

# Baldwin Road Development Plan

## Draft

### About Baldwin Road Development Plan

The Baldwin Road Development Plan covers the area north of Baldwin Road in Traralgon, designated as a key growth area in the Latrobe City Council's planning scheme. This development plan aims to guide the coordinated subdivision and development of this area to ensure a well-planned and connected community that aligns with Council's growth objectives.

This area was identified for urban expansion in the Traralgon Town Structure Plan, which earmarks preferred areas for residential growth across the region. The Baldwin Road area is set to accommodate a mix of residential lots and open spaces to support the needs of future residents. The Development Plan Overlay Schedule 11 (DPO11), applied to this growth area, mandates the preparation of a Development Plan before any subdivision permits can be issued. This approach ensures comprehensive planning that addresses essential infrastructure and environmental considerations.

Once finalised, the Baldwin Road Development Plan will provide a roadmap for creating a sustainable and vibrant residential community, fostering connectivity to existing neighbourhoods and integrating green spaces to support an active lifestyle.



# Community Consultation details

## View the details

The draft Development Plan can be viewed online at:

[www.latrobe.vic.gov.au/baldwinroaddp](http://www.latrobe.vic.gov.au/baldwinroaddp)

Hard copies can be viewed at our service centres during business hours at:

- 34-38 Kay Street, Traralgon
- 141 Commercial Road, Morwell
- 1/29 George Street, Moe
- 9-11 Phillip Parade, Churchill

You can view the extent of the proposed Development Plan at:

### Council's Neighbourhood Navigator (GIS):

[www.latrobe.vic.gov.au/City/The\\_Region/Moving\\_to\\_Latrobe\\_City](http://www.latrobe.vic.gov.au/City/The_Region/Moving_to_Latrobe_City)

## Have Your Say

We're looking for your feedback on the draft Baldwin Road Development Plan, here's how you can have your say:

### Post

Latrobe City Council  
Attention: Urban Growth  
PO Box 264 Morwell VIC 3840

### Email

[latrobe@latrobe.vic.gov.au](mailto:latrobe@latrobe.vic.gov.au)  
Attention: Urban Growth

### Online

[www.yoursay.latrobe.vic.gov.au/baldwinroaddp](http://www.yoursay.latrobe.vic.gov.au/baldwinroaddp)

We appreciate and value your contribution and look forward to receiving your input.

## Come and see us

You can drop-in at any time between the times specified below and speak to a council officer about the proposed Development Plan.

**Gippsland Performing Arts Centre**  
32 Kay Street, Traralgon

20 May  
3pm to 7pm

If these times are not suitable for you, please phone us to discuss alternate options or drop into Latrobe City Council Headquarters in Morwell.

## Timeline



Draft Baldwin Road Development Plan received by Council officers

*19 August 2024*



Community Consultation of the Development Plan.

*7 May - 4 June 2025*



Consideration of submissions by Council officers

*Early June 2025*



Send summary of submissions to proponent for consideration.

*Late June 2025*



Receive revised Development Plan documents.



Development Plan presented to Council at Council meeting for endorsement.



Notify submitters, landowners and proponent of outcome.

## Privacy collection notice

Please note that all submissions must include your name and address to be considered.

Please note that in accordance with the Planning and Environment Act 1987, Council must make available for inspection, a copy of any submissions made to Baldwin Road Development Plan.

**Submissions close 04 June 2025, 5pm.**

# Common questions

## What is a Development Plan?

A Development Plan (DP) is a statutory planning tool which outlines a vision for a defined area which any development within that area must comply with. There are two components that comprise a DP:

**The Map** – which depicts a broad urban layout identifying roads, shared paths, parks, commercial areas, residential areas, stormwater management infrastructure and community facilities;

**The Report** – which provides context and justification for the urban layout. It summarises existing site conditions, analyses opportunities and constraints and set key outcomes.

To completely understand a DP it is vital to read both components.

## When is a Development Plan used?

A DP can only be used when there is a Development Plan Overlay (DPO) on the subject land. DPOs are commonly applied in areas where the land is identified for substantial change, and the land is controlled by multiple landowners; therefore a coordinated development outcome is required.

## When is a Development Plan Overlay applied to the land?

A planning scheme amendment is required to apply a DPO to an area if no DPO exists on the land. which will ultimately require the Minister for Planning to endorse proposed change to the scheme. A DPO generally applies to an area that is identified for future residential growth in the short- to medium-term.

## Who approves a Development Plan?

Once the DPO is applied, Latrobe City as the responsible authority and is responsible for endorsing any DPs in our area. Council's decision regarding a DP can be challenged at VCAT.

## What does the Development Plan mean to me?

DPs primarily affect those looking to subdivide as they are focused on creating new urban areas. If you have bought off the plan, or are an existing dwelling in an area affected by a DPO it is very unlikely the DP will have an ongoing impact. Once a DP area has been fully developed, Council will amend the planning scheme to remove the overlay, and remove the DP. If your land has a DPO applied to it but no endorsed DP, then this can restrict what council is allowed to grant a planning permit for, until such time as a DP is endorsed.

## Will I be notified about the subdivision?

Under the Victorian Planning Provisions set by the State Government, any planning permit application in accordance with an endorsed development plan is exempt from third party notification and review rights, section 52(1)(a), (b) and (d) and section 82(1) of the Planning and Environment Act 1987 respectively.

Therefore, if you wish to provide comment on the future development it is necessary to comment at the time of the DP approval as you will not be able to comment on the planning permits.



**Phone** 1300 367 700

**Post** PO Box 264, Morwell 3840

**Email** [latrobe@latrobe.vic.gov.au](mailto:latrobe@latrobe.vic.gov.au)

[www.latrobe.vic.gov.au](http://www.latrobe.vic.gov.au)

## **Service Centres & Libraries**

### **Morwell**

Corporate Headquarters  
141 Commercial Road, Morwell

Morwell Library  
63-65 Elgin Street, Morwell

### **Moe**

Moe Service Centre and Library  
1-29 George Street, Moe

### **Traralgon**

Traralgon Service Centre and Library  
34-38 Kay Street, Traralgon

### **Churchill**

Churchill Community Hub  
9-11 Philip Parade, Churchill

## **For more information**

### **Urban Growth**

1300 367 700

[latrobe@latrobe.vic.gov.au](mailto:latrobe@latrobe.vic.gov.au)

To obtain this information in languages other than English, or in other formats, please contact Latrobe City Council on 1300 367 700.

This information in this document is correct as at the date of publication but is subject to change. Please check the Latrobe City Council website [www.latrobe.vic.gov.au](http://www.latrobe.vic.gov.au) to make sure this is the latest version.

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