

System Note: The following ordinance will be modified in Clause:02 MUNICIPAL PLANNING STRATEGY

02.01

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 ~~Braiakaulung~~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.

Latrobe is currently home to approximately ~~75,211~~77,318 residents (ABS, ~~2018~~2021). The population is forecast to grow by approximately ~~8,560 to 82,460 people by 2030~~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).

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.

~~Although~~ Latrobe Valley has one of the world's largest reserves of brown ~~coal~~, coal which comprises the ongoing mining and power station operations and associated rehabilitation phases and environmental risks. 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.

System Note: The following ordinance will be modified in Clause:02 MUNICIPAL PLANNING STRATEGY

02.02

C149latr

VISION

~~The 2017-2021 Council Plan reflects the clear understanding that Latrobe City's community is in significant economic and social transition. The Council Plan provides a concentrated focus on employment, economic growth, liveability, and a connected Latrobe City.~~ 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.

The Council Plan identifies 5 objectives that relate to land use and development matters, as follows:

- ~~■ Support job creation and industry diversification to enable economic growth in Latrobe City.~~
- ~~■ Encourage improved education & training outcomes in Latrobe City.~~
- ~~■ Improve the liveability and connectedness of Latrobe City.~~
- ~~■ Provide a connected, engaged and safe community environment, which is improving the well-being of all Latrobe City citizens.~~
- ~~■ Grow the civic pride of our municipality and solidify Latrobe City's image as a key regional city.~~

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.

System Note: The following ordinance will be modified in Clause:02 MUNICIPAL PLANNING STRATEGY, Sub-Clause:02.03 STRATEGIC DIRECTIONS

02.03-1

C149latr

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 ~~Traralgon as a regional retail~~ Churchill as a university town; Moe-Newborough as a service centre; Morwell as a centre for government offices and industry; ~~Moe-Newborough as a service centre and Churchill as a university town~~ and Traralgon as a regional retail centre.

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 seeksare to:

- 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 ~~to~~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 ~~Centre~~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.
- Large Town Centre (Churchill): ~~Provide~~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 ~~Centre~~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 ~~Centre~~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 Centre (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): ~~Provide~~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.

~~Planning for Activity centres seeks~~Council's strategic directions for activity centres are to:

- 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.

System Note: The following ordinance will be modified in Clause:02 MUNICIPAL PLANNING STRATEGY, Sub-Clause:02.03 STRATEGIC DIRECTIONS

02.03-2

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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 ~~ranges~~Ranges bioregion to the Southern Fall bioregion.

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

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

System Note: The following ordinance will be modified in Clause:02 MUNICIPAL PLANNING STRATEGY, Sub-Clause:02.03 STRATEGIC DIRECTIONS

02.03-3

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.

Planning Council's strategic directions for climate change ~~seeks~~are to:

- 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 ~~development~~property and infrastructure across Latrobe.

Planning Council's strategic directions for bushfire ~~seeks~~are to:

- 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.

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.

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

Planning Council's strategic directions for flooding seeks are to:

- Reduce the damage and costs associated with flood events.

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02.03-4
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.

Planning Council's strategic directions for agriculture seeks are to:

- Enhance the viability of agricultural activity.
- Retain large lots and discourage the establishment of sensitive or non-agricultural related land uses 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.

Planning Council's strategic directions for intensive agriculture seeks are to:

- 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.

Planning Council's strategic directions for timber seeks are to:

- 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.

Planning Council's strategic directions for water seeks are to:

- 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.

Planning Council's strategic directions for stone resources seeks are to:

- 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 ongoing operations and associated rehabilitation phases of existing mines and power stations for the future use of brown coal in order to best safely 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.

Planning Council's strategic directions for coal seeks are to:

- 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.

System Note: The following ordinance will be modified in Clause:02 MUNICIPAL PLANNING STRATEGY, Sub-Clause:02.03 STRATEGIC DIRECTIONS

02.03-5

C149latr

Built environment and heritage

Pre- and Post-Contact Heritage

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 settlement arrival. The first European explorers and pastoralists developed agricultural industries such as grazing and dairying, that led to the loss of native forest cover over much 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.

Planning Council's strategic directions for heritage seeks are to:

- 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.

Planning Council's strategic directions for neighbourhood character seeks are to:

- 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.

System Note: The following ordinance will be modified in Clause:02 MUNICIPAL PLANNING STRATEGY, Sub-Clause:02.03 STRATEGIC DIRECTIONS

02.03-6

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).

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.

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.

Planning Council's strategic directions for housing seeksare to:

- 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.
- 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.

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.

Planning Council's strategic directions for rural residential development seeks are to:

- Support rural living and associated land use that does not compromise agricultural productivity and environmental values.
- Ensure rural living does not negatively impact on or reduce native vegetation and biodiversity values.
- Avoid impeding the long term urban growth of settlements.

System Note: The following ordinance will be modified in Clause:02 MUNICIPAL PLANNING STRATEGY, Sub-Clause:02.03 STRATEGIC DIRECTIONS

02.03-7

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 at the University in Churchill and east of Morwell. The health care sector will also be one of the fastest growing employment sectors in Latrobe due to the aging population.

Planning Council's strategic directions for economic growth seeks are to:

- 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.

Planning Council's strategic directions for industry seeks are to:

- 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.

Planning Council's strategic directions for tourism seeks are to:

- 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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02.03-8
C149latr

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.

Planning Council's strategic directions for transport seeks are to:

- 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.

Planning Council's strategic directions for Latrobe Regional Airport seeks are to:

- 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.

Planning Council's strategic directions for freight seeks are to:

- 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.

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02.03-9

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 System 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. ~~Use because use~~ and development near ~~these assets~~ them, particularly the high pressure pipelines, can ~~also~~ pose risks to human life if ~~they are not~~ properly planned for ~~properly~~.

Planning Council's strategic directions for infrastructure assets seeks are to:

- 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.

Planning Council's strategic directions for community infrastructure seeks are to:

- 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 ~~culture, age or ability~~ 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.

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. ~~The establishment of~~ Establishing linear parklands

within residential areas ~~are necessary to improve access through~~ this 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.

Planning Council's strategic directions for open space ~~seeks~~ are to:

- 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.

Planning Council's strategic directions for development infrastructure ~~seeks~~ are to:

- 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.

System Note: The following ordinance will be modified in Clause:11 SETTLEMENT, Sub-Clause:11.01 VICTORIA

11.01-1L-01 Latrobe settlement patterns

C149latr

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.

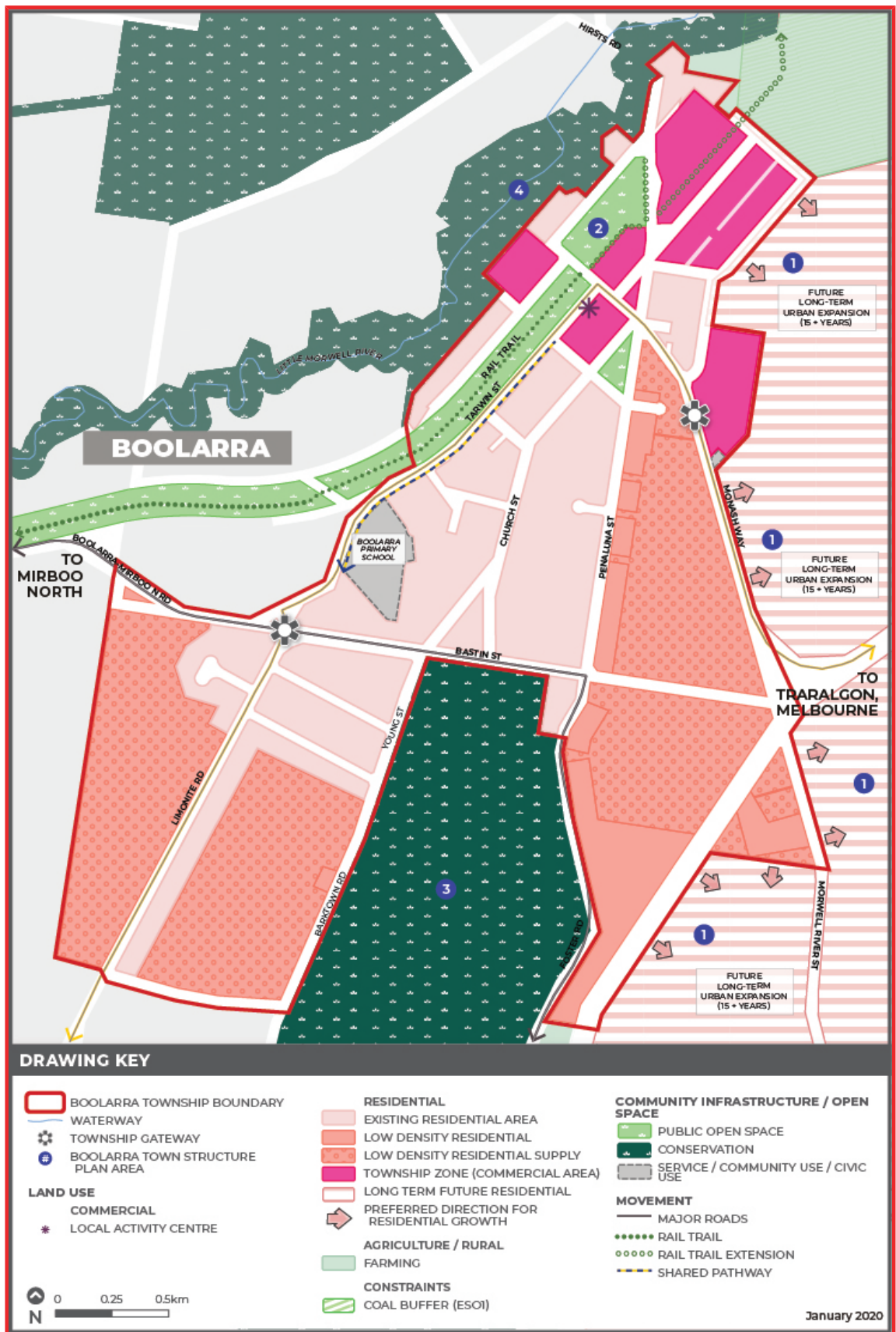
System Note: The following ordinance will be added after 11.01-1L Latrobe settlement patterns

11.01-1L-02 Boolarra
C149latr

Policy application

Boolarra Town Structure Plan (BTSP)

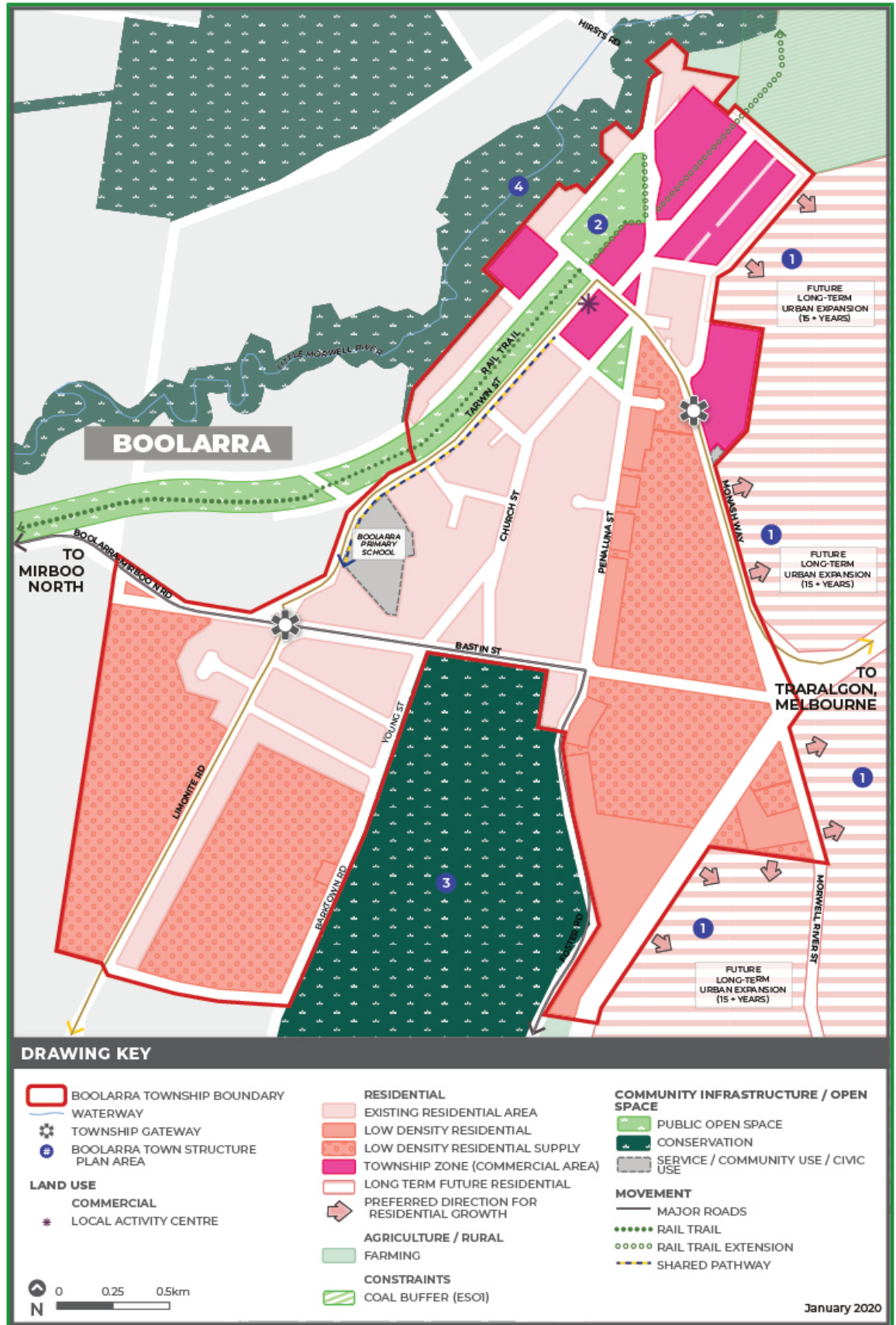
This policy applies to land with in the Boolarra Town Structure Plan (BTSP) included in this clause.



Strategy

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.

Boolarra Town Structure Plan (BTSP)



**System Note: The following ordinance will be modified in Clause:11 SETTLEMENT,
Sub-Clause:11.01 VICTORIA**

11.01-1L-03

C149latr

Churchill

Policy application

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

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).

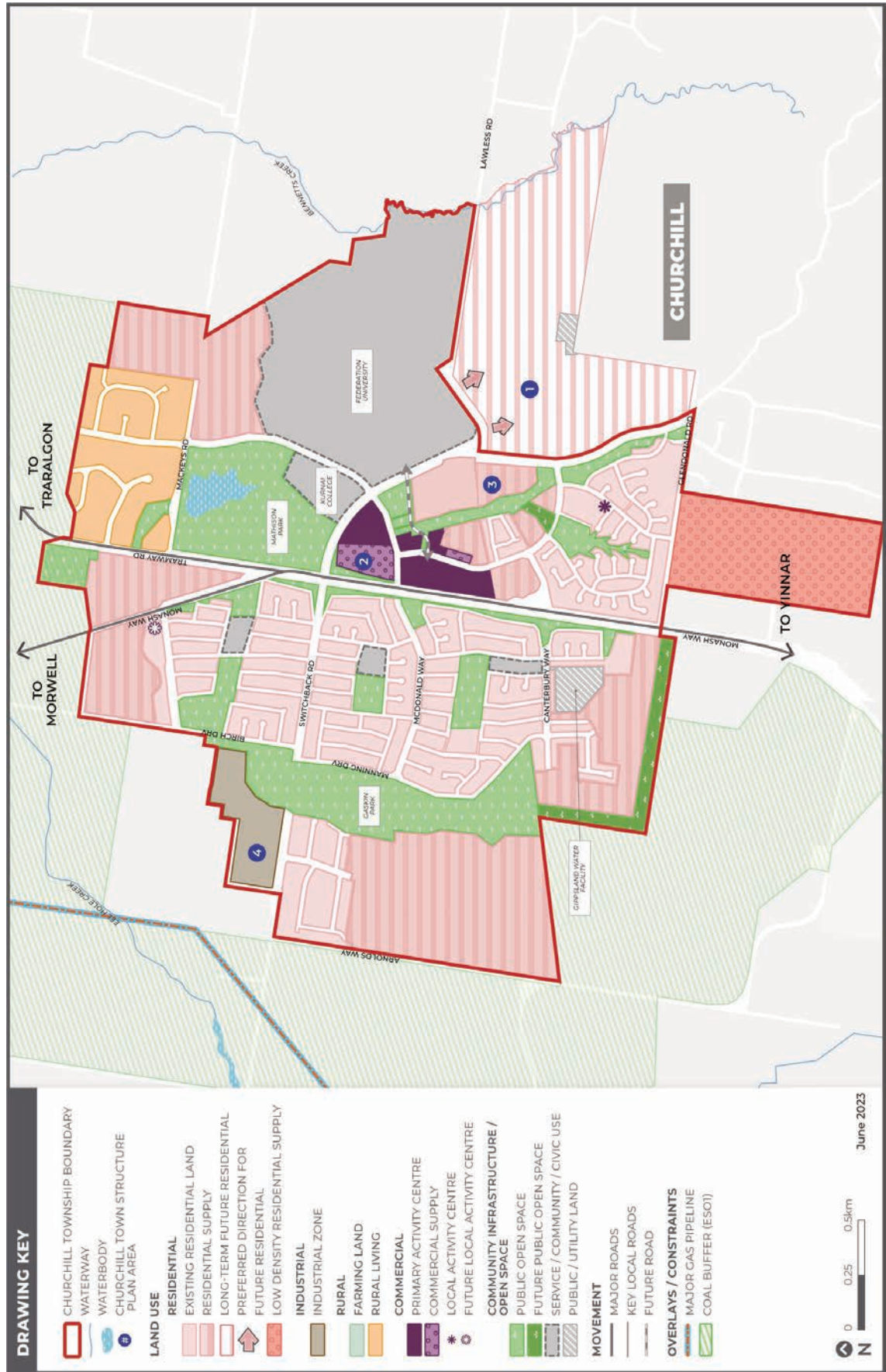
Encourage a Local Activity Centre at 2-4 Acacia Way, Churchill.

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)



System Note: The following ordinance will be added after 11.01-1L Churchill

11.01-1L-04 Glengarry

C149latr

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 are designed to be 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 in 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)

Glengarry Town Structure Plan (GTSP)

**System Note: The following ordinance will be modified in Clause:11 SETTLEMENT,
Sub-Clause:11.01 VICTORIA**

11.01-1L-05
C149latr

Moe-Newborough

Policy application

This policy applies to land within the Moe-Newborough Town Structure Plan (MNTSP) included in this clause.

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.

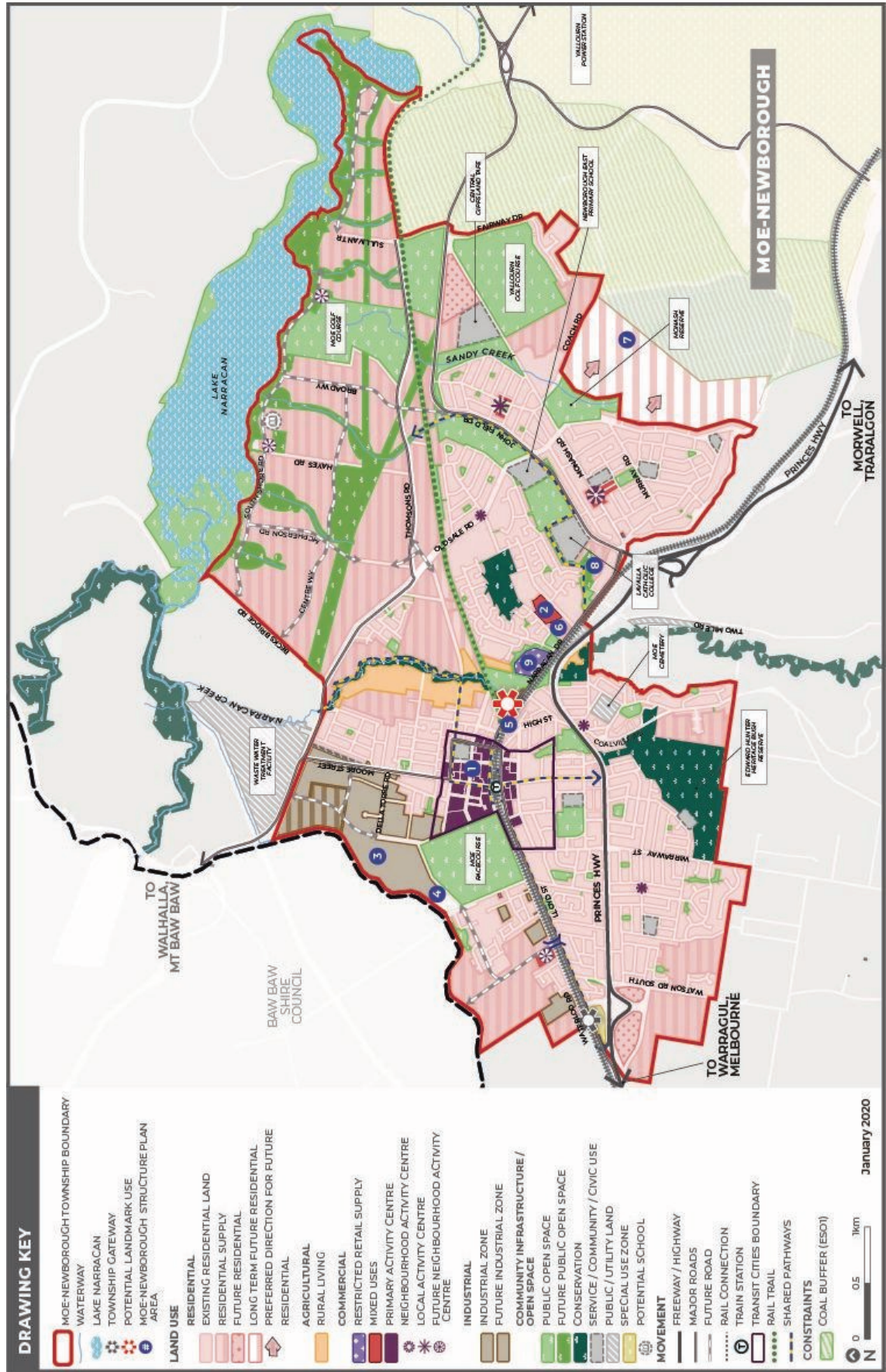
Encourage a Neighbourhood/ Local Activity Centre at 1 Waterloo Road, Becks Bay Village Centre and Fernlea Village Centre, Lake Narracan.

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)



System Note: The following ordinance will be modified in Clause:11 SETTLEMENT, Sub-Clause:11.01 VICTORIA

11.01-1L-06
C149latr

Morwell

Policy application

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

Strategies

Encourage residential development within MTSP Areas 1 and 2.

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

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

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

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

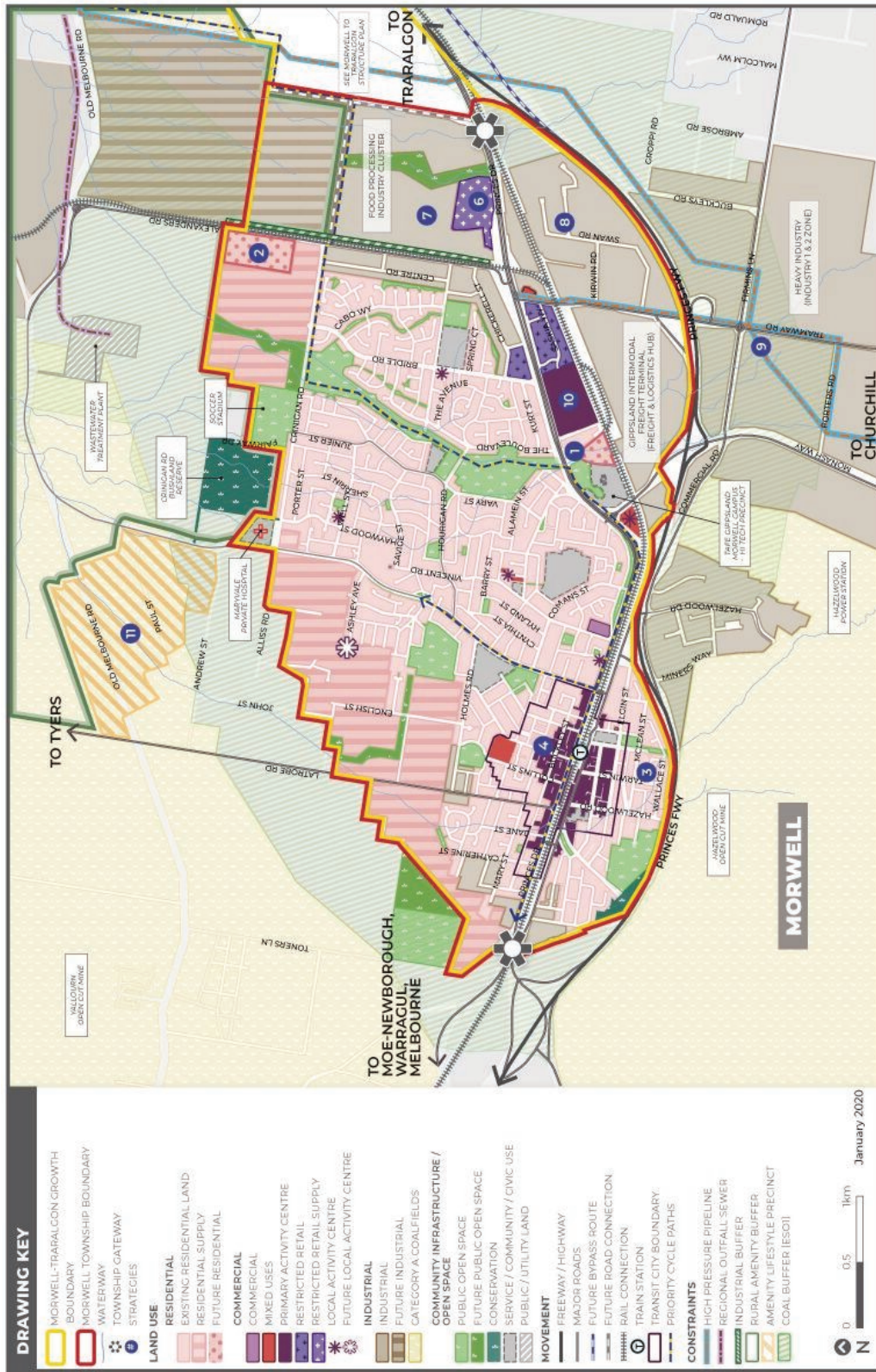
Encourage a Local Activity Centre at Heritage Boulevard, Morwell.

Policy documents

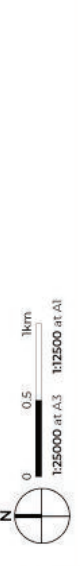
Consider as relevant:

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

Morwell Town Structure Plan (MTSP)



Morwell Town Structure Plan
September 2023



System Note: The following ordinance will be added after 11.01-1L Morwell**11.01-1L-07 Toongabbie**

C149latr

Policy application

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

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.

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).

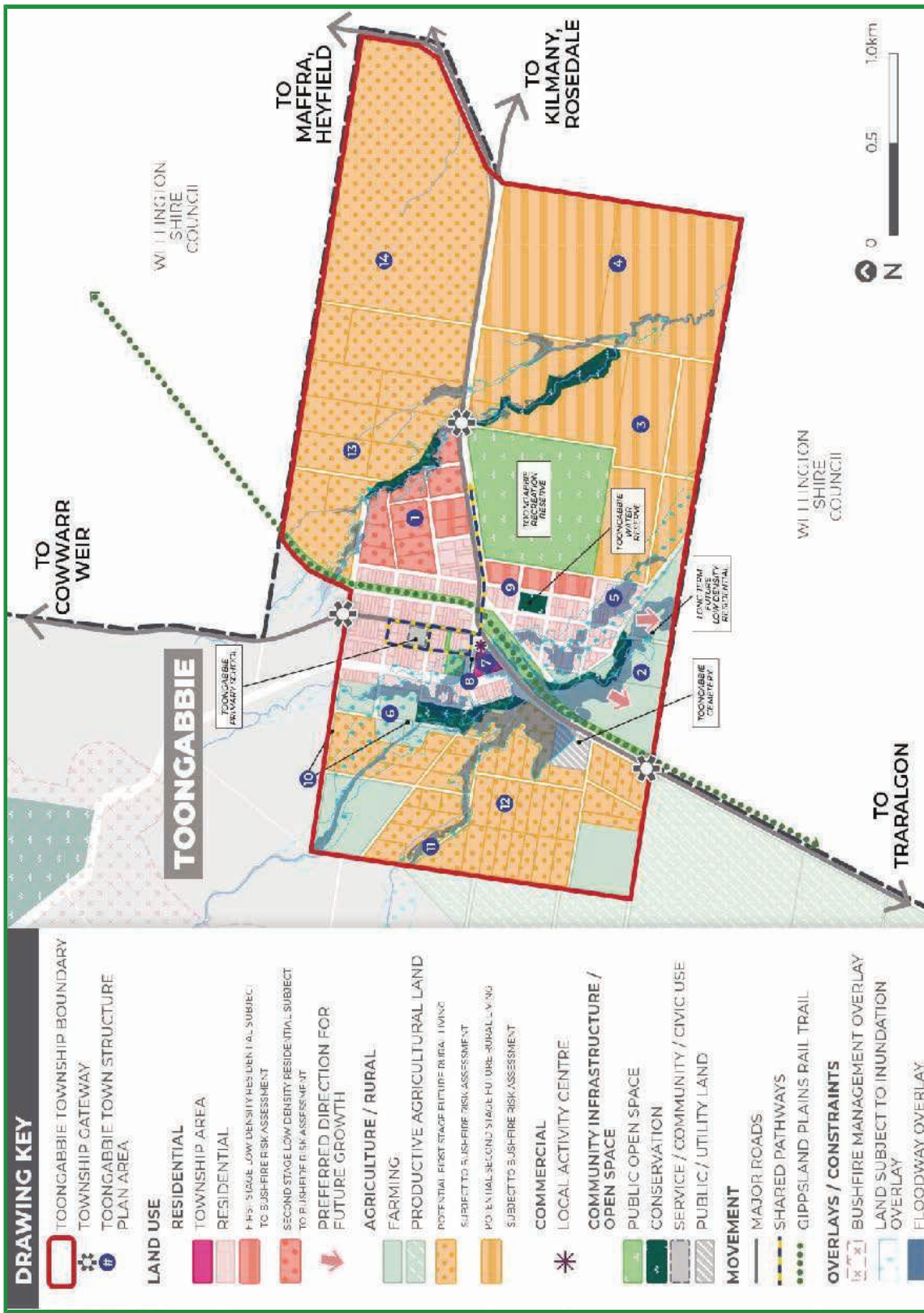
Protect road reserves, such as Ries Street, Russell Street, and Hill Street (ToonTSP Areas 9 and 10) to allow for future access to proposed development areas.

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)



DRAWING KEY	
	TOONGABBIE TOWNSHIP BOUNDARY
	TOWNSHIP GATEWAY
	TOONGABBIE TOWN STRUCTURE PLAN AREA
LAND USE	
RESIDENTIAL	
	TOWNSHIP AREA
	RESIDENTIAL
	P-15: SINGLE LOW DENSITY RESIDENTIAL (SUBLEC) TO 3 BUSHPERE RISK ASSESSMENT
	SECOND STAGE LOW DENSITY RESIDENTIAL - SUBJECT TO 1 BUSHPERE RISK ASSESSMENT
	PREFERRED DIRECTION FOR FUTURE GROWTH
AGRICULTURE / RURAL	
	FARMING
	PRODUCTIVE AGRICULTURAL LAND
	POTENTIAL FIRST STAGE FUTURE RURAL LIVING SUBJECT TO 1 BUSHPERE RISK ASSESSMENT
	POTENTIAL SECOND STAGE FUTURE RURAL LIVING SUBJECT TO 2 BUSHPERE RISK ASSESSMENT
COMMERCIAL	
	LOCAL ACTIVITY CENTRE
COMMUNITY INFRASTRUCTURE / OPEN SPACE	
	PUBLIC OPEN SPACE
	CONSERVATION
	SERVICE / COMMUNITY / CIVIC USE
	PUBLIC / UTILITY LAND
MOVEMENT	
	MAJOR ROADS
	SHARED PATHWAYS
	GIPPSLAND PLAINS RAIL TRAIL
OVERLAYS / CONSTRAINTS	
	BUSHFIRE MANAGEMENT OVERLAY
	LAND SUBJECT TO INUNDATION OVERLAY
	FLOODWAY OVERLAY

System Note: The following ordinance will be modified in Clause:11 SETTLEMENT, Sub-Clause:11.01 VICTORIA

11.01-1L-08 Traralgon

C149latr

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.

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:

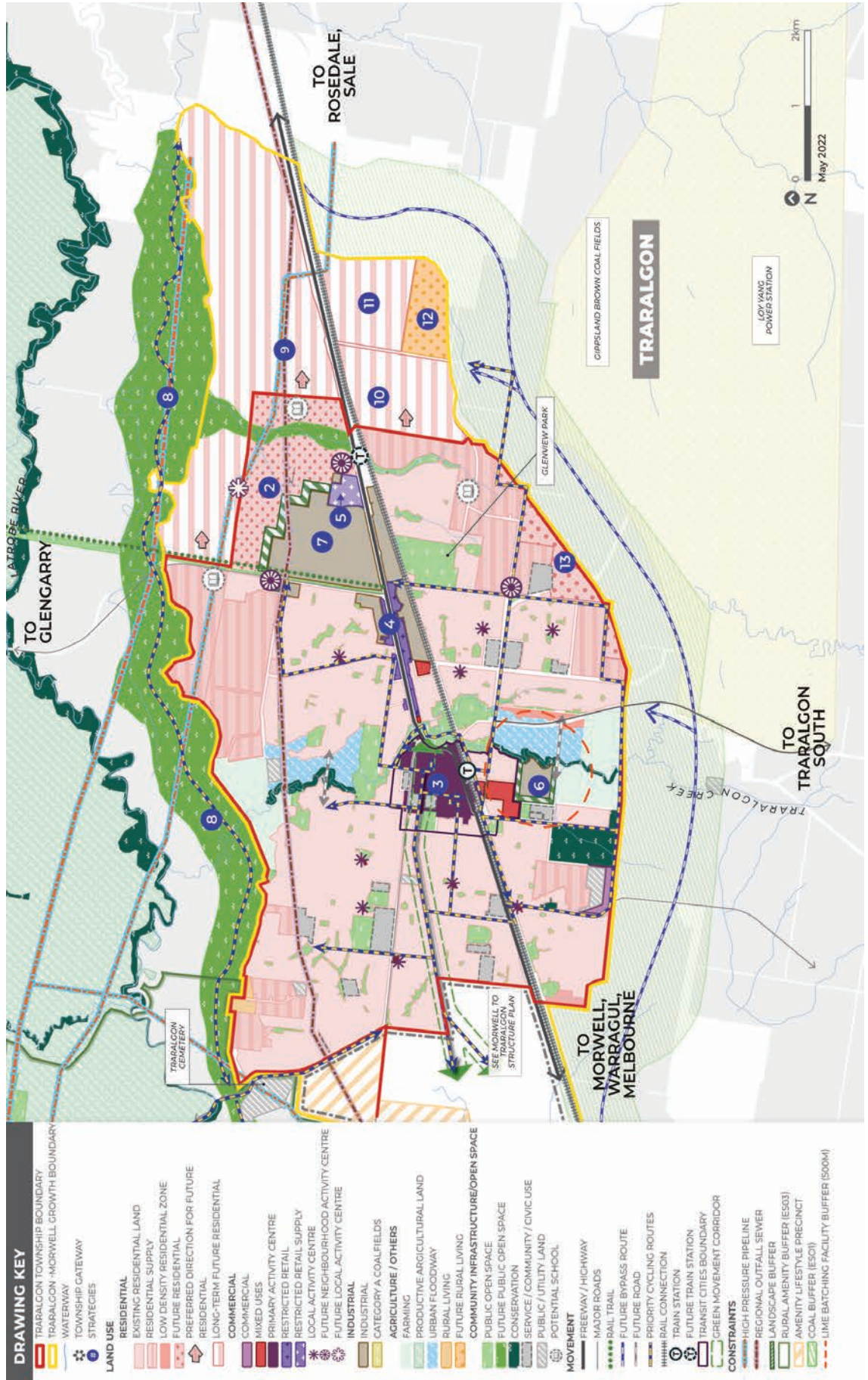
- Corner Marshalls Road and Traralgon-Maffra Road, Traralgon
- Melrossa Road West, Traralgon
- Princes Highway, Traralgon East
- Dranes Road, Traralgon
- Cross's Road, Traralgon
- Princes Highway/Airfield Road, Traralgon West
- Bradford Drive/Princes Highway, Traralgon West
- Traralgon Golf Course.

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)



**System Note: The following ordinance will be modified in Clause:11 SETTLEMENT,
Sub-Clause:11.01 VICTORIA**

11.01-1L-09
C149latr

Glengarry Tyers

Policy application

This policy applies to land within the Glengarry Town Structure Plan (GTSP) 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.

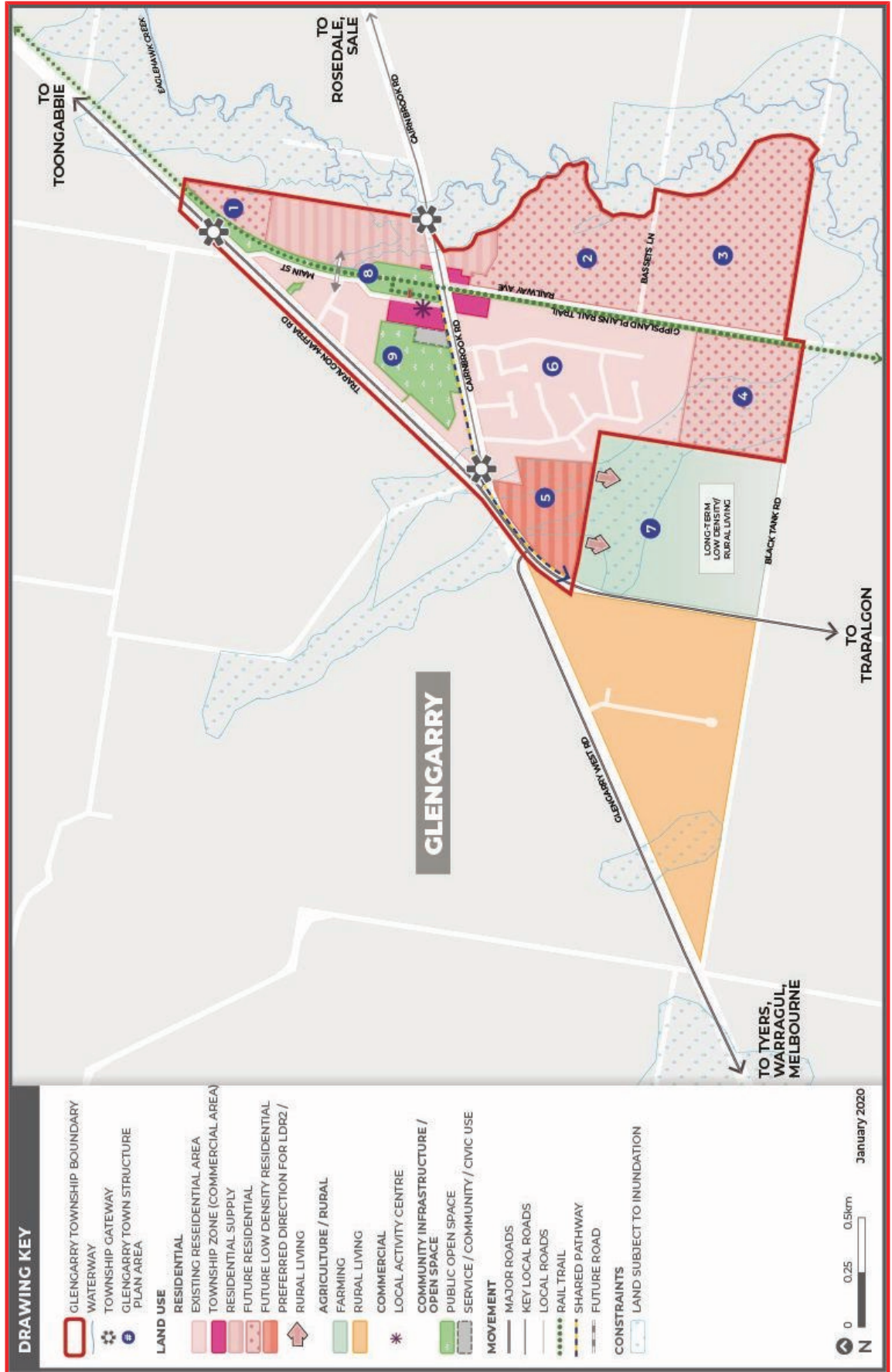
Protect public open space areas including the Gippsland Rail Trail (GTSP Areas 8 & 9).

Policy documents

Consider as relevant:

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

Glengarry Town Structure Plan (GTSP)



**System Note: The following ordinance will be modified in Clause: 11 SETTLEMENT;
Sub-Clause: 11.01 VICTORIA**

11.01-1L
C149latr

Tyers

Policy application

This policy applies to land within the Tyers Town Structure Plan (TYTSP) ~~in Clause 11.01-1L~~ 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).

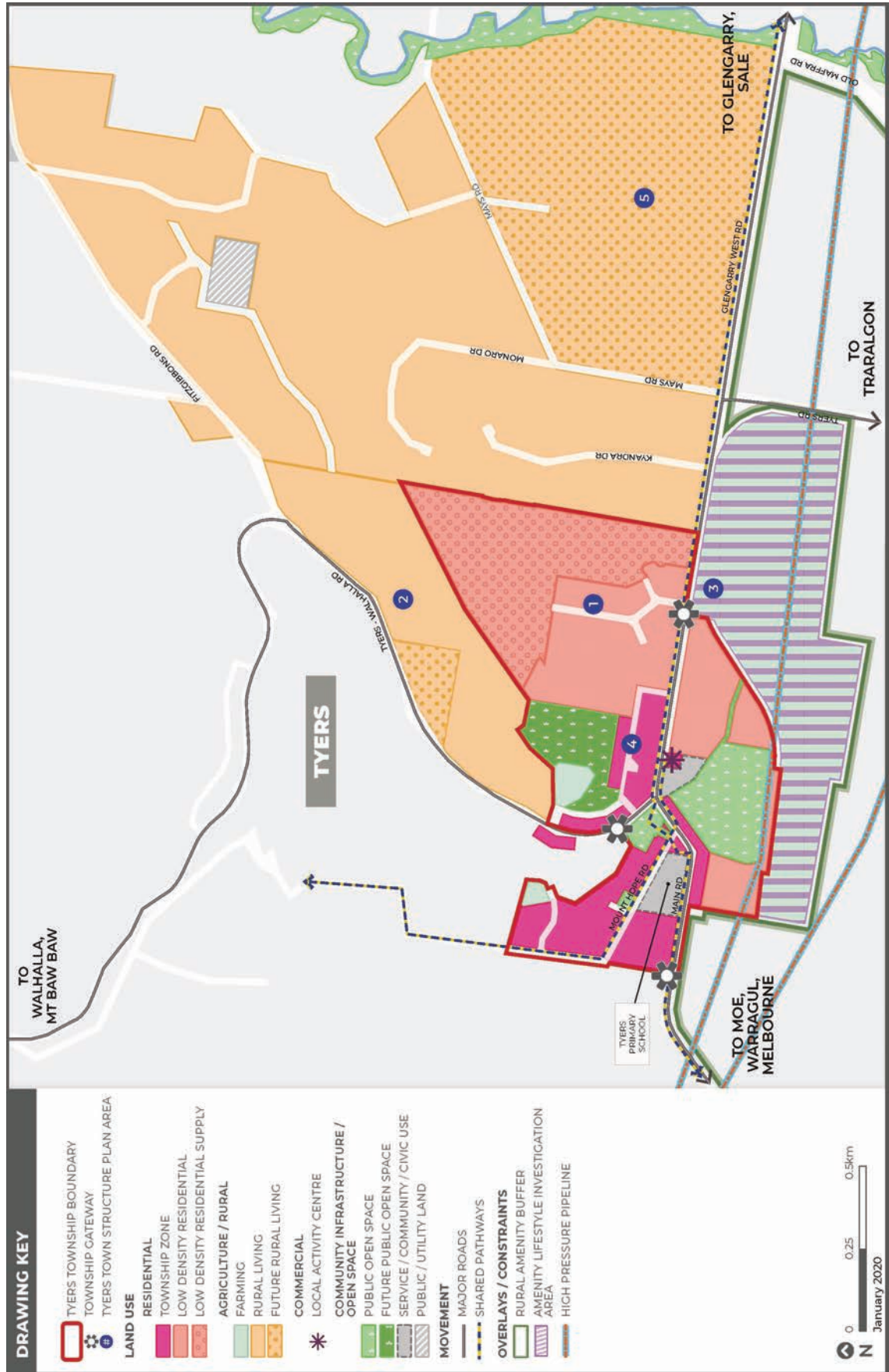
Protect road reserves, such as Hinde Road (TYTSP Area 4), to allow for future access to proposed development areas.

Policy documents

Consider as relevant:

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

Tyers Town Structure Plan (TYTSP)



System Note: The following ordinance will be modified in Clause: 11 SETTLEMENT, Sub-Clause: 11.01 VICTORIA**11.01-1L**

C149latr

Toongabbie**Policy application**

This policy applies to land within the Toongabbie Town Structure Plan (ToonTSP).

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.

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).

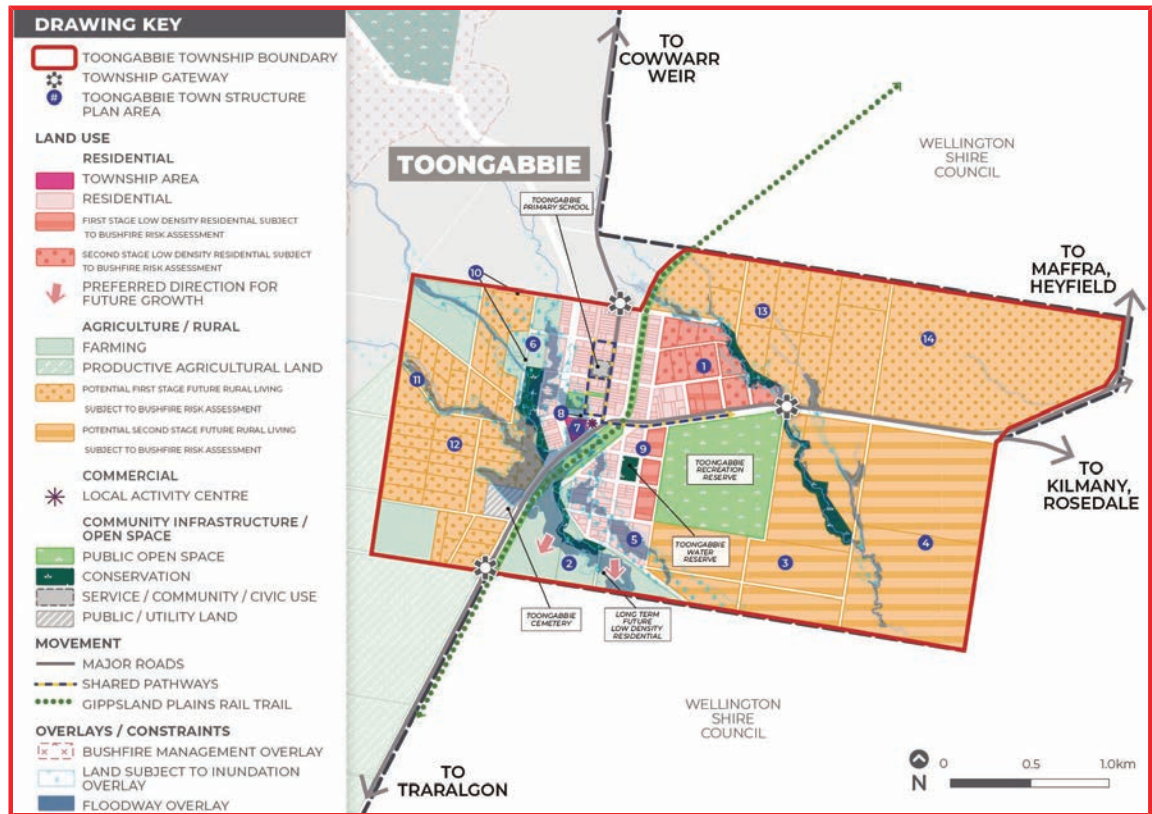
Protect road reserves, such as Ries Street, Russell Street, and Hill Street (ToonTSP Areas 9 and 10) to allow for future access to proposed development areas.

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)



System Note: The following ordinance will be modified in Clause:11 SETTLEMENT, Sub-Clause:11.03 PLANNING FOR PLACES

11.03-1L-01 Activity centres

C149latr

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~~documents

Consider as relevant:

AMENDMENT C149LATR

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

System Note: The following ordinance will be modified in Clause:11 SETTLEMENT, Sub-Clause:11.03 PLANNING FOR PLACES

11.03-1L-02 Churchill activity centre

C149latr

Policy application

This policy applies to land within the Churchill Town Centre Plan (CTCP) included in this clause.

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).

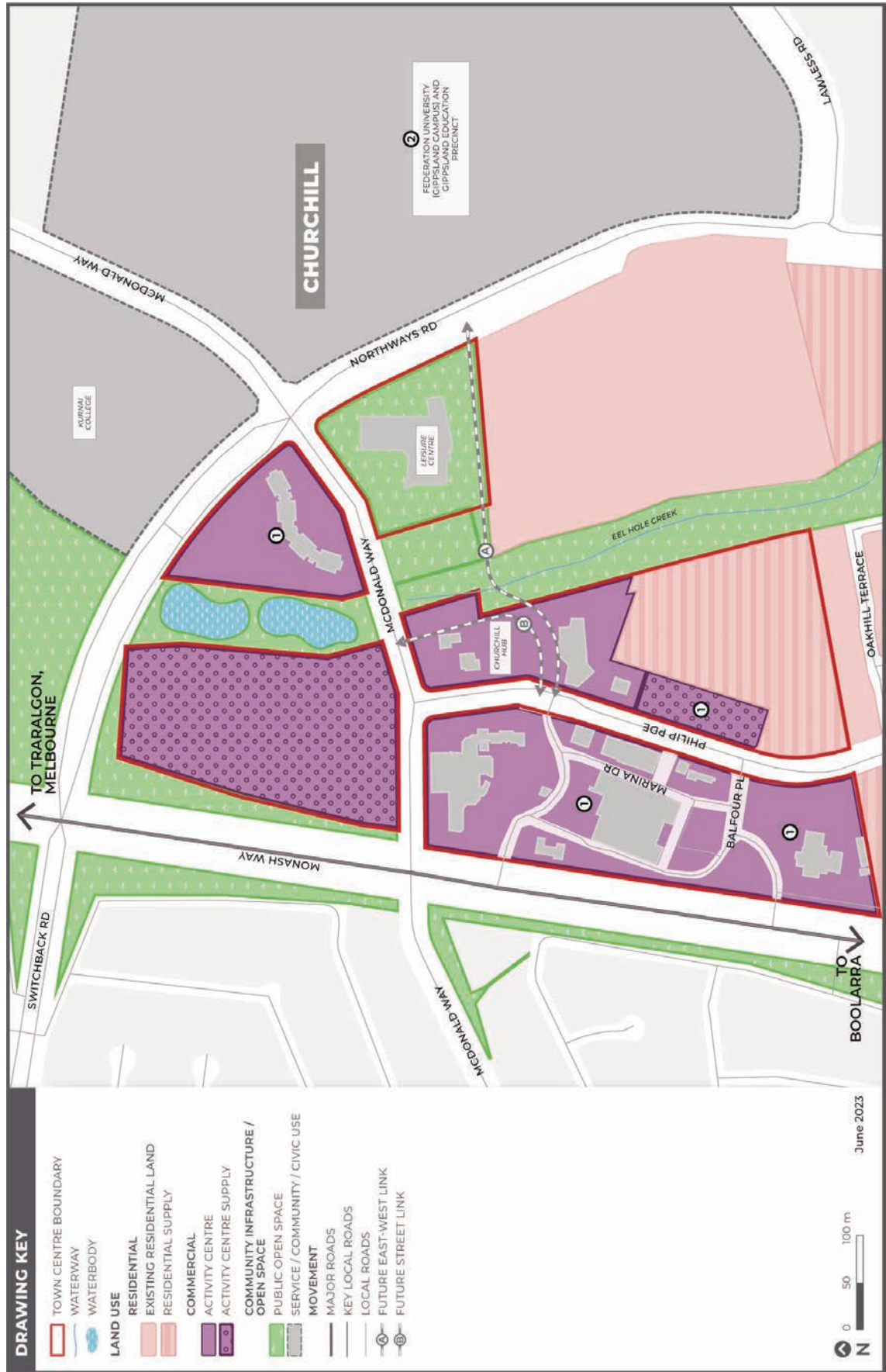
Design buildings with active frontages on the street and pedestrian links of Balfour Place and between Monash Way and Phillip Parade.

Policy ~~document~~documents

Consider as relevant:

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

Churchill activity centre plan



System Note: The following ordinance will be modified in Clause:11 SETTLEMENT, Sub-Clause:11.03 PLANNING FOR PLACES

11.03-1L-03

C149latr

Moe activity centre

Policy application

This policy applies to land within the Moe Activity Centre Plan (MACP) ~~in Clause 11.03-1L~~ included in this clause.

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).

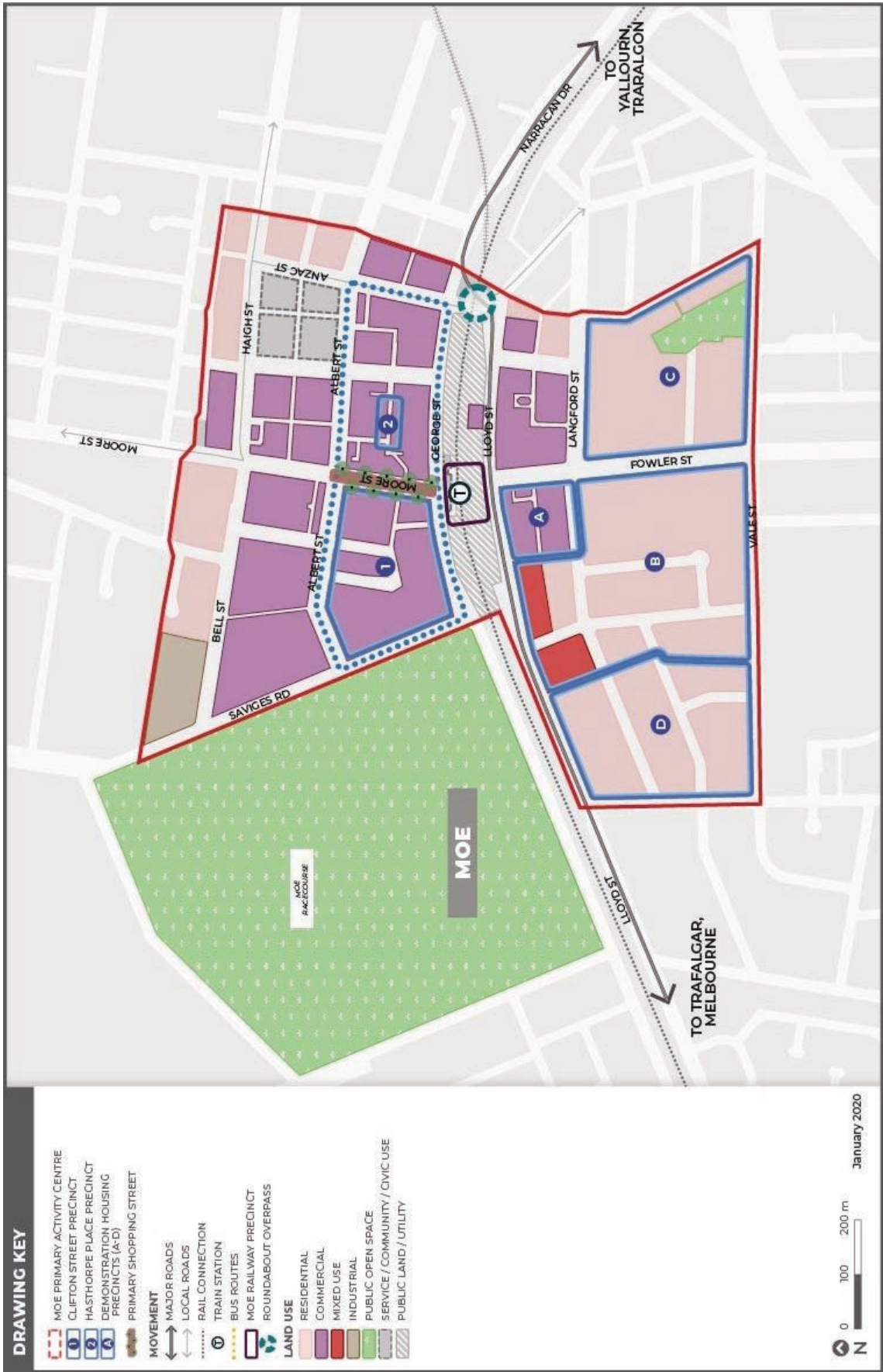
Support the redevelopment of higher density housing to the south of Moe town centre and train station through a demonstration project (MACP Area A to D).

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



System Note: The following ordinance will be modified in Clause:11 SETTLEMENT, Sub-Clause:11.03 PLANNING FOR PLACES

11.03-2L

C149latr

Morwell to Traralgon Structure Plan

Policy application

This policy applies to the land identified on the Morwell to Traralgon Structure Plan (MTTSP) included in this clause.

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 guidelineguidelines

Consider as relevant:

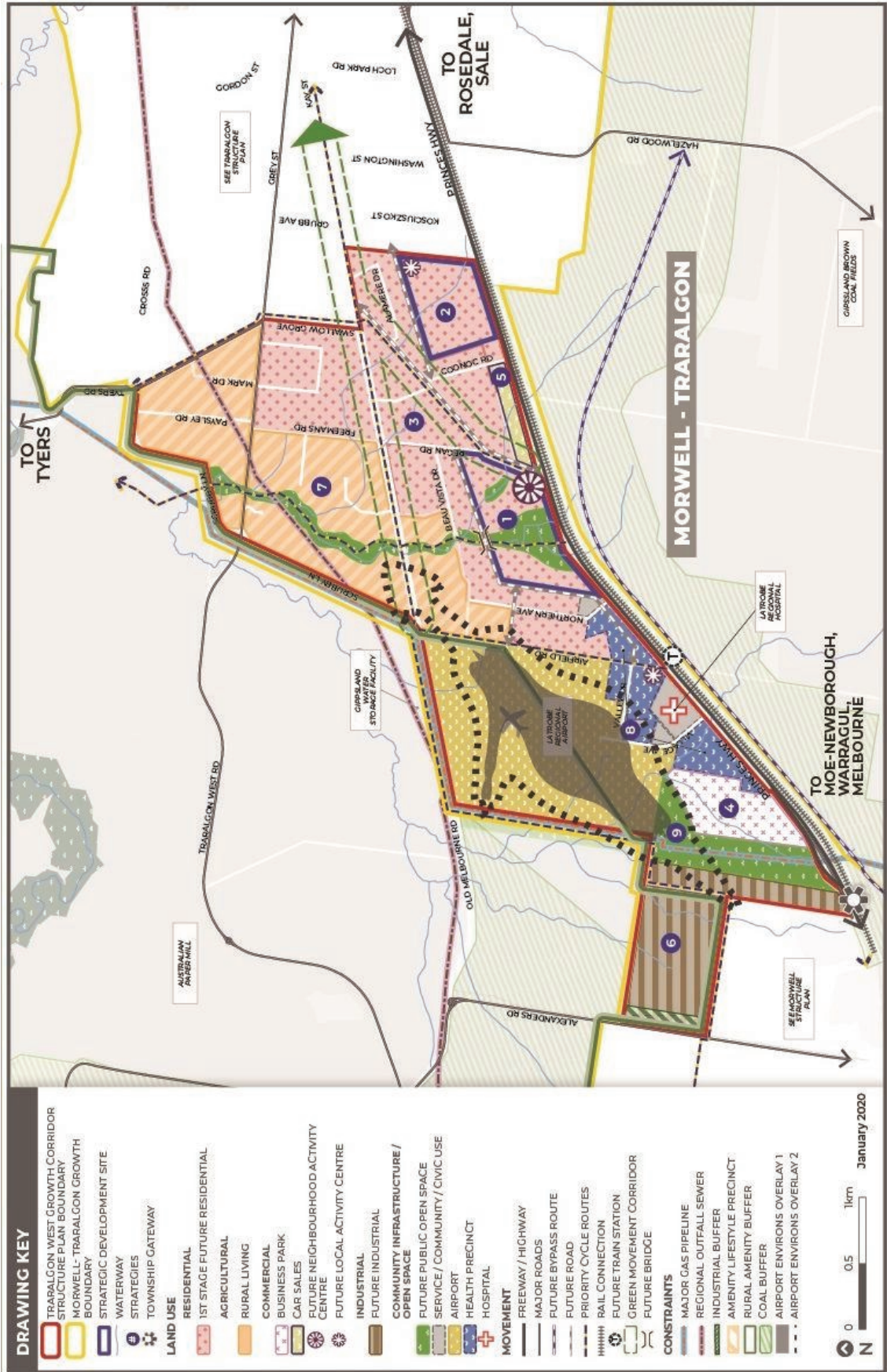
- Encouraging incremental growth on land within 200 metres of the Neighbourhood Activity Centre once Farming zoned land has been rezoned to residential use.

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)



**System Note: The following ordinance will be modified in Clause:12
ENVIRONMENTAL AND LANDSCAPE VALUES, Sub-Clause:12.01 BIODIVERSITY**

12.01-1L

C149latr

Protection of biodiversity

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.

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-02).

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-07).

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~~guidelines

Consider as relevant:

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

System Note: The following ordinance will be modified in Clause:13 ENVIRONMENTAL RISKS AND AMENITY, Sub-Clause:13.02 BUSHFIRE

13.02-1L-01 Planning in the Bushfire Management Overlay

C149latr

Policy application

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

Strategy

~~Set~~ 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.

Policy document

Consider as relevant:

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

System Note: The following ordinance will be modified in Clause:13 ENVIRONMENTAL RISKS AND AMENITY, Sub-Clause:13.02 BUSHFIRE

13.02-1L-02 Bushfire prone areas

C149latr

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)

System Note: The following ordinance will be modified in Clause:13 ENVIRONMENTAL RISKS AND AMENITY, Sub-Clause:13.07 AMENITY, HUMAN HEALTH AND SAFETY

13.07-1L Land use compatibility

C149latr

General strategies Policy application

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

Strategies

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-06) 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-09).

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.

Gippsland Water assets strategies

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

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

System Note: The following ordinance will be modified in Clause:14 NATURAL RESOURCE MANAGEMENT, Sub-Clause:14.01 AGRICULTURE

14.01-1L-01 Protection Preservation of agricultural land in the Farming Zone

C149latr

Policy application

This policy applies to all land in the Farming Zone.

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 ~~that of~~ those designated for 'as-of-right' animal production land uses.

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)

System Note: The following ordinance will be modified in Clause:14 NATURAL RESOURCE MANAGEMENT, Sub-Clause:14.01 AGRICULTURE

14.01-1L-02 Dwelling in the Farming Zone Schedule 1

C149latr

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 ~~guideline~~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)

System Note: The following ordinance will be modified in Clause:14 NATURAL RESOURCE MANAGEMENT, Sub-Clause:14.01 AGRICULTURE

14.01-1L-03 Dwelling in the Farming Zone Schedule 2

C149latr

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)

System Note: The following ordinance will be modified in Clause:14 NATURAL RESOURCE MANAGEMENT, Sub-Clause:14.01 AGRICULTURE

14.01-1L-04 Subdivision in Farming Zone Schedule 1

C149latr

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)

System Note: The following ordinance will be added after 14.02-3S-~~Protection of declared irrigation districts~~1S Catchment planning and management

14.02-1L
C149latr

Catchment and land protection

POLICY APPLICATION

~~Place new ordinance text here~~ This policy applies to all land that is subject to the Environmental Significance Overlay – Schedule 2 (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.

Manage 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.

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.

System Note: The following ordinance will be modified in Clause:15 BUILT ENVIRONMENT AND HERITAGE, Sub-Clause:15.01 BUILT ENVIRONMENT

15.01-1L
C149latr

Urban design

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.

Improve the visual appearance of key transport routes and main road approaches to urban centres, streets and town entrances through urban design and landscaping.

Support the upgrade of degraded areas, in particular at town entrances and along primary transport routes.

Ensure development provides for positive urban design outcomes based on best practice design and siting guidance for different building typologies.

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.

Advocate for improved walking and cycling networks, while maintaining effective and safe movement of vehicles.

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.
- 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-modal street network with Latrobe City's townships which prioritises safe pedestrian and cycling movement.

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).

System Note: The following ordinance will be modified in Clause:15 BUILT ENVIRONMENT AND HERITAGE, Sub-Clause:15.01 BUILT ENVIRONMENT

15.01-3L

C149latr

Subdivision design

Strategies

Locate shops, community centres, public open space and activity centres within walking distance ~~to~~of dwellings.

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~~guidelines

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.

~~System Note: The following ordinance will be modified in Clause:15 BUILT ENVIRONMENT AND HERITAGE, Sub-Clause:15.01 BUILT ENVIRONMENT~~

~~15.01-5L~~

~~C149latr~~

~~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.~~

~~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).~~

System Note: The following ordinance will be modified in Clause:16 HOUSING, Sub-Clause:16.01 RESIDENTIAL DEVELOPMENT

16.01-1L
C149latr

Housing Supply

Policy ~~Application~~application

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

General ~~Strategies~~strategies

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~~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~~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~~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.

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 ~~retails~~retail centres of District and Small Towns.

Substantial change area strategies

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

Encourage a variety of tenures, including affordable and social housing types, to meet the needs of a range of households.

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-~~08~~) 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 ~~with~~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-~~06~~).

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.

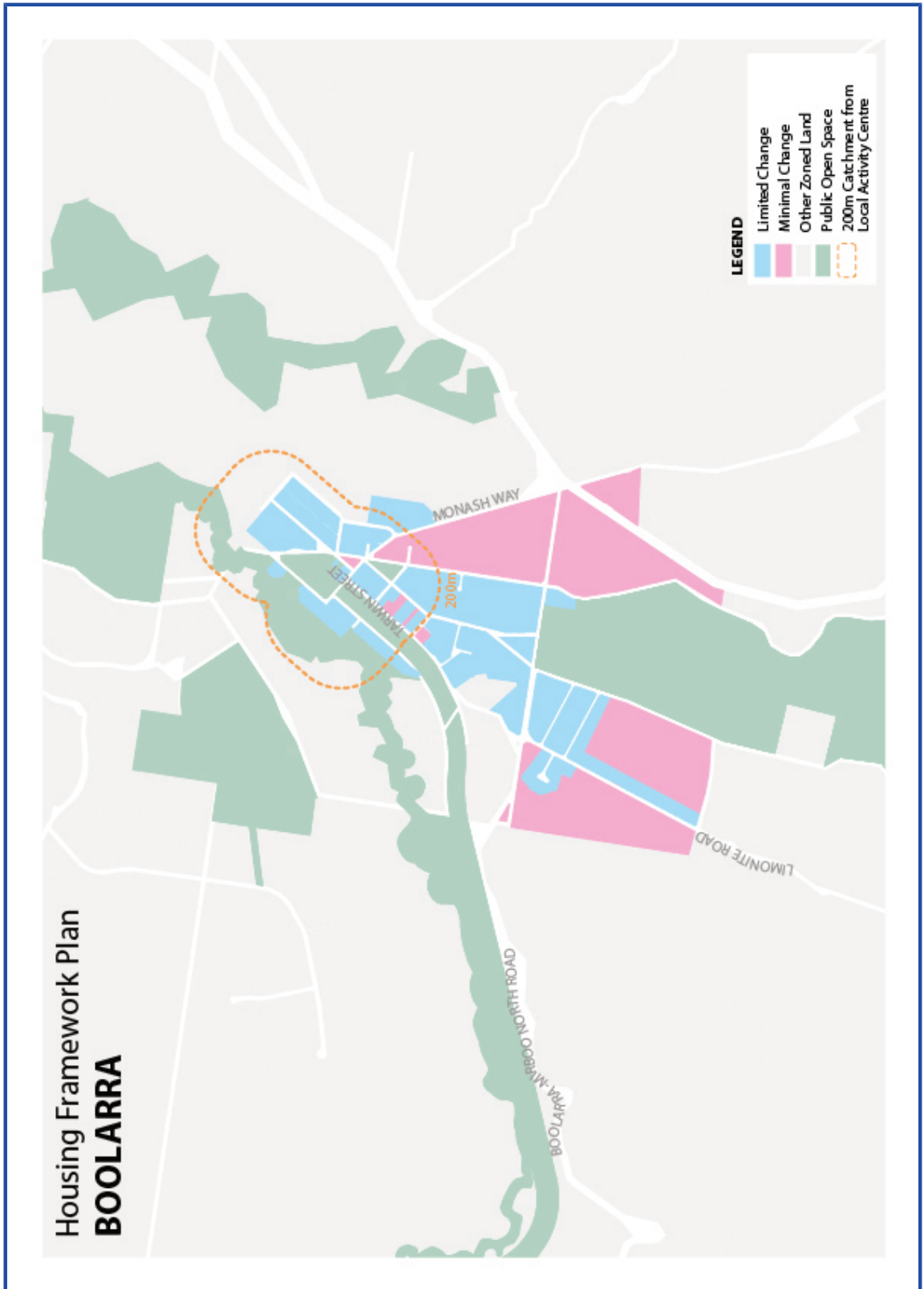
Policy ~~document~~documents



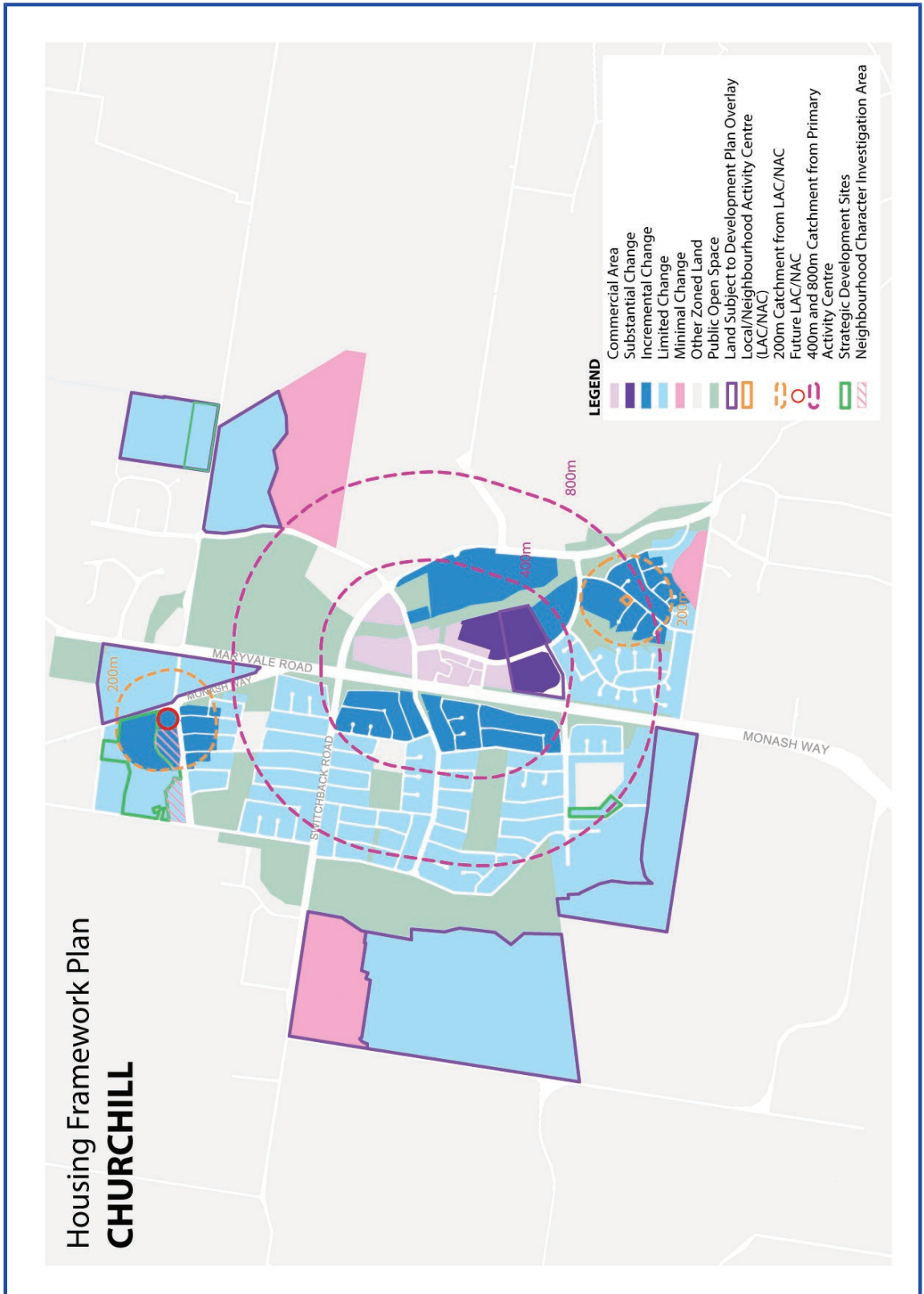
Consider as relevant:

- *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).

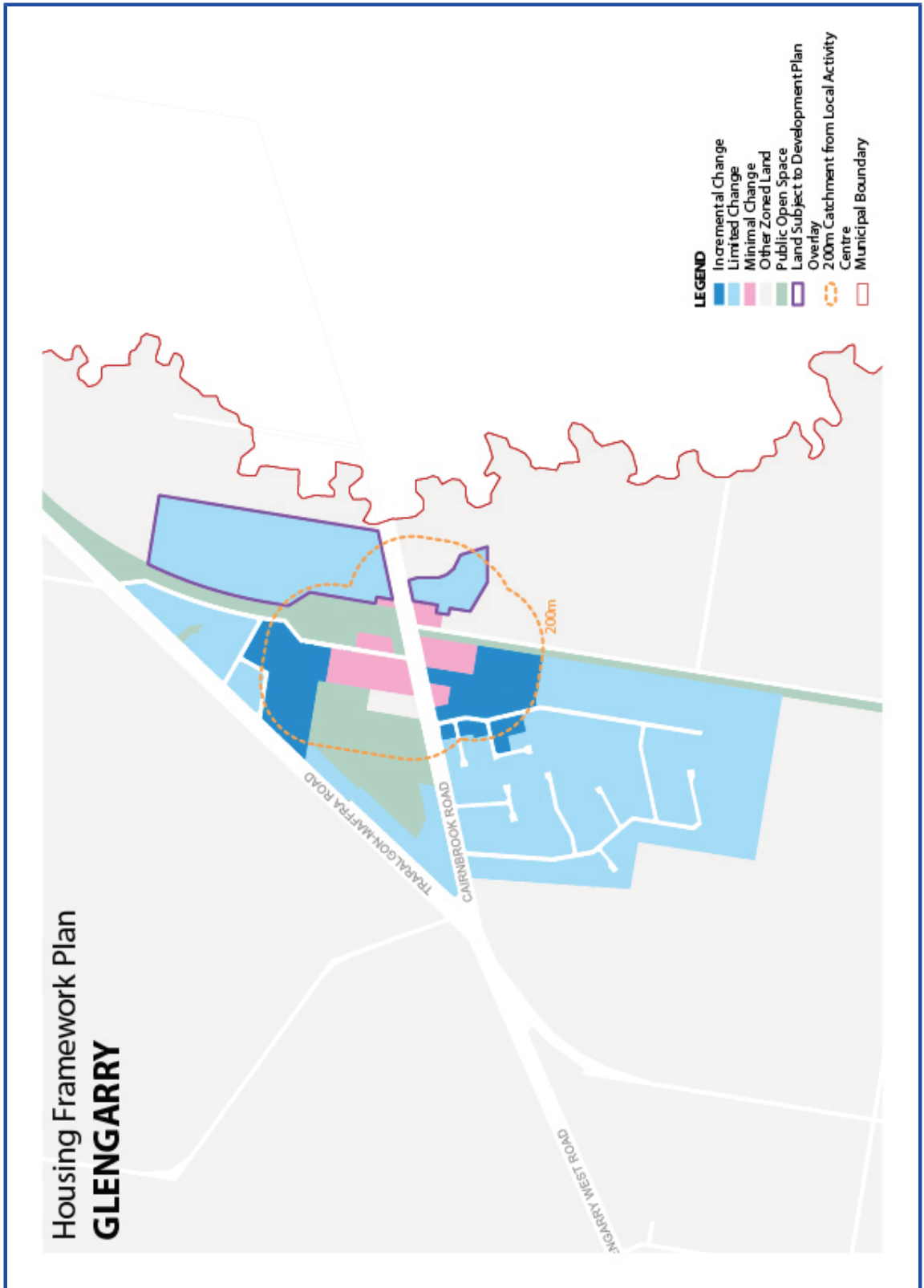
Boolarra Housing Framework Plan



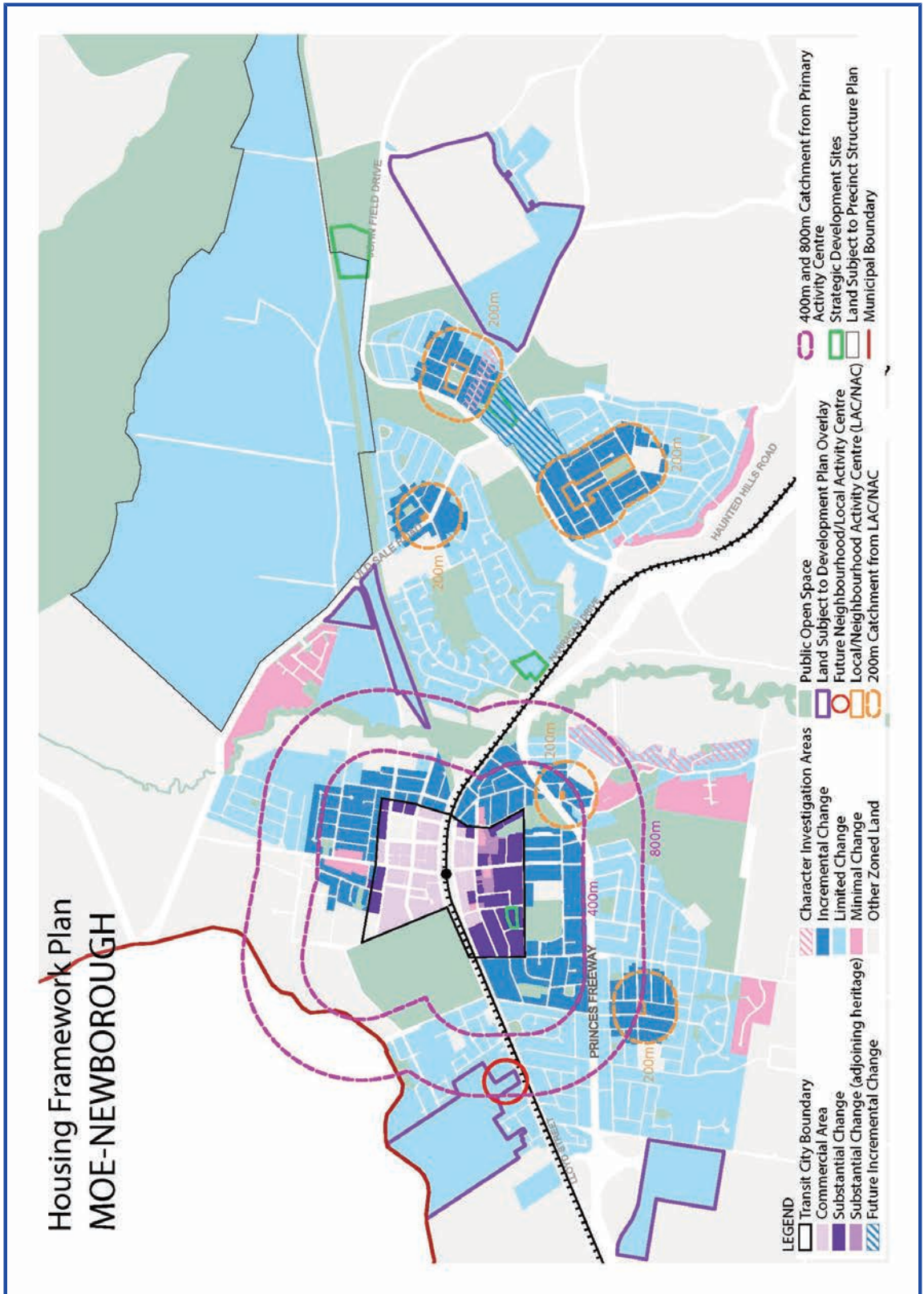
Churchill Housing Framework Plan



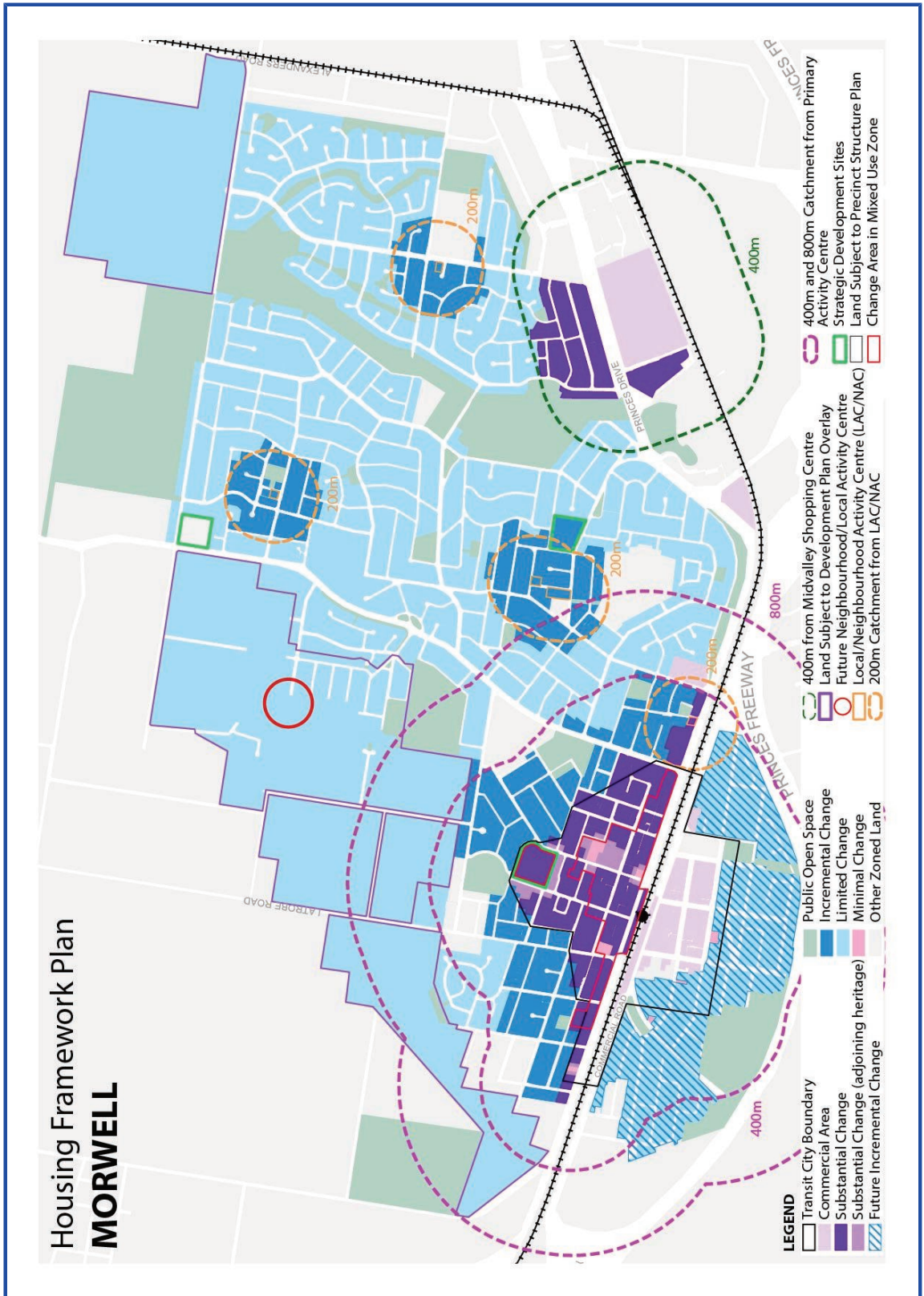
Glengarry Housing Framework Plan



Moe - Newborough Housing Framework Plan

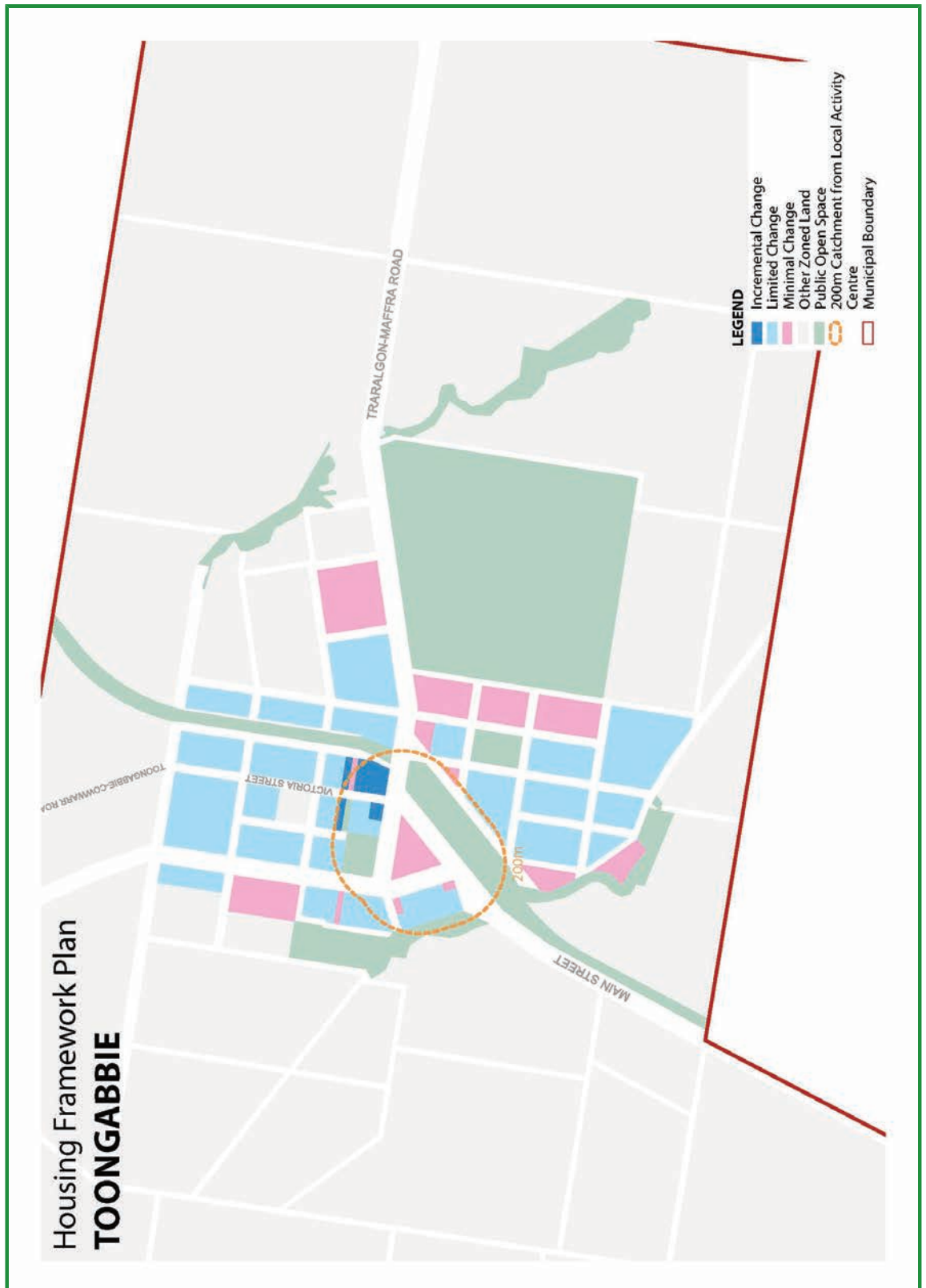


Morwell Housing Framework Plan

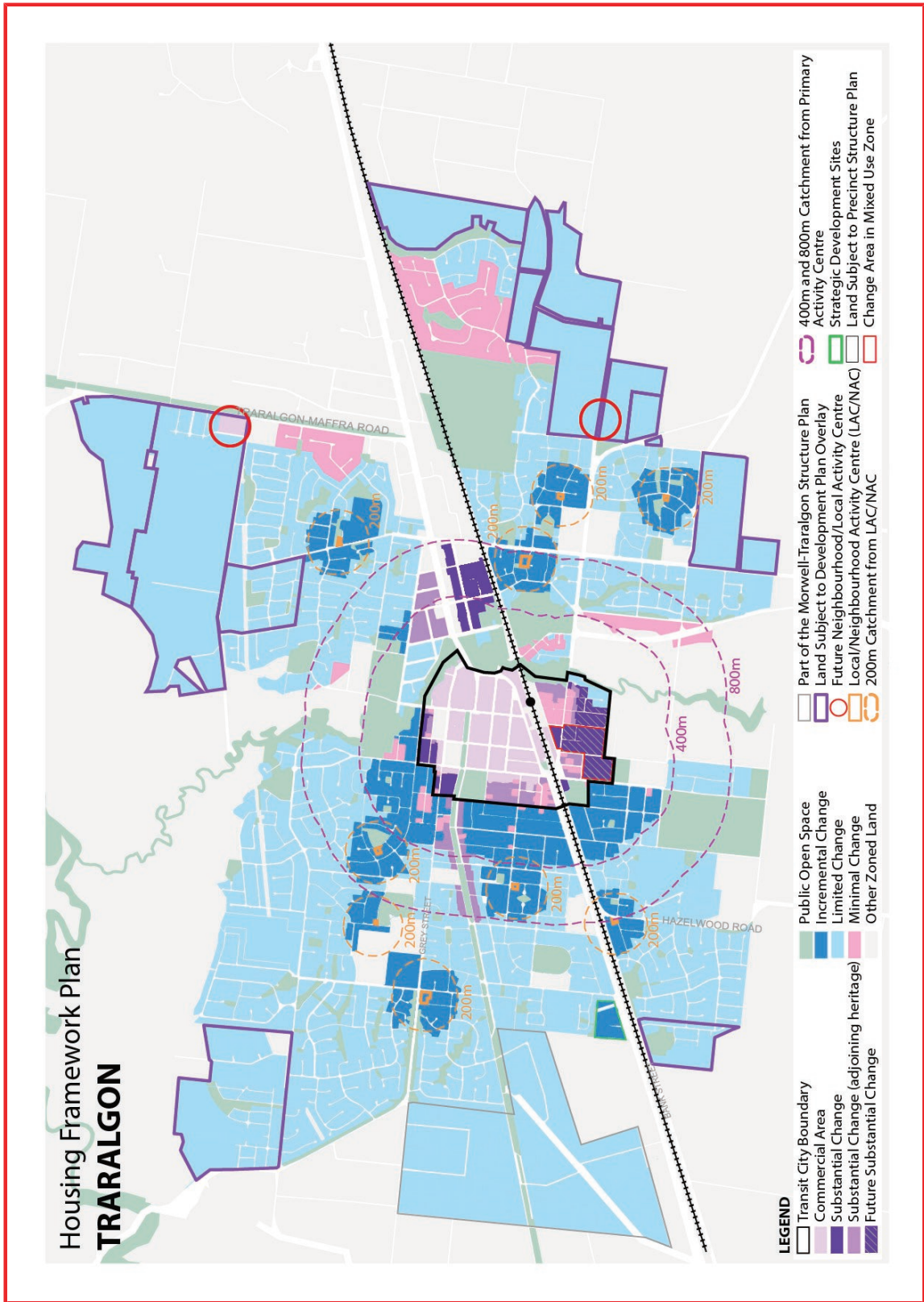


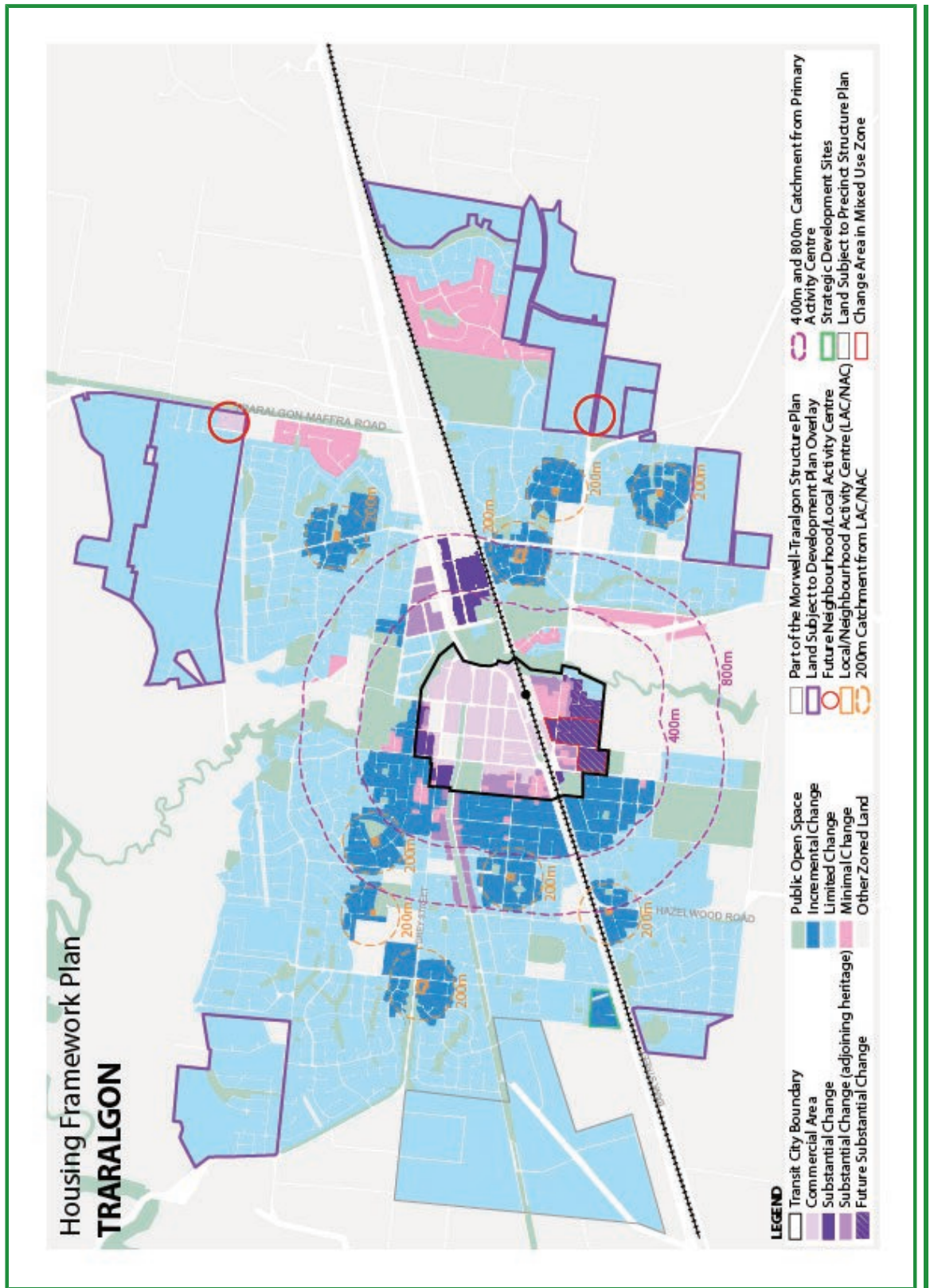
Toongabbie Housing Framework Plan



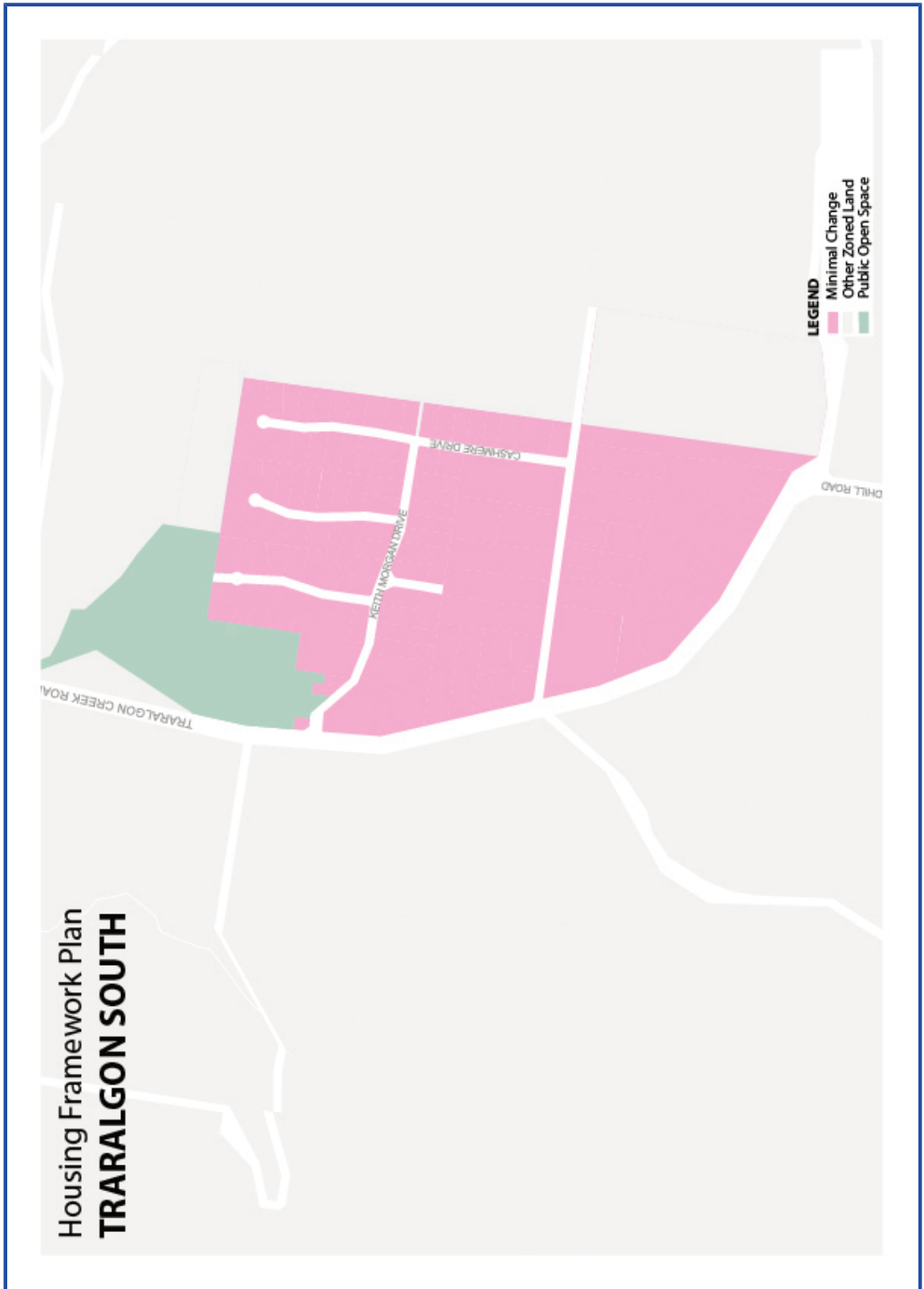


Traralgon Housing Framework Plan

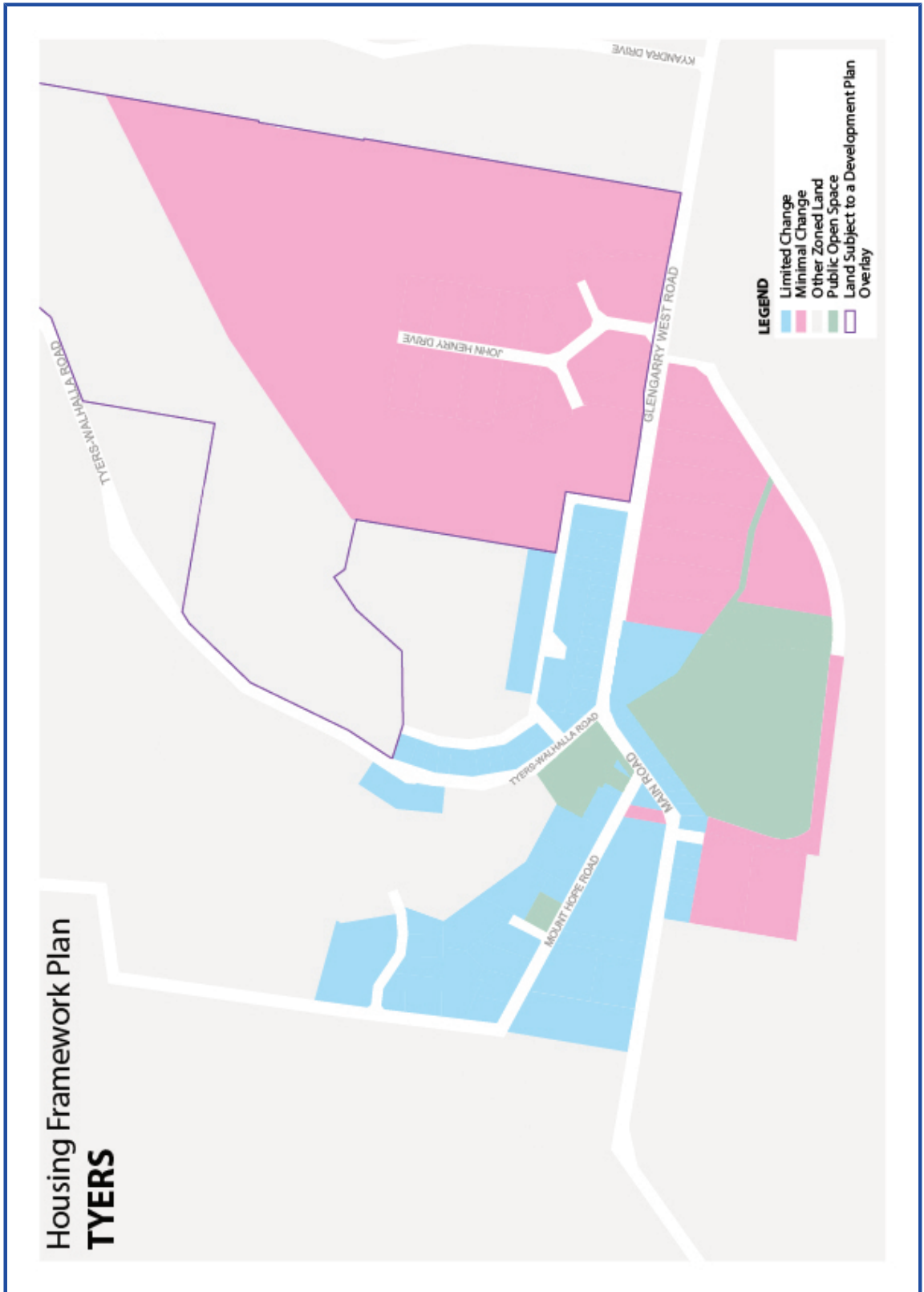




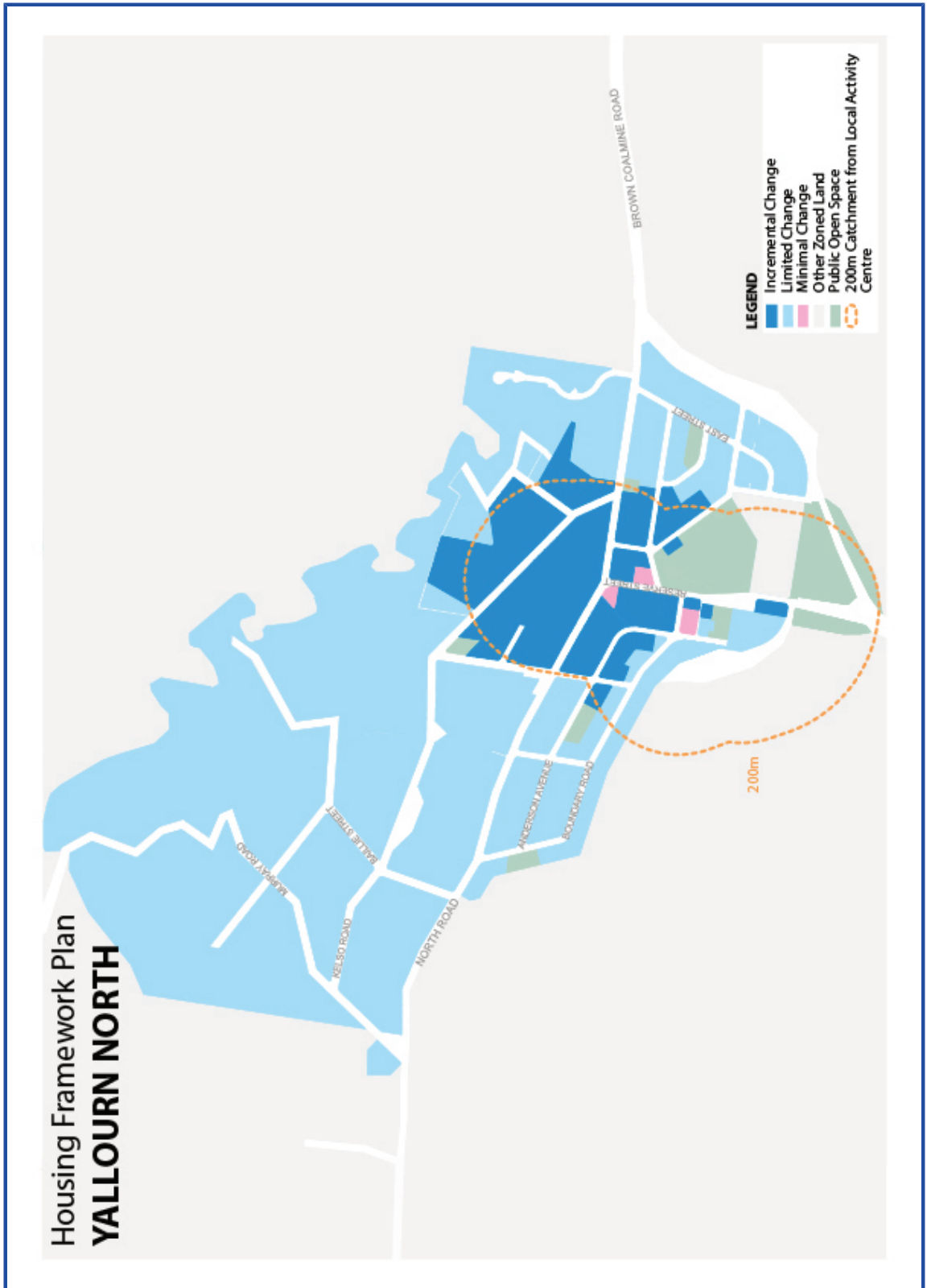
Traralgon South Housing Framework Plan



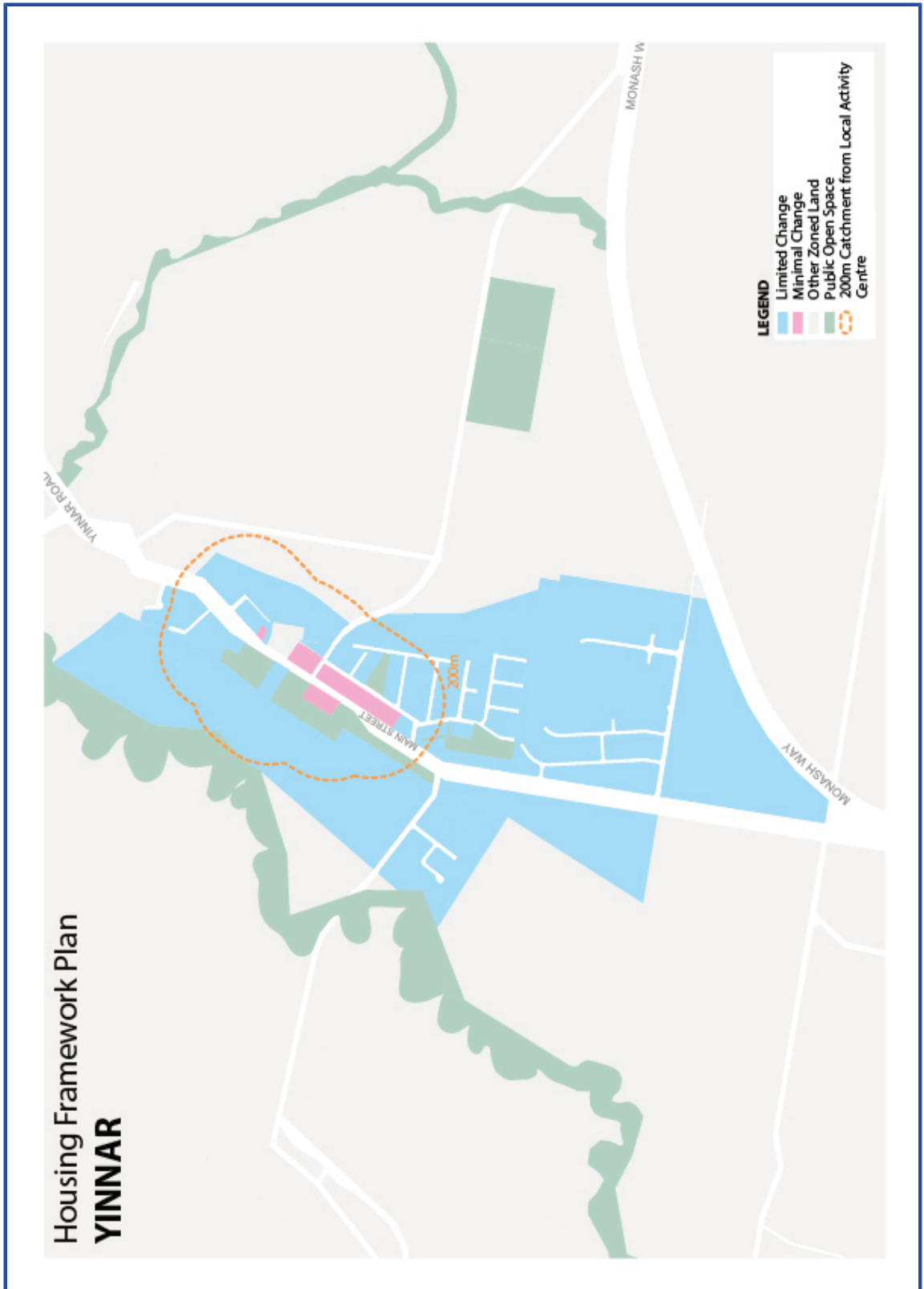
Tyers Housing Framework Plan



Yallourn North Housing Framework Plan



Yinnar Housing Framework Plan



System Note: The following ordinance will be modified in Clause:16 HOUSING, Sub-Clause:16.01 RESIDENTIAL DEVELOPMENT

16.01-2L

C149latr

Housing affordability

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).

System Note: The following ordinance will be modified in Clause:17 ECONOMIC DEVELOPMENT, Sub-Clause:17.01 EMPLOYMENT

17.01-1L

C149latr

DiverisifiedDiversified economy

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.

AMENDMENT C149LATR

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)

System Note: The following ordinance will be modified in Clause:17 ECONOMIC DEVELOPMENT, Sub-Clause:17.02 COMMERCIAL

17.02-1L

C149latr

Business

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-08).
- Argyle Street, Traralgon (Area 4 on the Traralgon Town Structure Plan in Clause 11.01-1L-08).
- Narracan Drive, Moe (Area 9 on the Moe-Newborough Town Structure Plan in Clause 11.01-1L-05).

System Note: The following ordinance will be modified in Clause:17 ECONOMIC DEVELOPMENT, Sub-Clause:17.03 INDUSTRY

17.03-1L

C149latr

Sustainable industry

Strategies

Discourage expansion of industrial land in Churchill, Moe and Traralgon unless indicated on the Churchill Town Structure Plan, Moe-Newborough Town Structure Plan ~~and~~ Traralgon Town Structure Plan as shown in Clause 11.01-1L-03, 11.01-1L-05 or 11.01-1L-08.

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.

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)

System Note: The following ordinance will be modified in Clause:17 ECONOMIC DEVELOPMENT, Sub-Clause:17.04 TOURISM

17.04-1L-01 Major attractions and commercial tourism in Latrobe

C149latr

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)

System Note: The following ordinance will be modified in Clause:17 ECONOMIC DEVELOPMENT, Sub-Clause:17.04 TOURISM

17.04-1L-02 Facilitating rural tourism

C149latr

Objective

To ~~provide for~~ promote the complementary use of land for rural and nature-based tourism ~~in~~ within rural landscapes.-

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 ~~of~~ 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)*

System Note: The following ordinance will be added after 17.04-2S Coastal and maritime tourism and recreation

17.04-1L-03

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)*

System Note: The following ordinance will be added after 17.04-1L Tourism in the Farming Zone Schedule 2

17.04-1L-04

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)

System Note: The following ordinance will be added after 17.04-2S Coastal and maritime tourism and recreation

~~17.04-1L~~ ~~Tourism in the Farming Zone Schedule 1~~

~~C149latr~~

~~Place new ordinance text here.~~

System Note: The following ordinance will be added after 17.04-1L Tourism in the Farming Zone Schedule 1

~~17.04-1L~~ ~~Tourism in the Farming Zone Schedule 2~~

~~C149latr~~

~~Place new ordinance text here.~~

System Note: The following ordinance will be modified in Clause:18 TRANSPORT, Sub-Clause:18.01 LAND USE AND TRANSPORT

18.01-3L Sustainable personal transport

C149latr

Strategies

Facilitate the expansion of cycling and pedestrian networks in all towns and between all activity centres.

Increase sustainable transport use within the Traralgon Activity Centre by:

- Improving bicycle parking provisions, both on street and in private developments.
- Delivering key pedestrian and cycling networks to and within the Activity Centre as identified within existing Council strategies.
- Improving pedestrian crossings, in particular mid-block and at roundabouts.
- Investigating parking and charging points for electronic personal micro mobility devices within the Activity Centre.

Policy documents

Consider as relevant:

- Traralgon Car Parking Review (Ratio Consultants, 2023)
- Morwell Activity Centre Plan (Latrobe City Council, 2023)
- Traralgon Activity Centre Plan (Latrobe City Council, 2018)
- *Latrobe City Bicycle Plan 2007-2010 (Latrobe City Council, 2007)*
- *Tracks, Trails and Paths Strategy (Planisphere, 2016)*

**System Note: The following ordinance will be modified in Clause:18 TRANSPORT,
Sub-Clause:18.02 MOVEMENT NETWORKS**

18.02-2L
C149latr

~~Sustainable personal transport~~Cycling



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)

**System Note: The following ordinance will be modified in Clause:18 TRANSPORT,
Sub-Clause:18.02 MOVEMENT NETWORKS**

18.02-4L

C149latr

Road system

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.

**System Note: The following ordinance will be modified in Clause:19
INFRASTRUCTURE, Sub-Clause:19.02 COMMUNITY INFRASTRUCTURE**

19.02-2L

C149latr

Education facilities

Strategy

Facilitate and protect the operations of the University in Churchill, ~~including by encouraging the preparation~~ by promoting the development of master plans for ~~the development of~~ higher education and similar facilities.-

**System Note: The following ordinance will be modified in Clause:19
INFRASTRUCTURE, Sub-Clause:19.02 COMMUNITY INFRASTRUCTURE**

19.02-4L

C149latr

Social and cultural infrastructure

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.

System Note: The following ordinance will be modified in Clause:19 INFRASTRUCTURE, Sub-Clause:19.02 COMMUNITY INFRASTRUCTURE

19.02-6L

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) 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.

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 community assets.-

Policy documents Encourage individuals and communities to plan for, create and maintain a healthy environment that fosters community connectedness

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)

System Note: The following ordinance will be modified in Clause:19 INFRASTRUCTURE, Sub-Clause:19.03 DEVELOPMENT INFRASTRUCTURE

19.03-2L

C149latr

Infrastructure design and provision

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, ~~2018~~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, 2018)
- *Public Toilet Plan 2023-2030* (Latrobe City Council, 2023).

System Note: The following ordinance will be modified in Clause:32 RESIDENTIAL ZONES, Sub-Clause:32.03 LOW DENSITY RESIDENTIAL ZONE

C149latr

SCHEDULE 1 TO CLAUSE 32.03 LOW DENSITY RESIDENTIAL ZONE

Shown on the planning scheme map as ~~LDRZ~~LDRZ1.



System Note: The following ordinance will be modified in Clause:32 RESIDENTIAL ZONES, Sub-Clause:32.04 MIXED USE ZONE

C149latr

SCHEDULE 1 TO CLAUSE 32.04 MIXED USE ZONE

Shown on the planning scheme map as ~~MUZ~~MUZI.



LATROBE MIXED USE AREAS

System Note: The following ordinance will be modified in Clause:32 RESIDENTIAL ZONES, Sub-Clause:32.05 TOWNSHIP ZONE

C149latr

SCHEDULE 1 TO CLAUSE 32.05 TOWNSHIP ZONE

Shown on the planning scheme map as **FZTZ1**.

LATROBE TOWNSHIPS

System Note: The following ordinance will be modified in Sub-Clause:32.07 RESIDENTIAL GROWTH ZONE, Schedule:SCHEDULE 1 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE

2.0

C149latr

Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A3 and B6	3.0 metres 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.
	B2-1	Walls of buildings are set back from the front street 3.0 metres. Side street setback requirements specified in the table to Standard B2-1 continue to apply.
Site coverage	A5 and B8	None specified
	Permeability B2-5	A6 and B9 None specified
Landscaping Permeability	B13A6	One canopy tree per 25 square metres within front setback garden area. 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 B3-5	None specified
Front fence height	A20 and B32 B2-8	1.2 metres

System Note: The following ordinance will be modified in Sub-Clause:32.07 RESIDENTIAL GROWTH ZONE, Schedule:SCHEDULE 2 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE

2.0

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

	Standard	Requirement
	B28	None specified
Front fence height	A20 and B32	<p>A front fence within 3 metres of a street should not exceed a height of: 1.2 metres</p> <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.

System Note: The following ordinance will be modified in Sub-Clause:32.07 RESIDENTIAL GROWTH ZONE, Schedule:SCHEDULE 3 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE

2.0
C149latr

Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A3 and B6	<p>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>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.</p>
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	<p>A front fence within 3 metres of a street should not exceed a height of: 1.2 metres</p> <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.

System Note: The following ordinance will be modified in Sub-Clause:32.07 RESIDENTIAL GROWTH ZONE, Schedule:SCHEDULE 3 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE

5.0
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.
- ~~Whether land is of sufficient size to achieve setbacks, landscaping and car parking requirements.~~
- 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.

System Note: The following ordinance will be modified in Sub-Clause:32.07 RESIDENTIAL GROWTH ZONE, Schedule:SCHEDULE 4 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE

2.0

C149latr

Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A3 and B6	<p>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>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</p>
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	<p>A front fence within 3 metres of a street should not exceed a height of:</p> <p>1.2 metres</p> <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.

System Note: The following ordinance will be modified in Sub-Clause:32.08 GENERAL RESIDENTIAL ZONE, Schedule:SCHEDULE 1 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

3.0

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 front setback with no less than 50% planted or grassed landscape area

	Standard	Requirement
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: 1.2 metres <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.

System Note: The following ordinance will be modified in Sub-Clause:32.08 GENERAL RESIDENTIAL ZONE, Schedule:SCHEDULE 1 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

6.0
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.

System Note: The following ordinance will be modified in Sub-Clause:32.08 GENERAL RESIDENTIAL ZONE, Schedule:SCHEDULE 2 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

3.0
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

	Standard	Requirement
Landscaping	B13	One canopy tree in 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	<p>A front fence within 3 metres of a street should not exceed a height of:</p> <p>1.2 metres</p> <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.

System Note: The following ordinance will be modified in Sub-Clause:32.08 GENERAL RESIDENTIAL ZONE, Schedule:SCHEDULE 2 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

6.0

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.

System Note: The following ordinance will be modified in Sub-Clause:32.08 GENERAL RESIDENTIAL ZONE, Schedule:SCHEDULE 3 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

1.0

C149latr

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 a lack of front fencing and generous front setbacks to allow for landscaping.~~

To encourage openness of the streetscapes with no or low front fencing and generous front setbacks to allow for landscaping.

System Note: The following ordinance will be modified in Sub-Clause:32.08 GENERAL RESIDENTIAL ZONE, Schedule:SCHEDULE 3 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

3.0

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	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

System Note: The following ordinance will be modified in Sub-Clause:32.08 GENERAL RESIDENTIAL ZONE, Schedule:SCHEDULE 3 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

6.0

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.

System Note: The following ordinance will be modified in Sub-Clause:32.08 GENERAL RESIDENTIAL ZONE, Schedule:SCHEDULE 4 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

3.0

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	<p>A front fence within 3 metres of a street should not exceed a height of:</p> <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.

System Note: The following ordinance will be modified in Sub-Clause:32.08 GENERAL RESIDENTIAL ZONE, Schedule:SCHEDULE 4 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

6.0

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.

System Note: The following ordinance will be modified in Sub-Clause:32.09 NEIGHBOURHOOD RESIDENTIAL ZONE, Schedule:SCHEDULE 1 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

1.0

C149latr

Neighbourhood character objectives

~~None specified~~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.

System Note: The following ordinance will be modified in Sub-Clause:32.09 NEIGHBOURHOOD RESIDENTIAL ZONE, Schedule:SCHEDULE 1 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

6.0

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 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.

System Note: The following ordinance will be modified in Sub-Clause:32.09 NEIGHBOURHOOD RESIDENTIAL ZONE, Schedule:SCHEDULE 2 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

1.0

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 ~~blend with the environment~~complements the surrounding environment and landscape.

To encourage no or low open style front fences.

System Note: The following ordinance will be modified in Sub-Clause:32.09 NEIGHBOURHOOD RESIDENTIAL ZONE, Schedule:SCHEDULE 2 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

3.0

C149latr

Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A3 and B6	<p>7.5 metres Walls of buildings should be set back at least 7.5 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>Car storage facilities including a garage or carport should be located a minimum of 5.5 metres from the frontage.</p> <p>Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not no more than 2.5 metres into the setbacks of this standard.</p>
Site coverage	A5 and B8	The site area covered by buildings should not exceed 30 percent
Permeability	A6 and B9	50 percent Buildings and landscaping should be at least 50 percent permeable
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	<p>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</p> <p>Side setbacks as specified in Standards A10 and B17 continue to apply to other side boundaries</p> <p>Rear setbacks as specified in Standards A10 and B17 continue to apply</p>
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	<p>A front fence within 3 metres of a street should not exceed a height of:</p> <p>1.2 metres</p> <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.

System Note: The following ordinance will be modified in Sub-Clause:32.09 NEIGHBOURHOOD RESIDENTIAL ZONE, Schedule:SCHEDULE 2 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

6.0

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.

System Note: The following ordinance will be modified in Sub-Clause:32.09 NEIGHBOURHOOD RESIDENTIAL ZONE, Schedule:SCHEDULE 3 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

3.0

C149latr

Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A3 and B6	<p>7.5 metres Walls of buildings should be set back at least 7.5 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>Car storage facilities including a garage or carport should be located a minimum of 5.5 metres from the frontage.</p> <p>Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach notno more than 2.5 metres into the setbacks of this standard</p>
Site coverage	A5 and B8	The site area covered by buildings should not exceed 30 percent
Permeability	A6 and B9	50 percent Buildings and landscaping should be at least 50 percent permeable
Landscaping	B13	One canopy tree in should be provided in the front setback
Side and rear setbacks	A10 and B17	<p>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</p> <p>Side setbacks as specified in Standards A10 and B17 continue to apply to other side boundaries</p> <p>Rear setbacks as specified in Standards A10 and B17 continue to apply</p>
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	<p>A front fence within 3 metres of a street should not exceed a height of:</p> <p>1.2 metres</p> <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

System Note: The following ordinance will be modified in Sub-Clause:32.09 NEIGHBOURHOOD RESIDENTIAL ZONE, Schedule:SCHEDULE 3 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

6.0

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.

System Note: The following ordinance will be modified in Sub-Clause:32.09 NEIGHBOURHOOD RESIDENTIAL ZONE, Schedule:SCHEDULE 4 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

3.0

C149latr

Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	<u>The site area covered by buildings should not exceed 50 percent</u>
Permeability	A6 and B9	None specified
Landscaping	B13	One canopy tree- <u>should be provided</u> 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

System Note: The following ordinance will be modified in Sub-Clause:32.09 NEIGHBOURHOOD RESIDENTIAL ZONE, Schedule:SCHEDULE 4 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

6.0

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 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.

System Note: The following ordinance will be modified in Sub-Clause:32.09 NEIGHBOURHOOD RESIDENTIAL ZONE, Schedule:SCHEDULE 5 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

3.0

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. <u>Car storage facilities including a garage or carport should be located a minimum of 5.5 metres from the frontage.</u> When porches, pergolas and verandahs are less than 3.6 m high, eaves may encroach not 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.
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.

System Note: The following ordinance will be modified in Sub-Clause:32.09 NEIGHBOURHOOD RESIDENTIAL ZONE, Schedule:SCHEDULE 5 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

5.0

G149latr

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.

System Note: The following ordinance will be modified in Sub-Clause:32.09 NEIGHBOURHOOD RESIDENTIAL ZONE, Schedule:SCCHEDULE 5 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

6.0

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.

System Note: The following ordinance will be modified in Sub-Clause:35.03 RURAL LIVING ZONE, Schedule:SCCHEDULE 1 TO CLAUSE 35.03 RURAL LIVING ZONE

1.0

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

AMENDMENT C149LATR

	Land	Area/Dimensions/Distance
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
<u>Minimum setback from a waterway, wetlands or designated flood plain (metres)</u>	<u>All land</u>	<u>60 metres</u>

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

System Note: The following ordinance will be modified in Sub-Clause:35.03 RURAL LIVING ZONE, Schedule:SCHEDULE 2 TO CLAUSE 35.03 RURAL LIVING ZONE

1.0
C149latr

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
<u>Minimum setback from a waterway, wetlands or designated flood plain (metres)</u>	<u>All land</u>	<u>60 metres</u>

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

System Note: The following ordinance will be modified in Sub-Clause:35.03 RURAL LIVING ZONE, Schedule:SCHEDULE 3 TO CLAUSE 35.03 RURAL LIVING ZONE

1.0

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

System Note: The following ordinance will be modified in Clause:35 RURAL ZONES, Sub-Clause:35.06 RURAL CONSERVATION ZONE

SCHEDULE 1 TO CLAUSE 35.06 RURAL CONSERVATION ZONE

Shown on the planning scheme map as **RCZRCZ1**.



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.

System Note: The following ordinance will be modified in Sub-Clause:35.06 RURAL CONSERVATION ZONE, Schedule:SCHEDULE 1 TO CLAUSE 35.06 RURAL CONSERVATION ZONE

1.0

Subdivision and other requirements

	Land	Area/Dimensions/Number
Minimum subdivision area (hectares)	62 Purvis Road, Tanjil South (Lot 1 LP65163) <u>All land</u> 60 Purvis Road, Tanjil South (Lot 1 PS4477176) 30 Purvis Road, Tanjil South (Lot 2 PS447176)	8 hectares
	85 Bradys Road, Tyers (CP 170516)	25 hectares
	Mays Road Tyers (Lot 1 PS449392) 147 Mays Road, Tyers (Lot 2 PS449392) 107A Mays Road, Tyers (Lot 3 PS449392) 295 Burnette Park Road, Glengarry (Lot 1, Lot 2 and Lot 3 TP847673, CA 5A of A Boola Boola, CA5b of A Boola Boola:	30 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

Permit requirement for earthworks	Land
Earthworks which increase the discharge of saline groundwater	None specified

System Note: The following schedule will be inserted after Sub-Clause:35.06 RURAL CONSERVATION ZONE, Schedule:SCHEDULE 1 TO CLAUSE 35.06 RURAL CONSERVATION ZONE

SCHEDULE 2 TO CLAUSE 35.06 RURAL CONSERVATION ZONE

Shown on the planning scheme map as **RCZ{number}RCZ2.**

CONSERVATION VALUES

~~Insert the conservation values identified for the land in the zone~~ 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.

~~Insert a maximum of 5 separate values~~

~~See 35.06-6 for relevant provisions~~

1.0

Subdivision and other requirements

	Land	Area/Dimensions/Number
Minimum subdivision area (hectares) See 35.06-3 for relevant provisions	Insert "None specified" or details of land subject to the minimum subdivision area, ensuring that land is clearly identifiable <u>All land</u>	Insert "None specified" or "[insert number] hectares" <u>25 hectares</u>
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres) See 35.06-5 for relevant provisions	Insert "None specified" or details of land subject to the maximum floor area for which no permit is required to alter or extend an existing dwelling, ensuring that land is clearly identifiable	Insert "None specified" or "[insert number]" square metres (any area must be more than 100 square metres)
Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres) See 35.06-5 for relevant provisions	Insert "None specified" or details of land subject to the maximum floor area for which no permit is required to construct an outbuilding associated with an existing dwelling, ensuring that land is clearly identifiable	Insert "None specified" or "[insert number]" square metres (any area must be more than 100 square metres)
Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres). See 35.06-5 for relevant provisions	Insert "None specified" or details of land subject to the maximum floor area for which no permit is required to alter or extend an existing building used for agriculture, ensuring that land is clearly identifiable	Insert "None specified" or "[insert number] square metres (any area must be more than 100 square metres and must not be used to keep, board, breed or train animals)"

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary See 35.06-5 for relevant provisions	Insert "None specified" or details of land subject to the requirement, ensuring that land is clearly identifiable
Earthworks which increase the discharge of saline groundwater See 35.06-5 for relevant provisions	Insert "None specified" or details of land subject to the requirement, ensuring that land is clearly identifiable

System Note: The following schedule will be inserted after SCHEDULE 2 TO CLAUSE 35.06 RURAL CONSERVATION ZONE

SCHEDULE 3 TO CLAUSE 35.06 RURAL CONSERVATION ZONE

Shown on the planning scheme map as **RCZ{number}RCZ3.**

CONSERVATION VALUES

~~Insert the conservation values identified for the land in the zone~~ 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.

~~Insert a maximum of 5 separate values~~

~~See 35.06-6 for relevant provisions~~

1.0

Subdivision and other requirements

	Land	Area/Dimensions/Number
Minimum subdivision area (hectares) See 35.06-3 for relevant provisions	Insert "None specified" or details of land subject to the minimum subdivision area, ensuring that land is clearly identifiable <u>All land</u>	Insert "None specified" or "[insert number] hectares" <u>30 hectares</u>
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres) See 35.06-5 for relevant provisions	Insert "None specified" or details of land subject to the maximum floor area for which no permit is required to alter or extend an existing dwelling, ensuring that land is clearly identifiable	Insert "None specified" or "[insert number]" square metres (any area must be more than 100 square metres)
Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres) See 35.06-5 for relevant provisions	Insert "None specified" or details of land subject to the maximum floor area for which no permit is required to construct an outbuilding associated with an existing dwelling, ensuring that land is clearly identifiable	Insert "None specified" or "[insert number]" square metres (any area must be more than 100 square metres)
Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres). See 35.06-5 for relevant provisions	Insert "None specified" or details of land subject to the maximum floor area for which no permit is required to alter or extend an existing building used for agriculture, ensuring that land is clearly identifiable	Insert "None specified" or "[insert number] square metres (any area must be more than 100 square metres and must not be used for agriculture, ensuring that land is used to keep, board, breed or train animals)

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary See 35.06-5 for relevant provisions	Insert "None specified" or details of land subject to the requirement, ensuring that land is clearly identifiable
Earthworks which increase the discharge of saline groundwater See 35.06-5 for relevant provisions	Insert "None specified" or details of land subject to the requirement, ensuring that land is clearly identifiable

System Note: The following ordinance will be modified in Sub-Clause:35.07 FARMING ZONE, Schedule:SCHEDULE 1 TO CLAUSE 35.07 FARMING ZONE

1.0
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

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

System Note: The following ordinance will be modified in Sub-Clause:35.07 FARMING ZONE, Schedule:SCHEDULE 2 TO CLAUSE 35.07 FARMING ZONE

1.0
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

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

System Note: The following ordinance will be modified in Sub-Clause:37.01 SPECIAL USE ZONE, Schedule:SCHEDULE 1 TO CLAUSE 37.01 SPECIAL USE ZONE

1.0
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.
Crop raising (other than Timber production)	
Dependent person's unit	Must be the only dependent person's unit on the lot. Must meet the requirements of Clause 2.0 of this schedule.
Dwelling (other than Bed and breakfast)	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 be the only dwelling on the lot. Must meet the minimum requirements of Clause 2.0 of this schedule.
Grazing animal production	
Extractive industry	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.
<u>Grazing animal production</u>	
Home based business	
Industry (other than Automated collection point)	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.
Informal outdoor recreation	
Mineral exploration	
Mining	Must meet the conditions of Clause 52.08 of this scheme. 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	
<u>Railway station</u>	

AMENDMENT C149LATR

Use	Condition
Small second dwelling	<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 small second small dwelling on the lot.</p> <p>Must not be connected to reticulated natural gas supply.</p> <p>Must meet the minimum requirements of Clause 2.0 of this schedule.</p>
Search for stone Stone exploration	Must not be costeaning or bulk sampling.
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 <i>Electricity Industry Act 1993</i> .
Tramway	
Utility installation	<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>
Warehouse	<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>
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	
Agriculture (other than Crop raising and Grazing animal production)	Must meet the requirements of Clause 2.0 of this schedule.
Bed and breakfast	
Convenience shop	
Dependent person's unit Dwelling (other than Bed and breakfast) – if the Section 1 condition is not met	
Extractive industry – if the Section 1 condition is not met	
Dwelling (other than Bed and breakfast) – if the Section 1 condition is not met Host farm	Must meet the requirements of Clause 2.0 of this schedule.

AMENDMENT C149LATR

Use	Condition
Industry – if the Section 1 condition is not met	
Leisure and recreation (other than Informal outdoor recreation)	Must meet the requirements of Clause 2.0 of this schedule.

~~Extractive industry – if the Section 1 condition is not met~~

~~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)

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.

~~Search for stone~~ 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 <u>Small second dwelling</u> , Dwelling, and Host farm)
Hospital

System Note: The following ordinance will be modified in Sub-Clause:37.01 SPECIAL USE ZONE, Schedule:SCHEDULE 1 TO CLAUSE 37.01 SPECIAL USE ZONE

2.0
C149latr

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 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 Small Second Dwelling

A lot used for a dwelling or small second dwelling must meet the following requirements:

- Access to the dwelling or small second dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.
- 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*.
- The dwelling or small second dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for fire fighting purposes
- The dwelling or small second dwelling must be connected to a reticulated electricity supply or have an alternative energy source.
- A building or works associated with accommodation located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the *Mineral Resources (Sustainable Development) Act 1990*.

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.

System Note: The following ordinance will be modified in Sub-Clause:37.01 SPECIAL USE ZONE, Schedule:SCHEDULE 1 TO CLAUSE 37.01 SPECIAL USE ZONE

3.0

C149latr

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.

A permit cannot be granted which would allow a separate lot to be created for land containing a small second dwelling.

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.

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).

System Note: The following ordinance will be modified in Sub-Clause:37.01 SPECIAL USE ZONE, Schedule:SCHEDULE 1 TO CLAUSE 37.01 SPECIAL USE ZONE

4.0

C149latr

Buildings and works

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

AMENDMENT C149LATR

- 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 1970* 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.

System Note: The following ordinance will be modified in Sub-Clause:37.01 SPECIAL USE ZONE, Schedule:SCHEDULE 2 TO CLAUSE 37.01 SPECIAL USE ZONE

1.0
C149latr

Table of uses

Section 1 - Permit not required

Use	Condition
Automated collection point <u>Car sales</u>	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.
Earth and energy resources industry	Must meet the requirements of Clause 52.08
Motor vehicle, boat or <u>carcaravan</u> sales	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Service industry Service station	
Food and drink premises <u>Service industry</u> <u>Service station</u>	Must be associated with Motor vehicle, boat or car sales Must not exceed 100 sqm in floor space
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Accommodation

Use

- 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
- Warehouse
- Winery

System Note: The following ordinance will be modified in Sub-Clause:37.01 SPECIAL USE ZONE, Schedule:SCHEDULE 3 TO CLAUSE 37.01 SPECIAL USE ZONE

1.0
C149latr

Table of uses

Section 1 - Permit Not Required

Use	Condition
Apiculture	Must meet the requirements of the <i>Apiary Code of Practice</i> , (May 1997)
Art and craft centre	
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5.

Use	Condition
	The gross floor area of all buildings must not exceed 50 square metres.
Car park	
Earth and energy resources <u>industry</u>	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 <u>keepinghusbandry</u>
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

System Note: The following ordinance will be modified in Sub-Clause:37.01 SPECIAL USE ZONE, Schedule:SCHEDULE 6 TO CLAUSE 37.01 SPECIAL USE ZONE

1.0
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.
Grazing animal production	
Home based business	
Informal outdoor recreation	
Minor utility installation	
Railway	
<u>Railway station</u>	
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 keeping (other than Animal boarding) <u>husbandry</u>	Must be no more than four animals.
Caretaker's house Dependent person's unit	
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)	
Refuse disposal	
<u>Small second dwelling</u>	
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.

Use	Condition
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use	Condition
Accommodation (other than Caretaker's house and Dependent person's unit)	
Amusement parlour	
Animal boarding <u>training</u>	
Animal training	
Cinema based entertainment facility	
Horse stables	
Intensive animal husbandry <u>production</u>	
Nightclub	
Office	
Retail premises (other than Landscape gardening supplies and Manufacturing sales)	
Saleyard	
Service station	
Transport terminal	
Veterinary centre	

System Note: The following ordinance will be modified in Sub-Clause:37.01 SPECIAL USE ZONE, Schedule:SCHEDULE 6 TO CLAUSE 37.01 SPECIAL USE ZONE

4.0
C149latr

Buildings and works

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 1970* ~~1970~~ 2017.

System Note: The following ordinance will be modified in Sub-Clause:37.01 SPECIAL USE ZONE, Schedule:SCHEDULE 7 TO CLAUSE 37.01 SPECIAL USE ZONE

1.0
C149latr

Table of uses

Section 1 - Permit Not Required

Use	Condition
Airport	Must be consistent with the <i>Latrobe Regional Airport Master Plan (2019)</i> .
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.
Helicopter <u>Heliport</u> Helicopter landing site	Must be consistent with the <i>Latrobe Regional Airport Master Plan (2019)</i> .
<u>Apiculture</u>	<u>Must meet the requirements of the <i>Apiary Code of Practice, (May 1997)</i>.</u>
Minor utility installation	
Natural systems	
Search for stone <u>Stone exploration</u>	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.
Industry (other than Automated collection point)	Must be related to the aviation industry or directly associated with the airport.

Use	Condition
	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 husbandry production
Major sports and recreation facility
Retail premises (other than Convenience shop, Postal agency, Primary produce sales and Trade supplies)

System Note: The following ordinance will be modified in Sub-Clause:37.01 SPECIAL USE ZONE, Schedule:SCHEDULE 7 TO CLAUSE 37.01 SPECIAL USE ZONE

2.0
C149latr

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 ~~State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies~~ 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.

System Note: The following ordinance will be modified in Sub-Clause:37.01 SPECIAL USE ZONE, Schedule:SCHEDULE 7 TO CLAUSE 37.01 SPECIAL USE ZONE

3.0

C149latr

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 ~~27.01~~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 1970* ~~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 ~~local~~ 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.

System Note: The following ordinance will be modified in Sub-Clause:37.01 SPECIAL USE ZONE, Schedule:SCHEDULE 7 TO CLAUSE 37.01 SPECIAL USE ZONE

4.0
C149latr

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 1970* ~~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.

System Note: The following ordinance will be modified in Sub-Clause:37.01 SPECIAL USE ZONE, Schedule:SCHEDULE 8 TO CLAUSE 37.01 SPECIAL USE ZONE

1.0

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.
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)
Dependent person's unit	Must be the the only dependent person's unit on the lot
Domestic animal husbandry	Must not be more than 2 animals
Dwelling	
Residential aged care facility <u>Medical centre</u>	Must not require a permit under Clause 52.06-3 (parking)
Medical centre <u>Residential aged care facility</u>	Must not require a permit under Clause 52.06-3 (parking)
Racing dog husbandry	Must be no more than 2 animals
<u>Small second dwelling</u>	<u>Must be the only small second dwelling on the lot</u>
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

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 boarding <u>husbandry</u>	
Bus terminal	
Domestic Animal Boarding	
<u>Food and drink premises</u>	

Use	Condition
<u>Freeway service centre</u>	
Function centre	
<u>Office (other than Medical centre)</u>	
<u>Place of worship</u>	
Research and development centre	Must be related to health industry
<u>Restricted place of assembly</u>	
<u>Restricted recreation facility</u>	
Service industry (other than Motor repairs and Panel beating)	
<u>Service station</u>	
Office (other than Medical centre)	
Place of worship	
Shop (other than Adult sex product shop, Department store, Restricted retail premises, Bottle shop)	Must not exceed combined floor area of 1500sqm
Food and drink premises	
Restricted recreation facility	
Restricted place of assembly	
Service station	
Freeway service centre	
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Art and craft centre
Corrective institution
Crematorium
Host farm
Agriculture (other than Domestic Animal boarding, domestic animal husbandry and racing dog husbandry)
<u>Art and craft centre</u>
<u>Corrective institution</u>
<u>Crematorium</u>
<u>Host farm</u>
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)
<u>Tramway</u>
Transport terminal (other than bus terminal)

Use

- Warehouse
- ~~Tramway~~
- Winery

System Note: The following ordinance will be modified in Sub-Clause:37.07 URBAN GROWTH ZONE, Schedule:SCHEDULE 1 TO CLAUSE 37.07 URBAN GROWTH ZONE

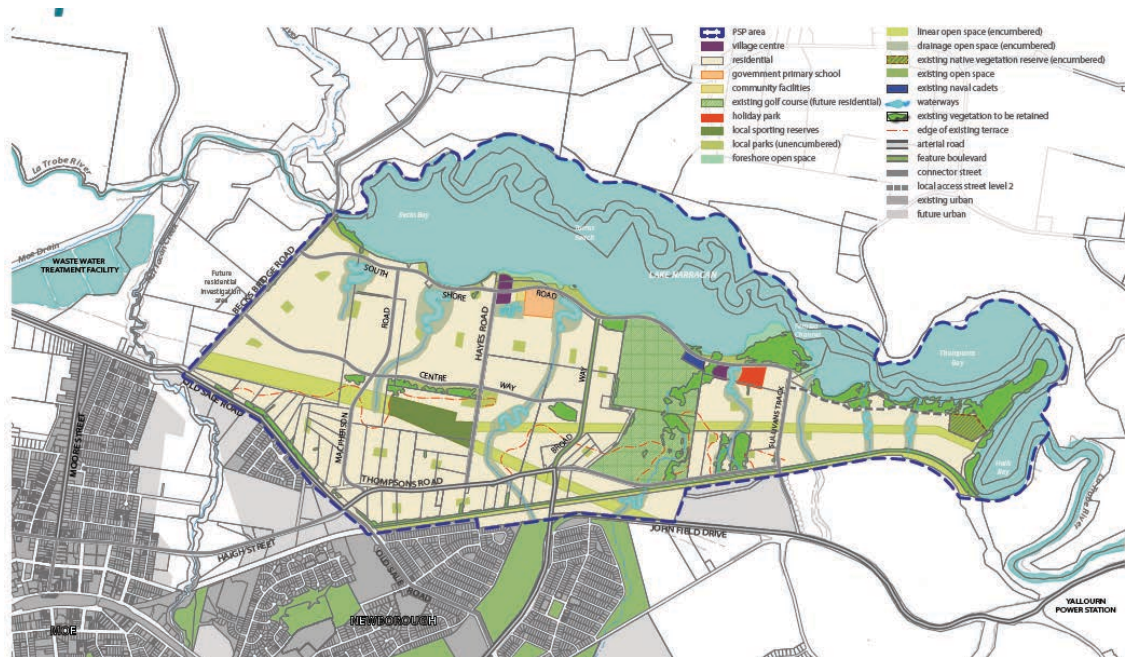
1.0
C149latr

The Plan

The Plan 1 shows the future urban structure proposed in the *Lake Narracan Precinct Structure Plan*.

It is a reproduction of Plan 2 in the *Lake Narracan Precinct Structure Plan (March 2015)*.

Plan 1 to the Schedule to Clause 37.07



System Note: The following ordinance will be modified in Sub-Clause:37.07 URBAN GROWTH ZONE, Schedule:SCHEDULE 1 TO CLAUSE 37.07 URBAN GROWTH ZONE

2.2
C149latr

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.

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

System Note: The following ordinance will be modified in Sub-Clause:37.07 URBAN GROWTH ZONE, Schedule:SCHEDULE 1 TO CLAUSE 37.07 URBAN GROWTH ZONE

2.3
C149latr

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	RequirementCondition
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>

System Note: The following ordinance will be modified in Sub-Clause:37.07 URBAN GROWTH ZONE, Schedule:SCHEDULE 1 TO CLAUSE 37.07 URBAN GROWTH ZONE

3.0
C149latr

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 VI*’ (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 other significant vegetation, habitat for protected species, drainage lines, water courses, wetlands, ridgelines, hill tops and features of geomorphic significance; and
- Recreation facilities to be provided within public open space; and
- Storm water facilities that are compliant with the relevant approved drainage strategy; and
- The retention and removal of all native 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.

System Note: The following ordinance will be modified in Sub-Clause:37.07 URBAN GROWTH ZONE, Schedule:SCHEDULE 1 TO CLAUSE 37.07 URBAN GROWTH ZONE

6.0

C149latr

Decision guidelines

Permit applications to increase the retail floor area within the a village / neighbourhood activity centre must address and be assessed against the following decision guidelines:

- 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.

System Note: The following ordinance will be modified in Sub-Clause:37.08 ACTIVITY CENTRE ZONE, Schedule:SCHEDULE 1 TO CLAUSE 37.08 ACTIVITY CENTRE ZONE

2.0

C149latr

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, 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.

~~▪ 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.

System Note: The following ordinance will be modified in Sub-Clause:37.08 ACTIVITY CENTRE ZONE, Schedule:SCHEDULE 1 TO CLAUSE 37.08 ACTIVITY CENTRE ZONE

3.0

C149latr

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
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 2 of 37.08-2 for relevant provisions	

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

Use

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

System Note: The following ordinance will be modified in Sub-Clause:37.08 ACTIVITY CENTRE ZONE, Schedule:SCHEDULE 2 TO CLAUSE 37.08 ACTIVITY CENTRE ZONE

3.0

C149latr

Table of uses

Section 1 - Permit not required

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

Use	Condition
Shop (other than Adult sex products shop)	
Restricted Retail	Must not be located in sub-precinct 1A or 1B, precinct 3 or 4.
Rooming House	Any frontage at ground level must not exceed 2 metres. Must meet the requirements of Clause 52.23-2.
<u>Shop (other than Adult sex products shop)</u>	
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)
Landscaping <u>Landscape</u> gardening supplies

Use

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
 Winery

System Note: The following ordinance will be modified in Sub-Clause:42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY, Schedule:SCHEDULE 1 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

1.0

C149latr

Statement of environmental significance

The coal industry is of ~~national~~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.

System Note: The following ordinance will be modified in Sub-Clause:42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY, Schedule:SCHEDULE 1 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

3.0

C149latr

Permit requirement

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 1970*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 *Victoria's Native Vegetation Management – A Framework for Action* (Department of Natural Resources and Environment, 2002) to the satisfaction of the Secretary of the Department of Sustainability and Environment – The Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017).

System Note: The following ordinance will be modified in Sub-Clause:42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY, Schedule:SCHEDULE 2 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

3.0

C149latr

Permit requirement

- 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*~~1970~~ (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.

System Note: The following ordinance will be modified in Sub-Clause:42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY, Schedule:SCHEDULE 2 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

4.0

C149latr

Application requirements

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.
 - ~~How activities~~ **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.

System Note: The following ordinance will be modified in Sub-Clause:42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY, Schedule:SCHEDULE 3 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

1.0

C149latr

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 ~~updated and~~ upgraded to ensure it remains market competitive, environmentally sustainable and safety focussed.

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.

System Note: The following ordinance will be modified in Sub-Clause:42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY, Schedule:SCHEDULE 3 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

5.0

C149latr

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:

- 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 impacts of odour, noise, light or road traffic that may be generated by the Mill. ~~Applications that applications~~ must specifically address this matter.
- The potential for the proposed development to expand and attract additional people. Applications must specifically address this matter.

System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 3 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

6.0

C149latr

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:~~ None specified

- ~~Any comments received from the Head, Department of Transport.~~

System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 4 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

2.0

C149latr

Buildings and works

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

- 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.

System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 4 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

6.0

C149latr

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.
- ~~Structure~~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.

System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 5 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

6.0

C149latr

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 views of the Department of Human Services and the Chief Executive Officer, Latrobe Regional Hospital.~~ What the impacts of development are on helicopter flight paths to and from the Latrobe Regional Hospital.

System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 6 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

6.0

C149latr

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:

~~Before deciding on an application for buildings and works the responsible authority will consider the views of the Department of Human Services and the Chief Executive Officer, Latrobe Regional Hospital.~~

- What the impacts of development are on helicopter flight paths to and from the Latrobe Regional Hospital.

System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 7 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

6.0

C149latr

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 *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 views of the Latrobe Regional Airport Board.~~
- The need to require independent aeronautical advice so as not to interfere with or cause a safety hazard to aircraft operations.

System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 8 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

6.0

C149latr

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 *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 views of the Latrobe Regional Airport Board.~~
- The need to require independent aeronautical advice so as not to interfere with or cause a safety hazard to aircraft operations.

System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 9 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

6.0

C149latr

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:

- 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.
- ~~The background document *Bulky Goods Retail Sustainability Assessment Final Report (2009)*.~~
- 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.

System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 10 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

6.0

C149latr

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 *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 views of the Latrobe Regional Airport Board.~~
- The need to require independent aeronautical advice so as not to interfere with or cause a safety hazard to aircraft operations.

System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 11 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

~~**2.0**~~

~~C149latr~~

~~**Buildings and works**~~

~~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.~~

~~**System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 11 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**~~

6.0

C149latr

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 *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 views of the Latrobe Regional Airport Board.~~
- The need to require independent aeronautical advice so as not to interfere with or cause a safety hazard to aircraft operations.

System Note: The following ordinance will be modified in Sub-Clause:43.04 DEVELOPMENT PLAN OVERLAY, Schedule:SCHEDULE 1 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

4.0

C149latr

Requirements for development plan

A development plan must include the following requirements.

A single Development Plan must be prepared for whole of the land to which this Schedule applies.

The Development Plan must have regard to the background document ~~draft~~ *Morwell North-West Residential Precinct Development Plan (20062018)*.

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.
- ~~A 'Net Gain'~~ An assessment of any native vegetation proposed to be removed having regard to ~~background~~ incorporated document *Victoria's Native Vegetation Management: A Framework for Action - Guidelines for the removal, destruction or lopping of native vegetation (DELWP, 2017)*, ~~(Department of Natural Resources and Environment, 2002)~~, 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.

~~The approved Development Plan may be amended to the satisfaction of the responsible authority.~~

Background documents

~~Draft Morwell North-West Residential Precinct Development Plan (2006).~~

~~Urban Design Good Practice Guideline – Meeting Healthy By Design® Objectives (2008).~~

System Note: The following ordinance will be modified in Sub-Clause:43.04 DEVELOPMENT PLAN OVERLAY, Schedule: SCHEDULE 3 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

3.0

C149latr

Conditions and requirements for permits

~~Before deciding on an application to subdivide land, construct buildings, or carry out works, the responsible authority must consider, as appropriate~~ 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, 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.

~~**System Note: The following ordinance will be modified in Sub-Clause:43.04 DEVELOPMENT PLAN OVERLAY, Schedule: SCHEDULE 3 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**~~

4.0

C149latr

~~**Requirements for development plan**~~

~~A single development plan must be prepared for the whole of the land to which this schedule applied and be to the satisfaction of the Responsible Authority.~~

~~The plan must show:~~

~~**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

- A 'Net Gain' 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.

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.

5-0

Decision guidelines for development plan

~~Before deciding on a development plan, the Responsible Authority must be satisfied that the plan has regard to the following:~~

- ~~■ Structure Plan, policy, strategy or guidelines relating to the land that have been adopted by the Responsible Authority.~~
- ~~■ The need to ensure that the standard of development, architecture and built form in the Morwell East Industrial Precinct is of a high quality given its strategic location being the entrance to Morwell from the east.~~

System Note: The following ordinance will be modified in Sub-Clause:43.04 DEVELOPMENT PLAN OVERLAY, Schedule:SCHEDULE 4 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

4.0

C149latr

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.~~

~~The plan must show:~~

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
 - 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 **proposed** to be removed having regard to- *Victoria's Native Vegetation Management: A Framework for Action Guidelines for the removal, destruction or lopping of native vegetation* - (Department of Natural Resources and Environment, 2002 DELWP 2017), 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.

System Note: The following ordinance will be modified in Sub-Clause:43.04 DEVELOPMENT PLAN OVERLAY, Schedule:SCHEDULE 5 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

3.0

C149latr

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, 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.

~~See 43.04-2 for relevant provisions.~~

System Note: The following ordinance will be modified in Sub-Clause:43.04 DEVELOPMENT PLAN OVERLAY, Schedule:SCHEDULE 5 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

4.0

C149latr

Requirements for development plan

A development plan must include the following requirements:

~~The plan must show:~~

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 (*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.

System Note: The following ordinance will be modified in Sub-Clause:43.04 DEVELOPMENT PLAN OVERLAY, Schedule:SCHEDULE 6 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

4.0

C149latr

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.

~~A plan must show:~~

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.

~~The approved Development Plan may be amended to the satisfaction of the responsible authority.~~

~~See 43.04-4 for relevant provisions.~~

System Note: The following ordinance will be modified in Sub-Clause:43.04 DEVELOPMENT PLAN OVERLAY, Schedule:SCHEDULE 7 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

2.0

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:

~~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.~~

- ‘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.

System Note: The following ordinance will be modified in Sub-Clause:43.04 DEVELOPMENT PLAN OVERLAY, Schedule:SCHEDULE 7 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

4.0

C149latr

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.

~~The plan must show:~~

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.

System Note: The following ordinance will be modified in Sub-Clause:43.04 DEVELOPMENT PLAN OVERLAY, Schedule:SCHEDULE 8 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

2.0
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:

- A 'Minor Building 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.

System Note: The following ordinance will be modified in Sub-Clause:43.04 DEVELOPMENT PLAN OVERLAY, Schedule:SCHEDULE 9 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

2.0
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 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.~~

Minor Building 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.

System Note: The following ordinance will be modified in Sub-Clause:43.04 DEVELOPMENT PLAN OVERLAY, Schedule:SCHEDULE 9 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

4.0
C149latr

Requirements for development plan

A development plan must include the following requirements:

Treatment of wastewater and stormwater

AMENDMENT C149LATR

- 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).

AMENDMENT C149LATR

- 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 *Victoria's Permitted clearing of native vegetation — Biodiversity assessment guidelines* *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment and Primary Industries, September 2013), DELWP) 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.

System Note: The following ordinance will be modified in Sub-Clause:43.04 DEVELOPMENT PLAN OVERLAY, Schedule:SCHEDULE 11 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

2.0
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Requirement before a permit is granted

A permit may be granted for minor buildings and works, boundary realignments or subdivision along a zone boundary to correct a split zone before a development plan has been prepared to the satisfaction of the responsible authority:

~~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:~~

- '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.

System Note: The following ordinance will be modified in Sub-Clause:44.03 FLOODWAY OVERLAY, Schedule:SCHEDULE 1 TO CLAUSE 44.03 FLOODWAY OVERLAY

3.0

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Permit requirement

A permit is not required to:

Buildings

~~For land in an existing urban area, construct~~ 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.

System Note: The following ordinance will be modified in Sub-Clause:44.07 STATE RESOURCE OVERLAY, Schedule:SCHEDULE 1 TO CLAUSE 44.07 STATE RESOURCE OVERLAY

2.0

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Management objectives

~~In order to~~ To ensure the medium to long term extraction and use of the coal resource for power generation, ~~building, buildings and~~ 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,~~ designed in a way that does not inhibit the eventual productive use of that resource due to community significance or removal costs.

System Note: The following ordinance will be modified in Sub-Clause:44.08 BUFFER AREA OVERLAY, Schedule:SCHEDULE 1 TO CLAUSE 44.08 BUFFER AREA OVERLAY

3.0

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Use of land

A permit is required to use land for ~~a:~~

- Accommodation (other than ~~Dependent person's unit~~ Small second dwelling 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)

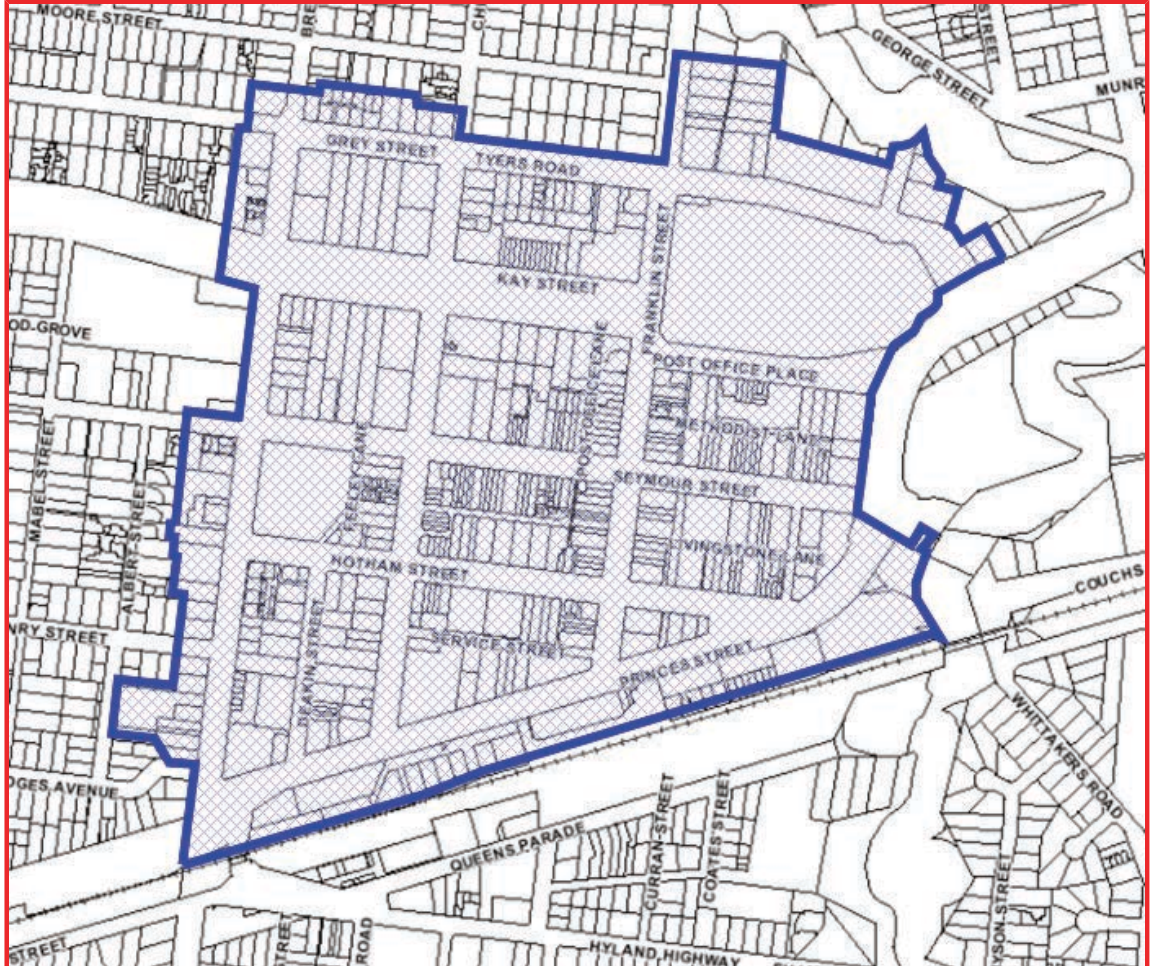
System Note: The following ordinance will be modified in Sub-Clause:45.09 PARKING OVERLAY, Schedule:SCHEDULE 1 TO CLAUSE 45.09 PARKING OVERLAY

9.0
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ReferenceBackground document

Traralgon Car Parking Framework Review Traralgon & Morwell Review - (August 2014)-Ratio Consultants, 2023)

Map 1 to the Schedule to Clause 45.09



System Note: The following ordinance will be modified in Sub-Clause:45.09 PARKING OVERLAY, Schedule:SCHEDULE 2 TO CLAUSE 45.09 PARKING OVERLAY

9.0
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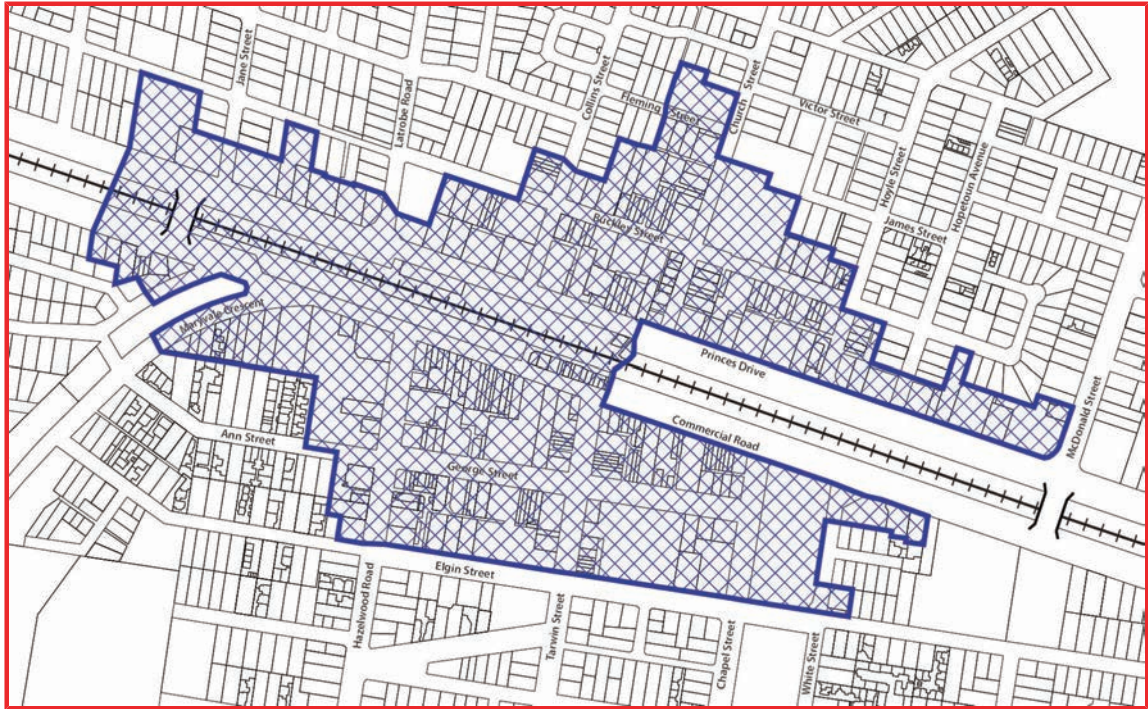
Reference documentBackground documents

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

Morwell Activity Centre Plan (Latrobe City Council 2022)

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

Map 1 to the Schedule to Clause 45.09



System Note: The following ordinance will be modified in Sub-Clause:45.12 SPECIFIC CONTROLS OVERLAY, Schedule:SCHEDULE TO CLAUSE 45.12 SPECIFIC CONTROLS OVERLAY

1.0
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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
<u>SCO3</u>	<u>73-83 Eastern Road, Traralgon</u>
SCO4	Loy Yang Power Station & Coal Mine Incorporated Document (April 2020)
SCO5	Fourth Road, Hazelwood North, December 2020
<u>SCO6</u>	<u>14 Stammers Road, Traralgon East (Lot 1 on PS637626)</u>

System Note: The following ordinance will be modified in Sub-Clause:51.01 SPECIFIC SITES AND EXCLUSIONS, Schedule:SCHEDULE TO CLAUSE 51.01 SPECIFIC SITES AND EXCLUSIONS

1.0
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Specific sites and exclusions

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)
<u>The Melbourne to Traralgon Railway shown on the project area maps in the incorporated document:</u>	<u>Rail Gauge Standardisation Project (December 2002)</u>

Address of land	Title of incorporated document
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)

System Note: The following ordinance will be modified in Sub-Clause:66.04 REFERRAL OF PERMIT APPLICATIONS UNDER LOCAL PROVISIONS, Schedule:SCHEDULE TO CLAUSE 66.04 REFERRAL OF PERMIT APPLICATIONS UNDER LOCAL PROVISIONS

1.0

C149latr

Referral of permit applications under local provisions

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 <i>Minerals Resources (Sustainable Development) Act 1990</i>	Determining referral authority

AMENDMENT C149LATR

Clause	Kind of application	Referral authority	Referral authority type
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 <i>Minerals Resources (Sustainable Development) Act 1990</i>	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 ▪ 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. 	Secretary to the Department administering the <i>Minerals Resources (Sustainable Development) Act 1990</i>	Determining referral authority
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

AMENDMENT C149LATR



















Clause	Kind of application	Referral authority	Referral authority type
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-and Human Services	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-and Human Services	Determining referral authority
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 <i>Mineral Resources (Sustainable Development) Act 1990.</i>	Determining referral authority
Schedule 1 to Clause 44.08 (BAO)	All applications	Energy Safe Victoria	Recommending referral authority

System Note: The following ordinance will be modified in Sub-Clause:72.03 WHAT DOES THIS PLANNING SCHEME CONSIST OF?, Schedule:SCHEDULE TO CLAUSE 72.03 WHAT DOES THIS PLANNING SCHEME CONSIST OF?






















1.0

C149latr

Maps comprising part of this planning scheme:

- 1, 1BMO
- 2, 2BMO, 2LSIO-FO, ~~2BMO~~ 
- 3, 3BMO
- 4, 4BMO, 4LSIO-FO 
- 5, 5BMO, 5HO, 5LSIO-FO, ~~5BMO~~ 
- 6, 6HO, 6LSIO-FO
- 7, 7LSIO-FO
- 8, 8HO, 8LSIO-FO
- 9, 9LSIO-FO
- 10, 10LSIO-FO
- 11, 11BAO, 11BMO, 11ESO, 11LSIO-FO, ~~11BMO~~ 
- 12, 12BAO, ~~12ESO~~, ~~12BMO~~, 12BMO, 12ESO 
- 13, 13BAO, 13BMO, 13ESO, 13HO, ~~13BMO~~ 
- 14, 14BMO, 14DPO, 14ESO, 14LSIO-FO, ~~14BMO~~ 
- 15, 15BMO, 15LSIO-FO, ~~15BMO~~ 
- 16, 16BMO, 16HO, 16LSIO-FO, ~~16BMO~~ 
- 17, 17DPO, 17HO, 17LSIO-FO
- 18, 18HO, 18LSIO-FO
- 19, 19DPO, 19HO, 19LSIO-FO
- 20, 20HO, 20LSIO-FO
- 21, 21BAO, 21BMO, 21LSIO-FO, ~~21BMO~~, 21SCO 
- 22, 22HO, 22LSIO-FO
- 23, 23DCPO, 23HO, 23LSIO-FO
- 24, 24DCPO, ~~24DP0~~, 24DPO, 24LSIO-FO 
- 25, 25DCPO, 25LSIO-FO
- 26, 26DPO, 26HO, 26SCO
- 27, 27DPO, 27HO, 27SCO
- 28, 28BMO, 28DPO, 28HO, 28LSIO-FO, ~~28BMO~~, 28SCO 
- 29, 29BMO, 29DCPO, 29DPO, 29LSIO-FO, ~~29BMO~~, 29SCO 
- 30, 30BMO, 30DCPO, 30DPO, ~~30BMO~~ 
- 31, 31BMO, 31DCPO, 31DPO, 31ESO, ~~31BMO~~ 
- 32, ~~32DPO~~, ~~32BMO~~, 32BMO, 32DPO, 32SCO 
- 33, 33BMO
- 34, 34BAO, 34BMO, 34LSIO-FO, ~~34BMO~~ 
- 35, 35BMO, 35HO, 35LSIO-FO, ~~35BMO~~, 35SCO 

AMENDMENT C149LATR

- 36, 36BMO, 36ESO, 36HO, ~~36BMO~~, 36SCO 
- 37, 37BAO, 37BMO, 37DCPO, 37ESO, 37LSIO-FO, ~~37BMO~~ 
- 38, 38BAO, 38BMO, 38DCPO, 38ESO, 38HO, 38LSIO-FO, ~~38BMO~~ 
- 39, 39BMO
- 40, 40BMO, 40LSIO-FO, 
- 41, 41BMO, 41LSIO-FO, ~~41BMO~~ 
- 42, 42BMO, 42HO, 42LSIO-FO, ~~42BMO~~ 
- 43, 43BAO, 43BMO, 43DDO, 43ESO, 43LSIO-FO, ~~43BMO~~ 
- 44, 44AEO, 44BAO, 44BMO, 44DDO, 44DPO, 44ESO, 44HO, 44LSIO-FO, ~~44BMO~~ 
- 45, 45BAO, 45BMO, 45DPO, 45ESO, 45HO, ~~45BMO~~ 
- 46, 46BAO, 46BMO, 46DPO, 46ESO, ~~46BMO~~ 
- 47, 47BAO, 47BMO, 47DDO, 47DPO, 47ESO, 47HO, 47LSIO-FO, ~~47BMO~~ 
- 48, 48DDO, 48DPO, 48ESO, 48LSIO-FO
- 49, 49HO, 49LSIO-FO
- 50, 50DPO, 50LSIO-FO
- 51, 51BAO, 51DPO, 51SCO 
- 52, 52BAO, 52DDO, 52DPO, ~~52LSIO-FO~~, ~~52PAO~~ 52PAO, 52SCO 
- 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, ~~59BMO~~, 59SCO 
- 60, 60DDO, 60ESO, 60HO, 60LSIO-FO, 60PAO
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- 62, 62DDO, 62DPO, 62ESO, 62PAO
- 63, 63BAO, 63DPO, 63ESO, 63HO, 63LSIO-FO
- 64, 64BAO, 64DDO, 64ESO, 64HO, 64LSIO-FO, 64PAO, 64SRO
- 65, 65BAO, 65BMO, 65ESO, 65HO, 65LSIO-FO, 65PAO, 65SRO, ~~65BMO~~ 
- 66, 66BAO, 66ESO, 66HO, 66LSIO-FO, 66SRO
- 67, 67BAO, ~~67PAO~~, ~~67BMO~~ 67BMO, 67PAO 
- 68, 68BAO, 68BMO, 68ESO, 68HO, 68LSIO-FO, ~~68BMO~~, 68SCO 
- 69, 69BMO, 69ESO, 69LSIO-FO, ~~69PAO~~, 69RXO, ~~69BMO~~, 69SCO 
- 70, 70BAO, 70BMO, 70DDO, 70DPO, 70ESO, 70HO, 70LSIO-FO, 70SRO, ~~70BMO~~ 
- 71, 71BMO, 71DPO, 71ESO, ~~71BMO~~ 71LSIO-FO 
- 72, 72BMO, 72DDO, 72DPO, 72ESO, 72LSIO-FO, ~~72BMO~~ 
- 73, 73BMO, 73DDO, 73DPO, 73ESO, 73LSIO-FO, ~~73BMO~~ 

AMENDMENT C149LATR

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

- 110, 110ESO, 110LSIO-FO, 110SRO
- 111, 111BMO, 111ESO, 111HO, 111LSIO-FO, 111SRO, ~~111BMO~~
- 112, ~~112DPO~~, ~~112ESO~~ 112BMO, 112DPO, 112HO, 112SRO, ~~112BMO~~
- 113, 113BMO
- 114, 114BMO, 114LSIO-FO, ~~114BMO~~
- 115, 115BMO, 115LSIO-FO, ~~115BMO~~
- 116, 116BMO, 116ESO, 116LSIO-FO, ~~116BMO~~
- 117, 117BMO, 117HO, 117LSIO-FO, ~~117BMO~~
- 118, 118BMO, 118EAO, 118ESO, 118HO, 118LSIO-FO, ~~118BMO~~
- 119, 119BMO, 119LSIO-FO, ~~119BMO~~
- 120, 120BMO, 120LSIO-FO, ~~120BMO~~
- 121, 121BMO, 121LSIO-FO, 121SRO, ~~121BMO~~
- 122, 122BMO
- 123, 123BMO
- 124, 124BMO
- 125, ~~125ESO~~, ~~125BMO~~ 125BMO, 125ESO
- 126, ~~126ESO~~, ~~126BMO~~ 126BMO, 126ESO
- 127, ~~127ESO~~, ~~127BMO~~ 127BMO, 127ESO
- 128, ~~128ESO~~, ~~128BMO~~ 128BMO, 128ESO
- 129, 129BMO
- 130, 130BMO
- 131, 131BMO
- 132, 132BMO
- 133, ~~133ESO~~, ~~133BMO~~ 133BMO, 133ESO
- 134, 134BMO, 134ESO
- 135, 135BMO



System Note: The following ordinance will be modified in Sub-Clause:72.04 INCORPORATED DOCUMENTS, Schedule:SCHEDULE TO CLAUSE 72.04 INCORPORATED DOCUMENTS

1.0
C149latr

Incorporated documents

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
<i>Lake Narracan Development Contributions Plan</i> (Metropolitan Planning Authority, December 2023)	VC249

AMENDMENT C149LATR

Name of document	Introduced by:
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
Rail Gauge Standardisation Project, Integrated Approval Requirements (December 2002)	VG17
Small Lot Housing Code (August 2014)	C86
Traralgon East Service Station Signage (June 2018)	C112latr

System Note: The following ordinance will be modified in Sub-Clause:72.08 BACKGROUND DOCUMENTS, Schedule:SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

1.0

C149latr

Background documents

Name of background document	Amendment number clause reference
<i>Assessment of Agricultural Quality of Land in Gippsland</i> (Ian R Swan and Andrew G Volum, August 1984) <u>(Ian R Swan and Andrew G Volum, August 1984)</u>	C97 Clause 02- and 14 <u>Clause 14</u>
<i>Australian Paper: Maryvale Pulp Mill Buffer Requirements</i> (GHD Pty Ltd, July 2011) <u>(GHD Pty Ltd, July 2011)</u>	C87pt1 Clause 02-, 13 and 14 <u>Clause 13</u> <u>Clause 14</u>
<i>Car Parking Framework Review Traralgon & Morwell</i> (Traffix Group, August 2014)	C105 Clause 45.09s <u>45.09 Schedules 1 and 2</u>
<i>Churchill East West Link: Master Plan and Urban Design Framework</i> (Spiire Australia Pty Ltd, October 2013)	C97 Clause 02- and 11 <u>Clause 11</u>
<i>Churchill Town Centre Plan</i> (Beca Pty Ltd, July 2007)	C62 Clause 02-, 11, 19 and Schedule 9 to Clause 43.02

AMENDMENT C149LATR

Name of background document	Amendment number clause reference
	Clause 11 Clause 19 Clause 43.02 Schedule 9
<i>Clifton Street Precinct Urban Design Guidelines</i> (Tract Consultants, September 2008)	C76 Clause 02, 11 and 15 Clause 11 Clause 15
<i>Cultural Diversity Action Plan 2020-2024</i> (Latrobe City Council, October, 2019)	C97 Clause 02
<i>Economic Development Strategy 2016-2020</i> (Latrobe City Council, May 2016)	C97 Clause 02 and 17 Clause 17
<i>Framework for the Future</i> (Latrobe Region, October 1987)	C97 Clause 02
<i>Gippsland Logistics Precinct Project</i> (Latrobe City Council, April 2009)	C97 Clause 02 Clause 02 and 18.05-1L
Hazewood Hazelwood <i>Mine Fire Inquiry Report</i> (Hazelwood Mine Fire Inquiry, 2014)	C105 Clause 02 Clause 02 and 14.03-1L
<i>Healthy Urban Design Good Practice Guideline</i> (Latrobe City Council, June 2008)	Clause 02 Clause 11 Clause 15 Clause 02, 11, 15 and 43.04 Schedules 4, 5 and 6 to Clause 43.04
<i>Infrastructure Design Manual</i> (Local Government Infrastructure Design Association, 2019 2022)	Clause 02 and 19 Clause 19
<i>Land Over Coal and Buffer Area Study</i> (Ministry for Planning and Environment, February 1988)	Clause 02 Clause 02 and 14.03-1L
<i>Latrobe City Bicycle Plan 2007-2010</i> (Latrobe City Council, December 2007)	C97 Clause 02 Clause 18.02-1L Clause 02, 18.02-1L and 43.04 Schedules 5, 6,7 and 9 to Clause 43.04
<i>Latrobe City Council Bulky Good Retail Sustainability Assessment</i> (Macroplan Australia Pty Ltd, March 2009)	C39

AMENDMENT C149LATR

Name of background document	Amendment number clause reference
	<p>Clause 02, 11, 17 and Schedules to Clause 43.04</p> <p><u>Clause 11</u></p> <p><u>Clause 17</u></p> <p><u>Clause 43.02 Schedule 9</u></p> <p><u>Clause 43.04 Schedule 4</u></p>
<p><i>Latrobe City Council Disability Action Plan 2018-2020</i> (Latrobe City Council, 2018)</p>	<p>C97</p> <p>Clause 02</p>
<p><i>Latrobe City Council Residential and Rural Residential Land Assessment</i> (Essential Economics Pty Ltd, March 2009)</p>	<p>C97</p> <p>Clause 02, 11 and 16</p> <p><u>Clause 11</u></p> <p><u>Clause 16</u></p>
<p><i>Latrobe City Council Urban Design Guidelines</i> (Hansen Pty Ltd and Latrobe City Council, March 2021)</p>	<p>C136latr</p> <p>Clause 02, 11 and 15</p> <p><u>Clause 11</u></p> <p><u>Clause 15</u></p>
<p><i>Latrobe City Council Waste Management Strategy (2010-2017)</i> (Meinhardt Infrastructure and Environment Pty Ltd, 2010)</p>	<p>C97</p> <p>Clause 02, 13 and 19</p> <p><u>Clause 13</u></p> <p><u>Clause 19</u></p>
<p><i>Latrobe City Council Retail Strategy Review Background Research and Analysis</i> (2019)<u>(2019)</u></p> <p><i>Latrobe City Council Retail Strategy - Strategy and Implementation Plan</i> (2019)<u>(2019)</u></p>	
<p><i>Latrobe City Evens<u>Events</u> and Tourism Strategy 2018-2022</i> (Latrobe City Council, 2018)</p>	<p>Clause 02 and 17</p> <p><u>Clause 17</u></p>
<p><i>Latrobe City Heritage Study</i> (Context Pty Ltd 2010)</p>	<p>C14</p> <p><u>Clause 02</u></p> <p><u>Clause 15</u></p> <p>Clause 02, 15, Schedule 2 to Clause 32.07 and Schedule to Clause 43.04<u>32.07 Schedule 2</u></p> <p><u>Clause 43.01 Schedule</u></p>
<p><i>Latrobe City Municipal Fire Management Plan 2018</i> (Latrobe City Council, 2018)</p>	<p>C97</p> <p><u>Clause 02</u></p> <p>Clause 02 and 13.02-1L</p>
<p><i>Latrobe City Older Persons Strategy 2007-2021</i> (Latrobe City Council, 2007)</p>	<p>C62</p> <p>Clause 02, 16 and 19</p> <p><u>Clause 16</u></p>

AMENDMENT C149LATR

Name of background document	Amendment number clause reference
<i>Latrobe City Play Space Improvement Plan 2016-2021</i> , (Latrobe City, 2016)	<p>Clause 19</p> <hr/> <p>C91</p> <p>Clause 02</p> <p>Clause 02-and-19.02-6L</p>
<i>Latrobe Regional Airport Master Plan 2015</i> (Updated 2019)(Updated 2019)(Rehbein Airport Consulting, 2019)	<p>C92</p> <p>Clause 02, 11, 17 and 18</p> <p>Clause 11</p> <p>Clause 17</p> <p>Clause 18</p>
<i>Latrobe Social and Affordable Housing Strategy</i> (SGS Economics & Planning and Latrobe City Council, 2021)	<p>C136latr</p> <p>Clause 02, 15, and 16</p> <p>Clause 15</p> <p>Clause 16</p>
<i>Latrobe Structure Plans Background Report</i> (Beca Pty Ltd, August 2007)	<p>C97</p> <p>Clause 02, 11 to 19 and Schedules to Clause 43:04</p> <p>Clause 11</p> <p>Clause 12</p> <p>Clause 13</p> <p>Clause 14</p> <p>Clause 15</p> <p>Clause 16</p> <p>Clause 17</p> <p>Clause 18</p> <p>Clause 19</p> <p>Clause 43.04 Schedules</p>
<i>Latrobe Structure Plans - Churchill</i> (Beca Pty Ltd, August 2007)	<p>C97</p> <p>Clause 02, 11 to 19 and Schedules to Clause 43:04</p> <p>Clause 11</p> <p>Clause 12</p> <p>Clause 13</p> <p>Clause 14</p> <p>Clause 15</p> <p>Clause 16</p> <p>Clause 17</p> <p>Clause 18</p> <p>Clause 19</p>

AMENDMENT C149LATR

Name of background document	Amendment number clause reference
<i>Latrobe Structure Plans - Moe and Newborough</i> (Beca Pty Ltd, August 2007)	<p>Clause 43.04 Schedules</p> <hr/> <p>C97</p> <p>Clause 02, 11 to 19 and Schedules to Clause 43.04</p> <p>Clause 11</p> <p>Clause 12</p> <p>Clause 13</p> <p>Clause 14</p> <p>Clause 15</p> <p>Clause 16</p> <p>Clause 17</p> <p>Clause 18</p> <p>Clause 19</p> <p>Clause 43.04 Schedules</p>
<i>Latrobe Structure Plans - Morwell</i> (Beca Pty Ltd, August 2007)	<p>C97</p> <p>Clause 02, 11 to 19 and Schedules to Clause 43.04</p> <p>Clause 11</p> <p>Clause 12</p> <p>Clause 13</p> <p>Clause 14</p> <p>Clause 15</p> <p>Clause 16</p> <p>Clause 17</p> <p>Clause 18</p> <p>Clause 19</p> <p>Clause 43.04 Schedules</p>
<i>Latrobe Structure Plans - Traralgon</i> (Beca Pty Ltd, August 2007)	<p>C97</p> <p>Clause 02, 11 to 19 and Schedules to Clause 43.04</p> <p>Clause 11</p> <p>Clause 12</p> <p>Clause 13</p> <p>Clause 14</p> <p>Clause 15</p> <p>Clause 16</p> <p>Clause 17</p> <p>Clause 18</p>

AMENDMENT C149LATR

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

AMENDMENT C149LATR

Name of background document	Amendment number clause reference
<i>Morwell Activity Centre Community Infrastructure Assessment</i> (Latrobe City Council, March 2022)	Clause 37.08s Clause 45.09s
<i>Morwell Activity Centre Economic Assessment</i> (Latrobe City Council, March 2022)	
<i>Morwell Activity Centre Planning Context Report</i> (Latrobe City Council, March 2022)	
<i>Morwell Activity Centre Transport Assessment and Parking Plan</i> (Movement and Place Consulting, June 2021)	
<i>Morwell Activity Centre Urban Design and Built Form Plan</i> (Hansen Partnership, June 2021)	
<i>Morwell Activity Centre Urban Design and Built Form Discussion Paper</i> (Hansen Partnership, June 2021)	
<i>Morwell Logistics Precinct Master Plan</i> (Beca Pty Ltd, Meyrick and Associates, and Traffix Group, 2005)	Clause 02, 17 and 18 Clause 17 Clause 18
<i>Morwell to Traralgon Employment Corridor Precinct Masterplan</i> (Urban Enterprise, 2020)	C115 Clause 02, 11 and 17 Clause 11 Clause 17
<i>Municipal Domestic Waste Water Management Plan</i> (Infocus Management Group, WDMS Pty Ltd, Municipal Domestic Wastewater Management & Latrobe City Council, December 2006)	C97 Clause 02, 19 and 42.01s5 Clause 19 Clause 42.01s
<i>Municipal Emergency Management Plan 2019</i> (Latrobe City Council, 30 July 2019)	C97 Clause 02, and 13 Clause 13
<i>Natural Environment Sustainability Strategy 2014-2019</i> (Latrobe City Council, 2014)	C97 Clause 02, 12, 15 and 19 Clause 12 Clause 15 Clause 19
<i>Planning for Intensive Agriculture in Gippsland - Regional Development Australia Gippsland</i> (RMCG, 24 August 2016)	C105 Clause 02, 14 and 16 Clause 14 Clause 16
<i>Positioning Latrobe City for a Low Carbon Emission Future</i> (MWH, 2010)	C97 Clause 02, 15, 17, 18 and 19 Clause 15

AMENDMENT C149LATR

Name of background document	Amendment number clause reference
	Clause 17 Clause 18 Clause 19
<i>Project Implementation Plan - Gippsland Logistics Precinct Project</i> (Latrobe City Council, April 2009)	C97 Clause 02, 15, 17, 18 and 19 Clause 15 Clause 17 Clause 18 Clause 19
<i>Project Findings Report: Latrobe City Council DDO1 Major Pipeline Infrastructure Review</i> (GPA Engineering/Auld Planning & Projects, May 2020)	C121latr Clause 02, 19.01-3L and Schedule 1 to Clause 44.08 Clause 44.08 Schedule 1
<i>Public Art Policy 2018</i> (Latrobe City Council - City Development Division, November 2018)	C91 Clause 02
<i>Public Open Space Strategy Volume 1: Strategy and Recommendations</i> (Latrobe City Council, Insight Leisure Planning, Davis Planning Solutions, FFLA, March 2013)	C91 Clause 02 Clause 19.02-6L Clause 02, 19.02-6L and 43.04 Schedules 5, 6, 7 and 9 to Clause 43.04
<i>Public Toilet Plan 2010-2014 <u>2023-2030</u></i> (Latrobe City Council, July 2010 <u>2023</u>)	C91 <u>C149</u> Clause 02 Clause 15 Clause 19
<i>Retail Advice - Lake Narracan Structure Plan</i> (SGS Economics and Planning, July 2013)	C97 Clause 02, 11 and 17 Clause 11 Clause 17
<i>Review of Proposed Public Open Space Contributions Rates</i> (Urban Enterprise, October 2016)	C97 Clause 02 and 19 Clause 19
<i>Small Town Structure Plans: Boolarra, Glengarry and Tyers</i> (NBA Group Pty Ltd, April 2009)	C024pt2 Clause 02, 11 to 19 Clause 11 Clause 12 Clause 13 Clause 14 Clause 15

AMENDMENT C149LATR

Name of background document	Amendment number clause reference
	Clause 16 Clause 17 Clause 18 Clause 19
<i>Strategic Outlook for Moe - Newborough and Lake Narracan</i> (Growth Areas Authority, 2013)	Clause 02- and 11 to 19 Clause 11 Clause 12 Clause 13 Clause 14 Clause 15 Clause 16 Clause 17 Clause 18 Clause 19
<i>Toongabbie Structure Plan Report</i> (Latrobe City Council, 2020)	C126latr Clause 11- 12 and 16 Clause 12 Clause 16 Clause 32.09 Schedule 5 to Clause 32.09
<i>Toongabbie Structure Plan Background Reports</i> (Latrobe City Council, 2020)	C126latr Clause 11- 12 and 16 Clause 12 Clause 16 Clause 32.09 Schedule 5 to Clause 32.09
<i>Tracks, Trails and Paths Strategy</i> (Planisphere, April 2016)	C91 Clause 02- 18 and 19 Clause 18 Clause 19
<i>Traralgon Activity Centre Plan</i> (Victorian Planning Authority and Latrobe City Council, September 2018)	C106pt1 Clause 02- 11 and Schedule 1 to Clause 37.08 Clause 11 Clause 37.08 Schedule 1
<i>Traralgon Activity Centre Plan Background Reports</i> (Hansen Partnership Pty Ltd, July 2010)	C106pt1 Clause 02- 11 and Schedule 1 to Clause 37.08 Clause 11 Clause 37.08 Schedule 1

AMENDMENT C149LATR

Name of background document	Amendment number clause reference
<p><i>Traralgon Background Report: Traralgon Growth Areas Review</i> (Hansen Partnership and Parsons Brinkerhoff, August 2013)</p>	<p>C87pt2 Clause 02-and 11 to 19 <u>Clause 11</u> <u>Clause 19</u></p>
<p><u><i>Traralgon Car Parking Review</i> (Ratio, 2023)</u></p>	<p>C142latr <u>Clause 18</u> <u>Clause 45.09 Schedule 1</u></p>
<p><i>Traralgon Growth Area Framework Plan</i> (Hansen Partnership, August 2013)</p>	<p>C97 Clause 02-and 11 to 19 <u>Clause 11</u> <u>Clause 12</u> <u>Clause 13</u> <u>Clause 14</u> <u>Clause 15</u> <u>Clause 16</u> <u>Clause 17</u> <u>Clause 18</u> <u>Clause 19</u></p>
<p><i>Traralgon Station Precinct Master Plan</i> (Hansen Partnership and CPG Australia, April 2011)</p>	<p>C97 Clause 02, 11 and Schedule 2 to Clause 32.07 <u>Clause 11</u> <u>Clause 32.07 Schedule 2</u></p>
<p><i>Traralgon West Structure Plan</i> (Hansen Partnership, August 2013)</p>	<p>C97 Clause 02-and 11 to 19 <u>Clause 11</u> <u>Clause 12</u> <u>Clause 13</u> <u>Clause 14</u> <u>Clause 15</u> <u>Clause 16</u> <u>Clause 17</u> <u>Clause 18</u> <u>Clause 19</u></p>
<p><i>Wood Encouragement Policy</i> (Latrobe City Council, 2014)</p>	<p>C97 Clause 02-and 14 <u>Clause 14</u></p>

System Note: The following ordinance will be modified in Sub-Clause:74.01 APPLICATION OF ZONES, OVERLAYS AND PROVISIONS, Schedule:SCHEDULE TO CLAUSE 74.01 APPLICATION OF ZONES, OVERLAYS AND PROVISIONS

1.0

C149latr

Application of zones, overlays and provisions

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 Schedules 1, 2 and 3 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.

System Note: The following ordinance will be modified in Sub-Clause:74.02 FURTHER STRATEGIC WORK, Schedule:SCHEDULE TO CLAUSE 74.02 FURTHER STRATEGIC WORK

1.0
C149latr

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:-~~

- ~~Small town structure plans for Yinnar, Traralgon South, Toongabbie and Yallourn North-~~
- ~~An Infrastructure Needs Analysis for existing and future significant shared infrastructure across the municipality-~~
- ~~A land use response to the State Government's Strategic Plan for Coal or any other adopted coal resource strategy-~~

- 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.
 - 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.
 - 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.
 - A Rural Living Strategy and apply planning scheme tools to land identified as appropriate for Rural Living.
 - 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.
 - 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.
 - 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.
 - A policy and approach to development contributions for social and affordable housing.
 - 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).

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.

System Note: The following ordinance will be deleted from Clause:11 SETTLEMENT, Sub-Clause:11.01 VICTORIA

11.01-1L
C149latr

Glengarry

This sub-clause section will be deleted.

**System Note: The following ordinance will be deleted from Clause:11 SETTLEMENT,
Sub-Clause:11.01 VICTORIA**

11.01-1L
C149latr

Toongabbie

This sub-clause section will be deleted.

**System Note: The following ordinance will be deleted from Clause:43 HERITAGE
AND BUILT FORM OVERLAYS, Sub-Clause:43.04 DEVELOPMENT PLAN OVERLAY**

C149latr

SCHEDULE 2 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

This schedule and schedule sections will be deleted.