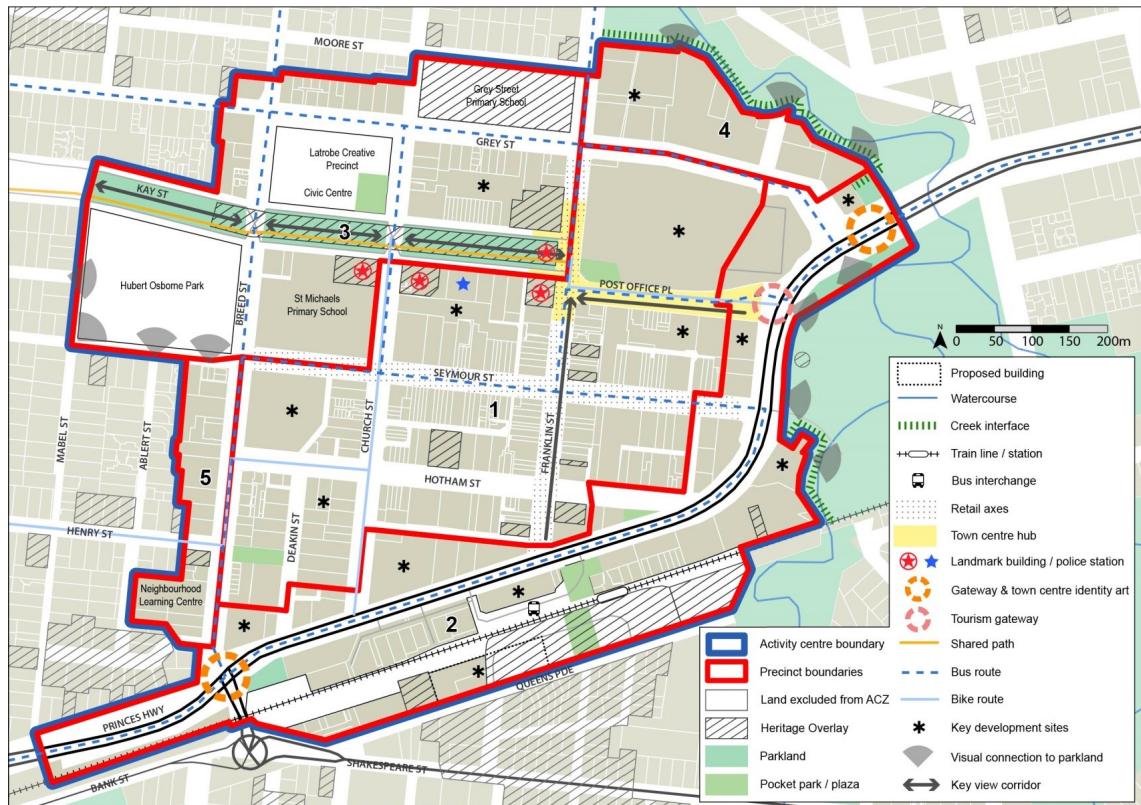


07/02/2019
C106Pt2latr**SCHEDULE 1 TO CLAUSE 37.08 ACTIVITY CENTRE ZONE**

Shown on the planning scheme map as ACZ1.

TRARALGON ACTIVITY CENTRE**1.0**07/02/2019
C106Pt2latr**Traralgon Activity Centre Plan****2.0**07/02/2019
C106Pt2latr**Land use and development objectives to be achieved****Public Realm**

- 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, Kay Street 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.
- 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.
- To support civic and community uses.

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

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Table of uses**Section 1 - Permit not required**

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
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.

LATROBE PLANNING SCHEME

Use	Condition
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 2 of 37.08-2 for relevant provisions	

Section 3 – Prohibited

Use
Agriculture
Brothel
Cemetery
Corrective institution
Crematorium

Use

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
 Transport terminal (other than Railway station and Bus terminal)
 Winery

4.0

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Centre-wide provisions**4.1**

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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

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Subdivision

None specified.

4.3

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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 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

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Design and development

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

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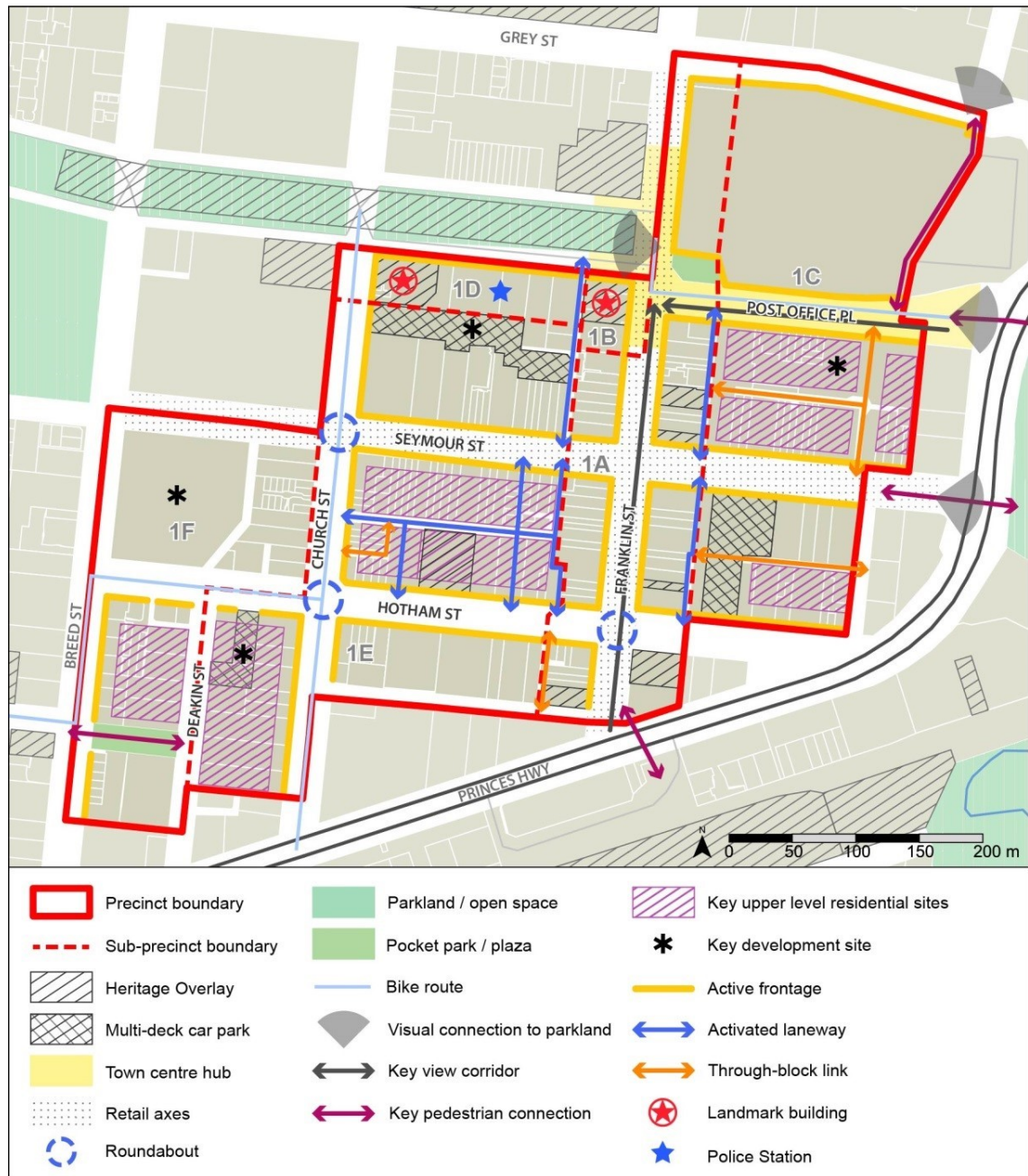
Precinct provisions

5.1

Precinct 1 – Town Centre Core

5.1-1

Precinct map



5.1-2

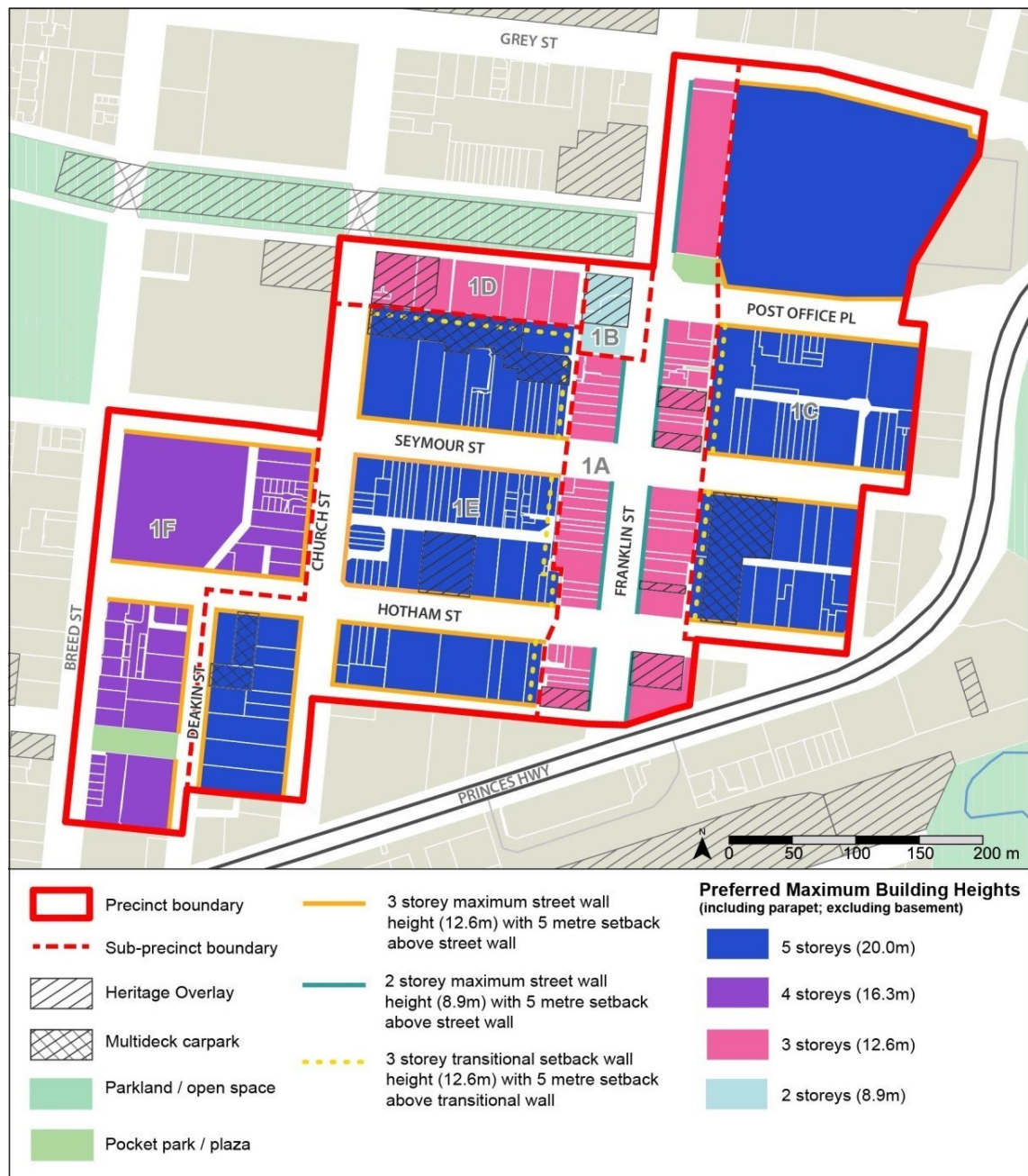
Precinct objectives

- 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.

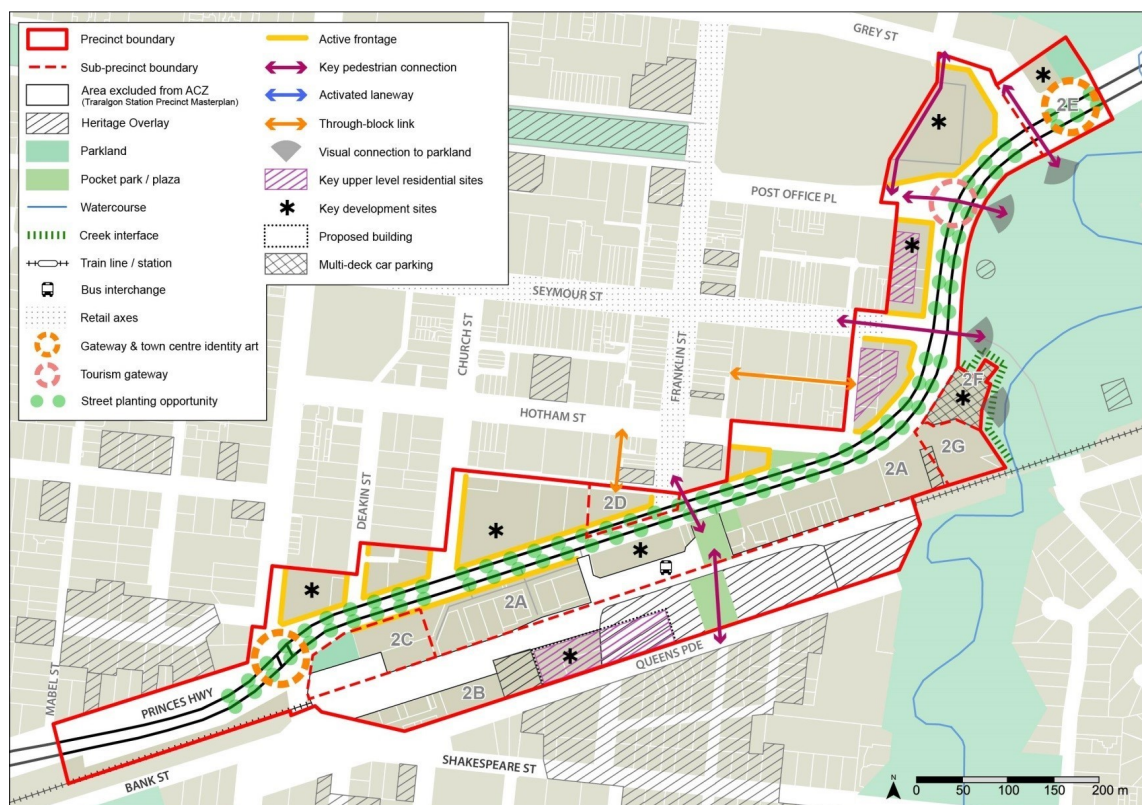
- Redevelopment of any heritage buildings should be sympathetic to the traditional fabric of the building, including its principal street wall or façade.
- New development should maintain and contribute to the fine grain character along the main commercial streets.
- All retail and commercial developments 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

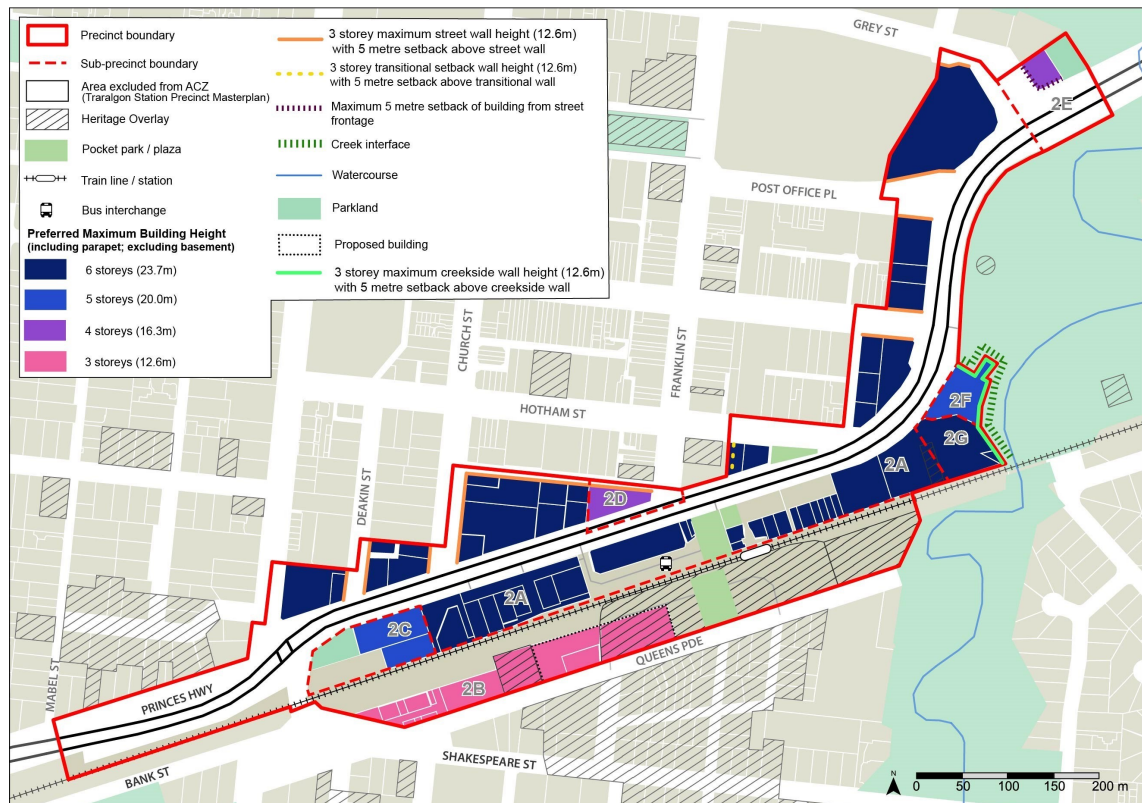


5.2-2 Precinct objectives

- 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

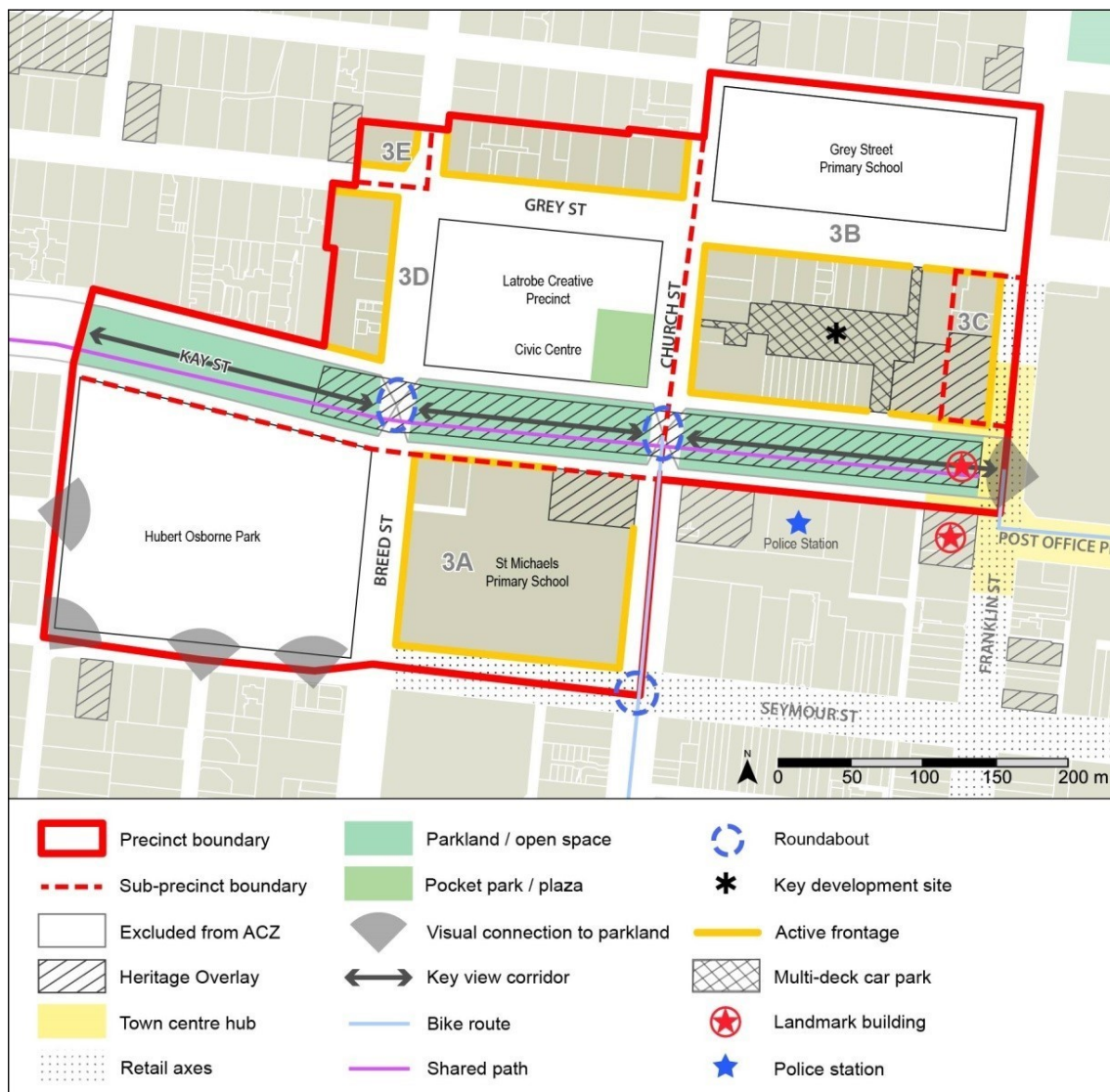
- Any sites identified with a preferred maximum building height of six storeys that interface with sites of three storeys or less (as identified in Clause 5.2-3) must ensure that upper levels above three storeys are set back at interfaces to ensure a sensitive transition in built form.
- New development 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.

5.2-5 Any other requirements

None specified.

5.3 Precinct 3 – Kay Street and Civic Corridor

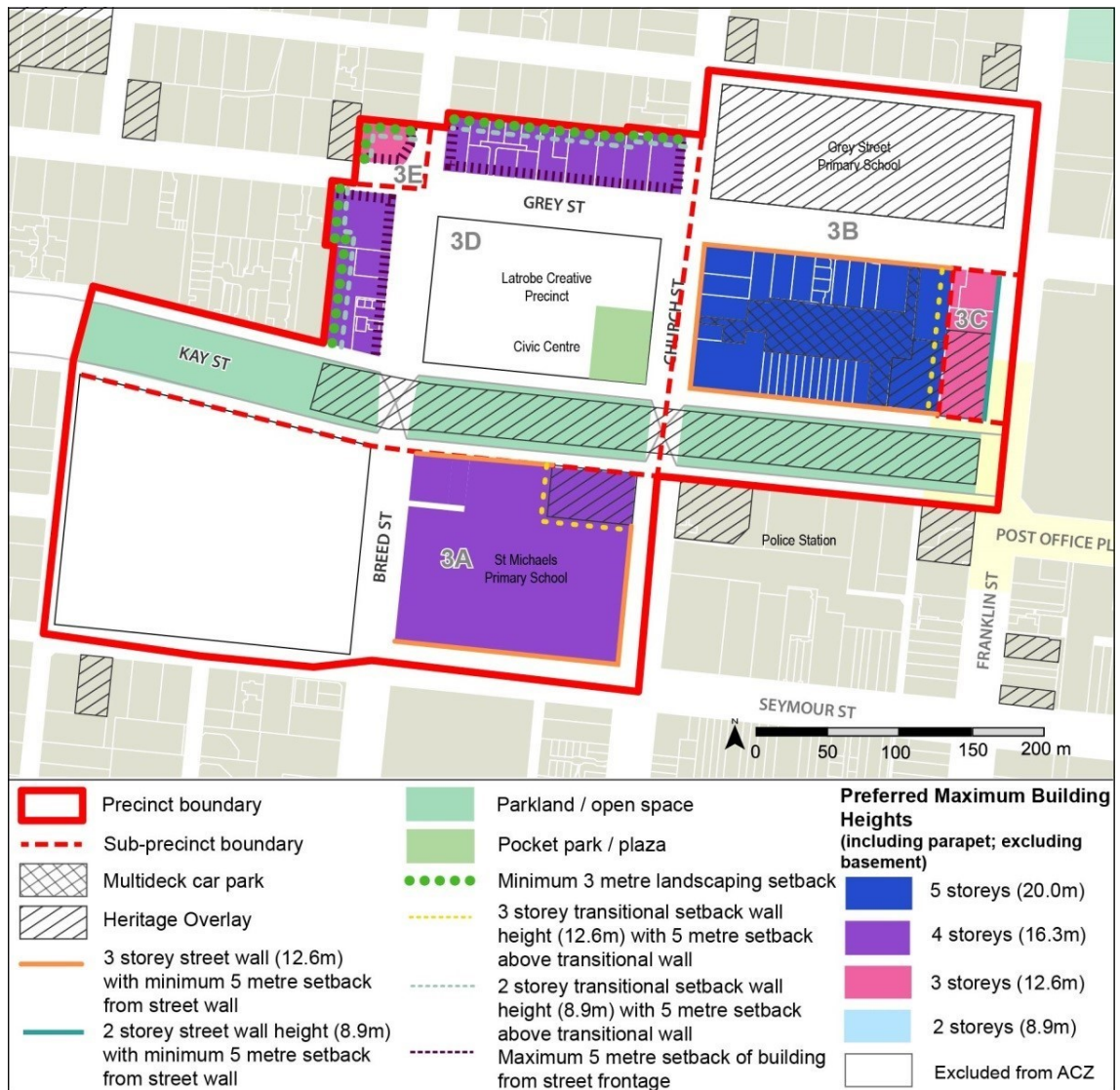
5.3-1 Precinct map



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

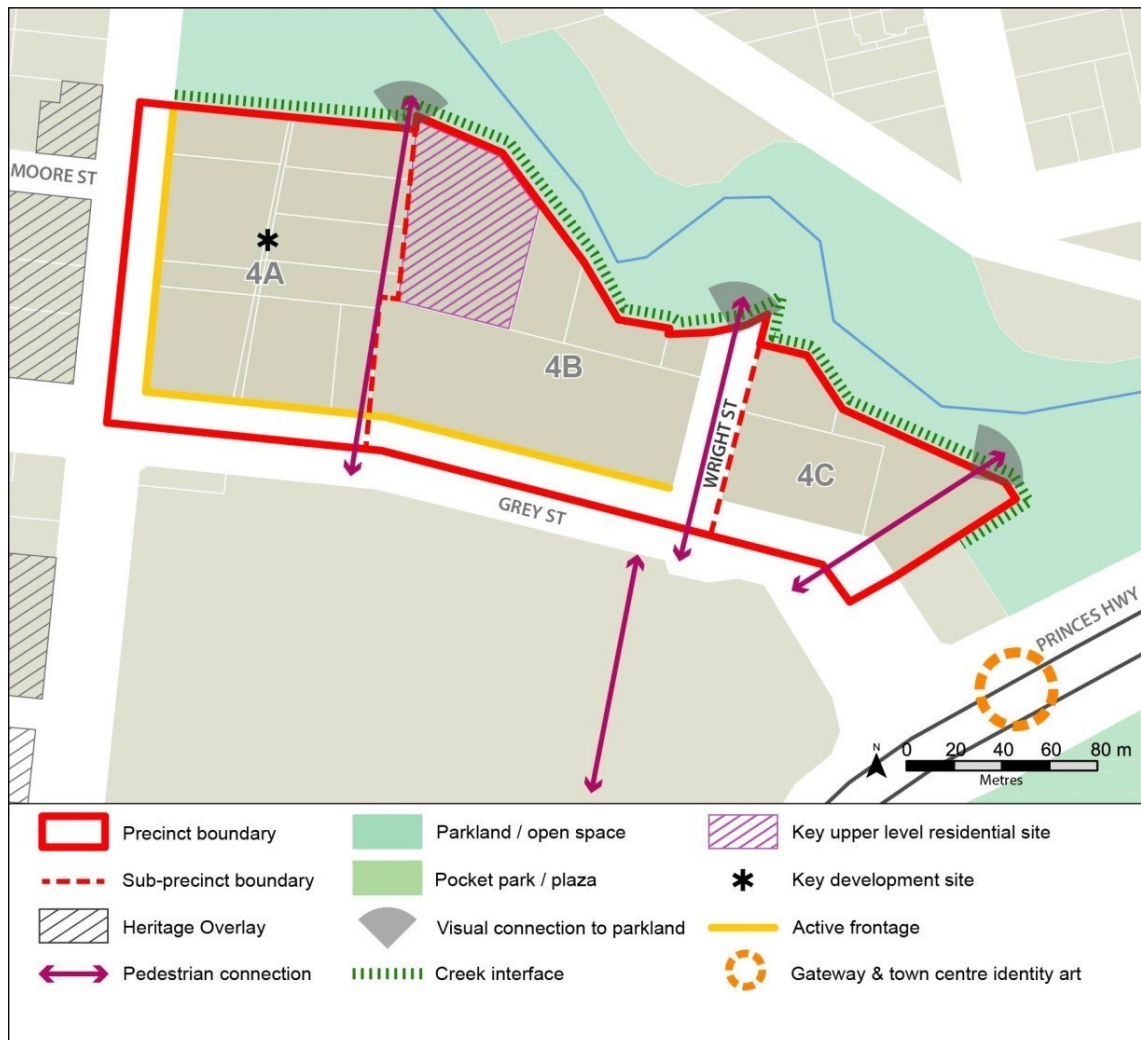
- Any sites identified with a preferred maximum building height of five storeys must ensure that any levels above three storeys are set back a minimum five metres from the street frontage to be recessive in appearance.
- Buildings must have a minimum three metre rear setback to allow a landscaping buffer 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 Any other requirements

None specified.

5.4 Precinct 4 – Creekside Office

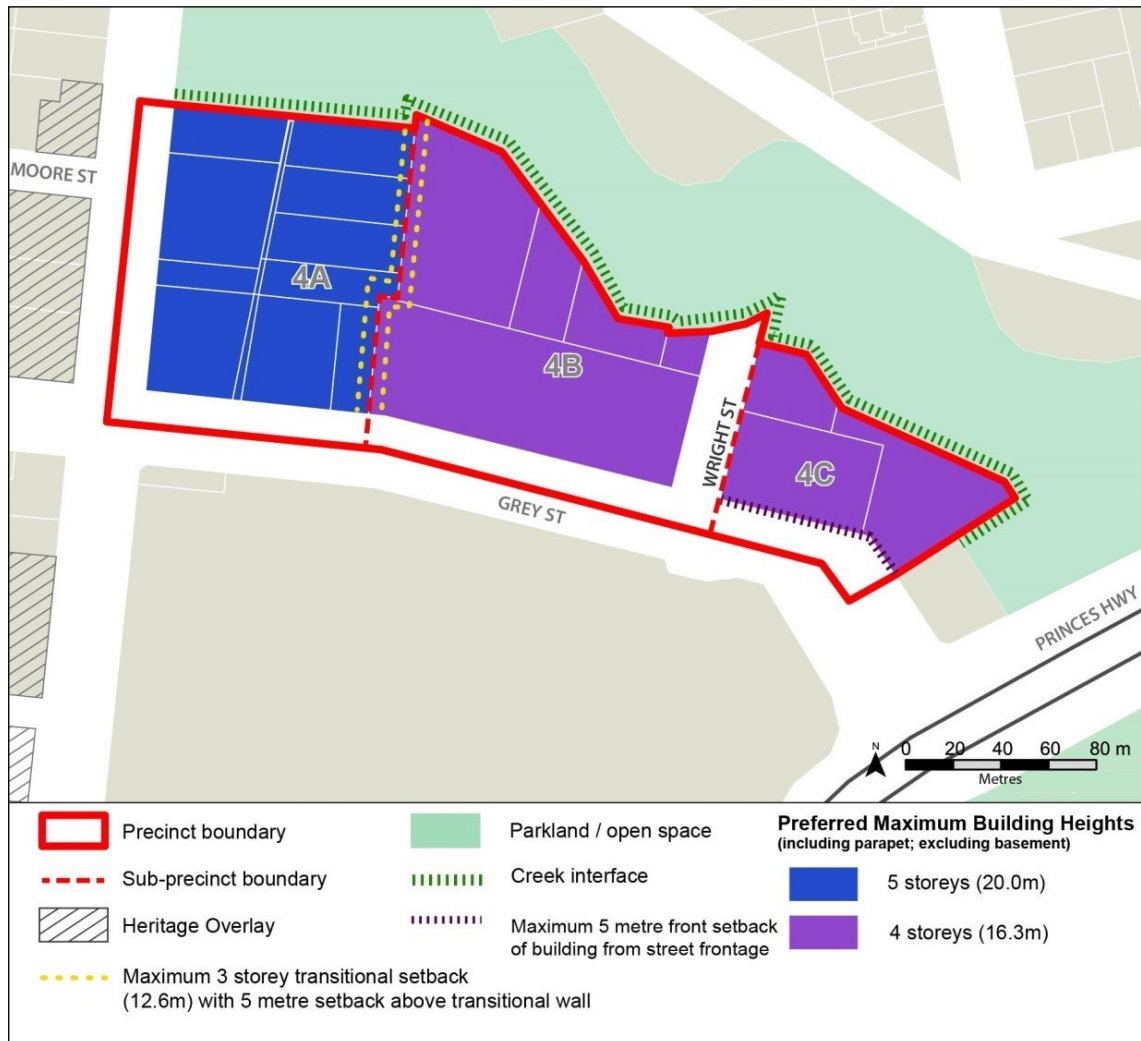
5.4-1 Precinct map



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

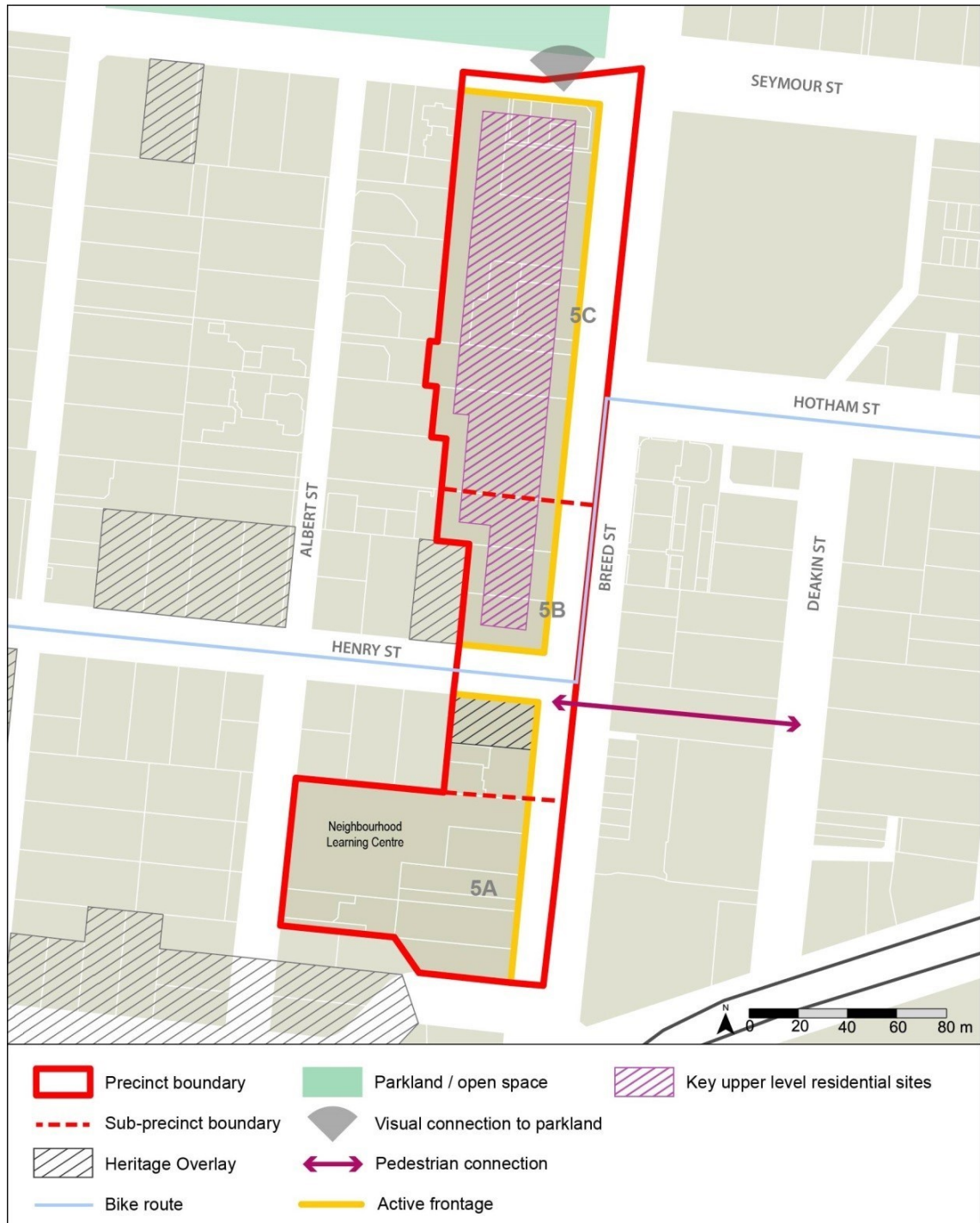
- Overall building heights should not exceed five storeys in sub-precinct 4A and four storeys in sub-precincts 4B and 4C above natural ground level.
- Buildings should include front setbacks to Grey Street for landscaping in sub-precinct 4C.
- Fencing along streets or along boundaries is discouraged.
- 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 Any other requirements

None specified.

5.5 Precinct 5 – Breed Street

5.5-1 Precinct map

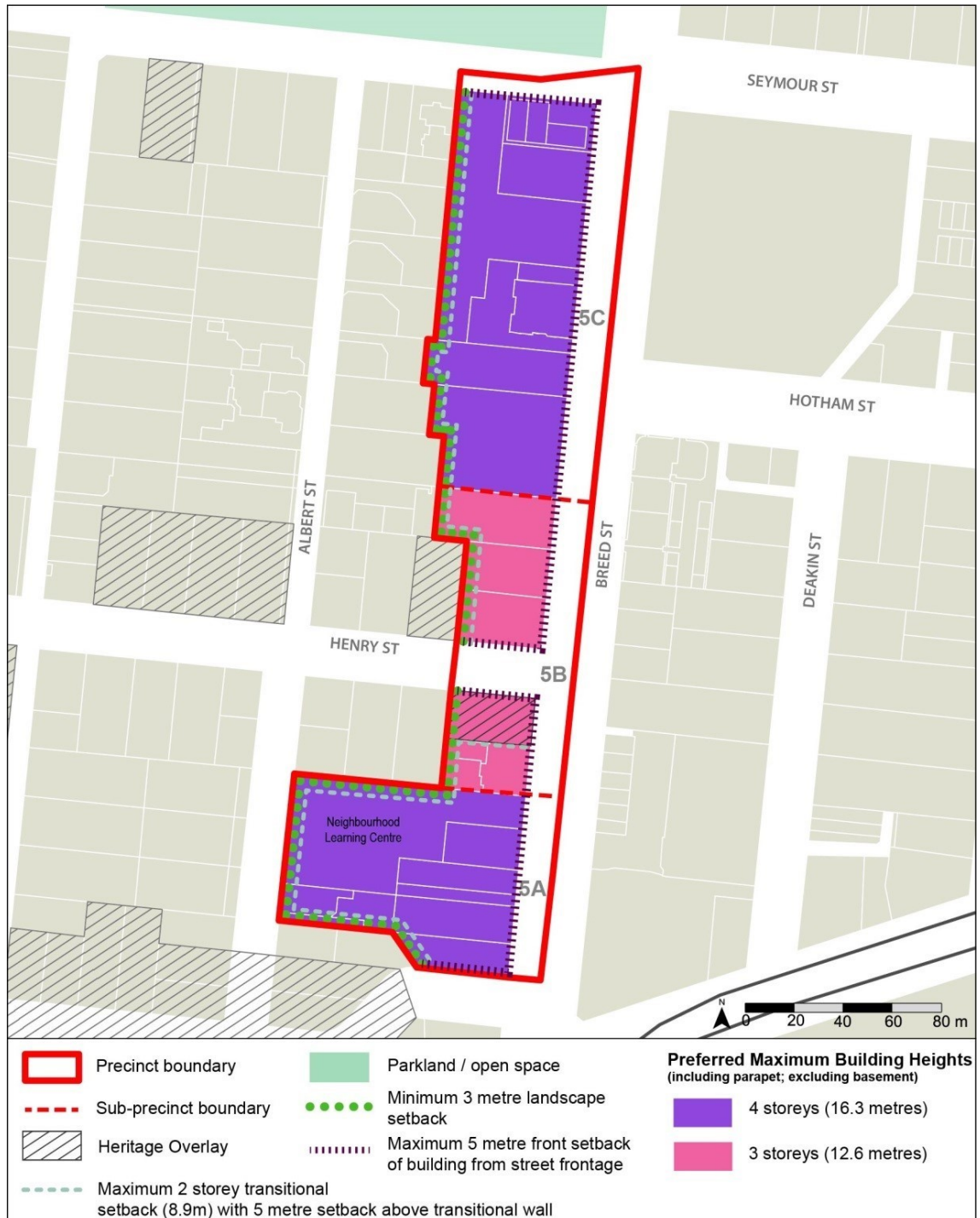


5.5-2 Precinct objectives

- 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



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

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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

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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

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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

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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

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Other provisions of the scheme

None specified.

11.0

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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)