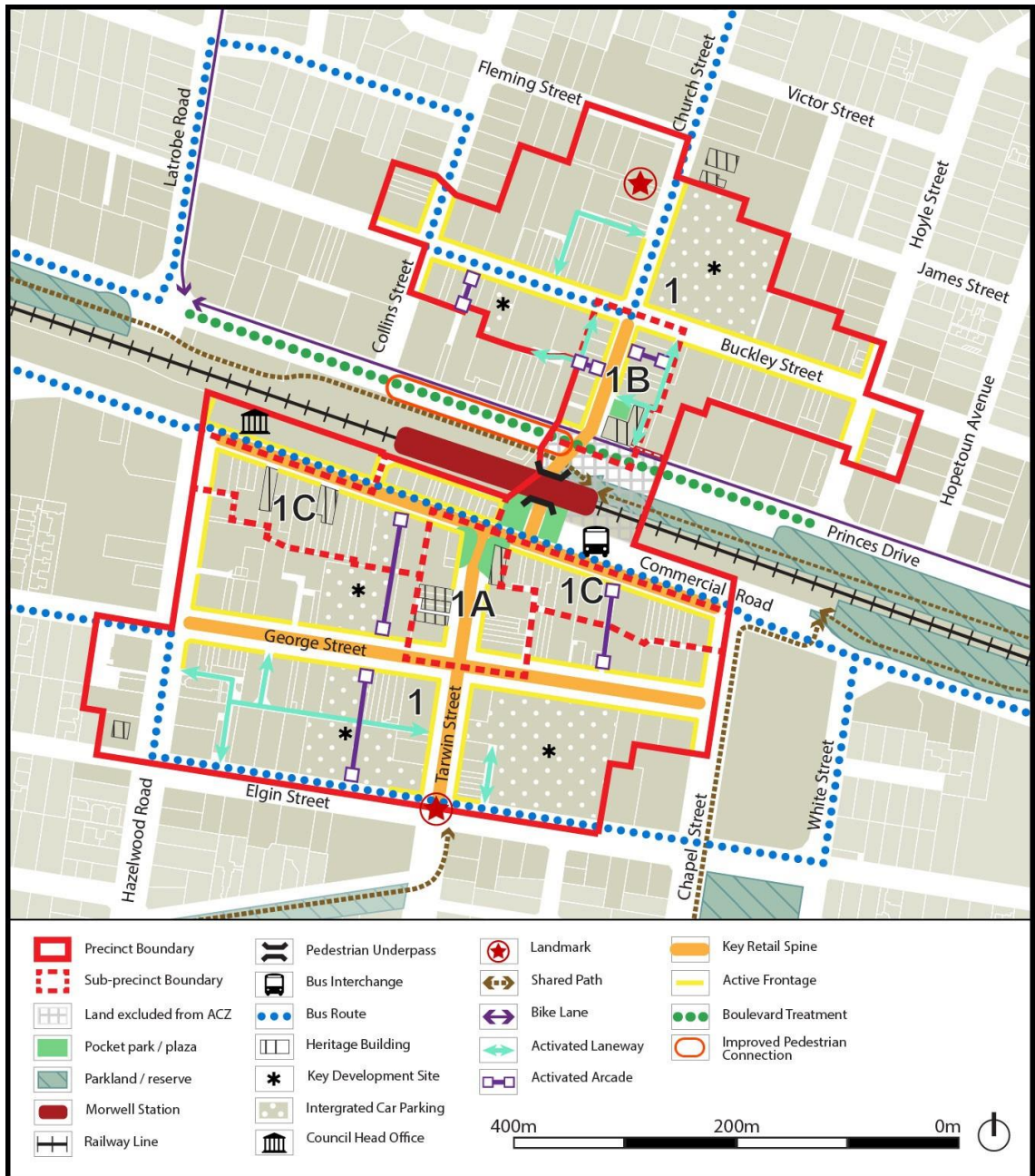
02/06/2023

C1371atr

5.1 Precinct 1 – Commercial and Retail Heart

5.1-1

Precinct map



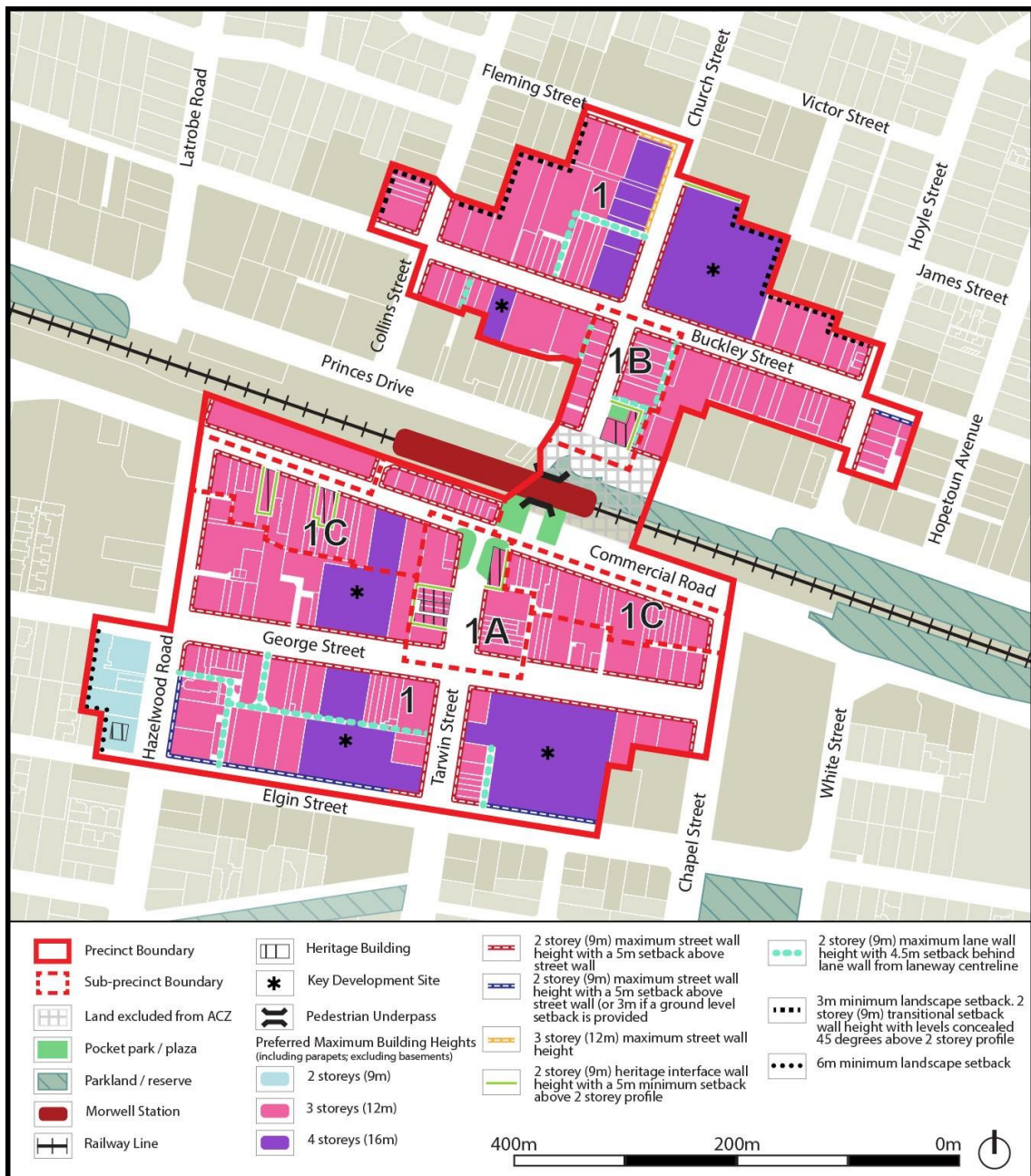
5.1-2

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.

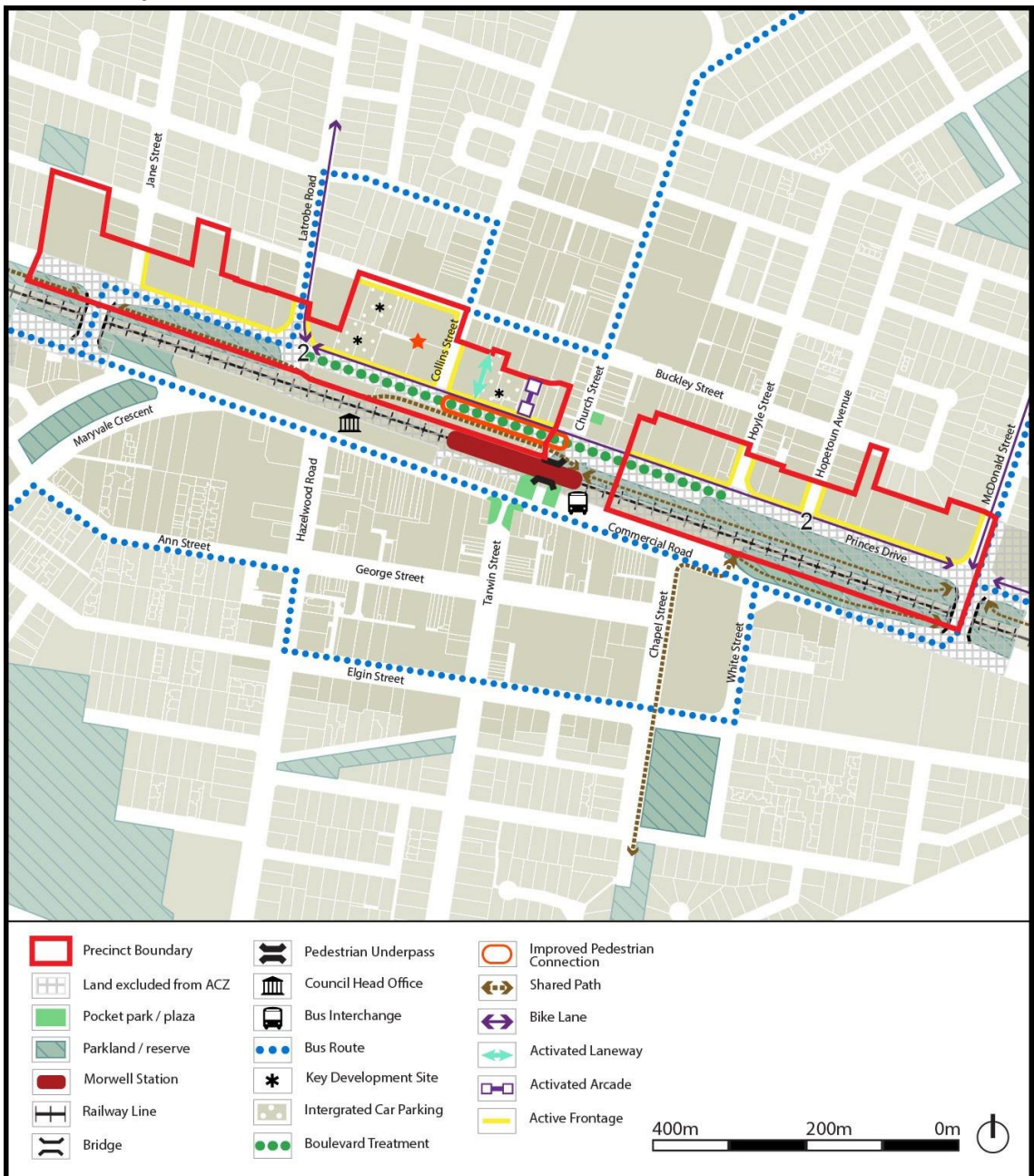
- Servicing and car parking access must be accommodated from existing rear/side laneways to minimise vehicular crossovers along the ‘key retail spine’.
- Require the continued alignment of the Manny’s Market arcade through any future development of the car park fronting George Street (key development 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

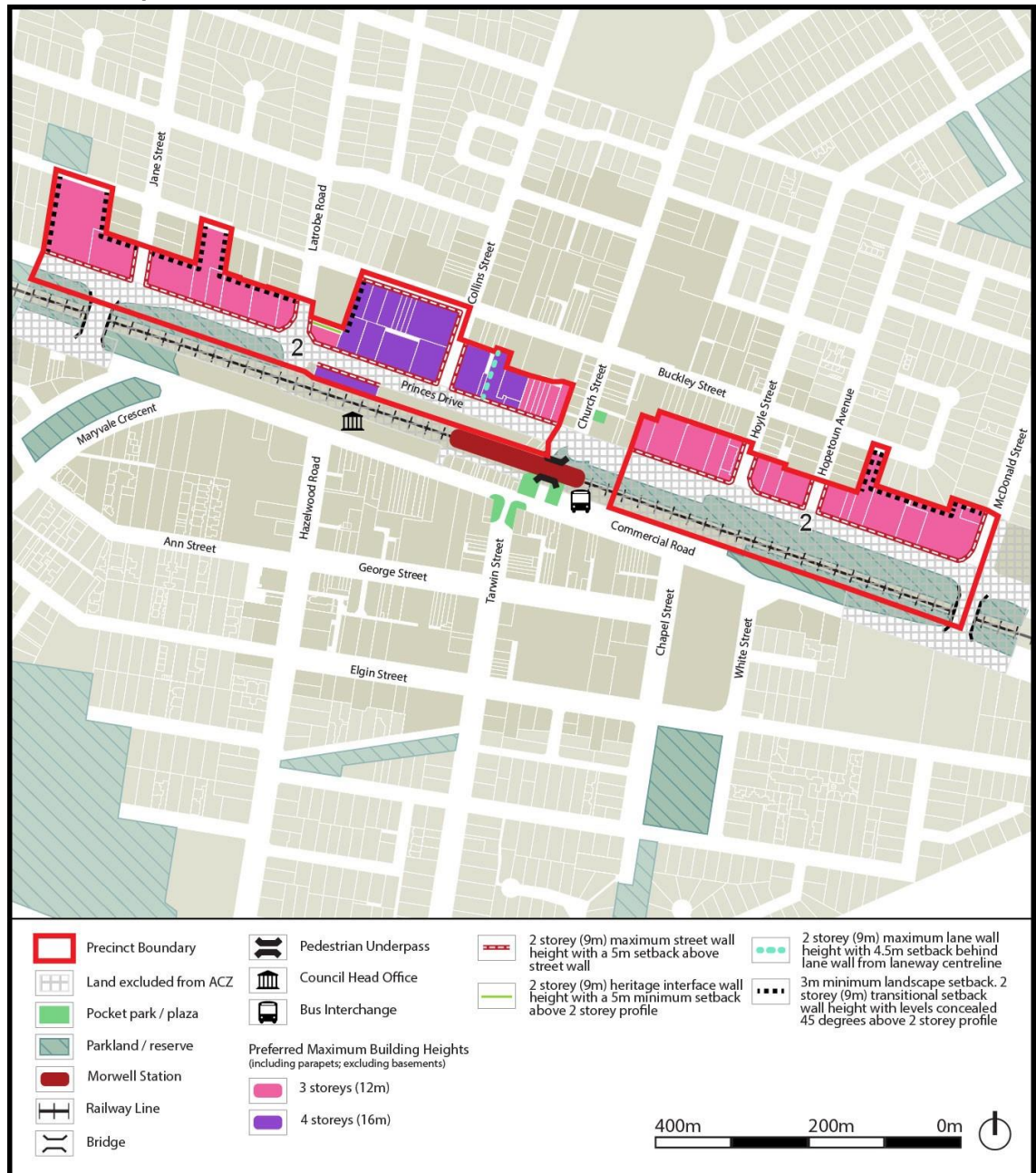


5.2-2

- To consolidate larger/bulkier commercial activities outside of the fine grain Commercial & Retail Heart.
- To improve the public realm presentation of Princes Drive for an enhanced ‘first impression’ of Morwell Activity Centre.
- To strengthen the connection between the train station and northern side of Princes Drive, both visually and physically.

5.2-3

Precinct requirements



5.2-4

Precinct guidelines

- Built form should provide a moderate degree of street activation, with glazed frontages built to the street (zero ground level setbacks), providing visibility between streets and ground level uses and direct access into buildings.

Precinct objectives

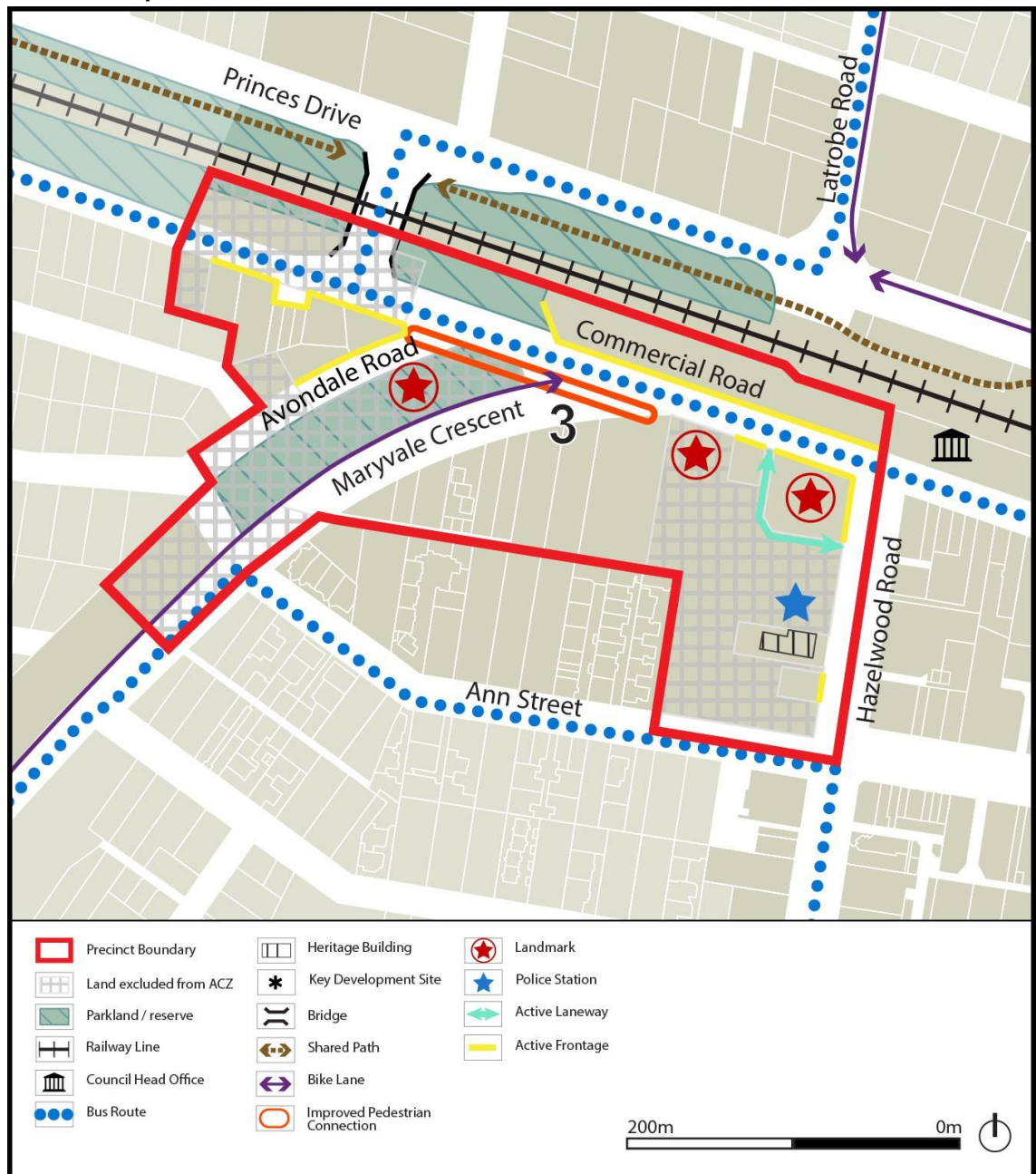
- Future redevelopment of allotments fronting Princes Drive should retain commercial functions.
- Future car parking areas along Princes Drive must contain a presence of landscaping and tree plantings, contributing to the future boulevard character.

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



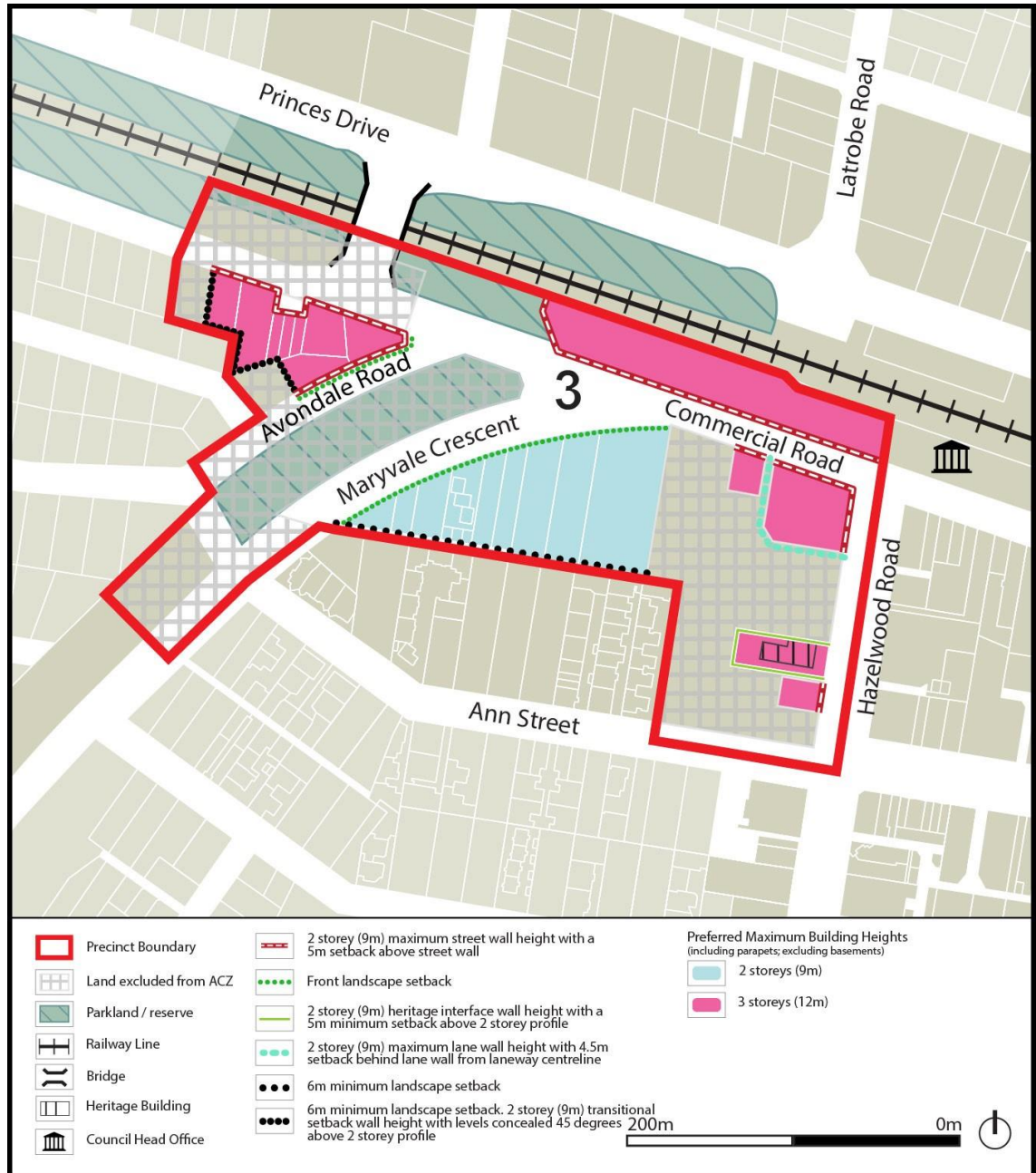
5.3-2

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.

Precinct objectives

New development should retain views to and the sense of openness around the heritage Historical Society building.

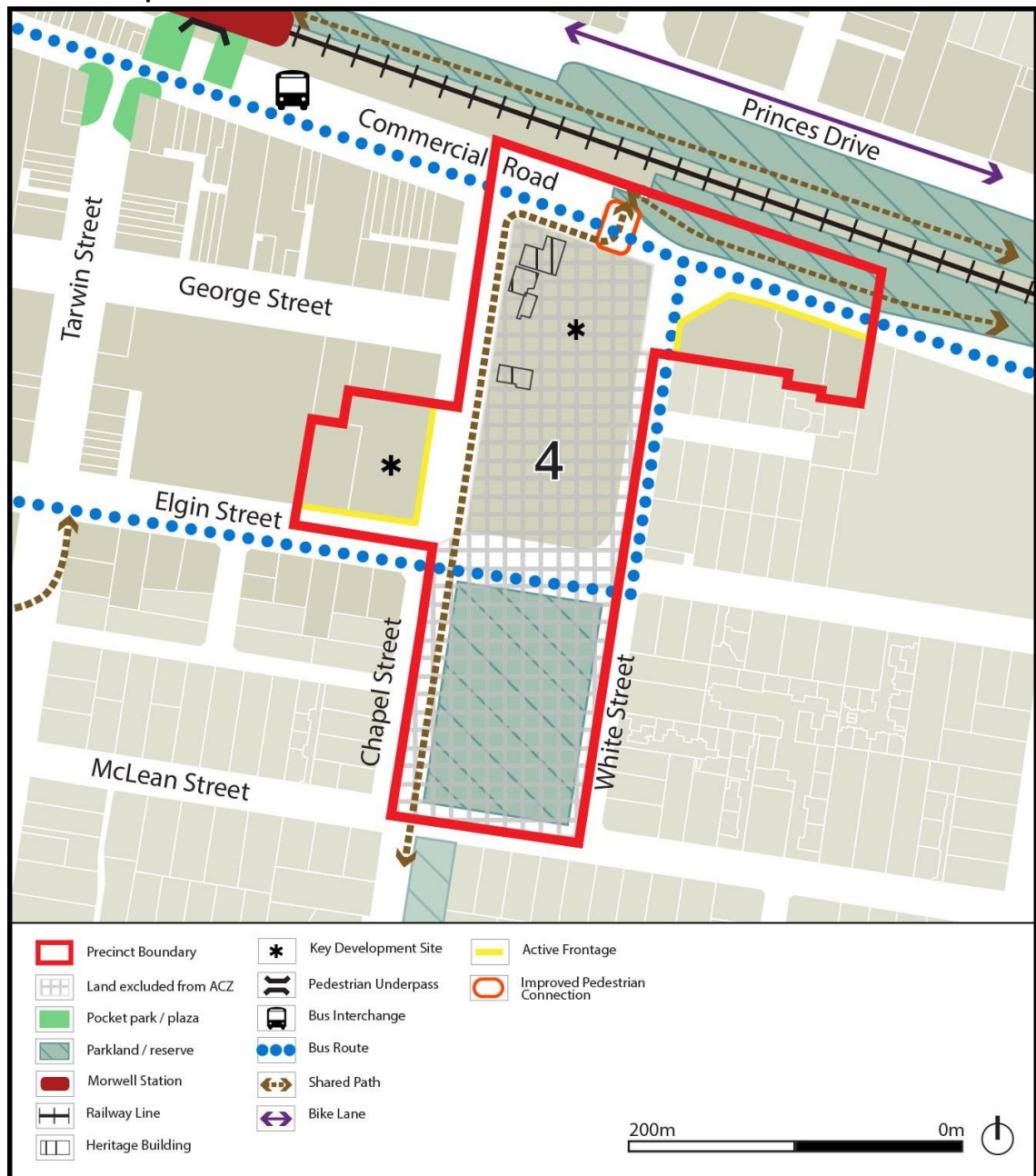
- Existing landscaped setbacks along Maryvale Crescent and Avondale Road should be retained.
- Support activated pedestrian links within the Latrobe Regional Gallery and Courts precinct through active building edges and public art initiatives in association with the gallery.
- Support activation of the 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

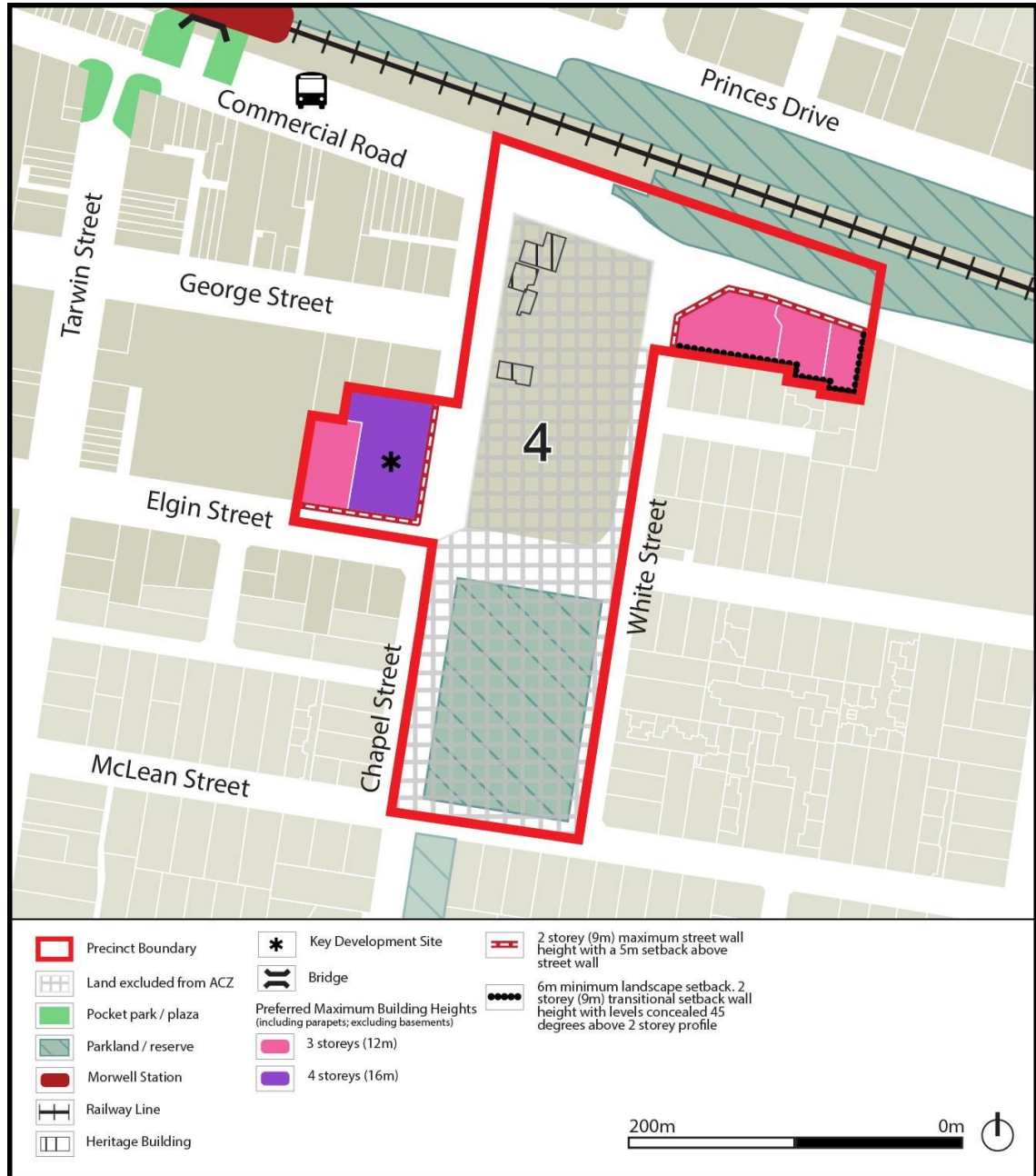


5.4-2

- 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.

Precinct objectives

- 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

02/06/2023

C1371atr

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

02/06/2023

C1371atr

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

02/06/2023

C1371atr

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

02/06/2023C137latr

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

02/06/2023

C137latr

None specified.

11.0 Background documents

02/06/2023

C137latr

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)

SCHEDULE 1 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO1.

URBAN BUFFER**1.0 Statement of environmental significance**

--/--/---
Proposed
C149latr

The coal industry is of National and State importance due to its use as the primary energy source for the electricity generating industry in Victoria. The impact on the environment is radical. Buffers protect those elements of the Coal Buffers Policy Area such as urban settlements from the impact of the radical change to the environment from the coal industry.

2.0 Environmental objective to be achieved

28/05/2021
C122latr

To ensure that development in the Gippsland Coalfields Policy Area provides mutual protection of urban amenity, coal resource development, the continued social and economic productive use of land and is compatible within a buffer area including reservations and for services ancillary to a Brown Coal Open Cut outside the buffer area.

3.0 Permit requirement

--/--/---
Proposed
C149latr

A permit is not required to construct the following buildings or to construct or carry out the following works:

- Works associated with plantation establishment.
- Buildings or works normally associated with farming or forestry (other than a dwelling).
- Maintenance or rehabilitation of existing works under the control of public authority.
- A building or works which is/are a modification necessary to comply with a direction or licence under the Dangerous Goods Act 1985 or a Waste Discharge Licence, Works Approval or Pollution Abatement Notice under the Environment Protection Act 2017.
- Works associated with the construction of the Princes Freeway – Traralgon Bypass carried out by or on behalf of the Roads Corporation.
- Remove, destroy or lop native vegetation associated with the construction of the Princes Freeway – Traralgon Bypass carried out by or on behalf of the Roads Corporation, subject to meeting the requirements of the background document The Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017). [\[NEW\]](#) [\[Updated document\]](#)

4.0 Application requirements

28/05/2021
C122latr

The following application requirements apply to an application for a permit under Clause 42.01, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A plan to scale which shows:
 - The boundaries and dimensions of the site.
 - Adjoining roads.
 - The location, height and purpose of buildings and works on adjoining land.
 - Relevant ground levels.
 - The layout of existing and proposed buildings and works.
 - All driveway, car parking and loading areas.
 - Proposed landscape areas.

All external storage and waste treatment areas.

- Areas not required for immediate use.
 - Elevation drawings to scale showing the colour and materials of all buildings and works.
 - Construction details of all drainage works, driveways, vehicle parking and loading areas.
 - A landscape layout which includes the descriptions of vegetation to be planted, the surfaces to be constructed, site works specification and method of preparing, draining, watering and maintaining the landscape area.
- A fire management plan for any proposed development within 1000 metres of a mining licence.

Development must

- Be compatible with both the adjacent urban and coal related uses of land.
- Provide an opportunity for improvement in the visual amenity of areas surrounding the urban settlements, and the visual protection from the effects of coal resource development on the landscape.
- Be productive within the constraints required from mutual protection, separation and compatibility of adjacent uses.
- Maintain the integrity of the buffer area and discourage any incremental or future pressures for urban or coal related development in the future.

5.0

28/05/2021

C122latr

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

Buildings and works

- The movement of pedestrians and cyclist, and vehicles providing for supplies, waste removal, emergency services and public transport.
- The provision of car parking.
- The streetscape, including the conservation of buildings, the design of verandahs, access from the street front, protecting active frontages to pedestrian areas, the treatment of the fronts and backs of buildings and their appurtenances, including outdoor advertising structures, illumination of buildings or their immediate spaces and landscaping of land adjoining a road.
- Defining the responsibility for the maintenance of buildings, landscaping and paved areas.
- The availability of and connection to services.
- Any natural or cultural values on or near the land.
- Interface with non-industrial areas.
- Outdoor storage, lighting and storm water discharge.
- The designs of buildings to provide for solar access.
- If an industrial or warehouse development, the effect on nearby existing or proposed residential areas or other uses which are sensitive to industrial off-site effects, having regard to any comments or directions of the referral authorities.
- All buildings and works must be maintained in good order and appearance to the satisfaction of the responsible authority.

Subdivision

- The effect the subdivision will have on the potential of the area to accommodate the uses, which will maintain or enhance its competitive strengths.
- Any natural or cultural values on or near the land.
- The interface with adjoining zones, especially the relationship with residential areas.
- The drainage of the land.
- The availability of and connection to services.
- The effect of traffic to be generated on roads.
- The responsible authority must notify and consider the views of any Mining Licence holder who may be affected.

[NEW] [MDF&C for updated schedule template and drafting and EP Act updates]

SCHEDULE 2 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO2.

--/---
Proposed
C149latr

WATER CATCHMENT**1.0 Statement of environmental significance**

06/06/2019

C116latr

Approximately 5 percent of land in Latrobe City is located in a water catchment used to provide water for human consumption, domestic use, agricultural and industrial activities. These catchments are in a declared “Special Water Supply Catchment Area” as defined in the Catchment and Land Protection Act 1994. These catchments provide water for Latrobe City and beyond its borders.

Special Water Supply Catchments cover large areas with water take-off points occurring in the lower parts of the catchment. Land use or development within the Special Water Supply Catchments and in close proximity of the water take-off points should be managed carefully to minimise the impact on water quality.

Cumulative use or development in catchments over extended time periods has the potential to gradually diminish water quality and increase risk to human health. The management of use or development in catchments must focus on the long term protection of the natural asset and strongly encourage the implementation of measures to avoid detrimental impacts on water quality and quantity.

2.0 Environmental objective to be achieved

28/05/2021C122latr

To protect and maintain water quality and quantity in Special Water Supply Catchment areas used for human consumption, domestic, industrial and rural water supply.

3.0 Permit requirement

28/05/2021C122latr

- A permit is not required for:
 - Buildings, works, subdivision of land, or to remove, destroy or lop any vegetation where reticulated sewer is connected to the lot.
 - Buildings and works associated with the use of the land for a single dwelling on a lot of 40 hectares or greater.
 - Buildings and works where they are located more than 100 metres from a waterway or more than 300 meters from a water supply reservoir or potable water supply take-off structure, other than:
 - Buildings and works that will generate waste water or effluent requiring permissions under Section 53L of the Environment Protection Act 2017 (to construct, install or alter a septic tank system).
 - Buildings and works associated with the use of land for intensive animal husbandry or industry.
 - Buildings and works associated with 'informal outdoor recreation' or a 'telecommunication facility' provided it does not require permanent onsite waste water or effluent treatment.
 - Buildings and works (including vegetation removal, destruction or lopping) undertaken by, or on behalf of a municipality or public authority which are necessary to control flooding, fight fires, abate fire risk or preserve public safety.
 - The removal, destruction or lopping of vegetation which is non-native to Victoria except where the vegetation is within 30 metres of a waterway, wetland, flood plain1 or water reservoir2.
-

Earthworks associated with timber production that meets all the relevant requirements of the Code of Practice for Timber Production 2007 (as amended).

- A subdivision by a public authority, or a utility provider, provided the subdivision does not create a new lot within 100 metres of a waterway, wetland, flood plain¹ and/or within 300 metres of a water supply reservoir² or potable water supply take-off structure.
- An outdoor sign/structure.
- Buildings and works specifically identified in a whole farm plan approved by the responsible authority and water supply authority.
- Windmills and solar units.

Permit requirement explanatory notes:

Flood plain¹. For the purpose of this schedule a flood plain is land included in a planning scheme overlay flood control and land affected by the 100 year Average Recurrence Interval flood level (1 in 100 year flood level) recognised and mapped by the relevant floodplain management authority.

Water supply reservoir². The requirement for a planning permit within 300 metres of a water supply reservoir (measured from the full supply level) does not apply to proposals on land outside of the water supply reservoir capture slope (downhill of the reservoir) or any circumstance where the water supply reservoir is an above ground structure.

4.0 Application requirements

--/--
Proposed
C149latr

The following application requirements apply to an application for a permit under Clause 42.01, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A Land Capability Assessment (in accordance with EPA Publication 746.1 Land Capability Assessment for Onsite Domestic Wastewater Management (as amended) demonstrating the land is capable of absorbing sewage and sullage effluent generated on the lot in accordance with the EPA Code of Practice - Onsite Wastewater Management (Publication 891.3) (as amended).
- A report, prepared by a suitable qualified person, demonstrating that:
 - The design of any wastewater treatment system will ensure that nutrients, pathogens or other pollutants from wastewater will not enter any waterway, wetland, flood plain or water supply reservoir or otherwise detrimentally affect the designated beneficial uses of groundwater or surface water.
 - Activities will be carried out and maintained to prevent erosion and the siltation of any waterway or wetland in accordance with EPA Victoria publication - Construction Techniques for Sediment Pollution Control 1991 or any superseding document(s).
 - Any removal, destruction or lopping of native vegetation will not compromise the quality of water within proclaimed catchment areas.
 - The siting of buildings and wastewater treatment systems will not compromise the quality of water within declared catchment areas.
- Details of slope (including contours at an appropriate scale), soil type, extent of excavation and vegetation including details of new plantings to occur.

5.0 Decision guidelines

28/05/2021C122latr

The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The likely impacts of the proposed development on water quality and quantity in the water supply catchment.
- The potential cumulative impact of development on the quality and quantity of water in the water supply catchment over extended periods of time.
- Whether new development proposals will lead to an increase in the amount of nutrients, pathogens or other pollutants reaching streams, surface water bodies and groundwater.
- Whether subdivision and intensive farming activities in water supply catchments, especially in the lower areas of water supply catchments near takeoff points are appropriate.
- Any relevant catchment management plan, policy, strategy or Ministerial Direction, including the Ministerial Guideline for Planning Permit Applications in Open Potable Water Supply Catchment Areas or any superseding document.
- The extent to which native vegetation is established, and new vegetation cover is planting particularly within 30 metres of a waterway.
- The extent to which the proposal meets best practice guidelines for agricultural, domestic, commercial and industrial wastewater treatment which result in reduced nutrient, pathogenic and sediment flows.
- The extent to public health from the risk of waterborne diseases is protected.

[NEW] [MDF&C for updated schedule template and drafting and EP Act updates]

SCHEDULE 3 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO3.

--/---
Proposed
C149latr

MARYVALE PULP AND PAPER MILL ENVIRONS – AMENITY RURAL BUFFER**1.0****Statement of environmental significance**

The Maryvale Pulp and Paper Mill ('the Mill') has been in continuous operation since 1937 employing many generations of Latrobe Valley and Gippsland families. The Mill remains a major regional employer being one of the largest private sector employers in the Latrobe Valley, and further supports many of Victoria's forest industry jobs.

The Mill is a vital part of the Victorian and Gippsland manufacturing industry.

The Mill has been continually upgraded to ensure it remains market competitive, environmentally sustainable and safety focused.

The land around the Mill is important in providing separation between nearby sensitive land uses and the Mill, due to potential off-site odour impacts from Mill operations. This buffer is significant in protecting the community and minimising potential threats to the long term viability of the Mill, through inappropriate establishment or siting of development associated with sensitive uses.

2.0

13/12/2018

C104latr

Environmental objective to be achieved

- To minimise amenity impacts from the Mill and ensure it is protected from the incremental encroachment of any inappropriate development, including buildings and works, associated with sensitive land uses.

3.0

13/12/2018

C104latr

Permit requirement

A permit is not required to construct a building or construct or carry out works, except where associated with the following sensitive land uses:

- Accommodation, except for a dwelling where it is the only dwelling on a lot and the lot is at least the minimum area specified in the applicable zone, or schedule to the zone for which no permit is required to use the lot for a dwelling.
- Child care centre
- Display home
- Education centre
- Hospital
- Medical centre.
- Place of assembly
- Retail premises

A permit is not required to construct a building or construct or carry out works associated with the above land uses, for the following:

- Non-habitable outbuildings.
- External alterations to:
 - an existing dwelling provided that the number of dwellings is not increased
 - an existing building provided that the gross floor area of the building is not increased.
- Fencing, advertising signage and domestic services normal to a dwelling.
- Earthworks.

A permit is not required for the subdivision of land provided that each lot is at least the minimum lot size under the applicable zone.

A permit is not required to remove, destroy or lop any vegetation.

4.0

Application requirements

13/12/2018
C1041atr

None specified

5.0

Decision guidelines

--/--/--
Proposed
C1491atr

The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The purpose and objectives of this overlay.
- The proximity of the site to the Mill. Applications must indicate the distances of property boundaries and proposed buildings to the Mill.
- The need to prevent the incremental encroachment of development associated with sensitive uses in the Amenity Rural Buffer of the Mill.
- The inclusion of ameliorative measures in the design of the development to reduce the impact of odour, noise, light or road traffic that may be generated by the Mill that applications must specifically address.
- The potential for the proposed development to expand and attract additional people. Applications must specifically address this matter.

[NEW] [Improved drafting to improve clarity]

22/11/2018
C112latr

SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY

1.0

Application requirements

22/11/2018
C112latr

The following application requirements apply to an application under Clause 43.01, in addition to those specified elsewhere in the planning scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A report prepared by a suitably qualified heritage consultant, which assesses the impact of the application upon the significance of the heritage place or precinct. This report should:
 - As part of the Site Analysis, describe the significant elements of the place having regard to the relevant citation in the Latrobe City Heritage Study 2010 and how these have been considered in the preparation of the application.
 - If the application includes demolition, an assessment of whether the fabric is significant and if so, provides reasons as to why it is to be removed.
 - On the basis of the above, an assessment of how the application will affect the significance of the heritage place or precinct.

Note: It is possible that there may be significant fabric not specifically identified in the Latrobe City Heritage Study 2010. Any additional fabric identified should be noted and assessed as part of the report.

- A Conservation management Plan prepared in accordance with the Burra Charter for large or complex sites, or for major alterations or additions to places that are individually sited in the Latrobe City Heritage Study 2010, or for any other application that the responsible authority considers to raise significant heritage issues.
- A report prepared by a suitably qualified consultant that assesses the structural condition of a heritage place and whether or not any defects can be repaired or mitigated.
- An archaeological survey and assessment prepared by a suitably qualified consultant, which assesses the impact of an application upon potential archaeological deposits on the site.
- A report prepared by a suitably qualified consultant, which assesses the impact of any application upon any significant trees.
- Where the trees or gardens on the site have been identified as significant, a landscaping plan prepared by a suitably qualified consultant, which demonstrates how landscaping on the site will respond to the cultural landscape character and setting of a heritage place.

2.0

Heritage places

20/04/2023
C140latr

The requirements of this overlay apply to both the heritage place and its associated land.

LATROBE PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Boolarra								
HO10	Selector's Arms Hotel (former) 2-4 Austin Street, Boolarra Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO11	Boolarra Memorial Park Park Road, Boolarra Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	Yes	Yes	No	No	No	No
HO12	House 17 Tarwin Street, Boolarra Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No

LATROBE PLANNING SCHEME

HO13	Christ Church 19-21 Tarwin Street, Boolarra	No	No	Yes	Yes	No	No	No	No
PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010								
HO14	St Francis De Sales Catholic Church 27 Tarwin Street, Boolarra Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO15	Boolarra State School No. 2617 and residence 31-35 Tarwin Street, Boolarra Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	Yes	Yes	Yes	No	No	No	No

LATROBE PLANNING SCHEME

	Churchill								
HO16	O'Halloran & Hare farmhouse site Mackeys Road, Churchill Incorporated plan:	No	No	Yes	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
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	Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010								
HO17	Churchill Cigar Monash Way, Churchill Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No

LATROBE PLANNING SCHEME

HO18	Pine trees at site of Eel Hole State School Monash Way, Churchill Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	Yes	Yes	No	No	No	No
	Driffield								
HO19	Milking shed & stables 40 Walsh & Gibsons Road, Driffield Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020	No	Yes	No	Yes	No	No	No	No

PS map ref	Heritage place	External fences under	Internal controls	Tree controls	Solar apply?	Outbuildings system not exempt apply?	paint alteration controls apply?	energy or controls	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010										
	Flynn										
HO8	Staplegrave Meat Works 50 Berkleys Road, Flynn								Yes – Ref No. H1666	Yes	No

LATROBE PLANNING SCHEME

HO20	Flynnstead State School No. 2944 (former) Allot. 1C4, Parish of Loy Yang Flynn's Creek Road, Flynn Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	Yes	Yes	No	No	No	No
	Glengarry & Glengarry West								
HO21	Precinct – Glengarry Township Cairnbrook Road, Glengarry Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	Yes	Yes	No	No	No	No
HO22	Scarne (Christensen family homestead) 70 Christensen's Road, Glengarry	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
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LATROBE PLANNING SCHEME

	<p>Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010</p>								
HO23	<p>Mechanics' Institute & Free Library 1 Railway Avenue, Glengarry Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010</p>	No	Yes	No	Yes	No	No	No	No
HO24	<p>St John's Church of England 3- 5 Railway Avenue, Glengarry Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010</p>	No	Yes	Yes	Yes	No	No	No	No
HO25	<p>House, trees and outbuildings 1115 Traralgon-Maffra Road, Glengarry North Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020</p>	No	No	Yes	Yes	No	No	No	No

LATROBE PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010								
HO26	Glengarry West State School No. 4426 Lot 1, TP230895 Glengarry West Road, Glengarry West Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	Yes	Yes	No	No	No	No
	Hazelwood								
HO28	Hazelwood Cemetery & Memorial Gates Cnr. Brodribb Road & Yinnar Road, Hazelwood Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	Yes	Yes	No	No	No	No

LATROBE PLANNING SCHEME

HO145	Burn Brae 533 Yinnar Road, Hazelwood Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020	No	No	No	Yes	No	No	No	No										
<table border="1"> <thead> <tr> <th>PS map ref</th> <th>Heritage place</th> <th>External paint controls apply?</th> <th>Internal alteration controls apply?</th> <th>Tree controls apply?</th> <th>Solar energy system controls apply?</th> <th>Outbuildings or fences not exempt under Clause 43.01-4</th> <th>Included on the Victorian Heritage Register under the Heritage Act 2017?</th> <th>Prohibited uses permitted?</th> <th>Aboriginal heritage place?</th> </tr> </thead> </table>										PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?										
	Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010																		
HO146	Koorungal 180 Mcfarlane Road, Hazelwood Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	Yes	No										
	Jeeralang Junction																		

LATROBE PLANNING SCHEME

HO29	Morwell (Billy's Creek) Water Supply Weir Braniff's Road, Jeeralang Junction Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
	Moe								
HO30	Precinct – Langford Street 7-29 Langford Street, Moe Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010								
HO31	Precinct – Moore Street (Moe)	No	No	Yes –	Yes	No	No	No	No

LATROBE PLANNING SCHEME

	39-55 & 64-78 Moore Street, Moe Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010			street trees only					
HO32	Moe Primary School No.2142 40-42 Albert Street, Moe Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	Yes	Yes	No	No	No	No
HO33	Moe World War I Memorial 63-67 Albert Street, Moe Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
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LATROBE PLANNING SCHEME

HO34	Bofors Anti-aircraft gun Anzac Street, Moe Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO35	St Andrew's Presbyterian Church 34 Fowler Street, Moe Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	Yes – church only	Yes	Yes	No	No	No	No
HO36	Moe Masonic Lodge No. 210 (former) 4 High Street, Moe Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO37	House 9 High Street, Moe Incorporated plan:	No	No	No	Yes	No	No	No	No

LATROBE PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010								
HO39	Moe Uniting Church (Former Wesleyan Methodist Church) 42-44 Langford Street, Moe Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO40	Railway substation Lloyd Street, Moe Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No

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HO41	Oak tree (Quercus robur) near Moe Railway Station Lloyd Street, Moe Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020	No	No	Yes	Yes	No	No	No	No
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PS ref	map	Heritage place	External or controls under	Internal controls	Tree controls	Solar apply? system not exempt apply?	Outbuildings apply? Clause	paint alteration 43.01-4	energy controls apply?	Included the Victorian Heritage Register under the Heritage Act 2017?	on uses permitted?	Prohibited heritage place?	Aboriginal heritage place?
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		Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010											
HO42		ES&A Bank (former) 37 Lloyd Street, Moe Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	Yes	No		Yes	No	No	No	No	No	No
HO43		Moe Courthouse 59-61 Lloyd Street, Moe								Yes – Ref No. H2432	Yes	No	No

LATROBE PLANNING SCHEME

HO5	Loren (Gippsland Heritage Park) 211 Lloyd Street, Moe							Yes – Ref No. H1283	Yes	No
HO44	Old Gipps town 211 Lloyd Street, Moe Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No		Yes	No	No	No	No
HO45	Tyrone (former) 64 Moore Street, Moe Incorporated plan:	No	No	Yes		Yes	Yes – front fence	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010								

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HO46	<p>Stanleigh 74 Moore Street, Moe</p> <p>Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020</p> <p>Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010</p>	No	No	Yes	Yes	Yes – front fence	No	No	No
HO47	<p>Bailleul 121 Moore Street, Moe</p> <p>Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020</p> <p>Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010</p>	No	No	No	Yes	No	No	Yes	No
HO48	<p>House 9 Railway Crescent, Moe</p> <p>Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020</p> <p>Statement of Significance:</p>	No	No	Yes	Yes	Yes – front fence	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010								

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HO49	House 26 Railway Crescent, Moe Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
	Morwell								
HO50	House 30 Ann Street, Morwell Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO51	St Mary's Church of England Chapel Street, Morwell Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	Yes	No	Yes	No	No	No	No

LATROBE PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO52	La Mode Factory (former) 73-83 Church Street, Morwell Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	Yes	Yes	No	No	No	No
HO53	Railway substation Commercial Road, Morwell Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO54	Commercial Road Primary School No.2136 The heritage place includes the 1906, 1921 & 1936 school buildings and brick front fence. Commercial Road, Morwell Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	Yes – low brick front fence	No	No	No

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HO55	Colonial Bank of Australasia (former)	No	No	No	Yes	No	No	No	No	
<p>PS map ref Heritage place</p> <p>External fences under</p> <p>Internal controls</p> <p>Tree controls</p> <p>Solar apply? system not exempt apply?</p> <p>Outbuildings paint alteration controls energy or</p> <p>Included on the Victorian Heritage Register under the Heritage Act 2017?</p> <p>Prohibited uses permitted?</p> <p>Aboriginal heritage place?</p> <p>apply? Clause 43.01-4</p>										
	154 Commercial Road, Morwell Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010									
HO56	New Buildings 168-172 Commercial Road, Morwell Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	Yes	No	No		Yes	No	No	No	No

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HO57	Commonwealth Bank 200 Commercial Road, Morwell Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No		Yes	No	No	No	No
HO153	Morwell Power Station and Briquette Factory 412 Commercial Road, Morwell							Yes – Ref No. H2377	Yes	No
HO58	Morwell World War I Memorial	No	No	No		Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Cnr. Elgin & Tarwin streets, Morwell Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010								

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HO59	<p>Presbyterian Manse (former) 42 Elgin Street, Morwell</p> <p>Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020</p> <p>Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010</p>	No	No	No	Yes	No	No	No	No
HO60	<p>Our Lady Church of Dormition Greek Orthodox Church 44 Elgin Street, Morwell</p> <p>Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020</p> <p>Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010</p>	No	No	No	Yes	No	No	No	No
HO61	<p>Morwell Masonic Temple 12 Hazelwood Road, Morwell</p> <p>Incorporated plan:</p>	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<p>Latrobe City HO Permit Exemptions & Application Requirements, April 2020</p> <p>Statement of Significance: Latrobe Heritage Study Volume 3: Heritage</p>								

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	Places and Precinct Citations, July 2010								
HO62	House and former surgery 26 Hazelwood Road, Morwell Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO63	House 28 Hazelwood Road, Morwell Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO64	Speechly & Ingram Organ (St Andrew's Presbyterian Church) 11 James Street, Morwell Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance:	No	Yes	No	Yes	No	No	No	No

LATROBE PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010								
HO65	The Ascending Christ (St Mary's Church of England) 8 Latrobe Road, Morwell Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	Yes	No	Yes	No	No	No	No
HO66	Club Astoria Maryvale Crescent, Morwell Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No

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HO67	House 21 Maryvale Crescent, Morwell Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO68	Jack Dwyer's House 620 Maryvale Road, Morwell Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO69	Washingtonia Palms (off) Princes Drive, Morwell Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	Yes	Yes	No	No	No	No

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HO70	House 103 Princes Drive, Morwell Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO71	Morwell Post Office 209 Princes Drive, Morwell Incorporated plan:	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
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	Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010								
HO72	Shops 8-16 Tarwin Street, Morwell Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No

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HO73	Airlie Bank 33 The Boulevard, Morwell Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	Yes	Yes	No	No	No	No
HO74	Annis & George Bills' horse trough Hazelwood Road, Morwell Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance:	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010								

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HO75	<p>Oak row Toner's Lane, Morwell</p> <p>The heritage place includes the 16 Oaks (Quercus sp.) on the west side of Toner's Lane, north of Princes Drive</p> <p>Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020</p> <p>Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010</p>	No	No	Yes	Yes	No	No	No	No
HO76	<p>Canary Island Palm row Traver's Street, Morwell</p> <p>The heritage place includes the 9 Canary Island Palms (Phoenix canariensis)</p> <p>Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020</p> <p>Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010</p>	No	No	Yes	Yes	No	No	No	No
	Newborough								
HO77	<p>Newborough Public Hall 18 Balfour Street, Newborough</p> <p>Incorporated plan:</p>	No	No	Yes	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
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LATROBE PLANNING SCHEME

	Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010								
HO78	Ukrainian Hall 20 Balfour Street, Newborough Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	Yes	No
	Toongabbie								
HO79	Precinct – Toongabbie Township 2-4 Cowen Street, 1, 4-6, 8, 17 and 29 King Street, 33-43 and 46-48 Main Street and 45 and 46-48 Stringer Road, Toongabbie Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	Yes street trees only	Yes	No	No	No	No
HO2	Edward Stringer Memorial Hower Street, Toongabbie Incorporated plan:	No	No	No	Yes	No	No	No	No

LATROBE PLANNING SCHEME

PS ref	map	Heritage place	External fences under	Internal controls	Tree controls	Solar apply?	Outbuildings system not apply?	paint alteration exempt apply?	energy or controls	Included the Victorian Heritage Register under the Heritage Act 2017?	on Prohibited uses permitted?	Aboriginal heritage place?
		Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010										
HO1		Mechanics' Institute and Free Library Corner King Street and Cowen Street, Toongabbie								Yes – Ref No. H544	Yes	No
HO80		Mingara 175 Old Walhalla Road, Toongabbie The heritage place comprises the dairy/shearing shed and yards, homestead site including a mature Oak and remnant fruit trees and an old well and trough Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	Yes			Yes	No	No	No	No

LATROBE PLANNING SCHEME

HO81	St David's Church of England 10 Victoria Street, Toongabbie Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	Yes	No		Yes	No	No	Yes	No
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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
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	Traralgon								
HO82	Precinct – Anderson Street 4-20 & 7-19 Anderson Street and 88-94 Breed Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No

LATROBE PLANNING SCHEME

HO83	<p>Precinct – Bridges Avenue 3-21 & 4-16 Bridges Avenue, Traralgon</p> <p>Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020</p> <p>Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010</p>	No	No	No	Yes	No	No	No	No
HO85	<p>Precinct – Traralgon Railway Residential Coates, Collins, Curran, Meredith, Morrison and Shakespeare streets and Queens Parade, Traralgon</p> <p>Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020</p> <p>Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010</p>	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
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LATROBE PLANNING SCHEME

HO86	<p>Precinct – APM Senior Staff Houses 93-99 Grey Street and 76 & 78 Kay Street, Traralgon</p> <p>Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020</p> <p>Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010</p>	No	No	No	Yes	No	No	No	No
HO87	<p>Precinct – Henry Street 8-14 Henry Street, Traralgon</p> <p>Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020</p> <p>Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010</p>	No	No	No	Yes	No	No	No	No
HO88	<p>Precinct – Moore Street 47-61 & 48-60 Moore Street, Traralgon</p> <p>Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020</p> <p>Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010</p>	No	No	No	Yes	No	No	No	No
HO89	<p>Precinct – Thomas Street 1-7 & 2-6 Thomas Street & 63 Queens Parade, Traralgon</p>	No	No	No	Yes	No	No	No	No

LATROBE PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	<p>Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010</p>								
HO90	<p>Traralgon Railway Station Signal Box (former) Argyle Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010</p>	No	Yes	No	Yes	No	No	No	No
HO91	<p>House 17 Breed Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010</p>	No	No	No	Yes	No	No	No	No

LATROBE PLANNING SCHEME

HO92	Traralgon Old Cemetery Cemetery Drive, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020	No	No	Yes	Yes	No	No	No	No
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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
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	Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010								
HO93	St Michael's Church 57 Church Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO94	House 104 Church Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No

LATROBE PLANNING SCHEME

HO95	Farmhouse 134 Dunbar Road, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	Yes	Yes	No	No	No	No
PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO96	Rodger's Buildings 13-17 Franklin Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO97	Layton Bros. Store (former) 24-36 Franklin Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No

LATROBE PLANNING SCHEME

HO98	Butchers shop 50 Franklin Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO99	SEC offices (former) 116 Franklin Street, Traralgon Incorporated plan:	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External fences under	Internal controls	Tree controls	Solar apply?	Outbuildings system not exempt apply?	paint alteration apply?	energy or controls	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010					apply? Clause		43.01-4			

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HO100	<p>Chemist 92-96 Franklin Street, Traralgon</p> <p>Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020</p> <p>Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010</p>	Yes	No	No	Yes	No	No	No	No
HO154	<p>Traralgon Court House 161-165 Franklin Street, Traralgon</p>						Yes – Ref No. H1488	Yes	No
HO4	<p>Traralgon Post Office 167-169 Franklin Street, Traralgon</p>	No	No	No	Yes	No	No	Yes	No
HO101	<p>Ostlers House & Traralgon (Ryans) Hotel 171 Franklin Street, Traralgon</p> <p>Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020</p> <p>Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010</p>	No	No	No	Yes	No	No	No	No
HO102	<p>House</p>	No	No	No	Yes	No	No	No	No

LATROBE PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	203 Franklin Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010								
HO103	Grey Street Primary School No.3854 30-44 Grey Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	Yes	Yes	No	No	No	No
HO104	House 62 Grey Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No

LATROBE PLANNING SCHEME

HO105	House 76 Grey Street, Traralgon Incorporated plan:	No	No	No	Yes	No	No	No	No
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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
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	Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010								
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HO106	Traralgon Park 21 Hedges Avenue & 5 Windsor Court, Traralgon The heritage place is the homestead, the trees within the Hedges Avenue road reserve that mark the former driveway and the mature Oak situated at the east end of Windsor Court. Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	Yes	Yes	No	No	No	No
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LATROBE PLANNING SCHEME

HO107	House 2 Henry Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO108	House 19 Henry Street, Traralgon	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
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	Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010								
HO109	Thus Kaner 34 Henry Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No

LATROBE PLANNING SCHEME

HO110	Traralgon Service Reservoir (Water Tower) 40A Henry Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO111	Taversham 17 Hickox Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010								

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HO112	Lilitree 59 Hickox Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO113	Roland Hill Building (former) 76-84 Hotham Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO114	House 10 Janette Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
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LATROBE PLANNING SCHEME

HO115	Cottage 11 Janette Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO116	Elm Memorial Avenue & War Memorial Kay Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	Yes	Yes	No	No	No	No
HO3	St Andrew's Presbyterian Church (former) 23 Kay Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	Yes	No
HO117	Hillcrest 93 Kay Street, Traralgon Incorporated plan:	No	No	Yes	Yes	No	No	No	No

LATROBE PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010								
HO118	House 9 Mabel Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO119	George Bolton Eagle Grave site Marshall's Road, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No

LATROBE PLANNING SCHEME

HO120	House & shop 18 Moore Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance:	No	No	No	Yes	No	No	No	No
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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
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	Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010								
HO121	Cumnock 46 Moore Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	Yes	Yes	No	No	No	No
HO122	House 70 Moore Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No

LATROBE PLANNING SCHEME

HO123	House 7 Munro Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO124	House	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External fences under	Internal controls	Tree controls	Solar apply?	Outbuildings system not exempt apply?	paint alteration Clause	energy or controls apply?	Included the Victorian Heritage Register under the Heritage Act 2017?	on Prohibited uses permitted?	Aboriginal heritage place?
	19 Munro Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010						43.01-4				

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HO125	Star Hotel (former) Peterkin Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO9	Azarole Hawthorn Tree Victory Park, Princes Highway (formerly known as Mill Street), Traralgon						Yes – Ref No. H2135	Yes	No
HO126	Infant Smythe Burial Site 9-13 Princes Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO127	House	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External fences under	Internal controls	Tree controls	Solar system apply?	Outbuildings not exempt apply?	paint alteration apply?	energy or controls	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
					apply?	Clause		43.01-4			

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	96 Princes Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010								
HO128	Strzelecki Memorial 495 (opp.) Princes Highway, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO7	Traralgon Engine Shed and Turntable Queens Parade, Traralgon						Yes – Ref No. H1979	Yes	No
HO129	Traralgon Railway Station complex 14-20 Queens Parade, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	Yes	Yes	No	No	No	No

LATROBE PLANNING SCHEME

HO130	Drill Hall (former) 40-50 Queens Parade, Traralgon	No	No	No		Yes	No	No	No	No
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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
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	Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010								
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HO131	House 14 Roseneath Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
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HO132	Danora (former) 135 Seymour Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
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LATROBE PLANNING SCHEME

HO133	Hazel-lyn 5 Shakespeare Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020	No	No	No	Yes	No	No	No	No
PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010								
HO134	Latrobe River Railway Bridges (off) Traralgon-Maffra Road, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO135	The Bluff Causeway Bridge Traralgon-Tyers Road, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No

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	Tyers								
HO136	Tyers Mechanics' Institute & Public Hall and H.J. Saunders Sawmill Social Hall (former) 3 Mount Hope Road, Tyers Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance:	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
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	Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010								
HO137	Sandbank Reserve Traralgon-Tyers Road, Tyers Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	Yes	Yes	No	No	No	No

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HO138	Traralgon Water Supply System Pipe Bridge (off) Wirilda Walking Track, (south-west of) Tyers-Walhalla Road, Tyers (CA 2012 Boola Boola) Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
	Yallourn & Yallourn North								
HO139	Yallourn North Infant Welfare Centre 39 Carmel Street, Yallourn North Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance:	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010								

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HO140	Yallourn Cemetery Haunted Hills Road, Yallourn Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO141	Yallourn North Camp Recreation Hall (former) 12-16 Third Street, Yallourn North Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	Yes	Yes	No	No	No	No
HO142	St James' Anglican Church 2 Reserve Street, Yallourn North Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	Yes	No

PS map ref	Heritage place	External fences under	Internal controls	Tree controls	Solar apply?	Outbuildings system not exempt apply?	paint alteration controls	energy or controls	Included the Victorian Heritage Register under the Heritage Act 2017?	on Prohibited uses permitted?	Aboriginal heritage place?
						apply?	Clause	43.01-4			

LATROBE PLANNING SCHEME

HO143	St Brigid's Catholic Church 11 Reserve Street, Yallourn North Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	Yes	No
HO6	Former Yallourn Power Station Administrative Building Yallourn Drive, Yallourn						Yes – Ref No. H1054	Yes	No
	Yinnar & Yinnar South								
HO144	Precinct – Yinnar township 32-78 Main Street and 19-35 Main Street (CA 57B Yinnar and part CA 66 Yinnar), Yinnar Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO147	Yinnar War Memorial & Scouts Oak Main Street, Yinnar Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020	No	No	Yes	Yes	No	No	No	No

LATROBE PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010								
HO148	Yinnar Methodist Church (former) 26 Main Street, Yinnar Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO149	Our Lady of Good Counsel Catholic Church 74-76 Main Street, Yinnar Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	Yes	No	Yes	No	No	No	No

LATROBE PLANNING SCHEME

HO150	Middle Creek (Holy Innocents) Church of England 320 Middle Creek Road, Yinnar South Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	Yes	No	Yes	No	No	Yes	No
PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO151	Horseshoe Vale 67 Miss Bonds Road, Yinnar South Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO152	Scrubby Forest homestead 13 Scrubby Forest Road, Yinnar Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No

SCHEDULE 3 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO3.

--/--/---
Proposed
C149latr

PRINCES FREEWAY - TRARALGON BYPASS**1.0**

06/06/2019
C116latr

Design objectives

To ensure that development of land near the future alignment of the Princes Highway - Traralgon Bypass is undertaken with appropriate noise attenuation measures to minimise the impact of traffic noise on noise sensitive activities.

2.0

15/03/2024
VC256

Buildings and works

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

Any development which is associated with a land use listed below must include noise attenuation measures to the satisfaction of the Roads Corporation. In considering whether any measures proposed are to its satisfaction, the Head, Department of Transport will consider any appropriate Australian Standard in relation to road traffic noise intrusion.

- Accommodation
- Child Care centre
- Education centre
- Indoor recreation facility
- Office
- Place of assembly
- Retail premises
- Warehouse
- Art and craft centre
- Display home
- Funeral parlour
- Hospital
- Research centre
- Veterinary centre
- Winery

3.0

06/06/2019
C116latr

Subdivision

None specified.

4.0

06/06/2019
C116latr

Signs

None specified.

5.0

06/06/2019
C116latr

Application requirements

None specified.

6.0

Decision guidelines

None specified.

--/--
Proposed
C149latr

[NEW] [Improved drafting to improve clarity and remove repetition with Clause 66.04 or 66.06]

SCHEDULE 4 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

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Proposed
C149latr

Shown on the planning scheme map as DDO4.

MORWELL EAST INDUSTRIAL PRECINCT**1.0 Design objectives**

06/06/2019C116latr

To ensure that the standard of the development, design and built form in the Morwell Industrial Precinct is of high quality is visually stimulating.

To introduce high quality landscape treatment to the site that contributes positively to the overall character and amenity of the Morwell Industrial Precinct.

2.0 Buildings and works

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

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Proposed
C149latr

- A landscaping strip of a minimum 3 metres wide must be provided along and within the frontage and at least 3 metres wide along and within a side street boundary.
- Trees or shrubs should be included as part of the landscaping treatment to the frontage of the lots.
- Sympathetic landscaping and screening must be provided for the side and rear of lots facing Alexanders Road, Plough Creek and the adjoining agricultural land to the north and east of the precinct.
- Car parking shall not be provided in the landscape setback area.
- Visitor car parking should be located at the front of the site to encourage use of the parking area.
- All buildings must be set back at least 15 metres from the frontage and at least 3 metres from the side street boundary.
- Contemporary and creative architecture is encouraged in the design, built form, style and finishes. The façade of all buildings must be treated to the satisfaction of the responsible authority.
- Floor area coverage of buildings must not exceed 60 percent of the overall site area.
- Loading and service functions will be sited to the side or rear of premises and appropriately screened to address any visual amenity issues.
- External storage areas and garbage receptacles must be screened and adequately distanced from sensitive uses.
- All driveways and car parking areas at the front of the site must be constructed of an impervious all-weather seal coat such as concrete or bitumen and drained to the satisfaction of the responsible authority.
- All structures on rooftops, including air conditioning units and fans, must be appropriately screened to address any visual amenity issues.
- Front fences should be no greater than 1.2m in height and should be visibly permeable.
- Development of the site must enable vehicles to move to and from the site in a forward direction.

3.006/06/2019
C1161atr**Subdivision**

None specified.

4.028/05/2021
C1221atr**Signs**

None specified.

5.006/06/2019
C1161atr**Application requirements**

None specified.

6.0--/--/--
Proposed
C1491atr**Decision guidelines**

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The impact of the development on the amenity and streetscape of the area and particularly having regard to the proximity of Princes Drive and Plough Creek.
- The appearance of the proposed development.
- The design and layout of the proposed development including setbacks from property boundaries.
- The proposed landscape treatment.
- The need to ensure that development or works are completed and maintained to a standard appropriate to the site's prominent location.
- Any Structure Plan, policy, strategy or guidelines relating to the land that have been adopted by the Responsible Authority.
- Signage shall be confined to simple, clear business identification signs on premises.
- Signage identifying the industrial precinct must contribute to the overall design and character of the industrial precinct.

[NEW] [Improved drafting for clarity]

SCHEDULE 5 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

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Proposed
C149latr

Shown on the planning scheme map as DDO5.

**LATROBE REGIONAL HOSPITAL EMERGENCY MEDICAL SERVICES HELICOPTER
FLIGHT PATH PROTECTION**

1.0**Design objectives**

06/06/2019
C116latr

To ensure that the height of all buildings and works are constrained within specified limits to avoid creating a hazard to aircraft in the vicinity of the Latrobe Regional Hospital, and to facilitate safe Emergency Medical Service (EMS) helicopter operations.

To ensure that flight paths associated with the Latrobe Regional Hospital EMS helicopter landing site are protected from the encroachment of inappropriate obstacles which may affect the safe and effective operation of the Latrobe Regional Hospital EMS helicopter landing site.

2.0**Buildings and works**

28/05/2021
C122latr

A permit is not required to construct a building or carry out works with the height of less than 56.44 metres above the Australian Height Datum.

3.0**Subdivision**

06/06/2019
C116latr

A permit is not required to subdivide land.

4.0**Signs**

06/06/2019
C116latr

None specified.

5.0**Application requirements**

06/06/2019
C116latr

None specified.

06/06/2019
C116latr

None specified.

6.0**Decision guidelines**

--/--
Proposed
C149latr

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- What the impacts of development are on helicopter flight paths to and from the Latrobe Regional Hospital.

[NEW] [Improved drafting to improve clarity and remove repetition with Clause 66.04 or 66.06]

SCHEDULE 6 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

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Proposed
C149latr

Shown on the planning scheme map as DDO6.

**LATROBE REGIONAL HOSPITAL EMERGENCY MEDICAL SERVICES HELICOPTER
FLIGHT PATH PROTECTION AREA NO H2**

1.0 Design objectives

06/06/2019
C116latr

To ensure that the height of all buildings and works are constrained within specified limits to avoid creating a hazard to aircraft in the vicinity of the Latrobe Regional Hospital, and to facilitate safe Emergency Medical Service (EMS) helicopter operations.

To ensure that flight paths associated with the Latrobe Regional Hospital EMS helicopter landing site are protected from the encroachment of inappropriate obstacles which may affect the safe and effective operation of the Latrobe Regional Hospital EMS helicopter landing site.

2.0 Buildings and works

28/05/2021
C122latr

A permit is not required to construct a building or carry out works with the height of less than 68.4 metres above the Australian Height Datum.

3.0 Subdivision

06/06/2019
C116latr

A permit is not required to subdivide land.

4.0 Signs

06/06/2019
C116latr

None specified.

5.0 Application requirements

06/06/2019
C116latr

06/06/2019
None specified. C116latr

None specified.

6.0 Decision guidelines

--/--/---
Proposed
C149latr

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- What the impacts of development are on helicopter flight paths to and from the Latrobe Regional Hospital.

[NEW] [Improved drafting to improve clarity and remove repetition with Clause 66.04 or 66.06]

SCHEDULE 7 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO7.

--/--/---
Proposed
C149latr

LATROBE REGIONAL AIRPORT – OBSTACLE HEIGHT AREA NO.1**1.0 Design objectives**

18/06/202018/06/2020
C092latrC092latr

To ensure that all buildings and works are within specified height limits.

To ensure that appropriate external building materials are used to avoid creating a hazard to aircraft flight paths in the vicinity of Latrobe Regional Airport.

To ensure that flight paths associated with Latrobe Regional Airport are protected from the encroachment of inappropriate obstacles which may affect the safe and effective operation of the Airport.

2.0 Buildings and works

18/06/2020
C092latr

A permit is not required to:

- Construct a building or construct or carry out works, for height which does not exceed 55 metres Australian Height Datum (AHD).
- Construct a building or construct or carry out works on the Airport site which, in the opinion of the responsible authority, is consistent with the Latrobe Regional Airport Master Plan (2019), including the Development Guidelines within the Master Plan.

3.0 Subdivision

06/06/2019
C116latr

None specified.

4.0 Signs

06/06/2019
C116latr

None specified.

5.0 Application requirements

18/06/2020
C092latr

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- The AHD of the highest point and the four corners of the building.
- The natural ground level of the site.
- Northings and eastings (geographic coordinates).
- Description of roof colour and materials.

An application to construct a building or construct or carry outworks must be referred to the Latrobe Regional Airport Board under Section 55 of the Act unless in the opinion of the responsible authority the proposal satisfies requirements or conditions previously agreed in writing between the responsible authority and the Latrobe Regional Airport Board.

6.0 Decision guidelines

--/--/---
Proposed
C149latr

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The Latrobe Regional Airport Master Plan (2019).

- The Obstacle Limitation Surface (OLS) within the Airspace Protection Plan contained in the Latrobe Regional Airport Master Plan (2019).
- The Development Guidelines contained within the Latrobe Regional Airport Master Plan (2019).
- National Airports Safeguarding Framework, Guideline F - Managing the Risk of Intrusions into the Protected Airspace of Airports.
- The location and height of the proposed development.
- The need to prevent building or structures from being built which could interfere with and cause a safety hazard to aircraft operations.
- Natural surface level survey to determine the AHD level of the proposed development site.
- The suitability of building design and the potential impact of building materials on the flight path of aircraft.
- The need to require independent aeronautical advice so as not to interfere with or cause a safety hazard to aircraft operations.
-

[NEW] [Improved drafting to improve clarity and remove repetition with Clause 66.04 or 66.06]

--/--
Proposed
C149latr

SCHEDULE 8 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO8.

LATROBE REGIONAL AIRPORT – OBSTACLE HEIGHT AREA NO.2

1.0

Design objectives

18/06/2020
C092latr

To ensure that all buildings and works are within specified height limits.

To ensure that appropriate external building materials are used, to avoid creating a hazard to aircraft flight paths in the vicinity of Latrobe Regional Airport.

To ensure that flight paths associated with Latrobe Regional Airport are protected from the encroachment of inappropriate obstacles which may affect the safe and effective operation of the Airport.

2.0

Buildings and works

18/06/2020
C092latr

A permit is not required to:

- Construct a building or construct or carry out works, for height which does not exceed 65 metres Australian Height Datum (AHD).
- Construct a building or construct or carry out work on the Airport site which, in the opinion of the responsible authority, is consistent with the Latrobe Regional Airport Master Plan (2019), including the Development Guidelines contained within the Master Plan.

3.0

Subdivision

18/06/2020
C092latr

None specified.

4.0

Signs

18/06/2020
C092latr

None specified.

5.0

Application requirements

18/06/2020
C092latr

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- The AHD of the highest point of the four corners of the building.
- The natural ground level of the site.
- Northings and Eastings (geographic coordinates).
- Description of roof colour and materials.

6.0

Decision guidelines

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Proposed
C149latr

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

▪ The Latrobe Regional Airport Master Plan (2019).

- The Obstacle Limitation Surface (OLS) within the Airspace Protection Plan contained in the Latrobe Regional Airport Master Plan (2019).
- The Development Guidelines contained within the Latrobe Regional Airport Master Plan (2019).

- National Airports Safeguarding Framework, Guideline F - Managing the Risk of Intrusions into the Protected Airspace of Airports.
- The location and height of the proposed development.
- The need to prevent building or structures from being built which could interfere with and cause a safety hazard to aircraft operations.
- Natural surface level survey to determine the AHD level of the proposed development site.
- The suitability of building design and the potential impact of building materials on the flight path of aircraft.
- The need to require independent aeronautical advice so as not to interfere with or cause a safety hazard to aircraft operations.
- [NEW] [Improved drafting to improve clarity and remove repetition with Clause 66.04 or 66.06]

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Proposed
C149latr

SCHEDULE 9 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO9.

MORWELL EAST BULKY GOODS PRECINCT AND TRARALGON EAST BULKY GOODS PRECINCT

1.0

06/06/2019

C116latr

Design objectives

To ensure that land at Morwell East and Traralgon East Bulky Goods Precinct is developed for bulky goods retail centres and associated restricted retail uses.

To ensure that the standard of development, design and built form in the Morwell East and Traralgon East Bulky Goods Precinct is of high quality and is visually stimulating.

To ensure that high quality landscape treatments are applied to the site that contributes positively to the overall character and amenity of the Morwell East and Traralgon East Bulky Goods Precinct.

2.0

28/05/2021

C122latr

Buildings and works

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

Landscape and setback

- A setback of 10m from the front boundary of each site shall be set aside for landscaping.
- A setback of 5m from the Stammers Road, Traralgon East frontage shall be set aside for landscaping.
- Trees or shrubs should be included as part of the landscaping treatment to the frontage of the lots, to the satisfaction of the responsible authority.
- Car parking shall not be provided within the landscape setback areas.

Site Layout

- Loading and service functions will be sited to the side or rear of premises and appropriately screened to address any visual amenity issues.
- Car parking shall be provided to the front of the site (not within landscape setback areas) and centrally located to encourage their use.
- Safe, segregated pedestrian routes shall be provided around and between sites.

Buildings

- Contemporary and creative architecture is encouraged in the design, built form, style and finishes. The façade of all buildings must be treated to the satisfaction of the responsible authority.
- All structures on rooftops, including air conditioning units and fans, must be appropriately screened to address any visual amenity issues.
- Buildings should be designed to promote the integrated development of a bulky good/restricted retail centre with the frontage of buildings orientated towards a central car park and shared space, as appropriate.

3.0

06/06/2019

C116latr

Subdivision

None specified.

4.0

Signs

28/05/2021
C1221atr

28/05/2021
None specified.c1221atr

None specified.

5.0 Application requirements

06/06/2019

C1161atr

None specified.

6.0 Decision guidelines

--/--
Proposed
C1491atr

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the development supports the establishment of a dedicated bulky goods/restricted retail centre in an integrated manner.
- The impact of the development on the amenity and streetscape of the area, particularly having regard to the Princes Highway and natural drainage lines.
- The appearance of the proposed development along the town entrance.
- The design and layout of the proposed development including setbacks from property boundaries.
- The proposed landscape treatment.
- The need to ensure that development or works are completed and maintained to a standard appropriate to the sites prominent locations.
- Any Structure Plan, policy, strategy or guidelines relating to the land that have been adopted by the Responsible Authority.

Apart from a freestanding sign identifying the bulky goods retail site, signage shall be confined to simple, clear business identification signs on premises.

- Other than a freestanding sign for the bulky goods retailing centre, no other signs will be permitted within the landscape setback.

[NEW] [Improved drafting to remove background document consistent with PG]

SCHEDULE 10 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO10.

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Proposed
C149latr

LATROBE REGIONAL AIRPORT - OBSTACLE HEIGHT AREA NO.3**1.0 Design objectives**

18/06/2020 18/06/2020
C092latr C092latr

- To ensure that all buildings and works are within specified height limits.
- To ensure that appropriate external building materials are used, to avoid creating a hazard to aircraft flight paths in the vicinity of Latrobe Regional Airport.
- To ensure that flight paths associated with Latrobe Regional Airport are protected from the encroachment of inappropriate obstacles which may affect the safe and effective operation of the Airport.

2.0 Buildings and works

18/06/2020
C092latr

A permit is not required to:

- Construct a building or construct or carry out works which does not exceed 10 metres above natural ground level; or
- Construct a building or construct or carry out works which does not exceed 96.5 metres Australian Height Datum (AHD); or
- Construct a building or construct or carry out works on the airport site which, in the opinion of the responsible authority, is consistent with the Latrobe Regional Airport Master Plan (2019), including the Development Guidelines contained within the Master Plan.

3.0 Subdivision

18/06/2020
C092latr

None specified.

4.0 Signs

18/06/2020
C092latr

None specified.

5.0 Application requirements

18/06/2020
C092latr

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- The AHD of the highest point and the four corners of the building.
- The natural ground level of the site.
- Northings and eastings (geographic coordinates).
- Description of roof colour and materials.

An application to construct a building or construct or carry out works must be referred to the Latrobe Regional Airport Board under Section 55 of the Act unless, in the opinion of the responsible authority, the proposal satisfies requirements or conditions previously agreed in writing between the responsible authority and the Latrobe Regional Airport Board.

6.0 Decision guidelines

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Proposed
C149latr

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The Latrobe Regional Airport Master Plan (2019).
- The Obstacle Limitation Surface (OLS) within the Airspace Protection Plan contained in the Latrobe Regional Airport Master Plan (2019).
- National Airports Safeguarding Framework, Guideline F - Managing the Risk of Intrusions into the Protected Airspace of Airports.
- The location and height of the proposed development.
- The need to prevent buildings or structures from being built which could interfere with and cause a safety hazard to aircraft operations.
- Natural surface level survey to determine the AHD level of the proposed development site.
- The suitability of building design and the potential impact of building materials on the flight path of aircraft.
- The need to require independent aeronautical advice so as not to interfere with or cause a safety hazard to aircraft operations.
- **NEW** [Improved drafting to improve clarity and remove repetition with Clause 66.04 or 66.06]

SCHEDULE 11 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO11.

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Proposed
C149latr

LATROBE REGIONAL AIRPORT - OBSTACLE HEIGHT AREA NO. 4, 5 & 6**1.0 Design objectives**

18/06/202018/06/2020
C092latrC092latr

To ensure that all buildings and works are within specified height limits.

To ensure that appropriate external building materials are used to avoid creating a hazard to aircraft flight paths in the vicinity of the Latrobe Regional Airport.

To ensure that flight paths associated with Latrobe Regional Airport are protected from the encroachment of inappropriate obstacles which may affect the safe and effective operation of the Latrobe Regional Airport.

2.0 Buildings and works

18/06/2020
C092latr

A permit is not required to

construct a building or construct or carry out works for structures which does not exceed a height of 10 metres above natural ground level.

3.0 Subdivision

18/06/2020
C092latr

None specified.

4.0 Signs

18/06/2020
C092latr

None specified.

5.0 Application requirements

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Proposed
C149latr

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- The AHD of the highest point and the four corners of the building.
- The natural ground level of the site.
- Northings and eastings (geographic coordinates).
- Description of roof colour and materials.

An application to construct a building or construct or carry out works must be referred to the Latrobe Regional Airport Board under Section 55 of the Act unless, in the opinion of the responsible authority, the proposal satisfies requirements or conditions previously agreed in writing between the responsible authority and the Latrobe Regional Airport Board.

6.0 Decision guidelines

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Proposed
C149latr

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The Latrobe Regional Airport Master Plan (2019).
- The Obstacle Limitation Surface (OLS) within the Airspace Protection Plan contained in the Latrobe Regional Airport Master Plan (2019).
- National Airports Safeguarding Framework, Guideline F - Managing the Risk of Intrusions into the Protected Airspace of Airports.

- The location and height of the proposed development.
- The need to prevent buildings or structures from being built which could interfere with and cause a safety hazard to aircraft operations.
- Natural surface level survey to determine the AHD level of the proposed development site.
- The suitability of building design and the potential impact of building materials on the flight path of aircraft.
- The need to require independent aeronautical advice so as not to interfere with or cause a safety hazard to aircraft operations.

▪ **NEW** [Improved drafting to improve clarity and remove repetition with Clause 66.04 or 66.06]

SCHEDULE 1 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO1.

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Proposed
C149latr

MORWELL NORTH-WEST DEVELOPMENT PLAN**1.0****Objectives**

06/06/2019

C116latr

None specified.

2.0**Requirement before a permit is granted**

A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority:

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Proposed
C149latr

- For any building or works associated with the use of the land for agriculture.
- For extensions or alterations to an existing building or works.
- For the use and development of any social, community or educational facility.
- For the replacement of an existing dwelling.
- For subdivision of land to realign boundaries, create a road reserve or a subdivision which does not create an additional lot.

Prior to the granting of a planning permit, the Owner of the land must enter into an agreement under section 173 of the Planning and Environment Act 1987. The agreement must provide for infrastructure contributions to be paid in respect of land prior to the issue of a Statement of Compliance in respect of the subdivision of that land.

The Agreement must require the payment of infrastructure contributions for:

- The acquisition of any land required for road reserve for a road that Council proposes to be funded by the contributions agreement. Where that road is proposed to be provided in an existing reserve wider than what presently exists, the infrastructure payment required must only relate to the additional width of the road reserve required. The contributions must be in the proportions set out in the development contributions tables in the approved development plan.
- The construction of any road that Council proposes is to be funded by the contributions agreement. If that road is by widening an existing road, then the infrastructure payment required must only relate to the difference between a road comprising the existing pavement width and a road comprising an 11 metre pavement and associated facilities. In the proportions set out in the development contributions tables in the approved development plan.
- The design and construction of stormwater drainage infrastructure including main drainage, wetlands and retarding basins as explained in the approved development plan. The improvement of the public open space identified in the approved development plan.
- The acquisition of land for public open space in the proportions set out in the development contributions tables in the approved development plan.
- The acquisition of land for storm water drainage purposes in the proportions set out in the development contributions tables in the approved development plan.

Infrastructure associated with the proposed bus route.

- Traffic calming treatments.
- The walking and cycling network including safe crossing points on the abutting arterial roads (excluding footpaths along roads).

The Agreement must be prepared at the cost of the Owner and be to the satisfaction of the responsible authority.

3.0 Conditions and requirements for permits

06/06/2019

C116latr None specified.

4.0 Requirements for development plan

A single Development Plan must be prepared for whole of the land to which this Schedule applies.

--/--
Proposed
C149latr

The Development Plan must have regard to the background document draft Morwell North-West Residential Precinct Development Plan (2006).

The Development Plan must have regard to the background document Urban Design Good Practice Guideline – Meeting Healthy By Design® Objectives (2008).

The Development Plan must be informed by a detailed site analysis of the natural, cultural and strategic context of the site and show, or include, the following matters to the satisfaction of the responsible authority:

- Proposed lot layout, sizes and density which provide opportunities for a diverse range of allotment sizes and housing types.
- Application of the principles of water sensitive urban design. A stormwater management plan must be prepared and submitted which provides for the protection of natural systems, integration of stormwater treatment into the landscape, protection of water quality, and reduction of run-off and peak flows.
- An assessment of any native vegetation proposed to be removed having regard to background document Guidelines for the removal, destruction or lopping of native vegetation (DELWP, 2017) [NEW] [Updated document and redrafted phrasing to improve clarity], including how it is proposed to provide, manage and protect any necessary offsets.
- A landscape concept plan for all open space areas.
- Provision of a road network providing a high degree of connectivity and external and internal permeability. A functional road layout plan must be submitted showing the proposed road cross sections for all roads and integration with the existing and proposed arterial road network.
- The treatment of any interface with land used for industrial purposes.

The Development Plan must include:

- Development contributions tables including an equalisation table which identifies the proportion of each lot which is to be provided for road purposes, open space and stormwater drainage purposes. Once the Development Plan is approved incorporating the development contributions tables, the Development Plan (and the various tables) should not be amended without specific consideration of the impacts that changes to the Development Plan and the various tables will have on the ability of Council to deliver the road, public open space and stormwater infrastructure.
- A clause which explains how the equalisation of land and contributions for the various items of infrastructure is to operate.

[NEW] [Improved drafting to remove background document consistent with PG]

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Proposed
C149latr

[NEW] [Deleted content and remapped to DPO6]

SCHEDULE 3 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO3.

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Proposed
C149latr

MORWELL EAST INDUSTRIAL PRECINCT**1.0****Objectives**

06/06/2019
C116latr

None specified.

2.0**Requirement before a permit is granted**

06/06/2019
C116latr

A permit may be granted before a development plan has been prepared to the satisfaction of the Responsible Authority for the following:

- A minor extension, minor addition or minor modification to an existing use or development that will not prejudice the future, orderly development of the land for the purpose of the zone or any other aspect of the Municipal Planning Strategy.

3.0**Conditions and requirements for permits**

The following conditions and/or requirements apply to permits:

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Proposed
C149latr

- Whether the development of the land is occurring in an orderly manner having regard to essential services and roads.
- The interface between proposed and existing nearby developments, to mitigate against conflicting developments.
- The need to minimise access points to designated Category 1 Roads.
- The design of any proposed buildings to enhance and reinforce the character of the area.
- The timing and staging of the development of the land.
- The consistency of the proposed development with the approved development plan.
- The consistency of the proposed development with adopted Structure Plans, where relevant.

4.0**Requirements for development plan**

A development plan must include the following requirements:

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Proposed
C149latr

Site Analysis

- The site analysis must show the topography of the land, the location of any existing vegetation, drainage lines, sites of conservation, heritage or archaeological significance and other features.

Land Use, Development and Subdivision

- A detailed description of the proposed use and activities.
- The proposed overall subdivision layout including roads, public open space and other features of the subdivision in a manner which is responsive to the features identified in the Site Analysis.
- Details about the staging of the development.
- Details of the siting of buildings, car parking, and building materials and form.
- Access to the existing road network and provision for future access to adjoining properties.
- The location of vehicle crossings.
- Street networks that support building frontages with two way surveillance.
- An explanatory statement illustrating the demand for the range of lots provided.
- Integration with future development on adjoining properties.

Infrastructure Services

- A Stormwater Management Plan detailing the collection and treatment of stormwater including the size and location of all drainage system components.
- The provision of an integrated drainage scheme for the area that incorporates water sensitive urban design principles for improved sustainability and flood mitigation.
- A traffic management plan identifying the hierarchy of the internal road network.
- The location of any major infrastructure easements that exist or are required.
- An indicative plan of utility services showing all services located underground and the location of utility infrastructures.

Landscape plan

- A full vegetation survey and condition statement as part of the landscape concept for the site.
- A landscape design and theme for the site, including public open space, buffer areas and road reserves taking into account existing vegetation and the desire to develop high quality industrial areas.

Native Vegetation

- An assessment of any native vegetation proposed to be removed having regard to Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017), including how it is proposed to provide, manage and protect any necessary offsets. **[NEW]** [\[Updated document and redrafted phrasing to improve clarity\]](#)

Cultural Heritage

- A cultural heritage assessment is to be prepared consistent with the requirements set by Aboriginal Affairs Victoria.

Management plan

- A management plan for the protection of sites of environmental, heritage or archaeological significance during construction and development of the site.

Flooding

- A detailed report to identify, consider and mitigate flooding issues.

Plough Creek and Environment

- An assessment of the environmental issues affecting the Plough Creek and its surrounds.

Amenity

- Measures necessary to protect the amenity and surrounding properties and the safety of the public.

The development plan must meet the standard of development, architecture and built form in the Morwell East Industrial Precinct and be of a high quality given its strategic location being the entrance to Morwell from the east.

[NEW: MDF&C] [\[Improved drafting for clarity\]](#)

SCHEDULE 4 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO4.

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Proposed
C149latr

MORWELL EAST BULKY GOODS PRECINCT AND TRARALGON EAST BULKY GOODS PRECINCT**1.0**

28/05/2021

C122latr

Objectives

To implement the structure plan, policy, strategy or guidelines relating to the land that have been adopted by the Responsible Authority.

To ensure that the standard of development, architecture and built form in the Traralgon East Bulky Goods Precinct is of a high quality given their strategic locations at town entrances.

To implement the Bulky Goods Retail Sustainability Assessment (2009).

2.0

28/05/2021

C122latr

Requirement before a permit is granted

A permit may be granted to use or divide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority for the following:

- A minor extension, minor addition or minor modification to an existing use or development that will not prejudice the future, orderly development of the land for the purpose of the zone or any other aspect of the Municipal Planning Strategy.

3.0

28/05/2021

C122latr

Conditions and requirements for permits

The following conditions and/or requirements apply to permits:

- Whether the development of the land is occurring in an orderly manner having regard to essential services and roads.
- The interface between proposed and existing nearby developments.
- The design and location of any proposed buildings to enhance the character of the area.
- The timing and staging of the development of the land.
- The consistency of the proposed development with the approved development plan.
- The consistency of the proposed development with adopted Structure Plans, where relevant.

4.0**Requirements for development plan**

A development plan must include the following requirements:

A single development plan must be prepared for the whole of the land to which this schedule applies and be to the satisfaction of the Responsible Authority.

Site Analysis

- The site analysis must show the topography of the land, the location of any existing vegetation, drainage lines, sites of conservation, heritage or archaeological significance and other features.

Land Use, Development and Subdivision

- Provide for the main use of each of the sites as a bulky goods/restricted retailing providing for restricted retail premises and their associated activities.
- Provide for other complimentary uses of the land in a location that:
 - Will not fragment the integrated development of bulky goods and restricted retailing on the land;
 - Will not impede the long term growth potential of bulky goods and restricted retailing; and

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Proposed
C149latr

-
- Will not lead to a concentration of industrial uses that would result in a defacto industrial precinct.
- A detailed description of the proposed use and activities.
- The overall subdivision layout including roads, public open space and other features of the subdivision in a manner which is responsive to the features identified in the Site Analysis.
- Details about the staging of the development.
- Details of the siting of buildings, car parking, and building materials and form.
- Access to the existing road network and provision for future access to adjoining properties.
- The location of vehicle crossings.
- Street networks that support building frontages with two way surveillance.
- Integration with future use and development on adjoining properties.

Infrastructure Services

- A Stormwater Management Plan detailing the collection and treatment of stormwater including the size and location of all drainage system components.
- The provision of an integrated drainage scheme for the area that incorporates water sensitive urban design principles for improved sustainability and flood mitigation.
- A traffic management plan identifying the hierarchy of the internal road network.
- The location of any major infrastructure easements that exist or are required.
- An indicative plan of utility services showing all services located underground and the location of utility infrastructures.

Landscape plan

▪ A full vegetation survey and condition statement as part of the landscape concept for the site.

- A landscape design and theme for the site, including public open space, buffer areas and road reserves taking into account existing vegetation and the desire to develop high quality bulky goods areas.

Native Vegetation

- An assessment of any native vegetation to be removed having regard to Victoria's Native Vegetation Management: A Framework for Action (Department of Natural Resources and Environment, 2002), including how it is proposed to provide, manage and protect any necessary offsets.

Cultural Heritage

- A cultural heritage assessment is to be prepared consistent with the requirements set by Aboriginal Affairs Victoria where required.

Management plan

- A management plan for the protection of sites of environmental, heritage or archaeological significance during construction and development of the site.

Flooding

- A detailed report to identify, consider and mitigate flooding issues.

Plough Creek and Environment

- An assessment of the environmental issues affecting the Plough Creek and its surrounds.

Amenity

- Measures necessary to protect the amenity and surrounding properties and the safety of the public.

[NEW: MDF&C] [Improved drafting for clarity]

SCHEDULE 5 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO5.

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Proposed
C149latr

RESIDENTIAL GROWTH AREAS**1.0****Objectives**

21/11/2019
C105latr

None specified.

2.0**Requirement before a permit is granted**

21/11/2019
C105latr

A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority for the following:

- A minor extension, minor addition or minor modification to an existing development that does not prejudice the future orderly development of the general area affected by the Development Plan Overlay.
- Subdivision of 100 Cairnbrook Road, Glengarry (Certificate of Title Volume 10844 Folio 644, being lot 2 on PS512358A) into two lots in accordance with Latrobe Planning Scheme permit number 2013/122.)

See 43.04-2 for relevant provisions.

3.0**Conditions and requirements for permits**

The following conditions and/or requirements apply to permits:

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Proposed
C149latr

- Whether the development of the land is occurring in an orderly manner having regard to essential services, community facilities, open space and roads.
- The potential for future re-subdivision.
- The interface between proposed and existing nearby developments, to reduce the chance of conflicting developments.
- The need to minimise access points to designated Category 1 Roads.
- The design of any proposed buildings to enhance and reinforce the character of the area.
- The timing and staging of the development of the land.
- The consistency of the proposed development with the approved development plan.
- The consistency of the proposed development with adopted Structure Plans, where relevant.

4.0**Requirements for development plan**

A development plan must include the following requirements:

--/--/----
Proposed
C149latr

Land Use and Subdivision

- The proposed boundaries of the development area, and provide the strategic justification for those boundaries.
- The overall subdivision of the area, including where possible, the proposed size and density of allotments which provide opportunities for a diverse range of housing types.
- For land within 200 metres of a proposed Neighbourhood or Local Activity Centre, opportunity for medium density residential development, including townhouses and unit development. These areas should have good access to public transport or key transport/ pedestrian routes and public open space.
- The subdivision layout, which must demonstrate alignment with the Latrobe City Urban Design Guidelines (as amended).

- The overall subdivision of the area, including intended land use, land zoning and the size and density of allotments.
- Street networks that support building frontages with two way surveillance.
- An accessible and integrated network of walking and cycling routes for safe and convenient travel to adjoining communities (including existing and future areas included in the DPO), local destinations or points of local interest, activity centres, community hubs, open spaces and public transport.
- The provision of any commercial facilities and the extent to which these can be co-located with community and public transport facilities to provide centres with a mix of land uses and develop vibrant, active, clustered and more walkable neighbourhood destinations.

Waterways

- A buffer zone of 30 metres each side of waterways designated under the Water Act 1989 or a buffer based on a flood study which identifies the 100 year flood extent must be set aside for ecological purposes.

Infrastructure services

- An integrated stormwater management plan that incorporates water sensitive urban design techniques which provides for the protection of natural systems, integration of stormwater treatment into the landscape, improved water quality, and reduction and mitigation of run-off and peak flows, including consideration of downstream impacts.
- The pattern and location of the major arterial road network of the area including the location and details of any required:
 - Road widening
 - Intersections
 - Access points
 - Pedestrian crossings or safe refuges
 - Cycle lanes
 - Bus lanes and stops
- The pattern and location of any internal road system based on a safe and practical hierarchy of roads including safe pedestrian and bicycle connections and crossing points in accordance with Latrobe City Bicycle Plan 2007-2010, (as amended).
- In consultation with relevant agencies and authorities, provision of public transport stops where appropriate within easy walking distance to residential dwellings and key destinations. Stops should also be located near active areas where possible.
- Road reserves, which must be designed to discourage parking on road verges and protect street tree planting.

Open Space

- The location and size of the proposed open spaces that cater for a range of user groups and provide a variety of functions that perform both an active and passive role for recreation, as appropriate.
- Public open spaces, which should be located in close proximity to identified medium-higher density development.
- Public open spaces designed to provide:

- Public spaces of a minimum of 0.5 hectares within a 500 metre walking distance of all residents in accordance with Latrobe City Public Open Space Plan 2007, (as amended).
- The inclusion of pedestrian and cycle paths and play equipment, that encourage active recreational opportunities.
- Opportunities for visual surveillance to promote safety of users, through encouraging active frontages, using buildings to frame public spaces and locating open spaces within or adjacent to activity centres where possible.
- A landscape concept plan for all open space areas, indicating the location of plantings, pathways, shade, shelter and seating at activity areas as well as at intervals along pathways.

Community Hubs and Meeting Places

- In consultation with relevant agencies and authorities, the provision of appropriate community facilities, including schools, pre-schools, maternal child health centres, senior citizen centres and general community centres within a walkable range of 400-800 metres across large subdivisions.
- Provision for access and social interaction, particularly where this encourages physical activity. For example: Consider the need for public amenities, including toilets and bicycle parking at key destinations in accordance with the Latrobe City Public Toilet Strategy 2006 (as amended) and Latrobe City Bicycle Plan 2007-2010 (as amended).
- The pattern and location of pedestrian and bicycle paths should provide safe and practical access to and from community hubs and meeting places.
- Spaces should be designed to accommodate community events and cultural programs including local arts activities and other festivals.

Flora and Fauna

- In consultation with the Department of Sustainability and Environment, a flora and fauna survey, prepared by a suitably qualified expert, which includes but is not limited to species surveys for Growling Grass Frog (*Litoria raniformis*) and Dwarf Galaxias (*Galaxiellapusilla*), and measures required to protect the identified species.
- An assessment of any native vegetation to be removed having regard to Guidelines for the Removal, Destruction or Lopping of Native Vegetation (Department of Environment, Land, Water and Planning 2017), including how it is proposed to protect and manage any appropriate native vegetation.

■ Regard must be had to the West Gippsland Native Vegetation Plan 2003.

- Any management plan should take into account that the Strzelecki Bioregion is one of Victoria's most fragmented Bioregions and address this as a consideration.

Cultural Heritage

- A cultural heritage assessment including how cultural heritage values will be managed.

Process and Outcomes

The development plan should be prepared with an appropriate level of community participation as determined by the Responsible Authority.

An implementation plan must be submitted as part of the development plan, indicating the proposed staging of the development.

[NEW: MDF&C] [Improved drafting for clarity]

SCHEDULE 6 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO6.

--/---
Proposed
C149latr

RESIDENTIAL GROWTH AREAS**1.0**

04/05/2022

VC210

Objectives

To ensure development of the land is occurring in an orderly manner having regard to the timing and staging of the development of the land and provision of essential services, community facilities, open space and roads.

To ensure the interface between proposed and existing nearby developments, reduces the chance of conflicting developments.

To minimise access points to designated Transport Zone 2.

To ensure the design of any proposed subdivision and buildings enhance and reinforce the character of the area.

To implement the adopted Structure Plans, where relevant.

2.0

28/05/2021

C122latr

Requirement before a permit is granted

A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority for the following:

- A minor extension, minor addition or minor modification to an existing development that does not prejudice the future, orderly development of the general area affected by the Development Plan Overlay.

3.0

21/11/2019

C105latr

Conditions and requirements for permits

The following conditions and/or requirements apply to permits:

- Prior to the commencement of any development, the owner(s) of the land must enter into an agreement under section 173 of the Planning & Environment Act 1987. The agreement must provide for infrastructure contributions to be paid prior to the issue of a statement of compliance in respect of the subdivision of land. The agreement must require the payment of infrastructure contributions for:
 - The acquisition of any land required for a road reserve for a road that Council proposes to be funded by the contributions agreement. Where that road is proposed to be wider than what presently exists, the infrastructure payment required must only relate to the additional width of the required road reserve. The contributions must be in the proportions set out in the development contributions tables in the approved development plan.
 - The construction of any road that Council proposes is to be funded by the contributions agreement. If widening is to an existing road, then the infrastructure payment required must only relate to the difference between a road comprising the existing pavement width and a road comprising a widened pavement and associated facilities in the proportions set out in the development contributions tables in the approved development plan.
 - The design and construction of stormwater drainage infrastructure including main drainage, wetlands, and retarding basins as described in the approved development plan.
 - The improvement of public open space identified in the approved development plan.
 - The acquisition of land for public open space in the proportions set out in the development contributions tables in the approved development plan.

- The acquisition of land for stormwater drainage purposes in the proportions set out in the development contributions tables in the approved development plan.
 - Infrastructure associated with the proposed bus route.
 - Traffic calming treatments.
 - The walking and cycling network including safe crossing points on the abutting arterial roads (excluding footpaths along roads).
- The agreement must be prepared at the cost of the owner(s) and be to the satisfaction of the responsible authority.

See 43.04-2 for relevant provisions.

4.0 Requirements for development plan

A development plan must include the following requirements:

- A single Development Plan must be prepared for the whole of the land to which this schedule applies.
- The Development Plan must be informed by a detailed site analysis of the natural, cultural and strategic context of the site to the satisfaction of the Responsible Authority.

Land Use and Subdivision

- The proposed boundaries of the development area, and provide the strategic justification for those boundaries.
- The overall subdivision of the area, including where possible, the proposed lot layout, sizes and density of lots which provide opportunities for a diverse range of housing types.
- For land within 200 metres of a proposed Neighbourhood or Local Activity Centre, opportunity for medium density residential development, including townhouses and unit development. These areas should have good access to public transport or key transport/ pedestrian routes and public open space.
- The subdivision layout, which must demonstrate alignment with the Latrobe City Urban Design Guidelines (as amended).
- The overall subdivision of the area, including intended land use, land zoning and the size and density of allotments.
- Street networks that support building frontages with two way surveillance.
- An accessible and integrated network of walking and cycling routes for safe and convenient travel to adjoining communities (including existing and future areas included in the DPO), local destinations or points of local interest, activity centres, community hubs, open spaces and public transport.
- The provision of any commercial facilities and the extent to which these can be co-located with community and public transport facilities to provide centres with a mix of land uses and develop vibrant, active, clustered and more walkable neighbourhood destinations.

Waterways

- A buffer zone of 30 metres each side of the waterways designated under the Water Act 1989 or a buffer based on a study which identifies the flood or drainage extent must be set aside for ecological purposes.

Infrastructure Services

- An integrated stormwater management plan that incorporates water sensitive urban design techniques which provides for the protection of natural systems, integration of stormwater

treatment into the landscape, improved water quality, and reduction and mitigation of run-off and peak flows, including consideration of downstream impacts.

- Provision of a road network providing a high degree of connectivity and external and internal permeability.
- The pattern and location of the major arterial road network of the area including the location and details of any required:
 - Road widening
 - Intersections
 - Access points
 - Pedestrian crossings or safe refuges
 - Cycle lanes
 - Bus lanes and stops
- The pattern and location of any internal road system based on a safe and practical hierarchy of roads including safe pedestrian and bicycle connections and crossing points in accordance with Latrobe City Bicycle Plan 2007-2010, (as amended).
- In consultation with relevant agencies and authorities, provision of public transport stops where appropriate within easy walking distance to residential dwellings and key destinations. Stops should also be located near active areas where possible.
- Road reserves must be designed to discourage parking on road verges and protect street tree planting.

Open Space

- A landscape concept plan for all open space areas, indicating the location of plantings, pathways, shade, shelter and seating at activity areas as well as at intervals along pathways.
- The location and size of the proposed open spaces that cater for a range of user groups and provide a variety of functions that perform both an active and passive role for recreation, as appropriate.
- Public open spaces, should be located in close proximity to identified medium-higher density development.
- Public open spaces designed to provide:
 - Public spaces of a minimum of 0.5 hectares within a 500 metre walking distance of all residents in accordance with Latrobe City Public Open Space Plan 2007, (as amended).
 - The inclusion of pedestrian and cycle paths and play equipment, that encourage active recreational opportunities.
 - Opportunities for visual surveillance to promote safety of users, through encouraging active frontages, using buildings to frame public spaces and locating open spaces within or adjacent to activity centres where possible.

Community Hubs and Meeting Places

- In consultation with relevant agencies and authorities, the provision of appropriate community facilities, including schools, pre-schools, maternal child health centres, senior citizen centres and general community centres within a walkable range of 400-800 metres across large subdivisions.
- Provision for access and social interaction, particularly where this encourages physical activity. For example:

- Consider the need for public amenities, including toilets and bicycle parking at key destinations in accordance with the Latrobe City Public Toilet Strategy 2006 (as amended) and Latrobe City Bicycle Plan 2007-2010 (as amended).
- The pattern and location of pedestrian and bicycle paths should provide safe and practical access to and from community hubs and meeting places.
- Spaces should be designed to accommodate community events and cultural programs including local arts activities and other festivals.

Flora and Fauna

- In consultation with relevant agencies and authorities, a flora and fauna survey, prepared by a suitably qualified expert, which includes but is not limited to species surveys for Growling Grass Frog (*Litoria raniformis*) and Dwarf Galaxias (*Galaxiella pusilla*), and measures required to protect the identified species.
- An assessment of any native vegetation to be removed having regard to Guidelines for the Removal, Destruction or Lopping of Native Vegetation (Department of Environment, Land, Water and Planning 2017), including how it is proposed to protect and manage any appropriate native vegetation.

■ Regard must be had to the West Gippsland Native Vegetation Plan 2003.

- Any management plan should take into account that the Strzelecki Bioregion is one of Victoria's most fragmented Bioregions and address this as a consideration.

Cultural Heritage

- A cultural heritage assessment including how cultural heritage values will be managed.

Process and Outcomes

The development plan should be prepared with an appropriate level of community participation as determined by the responsible authority

An implementation plan must be submitted as part of the development plan, indicating the proposed staging of the development.

Development Contributions

The Development Plan must include:

- Development contributions tables including an equalisation table which identifies the proportion of each lot which is to be provided for road purposes, open space and stormwater drainage purposes. Once the Development Plan is approved incorporating the development contributions tables, the Development Plan (and the various tables) must not be amended without specific consideration of the impacts that changes to the Development Plan and the various tables will have on the ability of Council to deliver the road, public open space and stormwater infrastructure.
- A clause which explains how the equalisation of land and contributions for the various items of infrastructure is to operate.

[NEW: MDF&C] [Improved drafting for clarity]

SCHEDULE 7 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO7.

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Proposed
C149latr

TRARALGON NORTH RESIDENTIAL GROWTH AREA**1.0****Objectives**

--/--/----
Proposed
C149latr

To ensure development of the land is occurring in an orderly manner having regard to the timing and staging of the development of the land and provision of essential services, community facilities, open space and roads.

To ensure the interface between proposed and existing nearby developments, reduces the chance of conflicting developments.

To minimise access points to a Transport Zone 2.

To ensure the design of any proposed subdivision and buildings enhance and reinforce the character of the area.

To implement the adopted Structure Plans, where relevant.

2.0**Requirement before a permit is granted**

--/--/----
Proposed
C149latr

A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority for Minor Buildings and Works.

Minor Buildings and Works means a minor extension, minor addition or minor modification to an existing buildings and works that does not prejudice the future, orderly development of the general area affected by the Development Plan Overlay.

3.0**Conditions and requirements for permits**

The following conditions and/or requirements apply to permits:

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Proposed
C149latr

Infrastructure contributions condition

Except for a permit granted for Minor Buildings and Works, for boundary realignment or for a subdivision along a zone boundary to correct a split zone, a permit must contain the following condition:

- Prior to the commencement of any development, the owner(s) of the land must enter into an agreement under section 173 of the Planning & Environment Act 1987. The agreement must provide for infrastructure contributions to be paid prior to the commencement of any development of the land or prior to the issue of a statement of compliance in respect of the subdivision of land. The agreement must require the payment of infrastructure contributions for:
 - The acquisition of any land required for a road reserve for a road that Council proposes to be funded by the contributions agreement. Where that road is proposed to be wider than what presently exists, the infrastructure payment required must only relate to the additional width of the required road reserve. The contributions must be in the proportions set out in the development contributions tables in the approved development plan.
 - The construction of any road that Council proposes is to be funded by the contributions agreement. If widening is to an existing road, then the infrastructure payment required must only relate to the difference between a road comprising the existing pavement width and a road comprising a widened pavement and associated facilities in the proportions set out in the development contributions tables in the approved development plan.
 - The design and construction of stormwater drainage infrastructure including main drainage, wetlands, and retarding basins as described in the approved development plan.

- The improvement of public open space, including active open spaces as identified in the approved development plan.
- The acquisition of land for public open space, including active open spaces and community facilities, in the proportions set out in the development contributions tables in the approved development plan.
- A contribution towards the development of community facilities in the proportions set out in the development contributions tables in the approved development plan.
- The acquisition of land for stormwater drainage purposes in the proportions set out in the development contributions tables in the approved development plan.
- Infrastructure associated with the proposed bus route.
- Traffic calming treatments.
- The walking and cycling network including safe crossing points on the abutting arterial roads (excluding footpaths along roads).

The agreement must be prepared at the cost of the owner(s) and be to the satisfaction of the responsible authority.

4.0 Requirements for development plan

28/05/2021

C122latr

A development plan must include the following requirements:

A single Development Plan must be prepared for the whole of the land to which this schedule applies.

The Development Plan must be informed by a detailed site analysis of the natural, cultural and strategic context of the site to the satisfaction of the Responsible Authority.

Land use and subdivision

- The proposed boundaries of the development area, and provide the strategic justification for those boundaries.
- The overall subdivision of the area, including where possible, the proposed lot layout, sizes and density of lots which provide opportunities for a diverse range of housing types.
- The overall pattern of development of the area, including any land use activity areas.
- Street networks that support building frontages with two way surveillance.
- An accessible and integrated network of walking and cycling routes for safe and convenient travel to adjoining communities (including existing and future areas included in the DPO), local destinations or points of local interest, activity centres, community hubs, open spaces and public transport.
- The provision of any commercial facilities and the extent to which these can be co-located with community and public transport facilities to provide centres with a mix of land uses and develop vibrant, active, clustered and more walkable neighbourhood destinations.

Infrastructure Services

- An integrated stormwater management plan that incorporates water sensitive urban design techniques which provides for the protection of natural systems, integration of stormwater treatment into the landscape, improved water quality, and reduction and mitigation of run-off and peak flows, including consideration of downstream impacts.
- Provision of a road network providing a high degree of connectivity and external and internal permeability.
- The pattern and location of the major arterial road network of the area including the location and details of any required:

- road widening intersections access
- points pedestrian crossings or safe
- refuges cycle lanes bus lanes and
- stops
- The pattern and location of any internal road system based on a safe and practical hierarchy of roads including safe pedestrian and bicycle connections and crossing points in accordance with the background document Latrobe City Bicycle Plan 2007-2010 (as amended).
- In consultation with relevant agencies and authorities, provision of public transport stops where appropriate within easy walking distance to residential dwellings and key destinations. Stops should also be located near active areas where possible.

Open Space

- A landscape concept plan for all open space areas, indicating the location of plantings, pathways, shade, shelter and seating at activity areas as well as at intervals along pathways.
- The location and size of the proposed open spaces that cater for a range of user groups and provide a variety of functions that perform both an active and passive role for recreation, as appropriate.
- Public open spaces designed to provide:
 - Public spaces of a minimum of 0.5 hectares within a 500 metre walking distance of all residents in accordance with the background document Latrobe City Public Open Space Plan 2007 (as amended).
 - The inclusion of pedestrian and cycle paths and play equipment, that encourage active recreational opportunities.
 - Opportunities for visual surveillance to promote safety of users, through encouraging active frontages, using buildings to frame public spaces and locating open spaces within or adjacent to activity centres where possible.

Community Hubs and Meeting Places

- In consultation with relevant agencies and authorities, the provision of appropriate community facilities, including schools, pre-schools, maternal child health centres, senior citizen centres and general community centres within a walkable range of 400-800 metres across large subdivisions.
- Provision for access and social interaction, particularly where this encourages physical activity. For example:
 - Consider the need for public amenities, including toilets and bicycle parking at key destinations in accordance with the background documents Latrobe City Public Toilet Strategy 2006 (as amended) and Latrobe City Bicycle Plan 2007-2010 (as amended).
 - The pattern and location of pedestrian and bicycle paths should provide safe and practical access to and from community hubs and meeting places.
 - Spaces should be designed to accommodate community events and cultural programs including local arts activities and other festivals.

Flora and Fauna

- In consultation with relevant agencies and authorities, a flora and fauna survey, prepared by a suitably qualified expert, which includes but is not limited to species surveys for Growling Grass Frog (*Litoria raniformis*) and Dwarf Galaxias (*Galaxiella pusilla*), and measures required to protect the identified species.
- An assessment of any native vegetation to be removed having regard to the background document

Victoria's Native Vegetation Management: A Framework for Action (Department of Natural Resources and Environment, 2002), including how it is proposed to protect and manage any appropriate native vegetation.

- Regard must be had to the background document West Gippsland Native Vegetation Plan 2003.
- Any management plan should take into account that the Strzelecki Bioregion is one of Victoria's most fragmented Bioregions and address this as a consideration.

Cultural Heritage

- A cultural heritage assessment including how cultural heritage values will be managed.

Process and Outcomes

The development plan should be prepared with an appropriate level of community participation as determined by the responsible authority

An implementation plan must be submitted as part of the development plan, indicating the proposed staging of the development.

The approved development plan may be amended to the satisfaction of the responsible authority.

Development Contributions

The Development Plan must include:

- Development contributions tables including an equalisation table which identifies the proportion of each lot which is to be provided for road purposes, open space and stormwater drainage purposes. Once the Development Plan is approved incorporating the development contributions tables, the Development Plan (and the various tables) must not be amended without specific consideration of the impacts that changes to the Development Plan and the various tables will have on the ability of Council to deliver the road, public open space and stormwater infrastructure.
- A clause which explains how the equalisation of land and contributions for the various items of infrastructure is to operate.

[NEW: MDF&C] [Improved drafting for clarity]

SCHEDULE 8 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO8.

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Proposed
C149latr

LOW DENSITY AND RURAL LIVING GROWTH AREAS**1.0****Objectives**

To ensure development of the land is occurring in an orderly manner having regard to the timing and staging of the development of the land and provision of essential services, community facilities, open space and roads.

To ensure the interface between proposed and existing nearby developments, reduces the chance of conflicting developments.

To minimise access points to designated Category 1 Roads.

To ensure the design of any proposed subdivision and buildings enhance and reinforce the character of the area.

To implement the adopted Structure Plans, where relevant.

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Proposed
C149latr

2.0**Requirement before a permit is granted**

A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority for Minor Buildings and Works:

Minor Buildings and Works means a minor extension, minor addition or minor modification to an existing building and works that does not prejudice the future orderly development of the general area affected by the Development Plan Overlay.

--/--/----
Proposed
C149latr

3.0**Conditions and requirements for permits**

The following conditions and/or requirements apply to permits:

- Effluent from each residential lot must be treated, retained and disposed of within each individual lot boundary, in accordance with the Environment Protection Authority Code of Practice – Onsite Wastewater Management, February 2013 (as amended).
- Stormwater from each residential lot must be retained and treated on the lot (or within a subdivision-scale integrated stormwater treatment system) so as to ensure that there are no adverse drainage or stormwater quality impact on adjoining properties.

28/05/2021
C122latr

4.0**Requirements for development plan**

A development plan must include the following requirements:

- Effluent from each residential lot must be treated, retained and disposed of within each individual lot boundary, in accordance with the Environment Protection Authority Code of Practice – Onsite Wastewater Management, February 2013 (as amended).
- Stormwater from each residential lot must be retained and treated on the lot (or within a subdivision-scale integrated stormwater treatment system) so as to ensure that there are no adverse drainage or stormwater quality impact on adjoining properties.

28/05/2021
C122latr

Land use and subdivision

- The proposed boundaries of the development area, and provide the strategic justification for those boundaries.
- The boundaries of the development area must align with zone boundaries.

The re-subdivision of land in the development area must be undertaken in such a way as to not create allotments in two zones. This is to ensure the future orderly development of the general area affected by the Development Plan Overlay.

- The overall subdivision of the area, including the proposed size and density of allotments which provide opportunities for a diverse range of housing types.
- The proposed building envelopes and effluent disposal field areas within an indicative lot layout for the overall development plan area. Future lots proposed to be created by way of subdivision will be formalised at the planning permit application stage.
- The overall pattern of development of the area, including any proposed re-zoning of land and proposed land uses.
- Street networks that support building frontages with two way surveillance.
- An accessible and integrated network of walking and cycling routes for safe and convenient travel to adjoining communities (including existing and future areas included in the DPO), local destinations or points of local interest, activity centres, community hubs, open spaces and public transport.
- The provision of any commercial facilities and the extent to which these can be co-located with community and public transport facilities to provide centres with a mix of land uses and develop vibrant, active, clustered and more walkable neighbourhood destinations.

Waterways

Unless otherwise agreed by the relevant Catchment Management Authority, a buffer zone of 30 metres each side of waterways designated under the Water Act 1989 or a buffer based on a flood study which identifies the 100 year flood extent must be set aside for ecological purposes.

Infrastructure services

- An integrated stormwater management plan that incorporates water sensitive urban design techniques which provides for the protection of natural systems, integration of stormwater treatment into the landscape, improved water quality, and reduction and mitigation of run-off and peak flows, including consideration of downstream impacts.
- The pattern and location of the major arterial road network of the area including the location and details of any required:
 - road widening
 - intersections
 - access points
 - pedestrian crossings or safe refuges
 - cycle lanes
 - bus lanes and stops
- The pattern and location of any internal road system based on a safe and practical hierarchy of roads including safe pedestrian and bicycle connections and crossing points in accordance with Latrobe City Bicycle Plan 2007-2010 (as amended).
- In consultation with relevant agencies and authorities, provision of public transport stops where appropriate within easy walking distance to residential dwellings and key destinations. Stops should also be located near active areas where possible.

Domestic wastewater

If sewerage infrastructure cannot be provided to the development area, a Land Capability Assessment report must be submitted demonstrating:

- the capability of the site to sustainably manage wastewater within allotment boundaries.

- compliance with State and local policies on effluent disposal.
- consideration of all environmental constraints on the site, including but not limited to:
 - soil profiling
 - existing dams
 - erosion
 - drainage lines and depressions
 - water logging
 - slopes
 - contours

A Wastewater Management Plan must also be prepared that identifies preferred wastewater systems and a maintenance program to minimise the health and environmental impacts of on-site wastewater.

Open space

- The location and size of the proposed open spaces that cater for a range of user groups and provide a variety of functions that perform both an active and passive role for recreation, as appropriate.
- Public open spaces designed to provide:
 - Public spaces of a minimum of 0.5 hectares within a 500 metre walking distance of all residents in accordance with Latrobe City Public Open Space Plan 2013, (as amended).
 - The inclusion of pedestrian and cycle paths and play equipment, that encourage active recreational opportunities.
 - Opportunities for visual surveillance to promote safety of users, through encouraging active frontages, using buildings to frame public spaces and locating open spaces within or adjacent to activity centres where possible.
 - A landscape concept plan for all open space areas, indicating the location of plantings, pathways, shade, shelter and seating at activity areas as well as at intervals along pathways.

Flora and fauna

- In consultation with relevant agencies and authorities, a flora and fauna assessment including how flora and fauna values will be managed if required.
- An assessment of any native vegetation to be removed having regard to Guidelines for the Removal, Destruction or Lopping of Native Vegetation (Department of Environment, Land, Water and Planning 2017), including how it is proposed to protect and manage any appropriate native vegetation.
- Regard must be had to the West Gippsland Native Vegetation Plan 2003.
- Any management plan should take into account that the Strzelecki Bioregion is one of Victoria's most fragmented Bioregions and address this as a consideration.
- Consideration must also be given to adjoining or adjacent properties to the development area that have been identified as having a conservation, heritage or archaeological significance.

Cultural heritage

In consultation with relevant agencies and authorities, a cultural heritage assessment including how cultural heritage values will be managed if required.

Bushfire risk

The location, design and construction of development considers the need to implement bushfire protection measures.

Process and outcomes

Before deciding to approve a development plan, the responsible authority must consult with potentially affected parties. This must include direct notification of the development plan to all adjoining and adjacent landowners.

The responsible authority must consider the views of all submitters prior to making a decision in respect to the development plan.

An implementation plan must be submitted as part of the development plan, indicating the proposed staging of the entire development plan area.

[NEW: MDF&C] [Improved drafting for clarity]

SCHEDULE 9 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO9.

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Proposed
C149latr

LOW DENSITY RESIDENTIAL GROWTH AREA – GLENDONALD ROAD, CHURCHILL**1.0**

28/05/2021
C122latr

Objectives

To ensure development of the land is occurring in an orderly manner having regard to the timing and staging of the development of the land and provision of essential services, community facilities, open space and roads.

To ensure the interface between proposed and existing nearby developments, reduces the chance of conflicting developments.

To minimise access points to designated Category 1 Roads.

To ensure the design of any proposed subdivision and buildings enhance and reinforce the character of the area.

To implement the adopted Structure Plans, where relevant.

2.0

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Proposed
C149latr

Requirement before a permit is granted

A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority for Minor Buildings and Works:

Minor Buildings and Works means a minor extension, minor addition or minor modification to an existing building or works that does not prejudice the future orderly development of the general area affected by the Development Plan Overlay.

3.0

28/05/2021
C122latr

Conditions and requirements for permits

The following conditions and/or requirements apply to permits:

- Stormwater from each residential lot must be retained and treated on the lot (or within a subdivision-scale integrated stormwater treatment system) to ensure that there are no adverse drainage or stormwater quality impacts on adjoining properties.

If reticulated sewerage cannot be provided the following condition must be included:

- Effluent from each residential lot must be treated, retained and disposed of within each individual lot boundary, in accordance with the background document Code of Practice – Onsite Wastewater Management (Environment Protection Authority, July 2016) (as amended).

4.0

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Proposed
C149latr

Requirements for development plan

A development plan must include the following requirements:

Treatment of wastewater and stormwater

- Effluent from each residential lot must be treated, retained and disposed of within each individual lot boundary, in accordance with the background document Code of Practice – Onsite Wastewater Management (Environment Protection Authority, July 2016) (as amended).
- Stormwater from each residential lot must be retained and treated on the lot (or within a subdivision-scale integrated stormwater treatment system) so as to ensure that there are no adverse drainage or stormwater quality impacts on adjoining properties.

Land use and subdivision

- The proposed boundaries of the development area, and provide the strategic justification for those boundaries. The boundaries of the development area must align with zone boundaries. The re-subdivision of land in the development area must be undertaken in such a way as to not

create allotments in two zones. This is to ensure the future orderly development of the general area affected by the Development Plan Overlay.

- The overall subdivision of the area, including the proposed size and density of allotments which provide opportunities for a diverse range of housing types.
- The nominated connection points for stormwater drainage infrastructure.
- The overall pattern of development of the area, including any proposed rezoning of land and proposed land uses.
- Street networks that support building frontages with two way surveillance.
- An accessible and integrated network of walking and cycling routes for safe and convenient travel to adjoining communities (including existing and future areas included in the Development Plan Overlay), local destinations or points of local interest, activity centres, community hubs, open spaces and public transport.
- The provision of any commercial facilities and the extent to which these can be co-located with community and public transport facilities to provide centres with a mix of land uses and develop vibrant, active, clustered and more walkable neighbourhood destinations.

Waterways

- Unless otherwise agreed by the relevant Catchment Management Authority, a buffer zone of 30 metres each side of waterways designated under the Water Act 1989 or a buffer based on a flood study which identifies the 100 year flood extent must be set aside for ecological purposes.
- Unless otherwise agreed by the relevant Catchment Management Authority, the waterway buffer zone must be revegetated to provide for native plant and animal habitat, and improved waterway health and ecological outcomes consistent with the objectives of the background document West Gippsland Regional Catchment Strategy. Revegetation must accord with the relevant State Government standards for re-establishment of the relevant Ecological Vegetation Class using only indigenous plant species, to the satisfaction of the relevant State Government department and the responsible authority.

Infrastructure services

- An integrated stormwater management plan that incorporates water sensitive urban design techniques which provides for the protection of natural systems, integration of stormwater treatment into the landscape, improved water quality, and reduction and mitigation of run-off and peak flows, including consideration of downstream impacts.
- The pattern and location of the surrounding road network supported by a traffic impact assessment for the area showing the location and details of any required:

▪ Road widening (including but not limited to, Glendonald Road pavement).

- Intersection concept plans (including but not limited to, a concept plan for the intersection at Glendonald Road and Monash Way).
- Vehicle access points (showing no through vehicle access to Riga Court and Roberts Road).
- Pedestrian crossings or safe refuges.
- Cycle lanes.
- Bus lanes and stops.
- The pattern and location of any internal road system based on a safe and practical hierarchy of roads including safe pedestrian and bicycle connections and crossing points in accordance with background document Latrobe City Bicycle Plan 2007-2010 (as amended).
- In consultation with relevant agencies and authorities, provision of public transport stops where appropriate within easy walking distance of residential dwellings and key destinations. Stops should also be located near active areas where possible.

- In consultation with relevant agencies and authorities, plans for works on any Arterial Road intersection must be prepared in accordance with the relevant VicRoads standards.

Domestic wastewater

A Land Capability Assessment report must be submitted demonstrating:

- The capability of the site to sustainably manage wastewater within allotment boundaries.
- Compliance with State and local policies on effluent disposal.
- Consideration of all environmental constraints on the site, including but not limited to:
 - Soil profiling.
 - Existing dams.
 - Erosion.
 - Drainage lines and depressions.
 - Water logging.
 - Slopes.
 - Contours.
- The proposed building envelopes and effluent disposal field areas within an indicative lot layout for the overall development plan area
- A Wastewater Management Plan must also be prepared that identifies preferred wastewater systems and a maintenance program to minimise the health and environmental impacts of on-site wastewater.

Open space

- The location and size of the proposed open spaces that cater for a range of user groups and provide a variety of functions that perform both an active and passive role for recreation, as appropriate.
- Public open spaces designed to provide:
 - Public spaces of a minimum of 0.5 hectares within a 500 metre walking distance of all residents in accordance with background document Latrobe City Public Open Space Plan 2013(as amended).
 - The inclusion of pedestrian and cycle paths and play equipment, that encourage active recreational opportunities.
 - Opportunities for visual surveillance to promote safety of users, through encouraging active frontages, using buildings and road frontages to frame public and open spaces.
- Improved interface treatment with adjoining land, as appropriate.
 - A landscape concept plan for all open space areas, indicating the location of plantings, pathways, shade, shelter and seating at activity areas as well as at intervals along pathways.

Flora and fauna and landscape values

- In consultation with relevant agencies and authorities, a flora and fauna assessment including, but not limited to, a plan of all existing natural and ecological features and landscape values and how these have been considered in the design and layout of the development plan and how flora and fauna values will be preserved, if required.
 - An assessment of any native vegetation to be removed having regard to the background document Guidelines for the removal, destruction or lopping of native vegetation, 2017 , including how it is proposed to protect and manage any appropriate native vegetation.
- Regard must be had to the background document West Gippsland Native Vegetation Plan 2003.

- Any management plan should take into account that the Strzelecki Bioregion is one of Victoria's most fragmented Bioregions and address this as a consideration.

Consideration must also be given to adjoining or adjacent properties to the development area

- that have been identified as having a conservation, heritage or archaeological significance.

Cultural heritage

- In consultation with relevant agencies and authorities, a cultural heritage assessment including how cultural heritage values will be managed if required.

Bushfire risk

- The location, design and construction of development that considers the need to implement bushfire protection measures.

Process and outcomes

Before deciding to approve a development plan, the responsible authority must consult with potentially affected parties. This must include direct notification of the development plan to all adjoining and adjacent landowners, relevant agencies and authorities.

The responsible authority must consider the views of all submitters, agencies and authorities prior to making a decision in respect to the development plan.

An implementation plan must be submitted as part of the development plan, indicating the proposed staging of the entire development plan area.

[NEW: MDF&C] [Improved drafting for clarity]

SCHEDULE 11 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO11.

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Proposed
C149latr

BALDWIN ROAD, TRARALGON**1.0**

23/06/2023

C138latr

Objectives

To ensure development of the land is occurring in an orderly manner having regard to the timing and staging of the development of the land and provision of essential services, community facilities, open space and roads.

To ensure the design of any proposed subdivision and buildings enhance and reinforce the character of the area

To minimise crossings over existing pipeline infrastructure.

2.0

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Proposed
C149latr

Requirement before a permit is granted

A permit may be granted for minor buildings and works before a development plan has been prepared to the satisfaction of the responsible authority for Minor Buildings and Works.

Minor buildings and works means a minor extension, minor addition or minor modification to an existing building(s) and works that do not prejudice the future, orderly development of the general area affected by the Development Plan Overlay.

3.0

23/06/2023

C138latr

Conditions and requirements for permits**Infrastructure contributions condition**

The following conditions and/or requirements apply to permits:

Except for a permit granted for Minor Buildings and Works; for boundary realignments; or for a subdivision along a zone boundary to correct a split zone, a permit must contain the following condition:

- Prior to the commencement of any development, the owner(s) of the land must enter into an agreement under section 173 of the Planning & Environment Act 1987. The agreement must provide for infrastructure contributions to be paid prior to the commencement of any development of the land or prior to the issue of a statement of compliance in respect of the subdivision of land. The agreement must require the payment of infrastructure contributions for:
 - The acquisition of any land required for a road reserve for a road that Council proposes to be funded by the contributions agreement. Where that road is proposed to be wider than what presently exists, the infrastructure payment required must only relate to the additional width of the required road reserve. The contributions must be in the proportions set out in the development contributions tables in the approved development plan.
 - The construction of any road that Council proposes is to be funded by the contributions agreement. If widening is to an existing road, then the infrastructure payment required must only relate to the difference between a road comprising the existing pavement width and a road comprising a widened pavement and associated facilities in the proportions set out in the development contributions tables in the approved development plan.
 - The design and construction of stormwater drainage infrastructure including main drainage, wetlands, and retarding basins as described in the approved development plan.
 - The improvement of public open space, including active open spaces as identified in the approved development plan.
 - The acquisition of land for public open space, including active open spaces and community facilities, in the proportions set out in the development contributions tables in the approved development plan.

- A contribution towards the development of community facilities in the proportions set out in the development contributions tables in the approved development plan.
- The acquisition of land for stormwater drainage purposes in the proportions set out in the development contributions tables in the approved development plan.
- Infrastructure associated with the proposed bus route.
- Traffic calming treatments.
- The walking and cycling network including safe crossing points on the abutting arterial roads (excluding footpaths along roads).

The agreement must be prepared at the cost of the owner(s) and be to the satisfaction of the responsible authority.

Bushfire Management Plan

A Bushfire Management Plan that demonstrates how the application will address bushfire risk at the site and implement required bushfire protection measures. The plan must be prepared in accordance with requirements of the DPO, unless otherwise agreed in writing by the Responsible Authority. The plan must include:

- The design and layout of the subdivision, including lot layout, road design and access points, both vehicular and pedestrian;
- The location of any bushfire hazard areas that are to be created within the DPO or areas within a site boundary of any land that is partly covered by the DPO; The location of any reserves within or adjacent to the DPO;
- The details of any required bushfire protection measures;
- The identification of any areas to form the setback between a bushfire hazard and built form.
- The details of any vegetation management in any area of defensible space including,
 - information on how vegetation will be managed and when the vegetation management will occur i.e. annually, quarterly, during the fire danger period.
- Notations that indicate what authority is responsible for managing vegetation within open space areas.
- Notations that ensure that the reserves will be managed in a low threat condition.

Development Permit Decision Guidelines

Before deciding on an application to subdivide land, construct buildings, or carry out works, the responsible authority must consider, as appropriate:

- Whether the development of the land is occurring in an orderly manner having regard to essential services, community facilities, open space and roads.
- The potential for future re-subdivision.
- The interface between proposed and existing nearby developments, to reduce the chance of conflicting developments.
- The need to minimise access points to designated Category 1 Roads.
- The measures to mitigate the impact of new development on the operation and safety of licensed pipeline infrastructure.
- The design of any proposed buildings to enhance and reinforce the character of the area.
- The timing and staging of the development of the land.
- The consistency of the proposed development with the approved development plan.
- The consistency of the proposed development with adopted structure plans, where relevant.

4.0 Requirements for development plan

23/06/2023C138latr

A development plan must include the following requirements:

- A single Development Plan must be prepared for the whole of the land to which this schedule applies.

Land Use and Subdivision

- The proposed boundaries of the development area, and provide the strategic justification for those boundaries.
- The overall subdivision of the area, including where possible, the proposed lot layout, sizes and density of lots which provide opportunities for a diverse range of housing types.
- Larger residential lot sizes located in proximity to licensed transmission pipeline corridor and associated gas facility.
- An additional 15m either side of the gas and oil transmission pipeline easements and any associated gas facility must be included in a public reserve to provide adequate separation distance from sensitive land uses.

The overall pattern of development of the area, including any land use activity areas.

- Street networks that:
 - support building frontages with two way surveillance; and
 - have no direct access to lots from Traralgon - Maffra Road (arterial road). Direct access to these lots will need to be provided by internal road networks of the subdivision area.
- An accessible and integrated network of walking and cycling routes for safe and convenient travel to adjoining communities (including existing and future areas included in the DPO), local destinations or points of local interest, activity centres, community hubs, open spaces and public transport.
- Avoid community facilities, including but not limited to accommodation (other than dwelling, camping and caravan park, group accommodation, host farm, residential hotel, rooming house, rural worker accommodation and residential village) children's playground, education centres, places of assembly, fuel depots and hospitals within 180m of a major LPG licensed pipeline corridor and with 85m of a major gas licensed pipeline corridor.

Infrastructure Services

- An integrated stormwater management plan that incorporates water sensitive urban design techniques which provides for the protection of natural systems, integration of stormwater treatment into the landscape, improved water quality, and reduction and mitigation of run-off and peak flows, including consideration of downstream impacts.
- Provision of a road network providing a high degree of connectivity and external and internal permeability.
- A Traffic Impact Assessment approved by the Department of Transport which shows the location of the major arterial network of the area and which supports the location and details of any required:
 - road widening
 - intersections
 - access points (which are to be minimised)
 - pedestrian crossings or safe refuges
 - cycle lanes
 - bus lanes and stops

- The pattern and location of any internal road system based on a safe and practical hierarchy of roads including safe pedestrian and bicycle connections and crossing points in accordance with the background document Latrobe City Bicycle Plan 2007-2010 (as amended).
- In consultation with relevant agencies and authorities, provision of public transport stops where appropriate within easy walking distance to residential dwellings and key destinations. Stops should also be located near active areas where possible.
- Provision of adequate access and clear space along the licensed pipeline corridors for the purposes of pipeline operations and maintenance activities.

Open Space

- A landscape concept plan for all open space areas, indicating the location of plantings, pathways, shade, shelter and seating at activity areas as well as at intervals along pathways.
- The location and size of the proposed open spaces that cater for a range of user groups and provide a variety of functions that perform both an active and passive role for recreation, as appropriate.
- Public open spaces designed to:
 - Provide public spaces of a minimum of 0.5 hectares within a 500 metre walking distance of all residents in accordance with the background document Latrobe City Public Open Space Plan 2007 (as amended).
 - Incorporate all licensed pipeline corridors within linear reserves with road frontages.
 - Include pedestrian and cycle paths and play equipment, that encourage active recreational opportunities.
 - Provide opportunities for visual surveillance to promote safety of users, through encouraging active frontages.

Community Hubs and Meeting Places

- In consultation with relevant agencies and authorities, the provision of appropriate community facilities, including schools, pre-schools, maternal child health centres, senior citizen centres and general community centres within a walkable range of 400-800 metres across large subdivisions.
- The location and general dimensions of a government school site must be in accordance with the Victorian Government School Site Selection Criteria and to the satisfaction of the Department of Education.
- Provision for access and social interaction, particularly where this encourages physical activity. For example:
 - Consider the need for public amenities, including toilets and bicycle parking at key destinations in accordance with the background documents Latrobe City Public Toilet Strategy 2006 (as amended) and Latrobe City Bicycle Plan 2007-2010 (as amended).
 - The pattern and location of pedestrian and bicycle paths should provide safe and practical access to and from community hubs and meeting places.
 - Spaces should be designed to accommodate community events and cultural programs including local arts activities and other festivals.

Flora and Fauna

- A flora and fauna survey, prepared by a suitably qualified consultant and with the approval of the Department Environment, Energy and Climate Action and other relevant agencies and authorities, which includes but is not limited to species surveys for:
 - Growling Grass Frog and avifauna;

- Eastern Grey Egret;
- Blue - Billed Duck;
- Dwarf Galaxias;
- Australian Grayling;
- White - Bellied Sea Eagle;
- Southern Brown Bandicoot;
- Glossy Grass Skink;
- Strzelecki Gums;
- Matted Flax Lily;
- Grey Billy Buttons; and
- Forest Red Gum Grassy Woodland Community

and measures required to protect the identified species.

- An assessment of any native vegetation to be removed having regard to the background document Protecting Victoria's Environment - Biodiversity 2037, including how it is proposed to protect and manage any appropriate native vegetation.
- Identification of any existing native vegetation and how it responds to the Guidelines for the Removal, Destruction or Lopping of Native Vegetation, 2017.
- Regard must be had to the background document West Gippsland Native Vegetation Plan 2003.
- Any management plan should take into account that the Strzelecki Bioregion is one of Victoria's most fragmented Bioregions and address this as a consideration.

Cultural Heritage

- A cultural heritage assessment including how cultural heritage values will be managed.

Infrastructure Asset Risk Management

- Identify sensitive land uses that need to be risk assessed due to proximity to major pipeline infrastructure and any associated gas facility (Accommodation (other than dwelling, camping and caravan park, group accommodation, host farm, residential hotel, rooming house, rural worker accommodation and residential village) education centres, places of assembly, fuel depots and hospitals) via a Safety Management Study.
- Preparation of a Safety Management Study in accordance with Australian Standard AS2885 (Pipelines – Gas and Liquid Petroleum) in consultation with the relevant pipeline owner/operator and to the satisfaction of the relevant authority. The findings of the Safety Management Study are to be incorporated into any approved development plan and corresponding planning controls.
- Any proposed works including any temporary or permanent road or infrastructure crossings of the gas pipeline easements will require consultation with and consent from the pipeline owner/operator.
- Clear access on and either side of the major pipeline corridors shall be maintained, with any vegetation other than light grasses along the corridor subject to pipeline owner / operator consent.
- Provisions for the re-coating, protective slabbing of the impacted pipelines to the satisfaction of the relevant authority. The degree and nature of the re-coating and / or protective slabbing shall be determined as an outcome of the Safety Management Study for the affected pipeline(s).
- Any structures within 3m of a licensed transmission pipeline shall obtain consent from the Minister administering the Pipelines Act.

Sensitive Land Use

- Preparation of an assessment on the potential for noise and air pollution impacts from the Traralgon Maffra Road considering the Environment Reference Standards for Ambient Sound and Guidelines for Minimising Air Pollution in Victoria (EPA publication 1961)
- Any proposed mitigating measures that are required to be included as part of the noise and air pollution assessment.

Bushfire Protection Measures

- The subdivision design must appropriately consider publication 'Design Guidelines Settlement Planning at the Bushfire Interface' (Country Fire Authority and Department of Environment, Land and Planning, 2020)
- Provision of perimeter roads along any bushfire hazard interface.
- All lots to achieve a minimum construction standard of BAL-12.5.
- All lots must be setback a minimum of 22m from a bushfire hazard.
- Non combustible fencing must be utilised.
- The landscape concept plans to demonstrate that all reserves will be developed and maintained to low threat conditions and subsequently no increased bushfire hazard.
- Municipal reserves outside the extent of the DPO as shown in the draft concept plan be developed and maintained to low threat conditions and subsequently no increased bushfire hazard. Measures to manage grassfire hazard interfaces while residential areas remain undeveloped.
- A site management plan is required to be prepared to address interim bushfire hazard management for stages of the subdivision. This plan is to identify the likely bushfire risks at each stage, identify how these will be managed.

Development Contributions

- Development contributions tables including an equalisation table which identifies the proportion of each lot which is to be provided for road purposes, open space and stormwater drainage purposes. Once the Development Plan is approved incorporating the development contributions tables, the Development Plan (and the various tables) must not be amended without specific consideration of the impacts that changes to the Development Plan and the various tables will have on the ability of Council to deliver the road, public open space and stormwater infrastructure.
- A clause which explains how the equalisation of land and contributions for the various items of infrastructure is to operate.

Process and Outcomes

- An implementation plan must be submitted as part of the development plan, indicating the proposed staging of the development.

[NEW: MDF&C] [Improved drafting for clarity]

--/--/----
Proposed
C149latr

SCHEDULE 1 TO CLAUSE 44.03 FLOODWAY OVERLAY

Shown on the planning scheme map as FO.

1.0 Floodway objectives to be achieved

06/06/2019
C116latr

None specified.

2.0 Statement of risk

28/05/2021
C122latr

- Damage to assets due to flooding.
- Increased flood damage due to changes in depth, velocity and reduced storage of floodwaters as a result of development.
- Risk to life and property due to flooding.

3.0 Permit requirement

A permit is not required to:

--/--/----
Proposed
C149latr

Buildings

Construct a replacement building (excluding non-habitable outbuildings) on land in an existing urban area where:

- The finished floor level is at or above the Nominal Flood Protection Level specified in written advice by the relevant floodplain management authority
- The footprint of the replacement building is the same or less than the original building, to the satisfaction of the relevant floodplain management authority
- A replacement dwelling is constructed within 3 years from the removal of a dwelling from the site or in accordance with written advice from the responsible authority
- The underfloor area of the building will not restrict the free passage of floodwater, to the satisfaction of the relevant floodplain management authority
- Safe access to the building by emergency services is adequate during a 1 per cent AEP flood event to the satisfaction of the relevant floodplain management authority

Construct an upper storey extension to an existing building within the existing building footprint.

Construct the following:

- A non-habitable building with a floor area that does not exceed 20 square metres
 - A building or structure with permanently open sides
 - A rainwater tanks associated with an existing dwelling, provided that the footprint of all rainwater tanks associated with the dwelling does not exceed 20 square metres
 - A mast, antenna, power pole, light pole, or telecommunication tower
 - A pergola, carport, deck, veranda or in-ground swimming pool associated with an existing dwelling, provided that it does not impede the flow of floodwaters, to the satisfaction of the relevant floodplain management authority
 - A disabled access ramp
 - Open type fencing (excluding paling fencing, colourbond style fencing, brick and concrete walls) and maintenance to existing fencing
 - An open sports ground that does not alter the surface by more than 150 millimetres with no grandstands or raised view areas, playgrounds, open-sided picnic shelters and barbeques.
-

Works

Carry out works ancillary to an existing building including landscaping and pathways, that do not alter the surface profile by more than 150 millimetres.

Carry out earthworks in accordance with a whole farm plan approved by the responsible authority and the relevant floodplain management authority.

Carry out works associated with dams with less than 3,000 cubic metres capacity, where no fill is imported to the site and where no embankment is proposed above natural ground level.

Carry out works associated with vine or horticulture trellises or watering systems.

Carry out routine and maintenance works that do not affect the height, length or location of a levee, embankment or road.

Carry out works associated with any roadside, pathway or access ways (public or private) including construction of driveways, vehicle crossovers, footpaths or bicycle paths if there is no change to existing surface levels up to 150 millimetres or if the relevant floodplain management authority has advised in writing that the impact on flood storage will be negligible and the flow path will not be obstructed.

Carry out works associated with the Princes Freeway – Traralgon Bypass, carried out by or on behalf of the relevant road authority, subject to the plans for the works being to the satisfaction of the relevant floodplain management authority.

Buildings and works

Buildings and works carried out by a Water Corporation to maintain and replace infrastructure related to sewer and water supply that do not alter existing surfaces.

4.0

28/05/2021

C122latr

Application requirements

The following application requirements apply to an application for a permit under Clause 44.03, in addition to those specified in Clause 44.03 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- Written advice from the relevant floodplain management authority which assesses the viability of the proposed development and specifies the Nominal Flood Protection Level as appropriate.
- A plan, drawn to scale, which shows:
 - A location plan showing the boundaries and dimensions of the site, surrounding uses and the layout of existing and proposed buildings and works
 - Elevation plans showing the natural ground level, finished ground level and the floor levels of any proposed buildings in relation to Australian Height Datum, taken by or under direction of a licenced surveyor where requested by the responsible authority or relevant floodplain management authority
 - The 1 per cent AEP flood level as specified in written advice by the relevant floodplain management authority where development is proposed for inland waterways.
 - Any additional information required and requested in writing by the relevant floodplain management authority

5.0

06/06/2019

C116latr

Decision guidelines

None specified.

[NEW: MDF&C] [Improved drafting for clarity]

21/11/2019
C105latr

SCHEDULE 1 TO CLAUSE 44.04 LAND SUBJECT TO INUNDATION OVERLAY

Shown on the planning scheme map as LSIO.

1.0 Land subject to inundation objectives to be achieved

None specified.

2.0 Statement of risk

28/05/2021
C122latr

- Damage to assets due to flooding
- Increased flood damage due to reduced storage of floodwaters as a result of development Risk
- to life and property due to flooding

3.0 Permit requirement

28/05/2021
C122latr

A permit is not required to:

Buildings

Construct a replacement building (excluding non-habitable outbuildings) where:

- The finished floor level of the building is at or above the Nominal Flood Protection Level specified in written advice by the relevant floodplain management authority
- The footprint of the replacement building is the same or less than the original building, to the satisfaction of the relevant floodplain management authority
- The underfloor area of the building will not restrict the free passage of floodwater, to the satisfaction of the relevant floodplain management authority
- A replacement dwelling is constructed within 3 years from the removal of a dwelling from the site or in accordance with written advice from the responsible authority
- Safe access to the building by emergency services is adequate during a 1 per cent AEP flood event to the satisfaction of the relevant floodplain management authority

Construct an extension to an existing building (excluding a non-habitable outbuilding) where:

- The finished floor level of the building is at or above the Nominal Flood Protection Level specified in written advice by the relevant floodplain management authority
- The underfloor area of the building will not restrict the free passage of floodwater, to the satisfaction of the relevant floodplain management authority
- Safe access to the building by emergency services is adequate during a 1 per cent AEP flood event to the satisfaction of the relevant floodplain management authority

Construct an upper storey extension to an existing building within the existing building footprint.

Construct the following:

- A non-habitable building that does not exceed 20 square metres
 - A building with permanently open sides
 - A rainwater tank associated with an existing dwelling, provided the footprint of all rainwater tanks associated with the dwelling does not exceed 20 square metres
 - A mast, antenna, power pole, light pole or telecommunication tower
 - A pergola, carport, deck, veranda or in-ground swimming pool associated with an existing dwelling, provided that it does not impede the flow of floodwaters, to the satisfaction of the relevant floodplain management authority
-

- A disabled access ramp
- Open type fencing (excluding paling fencing, colourbond style fencing, brick and concrete walls) and maintenance to existing fencing
- An open sports ground that does not alter the surface by more than 150 millimetres with no grandstands or raised view areas, playgrounds, open-sided picnic shelters and barbeques

Works

Carry out works ancillary to an existing building, including landscaping and pathways that do not alter the existing surface profile by more than 150 millimetres.

Carry out earthworks in accordance with a whole farm plan approved by the responsible authority and floodplain management authority.

For land in a rural zone, carry out earthworks that do not obstruct or impact on natural flow paths, drainage lines or flood flows and that do not raise the natural surface level of the land by 150 millimetres.

Carry out works associated with dams with less than 3,000 cubic metres capacity, where no fill is imported to the site and where no embankment is proposed above natural ground level.

Carry out works associated with vine or horticultural trellises or watering systems.

Carry out routine and maintenance works that do not affect the height, length or location of a levee, embankment or road.

Carry out works associated with roads, roadsides or any other access way (public or private) including construction of driveways, vehicle crossovers, footpaths or bicycle paths if there is no change to existing surface levels up to 150 millimetres or if the relevant floodplain management authority has advised in writing that the impact on flood storage will be negligible and the flow path will not be obstructed.

Carry out works associated with the Princes Freeway – Traralgon Bypass, carried out by or on behalf of the relevant road authority, subject to the plans for the works being to the satisfaction of the floodplain management authority.

Buildings and works

Buildings and works carried out by a Water Corporation to maintain and replace infrastructure related to sewer and water supply that do not alter existing surfaces.

4.0

Application requirements

28/05/2021C122latr

The following application requirements apply to an application for a permit under Clause 44.03, in addition to those specified in Clause 44.03 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- Written advice from the relevant floodplain management authority which assesses the viability of the proposed development and specifies the Nominal Flood Protection Level as appropriate.
 - A plan, drawn to scale, which shows:
 - A location plan showing the boundaries and dimensions of the site, surrounding uses and the layout of existing and proposed buildings and works.
 - Elevation plans showing the natural ground level, finished ground level and the floor levels of any proposed buildings in relation to Australian Height Datum, taken by or under direction of a licenced surveyor where requested by the responsible authority or relevant floodplain management authority.
 - For inland waterways, the 1 per cent AEP flood level as specified in written advice by the relevant floodplain management authority.
 - Any additional information required and requested in writing by the relevant floodplain management authority.
-

5.0

Decision guidelines

06/06/2019
C116latr

None specified.

06/06/2019
C1161atr

SCHEDULE 1 TO CLAUSE 44.06 BUSHFIRE MANAGEMENT OVERLAY

Shown on the planning scheme map as BMO1.

BOOLARRA, MOE, MORWELL, NEWBOROUGH, YALLOURN, YALLOURN NORTH, TRARALGON SOUTH BAL-12.5 AREAS

1.0 Statement of the bushfire management objectives to be achieved

06/06/2019
C1161atr

To specify bushfire protection measures to construct or extend one dwelling on a lot.

To specify referral requirements for applications to construct or extend one dwelling on a lot.

2.0 Application

06/06/2019
C1161atr

The application to construct or extend one dwelling on a lot must include all the requirements set out in this schedule.

Clause 53.02 applies in all other circumstances.

3.0 Permit requirement

06/06/2019
C1161atr

None specified.

4.0 Application requirements

28/05/2021
C1221atr

The following application requirements apply to an application for a permit under Clause 44.06:

A bushfire management plan that:

- Shows all of the required bushfire protection measures specified in this schedule,
- Includes written conditions that implement the required bushfire protection measures,
- Identifies water supply including the location of any fire hydrant within 120 metres of the rear of the building, and Details vehicle access.

5.0 Requirements to be met

06/06/2019
C1161atr

The following requirements apply to an application to construct a single dwelling on a lot:

- The dwelling must be constructed to BAL-12.5
- Defendable space is to be provided for a distance of 30 metres around the dwelling or to the property boundary, whichever is the lesser and maintained in accordance with the vegetation management requirements of Clause 53.02 with the following variation:
 - The canopy of trees must be separated by at least 2 metres.
- A static water supply must be provided in accordance with Clause 53.02 , and Vehicle
- access must be provided in accordance with Clause 53.02 .
- If these requirements are not met, the requirements of Clause 53.02 apply.

6.0 Substitute approved measures for Clause 53.02

06/06/2019
C1161atr

None specified.

7.0 Additional alternative measures for Clause 53.02

06/06/2019
C1161atr

None specified.

8.0

Mandatory Condition

28/05/2021
C1221atr

None specified.

9.0

Referral of application not required

28/05/2021
C1221atr

An application under this overlay is not required to be referred to the relevant fire authority under Section 55 of the Act.

10.0

Notice and review

06/06/2019
C1161atr

None specified.

11.0

Decision guidelines

28/05/2021
C1221atr

The following decision guidelines apply to an application for a permit under Clause 44.06, in addition to those specified in Clause 44.06 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether all of the bushfire protection measures in this schedule have been met.
-

SCHEDULE 1 TO CLAUSE 44.07 STATE RESOURCE OVERLAY

Shown on the planning scheme map as SRO1.

--/--/----
Proposed
C149latr

GIPPSLAND BROWN COALFIELDS**1.0****Statement of resource significance**

19/08/2021
V C 1 9 6

The Gippsland Coalfields provide a secure long term energy source for base load power generation in Victoria, as well as providing an unique opportunity for other related significant developments.

2.0**Management objectives**

--/--/----
Proposed
C149latr

To ensure the medium to long term extraction and use of the coal resource for power generation, building, works and subdivision of land over the resource and of a type that will not inhibit, by way of community significance or cost of removal, the eventual productive use of that resource.

3.0**Use of land**

19/08/2021
V C 1 9 6

None specified.

4.0**Subdivision**

19/08/2021
V C 1 9 6

None specified.

5.0**Buildings and works**

19/08/2021
V C 1 9 6

None specified.

6.0**Application requirements**

04/05/2022
VC210

Applications for buildings, works or subdivision which must be accompanied by a report, prepared in accordance with the requirements of Clause 44.07-3:

- To subdivide land which creates a lot with an area less than 20 hectares.
- To construct a building or construct or carry out works for:
 - cemetery.
 - educational centre.
 - exhibition centre.
 - function centre.
 - golf course.
 - hospital.
 - industry (other than rural industry).
 - major sports and recreational facility.
 - plantation
 - shop or office with a floor area exceeding 2,000 square metres.
 - accommodation if the total number of people to be accommodated exceeds 100 or the proposed development results in an increase of greater than 25% to the floor area of an existing accommodation building.

A fire management plan, to the satisfaction of the responsible authority, must be submitted with any application for building, works or subdivision within 1000 metres of a Mining Licence.

7.0

19/08/2021
VC196

Referral of applications

Kind of application	Referral authority	Type of referral authority
To subdivide land: ■ which creates a lot with an area less than 20 hectares.	The Secretary to the Department administering the Mineral Resources (Sustainable Development) Act 1990	Determining referral authority
To develop land for: cemetery. <ul style="list-style-type: none"> ■ educational centre. exhibition ■ centre. function centre. golf course. ■ hospital. industry (other than rural industry). major sports and recreational facility. plantation. ■ shop or office with a floor area exceeding 2,000 square metres. ■ accommodation if the total number of people to be accommodated exceeds 100 or the proposed development results in an increase of greater than 25% to the floor area of an existing accommodation building. ■ 	The Secretary to the Department administering the Mineral Resources (Sustainable Development) Act 1990	Determining referral authority

8.0

Exemption from notice and review

19/08/2021
V C 1 9 6

None specified.

9.0

19/08/2021
VC196

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 44.07, in addition to those specified in Clause 44.07 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The need to ensure development of the land does not inhibit the eventual development and use of the coal.
- The need to exclude urban development, including low density residential development, and rural living development, from this overlay area.
- The impact of the building and works on nearby existing or proposed brown coal mining or electricity generation and any nearby agricultural uses.

[NEW: MDF&C] [Improved drafting for clarity]

SCHEDULE 1 TO CLAUSE 44.08 BUFFER AREA OVERLAY

Shown on the planning scheme map as BAO1

--/--/----
Proposed
C149latr

MAJOR PIPELINE INFRASTRUCTURE**1.0**

21/12/2023

C121latr

Statement of risk

Latrobe City is traversed by a number of licensed, high pressure pipelines that carry a range of volatile substances throughout Victoria. Pipeline failure resulting in the release of the pipeline contents can cause serious harm to people, property and the environment.

Licensed pipelines are required to be designed, constructed, operated and maintained so that threats to the pipeline, including damage caused by third parties and the consequences of pipeline failure are assessed and risks are reduced to as low as reasonably practicable.

Changes in land use and increases in development activity may pose threats to the pipeline, through penetration or puncture, and increase the consequences of pipeline failure.

Pipeline failure can impact human health through skin irritation, respiratory problems, severe internal and external injuries, burns, long term damage and fatalities. The impacts on property can result in severe damage to complete destruction through fire and explosions. The impacts on the environment can result in toxic pollution of water, soil and air, damaging flora and injuring fauna and causing fatalities. Natural gas is a potent greenhouse gas and its release contributes to climate change.

2.0

21/12/2023

C121latr

Objectives

To protect human life, property, and the environment from the impacts of pipeline failure.

To identify the location of licensed pipelines and the region where impacts from pipeline failure are greatest.

To ensure that land use and development around pipelines is appropriately designed and sited to minimise risks.

To protect the integrity of licensed pipelines.

3.0

--/--/----
Proposed
C149latr

Use of land

A permit is required to use land for:

- Accommodation (other than Dependent person's unit and Dwelling)
- Earth and energy resource industry where clause 62.01 is not met
- Education centre
- Freeway service centre
- Hospital
- Industry where any of the following applies:
 - A fire protection quantity is exceeded under the Dangerous Goods (Storage and Handling) Regulations 2012
 - A notification is required under the Occupational Health and Safety Regulations 2017
 - A licence is required under the Dangerous Goods (Explosives) Regulations 2011
 - A licence is required under Dangerous Goods (HCDG) Regulations 2016
- Leisure and Recreation Facility (excluding Informal outdoor recreation, Open sports ground)
- Place of assembly

- Service station
- Warehouse (excluding Commercial display area, Milk depot, Mail centre)

4.0 Subdivision

21/12/2023
C1211atr

None specified.

5.0 Buildings and works

21/12/2023
C1211atr

A permit is required to: construct a building or construct or carry out works associated with a

- use listed in Clause 3.0. construct two or more dwellings on a lot.

6.0 Application requirements

21/12/2023
C1211atr

The following application requirements apply to an application for a permit under Clause 44.08, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A Safety Management Study reviewed by a suitably qualified pipeline licensee, addressing the following, where applicable:
 - How activities associated with the use of land, and buildings or works, may result in any additional threats to the integrity of licensed pipelines and how these threats will be controlled and minimised.
 - Emergency exit routes and external gathering spaces.
 - How the activities associated with the use of land, and buildings or works have been designed to reduce risks to human life in the event of pipeline failure.
 - How the location and storage of dangerous or explosive goods or chemicals reduces the risk of contributing to the escalation of a pipeline failure.

7.0 Exemption from notice and review

21/12/2023
C1211atr

An application for construction of a building or to construct or carry out works is 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.

8.0 Decision guidelines

21/12/2023
C1211atr

The following decision guidelines apply to an application for a permit under Clause 44.08, in addition to those specified in Clause 44.08 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The views of Energy Safe Victoria.
 - Whether the proposal has been designed to reduce risks to human life in the event of pipeline failure, where practicable, including:
 - Opportunities to locate the development or activities associated with the land use away from the pipeline.
 - Directing emergency exit routes away from the pipeline.
 - Opportunities for siting external gathering spaces further away from the pipeline.
-

[NEW: MDF&C] [Improved drafting for clarity]

02/11/2017
C100

SCHEDULE TO CLAUSE 45.01 PUBLIC ACQUISITION OVERLAY

1.0
06/06/2019
C116latr

Public acquisition

PS map ref	Acquiring Authority	Purpose of acquisition
PAO1	VicRoads	Road acquisition.
PAO4	Gippsland Water	Water and / or sewerage infrastructure

18/06/2020
C092latr

SCHEDULE 1 TO CLAUSE 45.02 AIRPORT ENVIRONS OVERLAY

Shown on the planning scheme map as AEO1.

1.0 Requirements

14/12/2023

vc253

Despite the provisions of the zone, a permit must not be granted to use the land for any of the following uses:

- Accommodation (other than Dwelling, Host farm, Residential hotel and Small second dwelling).
- Drive-in theatre.
- Education centre.
- Hospital.

A permit is required to use land for any of the following uses:

- Art and craft centre.
- Bar.
- Display home centre.
- Dwelling (provided no more than one is established on any lot).
- Host farm.
- Hotel.
- Office.
- Place of assembly (except Drive-in theatre).
- Research and development centre.
- Research centre.
- Residential hotel.
- Restricted recreation facility.
- Small second dwelling (provided no more than one is established on any lot).

A Small second dwelling must be a moveable building and only used to provide accommodation for a person dependent on a resident of the existing dwelling.

An application to use land under this overlay must be referred to the Latrobe Regional Airport Board under Section 55 of the Act unless, in the opinion of the responsible authority, the proposal satisfies requirements or conditions previously agreed in writing between the responsible authority and the Latrobe Regional Airport Board.

06/06/2019
C116latr

SCHEDULE 2 TO CLAUSE 45.02 AIRPORT ENVIRONS OVERLAY

Shown on the planning scheme map as AEO2.

1.0

18/06/2020
C092latr

Requirements

A permit is required to use land for any of the following uses:

- Accommodation.
- Art and craft centre.
- Bar.
- Display home centre.
- Education centre.
- Hospital.
- Hotel.
- Office.
- Place of assembly.
- Research and development centre.
- Research centre.
- Restricted recreation facility.

An application to use land under this overlay must be referred to the Latrobe Regional Airport Board under Section 55 of the Act unless in the opinion of the responsible authority the proposal satisfies requirements or conditions previously agreed in writing between the responsible authority and the Latrobe Regional Airport Board.

09/11/2017

OVERLAY

GC75

SCHEDULE 1 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN

Shown on the planning scheme map as DCPO1.

LAKE NARRACAN DEVELOPMENT CONTRIBUTIONS PLAN**1.0**

17/12/2015

C86

Area covered by this development contributions plan

All land within the Lake Narracan Precinct Structure Plan area as shown on the Planning Scheme Maps as DCPO1.

2.0

28/05/2021

C122latr

Summary of costs

Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
Roads	\$4,713,515	Refer to DCP	\$4,713,515	100%
Intersections	\$20,310,294	Refer to DCP	\$19,783,019	97.4%
Culvert projects	\$999,000	Refer to DCP	\$999,000	100%
Open Space	\$8,925,502	Refer to DCP	\$8,181,192	91.7%
Community facilities	\$3,541,286	Refer to DCP	\$3,541,286	100%
Wetland	\$9,887,392	Refer to DCP	\$9,887,392	100%
Waterways	\$9,153,000	Refer to DCP	\$9,153,000	100%
TOTAL	\$57,529,989		\$56,258,404	

3.0

28/05/2021

C122latr

Summary of contributions

Facility	Levies payable by the development (\$)	
	Development Infrastructure All development per NDA	Community Infrastructure
Roads	\$13,959	-
Intersections	\$58,589	-
Culvert projects	\$2,959	-
Open space	\$24,229	-
Community facilities	\$10,488	-
Wetland	\$29,282	-
Waterways	\$27,107	-

TOTAL	\$166,614	\$897 per dwelling
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The capital cost for each infrastructure item will be adjusted by applying the Building Price Index, as publicised in the latest edition of Rawlinsons Australian Construction Handbook on 1st July each year.

The land values will be adjusted on 1 July each year following a re-valuation of properties undertaken by a registered valuer.

The Community Infrastructure Levy (CIL) payable under this Development Contributions Plan (DCP)

Section 46L of the Planning and Environment Act 1987 sets the maximum CIL amount that can be collected under an approved DCP.

If the maximum amount of the CIL which may be collected under an approved DCP is varied under section 46L of the Planning and Environment Act 1987, the collecting agency may adjust the amount of the CIL payable under this DCP in accordance with section 46L of the Planning and Environment Act 1987.

If the collecting agency adjusts the amount of the CIL payment under this DCP, the collecting agency will publish the adjusted amount of the CIL payable under this DCP on its website.

4.0 Land or development excluded from development contributions plan

15/01/2024VC249

Land required for the following as set out in the Lake Narracan Precinct Structure Plan 2014 is excluded from the Net Developable Area:

- Arterial roads and connector roads, community facilities, government and non government schools.
- Encumbered land.
- Active and passive open space.

The development of land for a small second dwelling is exempt from the requirement to pay a development infrastructure levy and a community infrastructure levy.

Note: This schedule sets out a summary of the costs and contributions prescribed in the development contributions plan. Refer to the Lake Narracan Development Contributions Plan incorporated into the Latrobe Planning Scheme for full details.

SCHEDULE 1 TO CLAUSE 45.09 PARKING OVERLAY

Shown on the planning scheme map as PO1.

--/--/----
Proposed
C149latr

TRARALGON ACTIVITY CENTRE**1.0**

06/06/2019
C116latr

Parking objectives to be achieved

To ensure the appropriate provision of car parking spaces in the Traralgon 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 provide for cash-in-lieu payments for car parking provision in the Traralgon Activity Centre Parking Precinct.

2.0

06/06/2019
C116latr

Permit requirement

A permit may be granted to reduce the number of car parking spaces as specified for a particular use under Clause 3 of this schedule within the Traralgon Activity Centre Parking Precinct, provided a financial contribution is made in accordance with Clause 5 of this schedule in lieu of the car park reduction.

3.0

28/05/2021
C122latr

Number of car parking spaces required

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

28/05/2021
C122latr

Financial contribution requirement

A financial contribution requirement applies to the area identified by this Schedule.

The financial contribution is \$8000.00 (excluding GST) for each car space. The financial contribution for each car space specified above will be adjusted by the responsible authority on 1 July each year in accordance with the relevant Building Price Index (Melbourne) in Rawlinson's Australian Construction Handbook. If that index is unavailable, an equivalent index will be applied by the responsible authority.

The financial contribution must be made before the use commences, unless a permit condition allows payment by instalments pursuant to a Section 173 Agreement.

The responsible authority shall use the funds collected under this schedule for the purpose of acquiring land and constructing public parking in the Traralgon Activity Centre.

6.0**Requirements for a car parking plan**

06/06/2019
C116latr

None specified.

7.0 Design standards for car parking

06/06/2019
C116latr

None specified.

8.0 Decision guidelines for car parking plans

06/06/2019
C116latr

None specified.

9.0 Reference document

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

--/--
Proposed
C149latr

[NEW: MDF&C] [Improved drafting for clarity by removing map – PAO mapping does this]

SCHEDULE 2 TO CLAUSE 45.09 PARKING OVERLAY

Shown on the planning scheme map as PO2.

--/---
Proposed
C149latr

MORWELL ACTIVITY CENTRE**1.0**

02/06/2023
C137latr

Parking objectives to be achieved

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.

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

06/06/2019
C116latr

Permit requirement

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

28/05/2021
C122latr

Number of car parking spaces required

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

28/05/2021
C122latr

Application requirements and decision guidelines for permit applications

None specified.

5.0

06/06/2019
C116latr

Financial contribution requirement

None specified.

6.0

06/06/2019
C116latr

Requirements for a car parking plan

None specified.

7.0

02/06/2023
C137latr

Design standards for car parking

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

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

--/--/--
Proposed
C149latr

Morwell Activity Centre Plan (Latrobe City Council 2022)

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

[NEW: MDF&C] [Improved drafting for clarity by removing map – PAO mapping does this]

11/07/2019
C113latr

SCHEDULE TO CLAUSE 45.12 SPECIFIC CONTROLS OVERLAY

1.0

14/01/2021
C129latr

Specific controls

PS Map Ref	Name of incorporated document
SCO1	Latrobe GovHub Incorporated Document, February 2019
SCO2	Gippsland Line Upgrade - Corridor Works Incorporated Document, November 2019
SCO3	73 - 83 Eastern Road, Traralgon
SCO4	Loy Yang Power Station & Coal Mine Incorporated Document (April 2020)
SCO5	Fourth Road, Hazelwood North, December 2020
SCO6	Land at 14 Stammers Road, Traralgon East (Lot 1 on PS637626)

[NEW: MDF&C and CI 51.01] [Incorporated document at CI 51.01 should be mapped through the SCO]

SCHEDULE TO CLAUSE 51.01 SPECIFIC SITES AND EXCLUSIONS

~~10~~
Proposed
C149latr

Specific sites and exclusions

~~10~~
Proposed
C149latr

Address of land	Title of incorporated document
The lots, reserves and roads shown on the plans prepared by Basslink Pty Ltd on 23 July, 2002 and numbered 0800014-000-461, 0800014-000-462.	Basslink – Land Use and Development Controls (2002)
73 - 83 Eastern Road, Traralgon	NovaPower, Network Support Sub-station Incorporated Document (November 2012)
The land required for the Princes Highway Duplication, Traralgon East to Kilmany, as identified in Clause 3 of the Incorporated document.	Princes Highway Duplication, Traralgon East to Kilmany, Incorporated Document (November 2012)
412 Commercial Road, Morwell (being Lot 2 on Plan of Subdivision 449983A and 6G1 Section A, Parish of Hazelwood.	Morwell Temporary Diesel-Powered Electricity Generation Incorporated Document (November 2017)
Land at 14 Stammers Road, Traralgon East (Lot 1 on PS637626)	Traralgon East Service Station Signage (June 2018)

[NEW] [Appear to be expired documents]

1.0

06/06/2019 C116latr

SCHEDULE TO CLAUSE 52.02 EASEMENTS, RESTRICTIONS AND RESERVES

Under Section 23 of the Subdivision Act 1988

06/03/2020
C101latr

Land	Easement or restriction	Requirement
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None specified.

2.0

19/01/2006
VC37

Under Section 24A of the Subdivision Act 1988

Land	Person	Action
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None specified

3.0

19/01/2006
VC37

Under Section 36 of the Subdivision Act 1988

Land	Easement or right of way	Requirement
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None specified

SCHEDULE TO CLAUSE 52.05 SIGNS

06/06/2019

C116latr

1.0

Exemption from notice and review

Land	Condition
None specified	

SCHEDULE TO CLAUSE 52.16 NATIVE VEGETATION PRECINCT PLAN

06/06/2019 C116latr

1.0

24/02/2022
C135latr

Native vegetation precinct plan

Name of plan

Lake Narracan Native Vegetation Precinct Plan (October 2021)

SCHEDULE TO CLAUSE 52.17 NATIVE VEGETATION

--/--
 Proposed
 15/09/2008
1.0

Scheduled area

--/--
 Proposed
 C149latr

Area	Description of native vegetation for which no permit is required to remove, destroy or lop
Land associated with the construction of the Princes Freeway - Traralgon Bypass	All native vegetation to the minimum extent necessary, subject to meeting the requirements of the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning 2017) to the satisfaction of the Secretary to the Department of Environment, Land, Water and Planning.

2.0
 15/09/2008
 VC49

Scheduled weed

Area	Description of weed
None specified	

[NEW] [MDF&C redrafting]

06/06/2019
C116latr

SCHEDULE TO CLAUSE 52.27 LICENSED PREMISES

1.0

06/06/2019
C116latr

Permit not required

Land	Type of licence
------	-----------------

None specified

2.0

06/06/2019
C116latr

Permit may not be granted

Land	Type of licence
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None specified

06/06/2019
C116latr

SCHEDULE TO CLAUSE 52.28 GAMING

1.0 Objectives

06/06/2019
C116latr

None specified.

2.0 Prohibition of a gaming machine in a shopping complex

06/03/2020
C101latr

Installation or use of a gaming machine as specified in Clause 52.28-4 is prohibited on land described in Table 1 below.

Table 1

Name of shopping complex and locality	Land description
Mid Valley Shopping Centre, Morwell	72-82 Princes Drive, Morwell
Stockland Shopping Centre, Traralgon	156-188 Franklin Street, Traralgon
Hazelwood Village Shopping Centre, Churchill	Georgina Place, Churchill
Churchill Shopping Centre, Churchill	Monash Way, Churchill
Purvis Plaza, Moe	26 - 30 Moore St, Moe
George Street Plaza, Morwell	46 - 58 George St, Morwell

3.0 Prohibition of a gaming machine in a strip shopping centre

06/06/2019
C116latr

A gaming machine as specified in Clause 52.28-5 is prohibited in all strip shopping centres on land covered by this planning scheme.

4.0 Locations for gaming machines

06/06/2019
C116latr

None specified.

5.0 Venues for gaming machines

06/06/2019
C116latr

None specified.

6.0 Application requirements

06/06/2019
C116latr

None specified.

7.0 Decision guidelines

06/06/2019
C116latr

None specified.

31/07/2018
VC148

SCHEDULE TO CLAUSE 52.32 WIND ENERGY FACILITY

1.0

31/07/2018 VC148

Wind energy facility prohibition

Land where a Wind energy facility is prohibited

All land within five kilometres of a residential zone, an industrial zone, a business zone or a special purpose zone in the urban areas of Moe, Morwell and Traralgon.

31/07/2018
VC148

SCHEDULE TO CLAUSE 52.33 POST BOXES AND DRY STONE WALLS

1.0 Permit requirement for dry stone walls

31/07/2018
VC148

Land

None specified

SCHEDULE TO CLAUSE 53.01 PUBLIC OPEN SPACE CONTRIBUTION AND SUBDIVISION**1.0****Subdivision and public open space contribution**

Type or location of subdivision	Amount of contribution for public open space
Land shown as Urban Growth Zone	5.29 per cent
1 on the planning scheme maps (Lake Narracan Precinct Structure Plan, March 2015)	Land and/or cash contribution requirements must be in accordance with R60 of Section 3.7 in the Lake Narracan Precinct Structure Plan, March 2015
Land shown as Development Plan	3.29 per cent
Overlay 1 (Morwell North-West Development Plan)	Land or cash contribution must be in accordance with the Morwell North-West Development Plan.
Residential Subdivision (greenfield)	8 per cent of net developable area in cash or land contribution (any land contribution must be unencumbered). Land is the preferred contribution method (unless agreed otherwise at the discretion of Council).
Residential Subdivision (infill)	5 per cent net developable area in cash or land contribution (any land contribution must be unencumbered). Cash is the preferred contribution method (unless agreed otherwise at the discretion of Council).
Industrial and Commercial Subdivision	2 per cent of net developable area in cash or land contribution (any land contribution must be unencumbered) Land or Cash are considered suitable contribution methods at the discretion of Council.
Mixed Use	5 per cent of net developable area in cash or land contribution (any land contribution must be unencumbered). Land or Cash are considered suitable contribution methods at the discretion of Council.

18/02/2021
GC175

SCHEDULE TO CLAUSE 53.06 LIVE MUSIC ENTERTAINMENT VENUES

1.0

04/05/2022
VC210

Areas to which Clause 53.06 does apply

Name of area	Description
None specified	

2.0

04/05/2022
VC210

Areas to which Clause 53.06 does not apply

Name of area	Description
None specified	

3.0

04/05/2022
VC210

Other venues to which Clause 53.06 applies

Name of venue	Address	Condition or limitation
None specified		

31/07/2018
VC148

SCHEDULE TO CLAUSE 53.15 STATEMENT OF UNDERLYING PROVISIONS

1.0

06/06/2019
C116latr

Incorporated statement

Land	Incorporated Document
None specified	

31/07/2018
VC148**SCHEDULE TO CLAUSE 59.15 LOCAL VICSMART APPLICATIONS****1.0**28/05/2021
C122latr**Table 1 Classes of VicSmart application under zone provisions**

Name of zone or class of zone	Class of application	Permit requirement provision	Information requirements and decision guidelines
None specified			

2.028/05/2021
C122latr**Table 2 Classes of VicSmart application under overlay provisions**

Name of overlay or class of overlay	Class of application	Permit requirement provision	Information requirements and decision guidelines
None specified			

3.004/05/2022
VC210**Table 3 Classes of VicSmart application under particular provisions**

Name of particular provision	Class of application	Permit requirement provision	Information requirements and decision guidelines
Clause 52.17 Licenced Premises	Use land to sell or consume liquor on the premises in association with a Food and drink premises (other than a Hotel, Takeaway food premises or Tavern) in the Commercial 1 Zone and Activity Centre Zone where: <ul style="list-style-type: none"> ▪ The hours of trading allowed under the licence are between 10:00am and 11pm. 	Clause 52.27	Clause 59.16 Schedule 1
Clause 52.29 Land Adjacent to the principal road network	Create or alter access to: <ul style="list-style-type: none"> ▪ A road in a Transport Zone 2 Land in a Public Acquisition Overlay if: <ul style="list-style-type: none"> ▪ The Head, Transport for Victoria is the acquiring authority; and ▪ The purpose of the acquisition is for a road. 	Clause 52.29	Clause 59.16 Schedule 2

28/05/2021
C122latr

SCHEDULE 1 TO CLAUSE 59.16 INFORMATION REQUIREMENTS AND DECISION GUIDELINES FOR LOCAL VICSMART APPLICATIONS LICENCED PREMISES

1.0 Information requirements

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Proposed
C149latr

An application must be accompanied by the following information as appropriate:

- A copy of title for the subject land and a copy of any registered restrictive covenant.
- A layout plan, drawn to scale and fully dimensioned showing:
 - The location of the existing building, car parking area, driveways and storage areas.
 - The internal layout of the building.
 - A red line showing the area proposed to be licensed.
 - The adjoining land uses.
- A written statement that describes:
 - The use of the land and the nature of the proposed license sought to sell or consume liquor, including the proposed liquor licence trading hours, number of staff employed, patrons and seats available to the public.
 - Any proposed entertainment.
 - Any proposed noise attenuation measures to protect sensitive interfaces.
 - A copy of any current liquor licence and plans for the premises, if applicable.

2.0 Decision guidelines

28/05/2021
C122latr

In assessing an application the responsible authority must consider as appropriate:

- The impact of the sale or consumption of liquor permitted by the liquor licence on the amenity of the surrounding area.
- The impact of the hours of operation on the amenity of the surrounding area.
- The impact of the number of patrons on the amenity of the surrounding area.
- The impact on the amenity of the surrounding area as a result of any licensed area external to the premises.

[NEW] [MDF&C redrafting]

04/05/2022
VC210

SCHEDULE 2 TO CLAUSE 59.16 INFORMATION REQUIREMENTS AND DECISION GUIDELINES FOR LOCAL VICSMART APPLICATIONS LAND ADJACENT TO THE PRINCIPAL ROAD NETWORK

1.0
28/05/2021
C122latr

Information requirements

An application must be accompanied by the following information as appropriate:

- A copy of title for the subject land and a copy of any registered restrictive covenant.
- A plan, drawn to scale and fully dimensioned showing:
 - The boundaries and dimensions of the site and adjoining roads.
 - The location of existing buildings within the area of the access.
 - All car parking spaces and access lanes.
 - Any allocation of car parking spaces to different uses or tenancies, if applicable.
 - Any landscaping and sensitive water design treatments.
- A written statement that describes:
 - The proposed use of the site, number of employees and patrons and hours of operation.
 - The likely impact of a new access or increased use of the current access.
 - A letter of support from the relevant road authority to make the changes as proposed.
 - A description of the use of the land and the catalyst for a new access or increased use of the current access.
 - A photograph of the area of the new access or current access point.

2.0
28/05/2021
C122latr

Decision guidelines

In assessing an application the responsible authority must consider as appropriate:

- The views of the relevant road authority.
 - The effect of the proposal on the operation of the road and on public safety.
 - Any policy made by the relevant road authority pursuant to Schedule 2, Clause 3 of the Road Management Act 2004 regarding access between a controlled access road and adjacent land.
 - Whether the proposal would result in unreasonable changes to Council infrastructure and traffic management measures.
 - Whether the changes would increase any risk to public safety.
-

SCHEDULE TO CLAUSE 66.04 REFERRAL OF PERMIT APPLICATIONS

UNDER

--/--
Proposed
C149latr

LOCAL PROVISIONS

1.0

Referral of permit applications under local provisions

--/--
Proposed
C149latr

Clause	Kind of application	Referral authority	Referral authority type
On land identified as the Gippsland Coalfields Policy Area	To subdivide land. To use land or to construct a building or construct or carry out works for a cemetery, educational centre, exhibition centre, function centre, golf course, hospital, industry (other than rural industry), major sports and recreational facility, shop or office with a gross floor area exceeding 2000 square metres, or accommodation if the total number of people to be accommodated exceeds 100 or the proposed development results in an increase of greater than 25 percent to the gross floor area of an existing accommodation building.	Secretary to the Department administering the <i>Minerals Resources (Sustainable Development) Act 1990</i> Secretary to the Department administering the <i>Minerals Resources (Sustainable Development) Act 1990</i>	Determining referral authority Determining referral authority
Schedule 1 to Clause 37.01 (SUZ)	All applications.	Secretary to the Department administering the Minerals Resources (Sustainable Development) Act 1990	Determining referral authority
Clause 5.0 of Schedule 1 to Clause 42.01 (ESO)	To subdivide land which create a lot with an area less than 20 hectares.	Secretary to the Department administering the Minerals Resources (Sustainable Development) Act 1990	Determining referral authority
Clause 5.0 of Schedule 1 to Clause 42.01 (ESO) (continued)	To develop land for: <ul style="list-style-type: none"> • cemetery. • educational centre. • exhibition centre. • function centre. • golf course. • Hospital. • industry (other than rural industry). • major sports and recreational facility. • plantation 	Secretary to the Department administering the Minerals Resources (Sustainable Development) Act 1990	Determining referral authority

Clause	Kind of application	Referral authority	Referral authority type
	<ul style="list-style-type: none"> shop or office with a floor area exceeding 2,000 square metres. accommodation if the total number of people to be accommodated exceeds 100 or the proposed development results in an increase of greater than 25% to the floor area of an existing accommodation building. 		
Clause 5.0 of Schedule 3 to Clause 42.01 (ESO)	All applications	Environment Protection Authority Victoria	Recommending referral authority
Schedule 1 to Clause 45.02 (AEO)	Uses listed in Schedule 1 to this clause.	Latrobe Regional Airport Board	Recommending referral authority
Schedule 2 to Clause 45.02 (AEO)	Uses listed in Schedule 2 to this clause.	Airport owner	Determining referral authority
Clause 3 of Schedule 3 to Clause 43.02 (DDO)	Uses listed in Schedule 3 to the clause	Roads Corporation	Determining referral authority
Clause 2.0 Schedule 5 to Clause 43.02 (DDO)	Buildings and Works applications where the height will exceed 56.44m above AHD	Department of Health	Determining referral authority
Clause 2.0 Schedule 6 to Clause 43.02 (DDO)	Buildings and Works applications where the height will exceed 68.4m above AHD	Department of Health	Determining referral authority

Clause	Kind of application	Referral authority	Referral authority type
Clause 2 of Schedule 7 to Clause 43.02 (DDO)	All applications	Latrobe Regional Airport Board	Recommending referral authority
Clause 2 of Schedule 8 to Clause 43.02 (DDO)	All applications	Latrobe Regional Airport Board	Recommending referral authority
Clause 2 of Schedule 10 to Clause 43.02 (DDO)	All applications	Latrobe Regional Airport Board	Recommending referral authority
Clause 2 of Schedule 11 to Clause 43.02 (DDO)	All applications	Latrobe Regional Airport Board	Recommending referral authority
Schedule 1 to Clause 44.07 (SRO)	An application for any use listed in Clause 3.0 of the Schedule.	Secretary to the Department administering the Mineral Resources (Sustainable Development) Act 1990.	Determining referral authority
Schedule 1 to Clause 44.08 (BAO)	All applications	Energy Safe Victoria	Recommending referral authority

[NEW] [Updated Government Department/Agency Names]

06/06/2019

SCHEDULE TO CLAUSE 66.06 NOTICE OF PERMIT APPLICATIONS UNDER LOCAL

C116latr

PROVISIONS**1.0**28/05/2021
C122latr**Notice of permit applications under local provisions**

Clause	Kind of application	Person or body to be notified
Clause 2.0 of Schedule 5 to Clause 43.02 (DDO)	All buildings and works applications where height exceeds 56.44m above AHD	Latrobe Regional Hospital
Clause 2.0 of Schedule 5 to Clause 43.02 (DDO)	All buildings and works applications where height exceeds 68.4m above AHD	Latrobe Regional Hospital

31/07/2018
VC148

SCHEDULE TO CLAUSE 72.01 RESPONSIBLE AUTHORITY FOR THIS PLANNING SCHEME

1.0

31/07/2018
VC148

Responsible authority for administering and enforcing this planning scheme:

The Latrobe City Council is the responsible authority for administering and enforcing the planning scheme, except for matters specified in Clause 72.01-1 and matters listed in this schedule.

2.0 Responsible authority for administering and enforcing a provision of this planning scheme:

31/07/2018
VC148

The Minister for Planning is the responsible authority for administering and enforcing the Basslink – Land Use and Development Controls 2002 in the schedule to Clause 51.01 of this scheme.

3.0

31/07/2018
VC148

Person or responsible authority for issuing planning certificates:

Minister for Planning.

4.0

22/09/2023
V C 2 4 3

Responsible authority for VicSmart and other specified applications:

The Chief Executive Officer of the Latrobe City Council is the responsible authority for considering and determining VicSmart applications to which Clause 71.06 applies, in accordance with Divisions 1, 1A, 2 and 3 of Part 4 of the Act.

The Chief Executive Officer of the Latrobe City Council is the responsible authority for considering and determining applications to which Clause 53.24 applies, in accordance with Divisions 1, 1A, 2 and 3 of Part 4 of the Act.

The Chief Executive Officer of the Latrobe City Council is the responsible authority for considering and determining any application that the notice and review exemption in Clause 52.10-2 applies to, in accordance with Divisions 1, 1A, 2 and 3 of Part 4 of the Act.

31/07/2018
VC148

SCHEDULE TO CLAUSE 72.02 WHAT AREA IS COVERED BY THIS PLANNING SCHEME?

1.0
31/07/2018
VC148

Area covered by this planning scheme:

Municipal District of the Latrobe City Council.

3/12/2018
C104latr
--/--/---
Proposed
C149latr

SCHEDULE TO CLAUSE 72.03 WHAT DOES THIS PLANNING SCHEME CONSISTOF?

1.0
21/12/2023
C121latr
--/--/---
Proposed
C149latr

Maps comprising part of this planning scheme:

- 1, 1BMO
 - 2, 2BMO, 2LSIO-FO
 - 3, 3BMO
 - 4, 4BMO
 - 5, 5BMO, 5HO, 5LSIO-FO
 - 6, 6HO, 6LSIO-FO
 - 7, 7LSIO-FO
 - 8, 8HO, 8LSIO-FO
 - 9, 9LSIO-FO
 - 10, 10LSIO-FO
 - 11, 11BAO, 11BMO, 11ESO, 11LSIO-FO
 - 12, 12BAO, 12BMO, 12ESO
 - 13, 13BAO, 13BMO, 13ESO, 13HO,
 - 14, 14BMO, 14DPO, 14ESO, 14LSIO-FO
 - 15, 15BMO, 15LSIO-FO
 - 16, 16BMO, 16HO, 16LSIO-FO
 - 17, 17DPO, 17HO, 17LSIO-FO
 - 18, 18HO, 18LSIO-FO
 - 19, 19DPO, 19HO, 19LSIO-FO
 - 20, 20HO, 20LSIO-FO
 - 21, 21BAO, 21BMO, 21LSIO-FO, 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, 28BMO, 28DPO, 28HO, 28LSIO-FO, 28SCO
 - 29, 29BMO, 29DCPO, 29DPO, 29LSIO-FO, 29SCO
 - 30, 30BMO, 30DCPO, 30DPO
 - 31, 31BMO, 31DCPO, 31DPO, 31ESO
 - 32, 32BMO, 32DPO, 32SCO
 - 33, 33BMO
 - 34, 34BAO, 34BMO, 34LSIO-FO
 - 35, 35BMO, 35HO, 35LSIO-FO, 35SCO
-

- 36, 36BMO, 36ESO, 36HO, 36SCO
- 37, 37BAO, 37BMO, 37DCPO, 37ESO, 37LSIO-FO
- 38, 38BAO, 38BMO, 38DCPO, 38ESO, 38HO, 38LSIO-FO
- 39, 39BMO
- 40, 40BMO
- 41, 41BMO, 41LSIO-FO
- 42, 42BMO, 42HO, 42LSIO-FO
- 43, 43BAO, 43BMO, 43DDO, 43ESO, 43LSIO-FO
- 44, 44AEO, 44BAO, 44BMO, 44DDO, 44DPO, 44ESO, 44HO, 44LSIO-FO
- 45, 45BAO, 45BMO, 45DPO, 45ESO, 45HO,
46, 46BAO, 46BMO, 46DPO, 46ESO
47, 47BAO, 47BMO, 47DDO, 47DPO, 47ESO, 47HO, 47LSIO-FO
48, 48DDO, 48DPO, 48ESO, 48LSIO-FO
49, 49HO, 49LSIO-FO
50, 50DPO, 50LSIO-FO
51, 51BAO, 51DPO
52, 52BAO, 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, 59BMO, 59DDO, 59DPO, 59ESO, 59PAO, 59SCO
60, 60DDO, 60ESO, 60HO, 60LSIO-FO, 60PAO
61, 61DDO, 61DPO, 61ESO, 61LSIO-FO, 61PAO
62, 62DDO, 62DPO, 62ESO, 62PAO
63, 63BAO, 63DPO, 63ESO, 63HO, 63LSIO-FO
64, 64BAO, 64DDO, 64ESO, 64HO, 64LSIO-FO, 64PAO, 64SRO
65, 65BAO, 65BMO, 65DDO, 65ESO, 65HO, 65LSIO-FO, 65PAO, 65SRO
66, 66BAO, 66ESO, 66HO, 66LSIO-FO, 66PAO, 66SRO
67, 67BAO, 67BMO, 67PAO
68, 68BAO, 68BMO, 68ESO, 68HO, 68LSIO-FO, 68SCO
69, 69BMO, 69ESO, 69LSIO-FO, 69RXO, 69SCO
70, 70BAO, 70BMO, 70DDO, 70DPO, 70ESO, 70HO, 70LSIO-FO, 70SRO
71, 71BMO, 71DPO, 71ESO
72, 72BMO, 72DDO, 72DPO, 72ESO, 72LSIO-FO
73, 73BMO, 73DDO, 73DPO, 73ESO, 73LSIO-FO
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, 78BAO, 78DDO, 78DPO, 78LSIO-FO, 78SCO
79, 79BAO, 79DDO, 79DPO, 79ESO, 79LSIO-FO, 79PAO, 79SCO
80, 80ESO, 80HO
81, 81DDO, 81ESO, 81HO, 81PO, 81SCO
82, 82BAO, 82DDO, 82ESO, 82HO, 82LSIO-FO, 82SCO, 82SRO
83, 83BAO, 83DDO, 83ESO, 83LSIO-FO, 83PAO, 83SCO, 83SRO
84, 84BAO, 84DDO, 84ESO, 84LSIO-FO, 84PAO, 84SRO
85, 85AEO, 85BAO, 85BMO, 85DDO, 85DPO, 85ESO, 85LSIO-FO, 85PAO, 85SCO, 85SRO
86, 86BMO, 86DDO, 86ESO, 86LSIO-FO, 86PAO, 86SCO, 86SRO
87, 87BAO, 87BMO, 87DDO, 87ESO, 87LSIO-FO, 87PAO, 87SCO, 87SRO
88, 88BAO, 88LSIO-FO, 88SRO
89, 89BMO
90, 90BAO, 90BMO, 90HO
91, 91BAO, 91BMO, 91ESO, 91HO, 91LSIO-FO, 91PAO, 91RXO, 91SRO
92, 92BAO, 92BMO, 92DPO, 92EAO, 92ESO, 92HO, 92LSIO-FO, 92SCO, 92SRO
93, 93BMO, 93DPO, 93ESO, 93LSIO-FO
94, 94DPO, 94ESO, 94HO, 94LSIO-FO
95, 95DPO, 95ESO
96, 96DPO, 96HO, 96LSIO-FO
97, 97BMO, 97DPO, 97LSIO-FO
98, 98BMO, 98DPO, 98ESO, 98SRO
99, 99BMO, 99DPO, 99LSIO-FO
100, 100BMO, 100DDO, 100LSIO-FO, 100SRO
101, 101BMO, 101LSIO-FO, 101SRO
102, 102BMO, 102LSIO-FO
103, 103BMO
104, 104BMO, 104LSIO-FO, 104SRO
105, 105BMO
106, 106BMO, 106ESO, 106 LSIO-FO, 106SRO
107, 107BMO, 107ESO, 107HO, 107LSIO-FO
108, 108ESO, 108HO, 108LSIO-FO, 108SRO
109, 109ESO, 109LSIO-FO, 109SRO
110, 110ESO, 110LSIO-FO, 110SRO
111, 111BMO, 111ESO, 111HO, 111LSIO-FO, 111SRO
112, 112BMO, 112DPO, 112ESO, 112HO, 112SRO

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

[Redrafted clause] [Corrects mapping order in clause to be alpha-numeric]

SCHEDULE TO CLAUSE 72.04 INCORPORATED DOCUMENTS

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Proposed
C149latr

1.0 Incorporated documents

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Proposed
C149latr

Name of document	Introduced by:
Australian Standard AS2021-2015, Acoustics – Aircraft Noise Intrusion – Building Siting and Construction (Standards Australia Limited, 2015)	VC107
Basslink – Land Use and Development Controls (2002)	C20
Fourth Road, Hazelwood North, December 2020	C129latr
Gippsland Line Upgrade - Corridor Works Incorporated Document (November 2019)	GC124
Lake Narracan Development Contributions Plan (Metropolitan Planning Authority, December 2023)	VC249
Lake Narracan Native Vegetation Precinct Plan (October 2021)	C135latr
Lake Narracan Precinct Structure Plan (March 2015)	C86
Latrobe City Heritage Overlay – Planning Permit Exemptions & Application Requirements Incorporated Plan (April 2020)	C122latr
Latrobe City Heritage Study Volume 3: Heritage place & precinct Citations (July 2010)	C14
Latrobe GovHub Incorporated Document, February 2019	C113latr
Latrobe Regional Airport Master Plan (2019)	C092latr
Loy Yang Power Station & Coal Mine Incorporated Document (April 2020)	C123latr
Morwell Temporary Diesel-Powered Electricity Generation Incorporated Document (November 2017)	C107
NovaPower, Network Support Sub-station Incorporated Document (November 2012)	C80
Princes Highway Duplication, Traralgon East to Kilmany, Incorporated Document (November 2012)	C65
Small Lot Housing Code (August 2014)	C86
Traralgon East Service Station Signage (June 2018)	C112latr

[NEW] [Deletes what appear to be expired documents]

31/07/2018

**SCHEDULE TO CLAUSE 72.05 WHEN DID THIS PLANNING SCHEME
BEGIN?**

VC148

1.0

Date this planning scheme began:

31/07/2018

2 March 2000

VC148

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Proposed
C149latr

SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

1.0 Background documents

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Proposed
C149latr

Name of background document	Amendment number clause reference
Assessment of Agricultural Quality of Land in Gippsland (Ian R Swan and Andrew G Volum, August 1984)	C97 Clause 02 and 14
Australian Paper: Maryvale Pulp Mill Buffer Requirements (GHD Pty Ltd, July 2011)	C87pt1 Clause 02, 13 and 14
Car Parking Framework Review Traralgon & Morwell (Traffix Group, August 2014)	C105 Clause 45.09s 1 and 2
Churchill East West Link: Master Plan and Urban Design Framework (Spiire Australia Pty Ltd, October 2013)	C97 Clause 02 and 11
Churchill Town Centre Plan (Beca Pty Ltd, July 2007)	C62 Clause 02, 11, 19 and Schedule 9 to Clause 43.02
Clifton Street Precinct Urban Design Guidelines (Tract Consultants, September 2008)	C76 Clause 02, 11 and 15
Cultural Diversity Action Plan 2020-2024 (Latrobe City Council, October, 2019)	C97 Clause 02
Economic Development Strategy 2016-2020 (Latrobe City Council, May 2016)	C97 Clause 02 and 17
Fenced Dog Park Implementation Plan 2024-2034 (Latrobe City Council, 2024)	Clause 19
Framework for the Future (Latrobe Region, October 1987)	C97 Clause 02
Gippsland Logistics Precinct Project (Latrobe City Council, April 2009)	C97 Clause 02 and 18.05-1L
Hazewood Mine Fire Inquiry Report (Hazelwood Mine Fire Inquiry, 2014)	C105 Clause 02 and 14.03-1L
Healthy Urban Design Good Practice Guideline (Latrobe City Council, June 2008)	Clause 02, 11, 15 and Schedules 4, 5 and 6 to Clause 43.04

Name of background document	Amendment number clause reference
Infrastructure Design Manual (Local Government Infrastructure Design Association, 2022)	Clause 02 and 19
Land Over Coal and Buffer Area Study (Ministry for Planning and Environment, February 1988)	Clause 02 and 14.03-1L
Latrobe City Bicycle Plan 2007-2010 (Latrobe City Council, December 2007)	C97 Clause 02, 18.02-1L and Schedules 5, 6,7 and 9 to Clause 43.04
Latrobe City Council Bulky Good Retail Sustainability Assessment (Macroplan Australia Pty Ltd, March 2009)	C39 Clause 02, 11, 17 and Schedules to Clause 43.04
Latrobe City Council Disability Action Plan 2018-2020 (Latrobe City Council, 2018)	C97 Clause 02
Latrobe City Council Residential and Rural Residential Land Assessment (Essential Economics Pty Ltd, March 2009)	C97 Clause 02, 11 and 16
Latrobe City Council Urban Design Guidelines (Hansen Pty Ltd and Latrobe City Council, March 2021)	C136latr Clause 02, 11 and 15
Latrobe City Council Waste Management Strategy (2010-2017) (Meinhardt Infrastructure and Environment Pty Ltd, 2010)	C97 Clause 02, 13 and 19
Latrobe City Council Retail Strategy Review Background Research and Analysis (2019) Latrobe City Council Retail Strategy - Strategy and Implementation Plan (2019)	
Latrobe City Events and Tourism Strategy 2018-2022 (Latrobe City Council, 2018)	Clause 02 and 17
Latrobe City Heritage Study (Context Pty Ltd 2010)	C14 Clause 02, 15, Schedule 2 to Clause 32.07 and Schedule to Clause 43.01
Latrobe City Municipal Fire Management Plan 2018 (Latrobe City Council, 2018)	C97 Clause 02 and 13.02-1L
Latrobe City Older Persons Strategy 2007-2021 (Latrobe City Council, 2007)	C62 Clause 02, 16 and 19
Latrobe City Play Space Improvement Plan 2016-2021, (Latrobe City, 2016)	C91 Clause 02 and 19.02-6L
Latrobe Regional Airport Master Plan 2015 (Updated 2019) (Rehbein Airport Consulting, 2019)	C92 Clause 02, 11, 17 and 18
Latrobe Social and Affordable Housing Strategy (SGS Economics & Planning and Latrobe City Council, 2021)	C136latr Clause 02, 15, and 16

LATROBE PLANNING SCHEME

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

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 Logistics Precinct Master Plan (Beca Pty Ltd, Meyrick and Associates, and Traffix Group, 2005)	Clause 02, 17 and 18
Morwell to Traralgon Employment Corridor Precinct Masterplan (Urban Enterprise, 2020)	C115 Clause 02, 11 and 17
Municipal Domestic Waste Water Management Plan (Infocus Management Group, WDMS Pty Ltd, Municipal Domestic Wastewater Management & Latrobe City Council, December 2006)	C97 Clause 02, 19 and 42.01s5
Municipal Emergency Management Plan 2019 (Latrobe City Council, 30 July 2019)	C97 Clause 02 and 13
Natural Environment Sustainability Strategy 2014-2019 (Latrobe City Council, 2014)	C97 Clause 02, 12, 15 and 19
Planning for Intensive Agriculture in Gippsland - Regional Development Australia Gippsland (RMCG, 24 August 2016)	C105 Clause 02, 14 and 16
Positioning Latrobe City for a Low Carbon Emission Future (MWH, 2010)	C97 Clause 02, 15, 17, 18 and 19
Project Implementation Plan - Gippsland Logistics Precinct Project (Latrobe City Council, April 2009)	C97 Clause 02, 15, 17, 18 and 19
Project Findings Report: Latrobe City Council DDO1 Major Pipeline Infrastructure Review (GPA Engineering/Auld Planning & Projects, May 2020)	C121latr Clause 02, 19.01-3L and Schedule 1 to Clause 44.08
Public Art Policy 2018 (Latrobe City Council - City Development Division, November 2018)	C91 Clause 02
Public Open Space Strategy Volume 1: Strategy and Recommendations (Latrobe City Council, Insight Leisure Planning, Davis Planning Solutions, FFLA, March 2013)	C91 Clause 02, 19.02-6L and Schedules 5, 6, 7 and 9 to Clause 43.04
Public Toilet Plan 2023-2030 (Latrobe City Council, July 2023)	C149 Clause 02, 15 and 19
Retail Advice - Lake Narracan Structure Plan (SGS Economics and Planning, July 2013)	C97 Clause 02, 11 and 17

LATROBE PLANNING SCHEME

Name of background document	Amendment number clause reference
Review of Proposed Public Open Space Contributions Rates (Urban Enterprise, October 2016)	C97 Clause 02 and 19
Small Town Structure Plans: Boolarra, Glengarry and Tyers (NBA Group Pty Ltd, April 2009)	C024pt2 Clause 02, 11 to 19
Strategic Outlook for Moe - Newborough and Lake Narracan (Growth Areas Authority, 2013)	Clause 02 and 11 to 19
Toongabbie Structure Plan Report (Latrobe City Council, 2020)	C126latr Clause 11, 12 and 16 Schedule 5 to Clause 32.09
Toongabbie Structure Plan Background Reports (Latrobe City Council, 2020)	C126latr Clause 11, 12 and 16 Schedule 5 to Clause 32.09
Tracks, Trails and Paths Strategy (Planisphere, April 2016)	C91 Clause 02, 18 and 19
Traralgon Activity Centre Plan (Victorian Planning Authority and Latrobe City Council, September 2018)	C106pt1 Clause 02, 11 and Schedule 1 to Clause 37.08
Traralgon Activity Centre Plan Background Reports (Hansen Partnership Pty Ltd, July 2010)	C106pt1 Clause 02, 11 and Schedule 1 to Clause 37.08
Traralgon Background Report: Traralgon Growth Areas Review (Hansen Partnership and Parsons Brinkerhoff, August 2013)	C87pt2 Clause 02 and 11 to 19
Traralgon Growth Area Framework Plan (Hansen Partnership, August 2013)	C97 Clause 02 and 11 to 19
Traralgon Station Precinct Master Plan (Hansen Partnership and CPG Australia, April 2011)	C97 Clause 02, 11 and Schedule 2 to Clause 32.07
Traralgon West Structure Plan (Hansen Partnership, August 2013)	C97 Clause 02 and 11 to 19
Wood Encouragement Policy (Latrobe City Council, 2014)	C97 Clause 02 and 14
2022-25 Living Well Latrobe (Latrobe City Council, 2022)	C149 Clause 02, 15, 17, 18 and 19

[NEW] [Updated background documents adopted by Council]

SCHEDULE TO CLAUSE 74.01 APPLICATION OF ZONES, OVERLAYS AND PROVISIONS

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Proposed
C149latr

1.0 Application of zones, overlays and provisions

--/--
Proposed
C149latr

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 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 Schedules 1, 2 and 3 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.

Rural Conservation Zone to areas that maintains the conservation values of existing native vegetation.

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.
-

- 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.
 - Protect waterways and proclaimed catchment areas.
- 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.
- Buffer Area Overlay to the notification area of licensed pipelines as identified by Energy Safe Victoria.
- 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.

[NEW] [Updated application of zones, overlays and provisions based on PSR2024]

SCHEDULE TO CLAUSE 74.02 FURTHER STRATEGIC WORK

1.0 Further strategic work

Prepare small town structure plans for Yinnar, Traralgon South and Yallourn North.

Prepare an Integrated Transport and Social Infrastructure Plan for existing and future significant shared infrastructure across the municipality

Prepare a plan and facilitate the formal recognition of the Strzelecki-Alpine Biolink, incorporating plantation, public, private, road reserve land and mining areas ready or scheduled for rehabilitation through the application of zones and overlays.

Prepare an Industrial and Sensitive Use Strategy which looks at the viability for transition of industrial areas and alternative options to transition to allow for economic growth and protection of amenity.

Prepare a Rural Living Strategy and apply planning scheme tools to land identified as appropriate for Rural Living.

Prepare a bushfire framework plan to inform future settlement and urban growth planning.

Undertake a landscape assessment of rural areas and apply appropriate planning scheme tools to recognise locations of high hazard erosion and to protect significant landscapes, vistas or areas of significance.

Implement recommendations from the Traralgon Activity Centre Plan including:

Preparing streetscape masterplans for the Traralgon Activity Centre.

Preparing a masterplan for Post Office Place.

Preparing the Latrobe Active Transport Plan.

Review the minimal change status of the Toongabbie town centre in the Toongabbie Housing Framework Plan at Clause 16.01-1L (Housing Supply).

Modify the flooding schedules in consultation with the West Gippsland Catchment Management Authority.

Develop Environmental Significance Overlays to protect natural assets and to water supply catchments.

Develop a Management Plan and maintain the Victory Park wetland in Traralgon.

Prepare Urban Design Guidelines for small towns.

Undertake further studies to document places of potential local significance that were identified but not assessed in detail by the Latrobe City Heritage Study 2010.

Identify, assess and document places of indigenous cultural heritage significance, where this is considered appropriate, in conjunction with indigenous communities or custodians.

Prepare a stormwater quality strategy.

Develop a policy and approach to development contributions for social and affordable housing.

Develop a policy to guide planning assessment (relating to design, neighbourhood character and site management), when they are required for Rooming Houses.

Preparation of a municipal wide signage strategy.

Investigate the implementation of a Vegetation Protection Overlay in the Low Density Residential Zone and Rural Living Zone to strengthen the protection of native vegetation and retain the amenity and character of these zones.

Investigate potential to increase Rural Conservation Zone Schedule 1 to other areas zoned Rural Living Zone that contain native vegetation.

[NEW] [Updated future strategic work based on PSR2024]

Template R3: Further strategic work

Latrobe City Council Planning Scheme

Instructions:

1. Include the project name and source for projects identified in Template A5 that are still required.
2. Add in further strategic work identified from the Planning Scheme Review report including:
 - Council and regional strategy plans and policies.
 - VCAT and Planning Panels
 - Any other recommendations made in the report for Further Strategic Work.

The following list of work is a comprehensive list of all the further strategic work that has been identified through this planning scheme review.

The highest priorities have been identified and included in Chapter 11 of the report. The remaining projects on this list need to be prioritised by Council.

Project Name	Project source:
Prepare small town structure plans for Yinnar, South and Yallourn North	Clause 74.02
Prepare an Integrated Transport and Social Infrastructure Plan for existing and future significant shared infrastructure across the municipality.	Clause 74.02
Prepare a plan and facilitate the formal recognition of the Strzelecki-Alpine Biolink, incorporating plantation, public, private, road reserve land and mining areas ready or scheduled for rehabilitation through the application of zones and overlays.	Clause 74.02
Prepare an Industrial and Sensitive Use Strategy which looks at the viability for transition of industrial areas and alternative options to transition to allow for economic growth and protection of amenity.	Clause 74.02
Prepare a Rural Living Strategy and apply planning scheme tools to land identified as appropriate for Rural Living.	Clause 74.02
Prepare a bushfire framework plan to inform future settlement and urban growth planning.	Clause 74.02
Undertake a landscape assessment of rural areas and apply appropriate planning scheme tools to recognise locations of high hazard erosion and to protect significant landscapes, vistas or areas of significance.	Clause 74.02
Implement recommendations from the Traralgon Activity Centre Plan including:	Clause 74.02

Project Name	Project source:
<ul style="list-style-type: none"> ▪ Preparing streetscape masterplans for the Traralgon Activity Centre. ▪ Preparing a masterplan for Post Office Place. ▪ Preparing the Latrobe Active Transport Plan 	
Modify the flooding schedules in consultation with the West Gippsland Catchment Management Authority.	Latrobe PSR 2014
Develop Environmental Significance Overlays to protect natural assets and to water supply catchments.	Latrobe PSR 2014
Develop a Management Plan and maintain the Victory Park wetland in Traralgon.	Latrobe PSR 2014
Prepare Urban Design Guidelines for small towns.	Latrobe PSR 2014
Undertake further studies to document places of potential local significance that were identified but not assessed in detail by the Latrobe City Heritage Study 2010.	Latrobe PSR 2014
Identify, assess and document places of indigenous cultural heritage significance, where this is considered appropriate, in conjunction with indigenous communities or custodians.	Latrobe PSR 2014
Prepare a stormwater quality strategy.	Latrobe Valley Planning Schemes Review 2018
Develop a policy and approach to development contributions for social and affordable housing.	Latrobe PSR 2024
Develop a policy to guide planning assessment (relating to design, neighbourhood character and site management), when they are required for Rooming Houses.	Latrobe PSR 2024
Preparation of a municipal wide signage strategy	Latrobe PSR 2024
Investigate the inclusion of a Vegetation Protection Overlay in the Low Density Residential Zone and Rural Living Zone to strengthen the protection of native vegetation and retain the amenity and character of these zones.	Latrobe PSR 2024
Investigate potential to increase Rural Conservation Zone Schedule 1 to other areas zoned Rural Living Zone that contain native vegetation.	Latrobe PSR 2024