

Latrobe Planning Scheme

Amendment C149latr

Explanatory Report

Overview

The amendment implements the recommendations of *the Latrobe Planning Scheme Review 2024* (PSR) by introducing new and revised local content in the Municipal Planning Strategy and the Planning Policy Framework, and by amending the schedules to zones, overlays, general provisions and operational provisions.

The changes are administrative in nature with the majority ensuring the Planning Scheme conforms with the *Ministerial Direction on the Form and Content of Planning Schemes*.

Where you may inspect this amendment

The amendment can be inspected free of charge at the Latrobe City Council website at

https://www.latrobe.vic.gov.au/Property/Development/Planning_Scheme_Amendments/Current_Planning_Scheme_Amendments.

or

The amendment is available for public inspection, free of charge, during office hours at the following places:

Latrobe City Council Corporate Headquarters, 141 Commercial Road, Morwell

Office hours: 9am to 5pm, Monday to Friday

Churchill Service Centre, 9-11 Philip Parade, Churchill

Office hours: 10am to 4.30pm, Monday and Friday

Moe Service Centre, 1-29 George Street, Moe

Office hours: 8.30am to 5.15 Monday to Friday & 9am to 12noon Saturday

Traralgon Service Centre, 34-38 Kay Street, Traralgon

Office hours: 8.30am to 5.15pm Monday to Friday & 9am to 12noon Saturday

The amendment can also be inspected free of charge at the Department of Transport and Planning website at <http://www.planning.vic.gov.au/public-inspection> or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

Details of the amendment

Who is the planning authority?

This amendment has been prepared by the Latrobe City Council, which is the planning authority for this amendment.

The amendment has been made at the request of Latrobe City Council.

Land affected by the amendment

The amendment applies to land throughout the municipality of Latrobe City Council.

A mapping reference table is attached at Attachment A to this Explanatory Report.

What the amendment does

The amendment implements the recommendations of the *Latrobe Planning Scheme Review 2024* through the inclusion of new or amended local information into the Municipal Planning Strategy (MPS), Planning Policy Framework (PPF), schedules to zones, overlays, general provisions and operational provisions.

The amendment also includes relevant directions from the below adopted Council documents:

- *Latrobe Council Plan 2021-2025*, adopted 2021
- *Public Toilet Plan 2023-2033*, updated and adopted 2023

Specifically, the amendment makes the following changes to the Latrobe Planning Scheme:

Zone Maps

- Amend zone maps 6, 7, 8, 9, 17, 19, 26, 27, 28, 29, 30, 33, 35, 36, 42, 44, 45, 46, 47, 48, 49, 50, 53, 54, 55, 56, 57, 61, 62, 72, 75, 76, 77, 78, 81, 82, 85, 93, 94, 97, 98, 99, 102, 103, 107, 108, 117, 118, 119 and 120 to include schedule number for Township Zone Schedule 1 from 'TZ' to 'TZ1', Mixed Use Zone Schedule 1 from 'MUZ' to 'MUZ1' and Low Density Residential Zone Schedule 1 from 'LDRZ' to 'LDRZ1'. This is to comply with *Ministerial Direction on the Form and Content of Planning Schemes* and include schedule number in map code. This change is administrative only.
- Amend zone maps 18, 19, 39, 42, 43, 44, 45, 47, 48, 49, 51, 52, 63, 70, 72,

77, 96, 97, 101 and 121 to rezone land in ownership of Gippsland Water from current various zones to the Public Use Zone 1 (Service and Utility).

- Amend zone maps 11, 14, 15, 37 and 44 to include schedule numbers in map code to reference Rural Conservation Zone schedules RCZ1, RCZ2 and RCZ3 separately.

Overlay Maps

- Amend overlay maps 57DPO and 62DPO to delete redundant DPO2 area and replace it with overarching DPO6 (Residential Growth Areas).
- Amend overlay map 63BAO to include an additional 250 metre long section of the Victorian Transmission System along the Traralgon-Maffra Road, that the energy infrastructure business APA Group identified was missed during approval of Amendment C121 in May 2024.
- Insert overlay map 51SCO to include Specific Control Overlay 3 (SCO3) at 73 - 83 Eastern Road, Traralgon East. The site specific control and incorporated document to provide for use and development of the land for a network support substation was introduced through Amendment C080 in 2012.
- Insert overlay map 52SCO to include SCO6 at 14 Stammers Road, Traralgon East. The relevant site specific control and incorporated document 'Traralgon East Service Station Signage' was introduced through Amendment C112 in 2018.
- Amend overlay maps 11ESO, 14ESO, 37ESO, 38ESO, 43ESO, 125ESO, 126ESO, 127ESO, 128ESO and 133ESO and insert overlay maps 116ESO and 134ESO; to adjust the accuracy of areas covered by the ESO2 with declared special water supply catchment areas as intended.
- Amend Overlay maps 74ESO and 75ESO to remove the ESO1 area from land that consists of road and nature strip, in order to align the Overlay with Farming Zone boundary located to the middle of road.

Municipal Planning Strategy

- Amend Clause 02.01 (Context) to include updated Australian Bureau of Statistics (ABS) data and recognise the strategic directions for environmental risks including flooding and bushfire.
- Amend Clause 02.02 (Vision) to incorporate details of Council's latest strategic

directions by utilising language and terms from Council adopted policy documents.

- Amend Clause 02.03 (Strategic Directions) to include minor corrections to form and content, along with specific changes to:
 - Clause 02.03-3 (Environmental risks and amenity) amended to include consideration to native vegetation removal within bushfire prone areas under the bushfire subsection. Existing planning controls relevant to flood prone areas acknowledged in the Floodplain management subsection.
 - Clause 02.03-4 (Natural resource management) to include transition to a low or zero net emission future due to relevance of coal mines under Coal subsection.
 - Clause 02.03-6 (Housing) to include consideration of environmental impacts on biodiversity and native vegetation in association with rural living land use and development under Rural residential development subsection.

Planning Policy Framework

- Amend Clause 11 (Settlement) to include Subclause numbering to each Town Structure Plan, re-arrange towns to be in Alphabetical order and make minor form and content corrections.
- Amend Clauses 12 (Environmental and landscape values), Clause 13 (Environmental risks and amenity), Clause 15 (Built environment and heritage), Clause 16 (Housing), Clause 17 (Economic development), Clause 18 (Transport) and Clause 19 (Infrastructure) to include information from updated Council adopted documents, include subclause numbering for local policies where applicable and make other changes to ensure local policy aligns with the requirements of the *Ministerial Direction: the Form and Content of Planning schemes*.
- Amend Clause 14 (Natural resource management) to
 - provide subclause numbering to Clause 14.01-1L, and
 - insert a new local policy under 14.02-1L (Catchment and land protection) to include policy objectives, strategies and guidelines from the *West Gippsland Regional Catchment Strategy 2021-2027*.

Zones

- Amend all the Schedules to Clauses 32.03 (Low Density Residential Zone), 32.04 (Mixed Use Zone), and 32.05 (Township Zone) to include their corresponding mapping notation numbers.
- Amend Schedules 1, 2, 3, & 4 to Clause 32.07 (Residential Growth Zone) to

delete repetition and make changes to conform with *Ministerial Direction: the Form and Content of Planning schemes* and *Planning Practice Note 91: Using the residential zones*.

- Amend all the Schedules to Clauses 32.08 (General Residential Zone) and 32.09 (Neighbourhood Residential Zone) to delete repetition, include decision guidelines relating to car storage facilities (including garage and carport) being setback 5.5 metres from the frontage, and to make changes to conform with *Ministerial Direction: the Form and Content of Planning schemes* and *Planning Practice Note 91: Using the residential zones*.
- Amend Schedules 1, 2 & 3 to Clause 35.03 (Rural Living Zone) to reduce the minimum setback from a waterway, wetlands or designated floodplain from 100 metres to 60 metres.
- Amend the Schedules to 35.06 (Rural Conservation Zone) by; amending Schedule 1 and inserting new Schedules 2 and 3 to separate the three existing minimum subdivision area sizes in Schedule 1 into three separate Schedules with corresponding mapping notations of RCZ1, RCZ2 and RCZ3. This change is administrative and will not affect existing subdivision requirements.
- Amend Schedules 1 & 2 to Clause 35.07 (Farming Zone) to reduce the minimum setback from a waterway, wetlands or designated floodplain from 100 metres to 60 metres.
- Amend Schedules 1, 2, 4, 6, 7 & 8 to Clause 37.01 (Special Use Zone) to insert, amend and remove some listed uses within the Section 1, 2 and 3 tables. General changes are provided improve form and content.
- Amend all the Schedules to Clauses 37.07 (Urban Growth Zone) and 37.08 (Activity Centre Zone) to include minor Form and content corrections.

Overlays

- Amend all the Schedules to Clauses 42.01 (Environmental Significance Overlay) and 43.02 (Design and Development Overlay) to include minor Form and content corrections.
- Delete Schedule 2 to Clause 43.04 (Development Plan Overlay) as the control is no longer required and amend all the remaining Schedules under this clause to include minor Form and content corrections.
- Amend all the Schedules to Clauses 44.03 (Floodway Overlay), 44.07 (State Resource Overlay) and 44.08 (Buffer Area Overlay) to include minor Form and content corrections.
- Amend Schedules 1 & 2 to Clause 45.09 (Parking Overlay) to delete map diagrams from Reference document subsections.

- Amend the Schedule to Clause 45.12 (Specific Controls Overlay) to include specific sites SCO3 – 73-83 Eastern Road, Traralgon East, and SCO6 – 14 Stammers Road, Traralgon.

Particular Provisions

- Amend Schedule to Clause 51.01 (Provisions that apply to only a specified area) to remove an unrequired site from the table of specific sites and exclusions.

General Provisions

- Amend Schedule to Clause 66.04 (Referral of permit applications under local provisions) to update referral authority names as relevant.

Operational Provisions

- Amend the Schedule to Clause 72.03 (What does this planning scheme consist of) to reflect relevant mapping changes through this amendment.
- Amend the Schedule to Clause 72.04 (Incorporated Documents) to remove a site that is no longer required.
- Amend the Schedule to Clause 72.08 (Background Documents) to update dates and references to existing documents.
- Amend the Schedule to Clause 74.01 (Application of Zones, Overlays and Provisions) to reference the individual Rural Conservation Zone Schedules.
- Amend the Schedule to Clause 74.02 (Further Strategic Work) to include further recommended changes from the Planning Scheme Review.

Strategic assessment of the amendment

Why is the amendment required?

Council as the planning authority for the Latrobe Planning Scheme is required to complete a Planning Scheme Review (PSR) every four years under Section 12(B) of the Planning and Environment Act 1987 (P&E Act). The PSR was prepared and provided to the Minister for Planning in August 2024.

The amendment is required to implement the recommendations of the PSR. The recommendations relate to review findings for administrative matters on the form and content of Planning Schemes, policy natural changes and to incorporate Council or State adopted strategic planning work into the Scheme.

How does the amendment implement the objectives of planning in Victoria?

The amendment implements the following objectives of planning in Victoria included at Section 4(1) of the Planning and Environment Act 1987:

- *Section 4(1)(a) - to provide for the fair, orderly, economic and sustainable use, and development of land.*
- *Section 4(1)(b) - to provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity.*
- *Section 4(1)(c) - to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.*
- *Section 4(1)(d) - to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest or otherwise of special cultural value.*
- *Section 4(1)(e) - to protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community.*
- *Section 4(1)(f) - to facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e).*
- *Section 4(1)(g) - to balance the present and future interests of all Victorians.*

The amendment implements the Review by making corrections and updating the Latrobe Planning Scheme to reflect the key strategic directions established for Latrobe City Council. This will provide certainty for all users of the planning system by ensuring the fair, orderly, economic and sustainable development of land in the municipality, which is consistent with the objectives of planning in Victoria.

How does the amendment address any environmental, social and economic effects?

Environmental

There will be positive environmental impacts from updating policies that protect and enhance biodiversity and natural assets in the municipality. Including overlay map changes to ensure declared special water supply catchment areas are protected. The Amendment also identifies further strategic work relating to Vegetation Protection Overlays (VPOs) and Environmental Significance Overlays (ESOs).

Social

The Amendment includes updates to Council policy documents to ensure future development aligns with strategic goals. These documents are diverse and provide

social benefits to the community, including *Latrobe Council Plan 2021-2025 and Latrobe Public Toilet Plan 2023-2030*

Economic

The changes of updated and improved local policy content in the MPS, PPF and amended local schedules will provide certainty to the users of the planning system and promote land use and development objective.

Does the amendment address relevant bushfire risk?

The Amendment is administrative in nature and does not impact bushfire risk. The Amendment is consistent with the policies at Clause 13.02 of the Latrobe Planning Scheme.

The Country Fire Authority (CFA) was consulted during the process of the PSR and have not objected to any of the proposed changes.

Does the amendment comply with the requirements of any other Minister's Direction applicable to the amendment?

The amendment complies with the following Ministerial Directions:

- The Ministerial Direction (The Form and Content of Planning Schemes) - as required under section 7(5) of the Planning and Environment Act 1987. The amendment has drafted using the correct templates and the appropriate provisions.
- Ministerial Direction No. 11 (Strategic Assessment of Amendments) - under section 12 of the Planning and Environment Act 1987. The amendment is consistent with this direction which seeks to ensure that a comprehensive strategic evaluation of a planning scheme amendment is undertaken.
- Ministerial Direction No. 15 (The Planning Scheme Amendment Process) - the amendment is able to comply with the timeframes and processes set out in this direction.

How does the amendment support or implement the Planning Policy Framework and any adopted State policy?

The amendment is consistent with and supportive of the Planning Policy Framework by including or updating local policies that build upon and support the state and regional policies in the Planning Policy Framework. The changes propose appropriate details be included in relevant policy to ensure no competing policy is included in the Scheme.

This ensures that the Local Planning Policy in the Planning Policy Framework responds to a demonstrated need, is linked to a strategic direction in the Municipal

Planning Strategy and is designed to assist the responsible authority in assessing planning permit applications and proponents in understanding whether a proposal is likely to be supported or not.

How does the amendment support or implement the Municipal Planning Strategy?

The *Latrobe Council Plan 2021-2025* is a key document that drives the strategic direction of Council. The proposed amendment seeks to update specific clauses of the Municipal Planning Strategy and the Planning Policy Framework to ensure these adopted strategies are reflected in the Latrobe Planning Scheme.

The amendment is consistent with the Municipal Planning Strategy and will assist in achieving objectives as detailed below:

- The amendment implements updated Australian Bureau of Statistics (ABS) data and recognises the strategic directions for environmental risks to Clause 02.01.
- Council's vision under Clause 02.02 has incorporated details of Council's latest strategic directions by utilising language and terms from Council Plan policy documents.
- Clause 02.03 has been amended to include minor corrections to form and content, along with specific changes to:
 - Clause 02.03-3 amended to include consideration to native vegetation removal within bushfire prone areas and acknowledge existing planning controls relevant to flood prone areas under the Floodplain management.
 - Clause 02.03-4 to note transition to a low or zero net emission future due to relevance of coal mines under Coal subsection.
 - Clause 02.03-6 to include consideration of environmental impacts on biodiversity and native vegetation in association with rural living land use and development under Rural residential development subsection.

Does the amendment make proper use of the Victoria Planning Provisions?

The amendment makes proper use of the Victorian Planning Provisions by utilising the most appropriate zones and overlays to guide use and development of land in Latrobe. The Amendment also ensures ordinance is accurate for intended purpose through updated information and corrections to form and content.

How does the amendment address the views of any relevant agency?

The PSR process followed the templated documents and guide provided by DTP, *A good practice guide to: Planning Scheme Reviews August 2022*.

Stage three of this guide relates to Clause 66 referral authorities.

All relevant referral agencies were provided an opportunity for written comment and meetings were then organised with the project team to consult on matters. These include:

- Energy Safe Victoria (ESV) provided comment on Clause 44.08 Buffer Area Overlay, regarding possible inclusion of permit triggers for subdivision and outdoor recreation as the developments may increase the number of dwellings or people within Overlay area.
- APA identified a section of the Victorian Transmission System (VTS) missing from the BAO area, this was not included in Amendment C121 which introduced the Overlay.
- The Resources department of DEECA provided feedback on administrative improvements for the referral processes regarding coal provisions. The proposed rezoning of land from SUZ1 to PUZ1 on properties owned by Gippsland Water was acknowledged to be included in the Amendment following PSR recommendations.
- Consultation with the Department of Health and Human Resources (DHHS) focused on updating wording to latest organising structure and that the Design and Development Overlay (DDO) to the Latrobe Regional Hospital helicopter flight path will be reviewed to a Specific Control Overlay (SCO) in line with Metropolitan Councils planning controls.
- The West Gippsland Catchment Management Authority (WGCMA) provided recommendations to reduce the development permit trigger to waterways from 100m to 30m, it was agreed the reduction would be to 60m in consideration EPA separation distance provisions.
- Gippsland Water provided information about the Latrobe City Council Planning Scheme Anomalies, 2024 which identified Gippsland Water owned land consisting of various zones to be rezoned to PUZ1. Another matter raised was the ESO2 and Tanjil River's water catchment area not aligning correctly, minor modifications were recommended to correct the ESO2 area.
- Discussions with the Country Fire Authority (CFA) provided opportunity to discuss current matters relevant to Council, this included Amendment C127 progress details and review of State Government bushfire policy.

Does the amendment address relevant requirements of the

Transport Integration Act 2010?

The Amendment does not have an impact of the Transport Integration Act 2010.

Resource and administrative costs

What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?

The amendment does not have any significant effect on the resource and administrative costs of the responsible authority as it implements mostly policy neutral changes and administrative corrections and updates to the planning scheme.

Attachment A – Mapping reference table

Location	Land /Area Affected	Mapping Reference	Address	Proposed Overlay changes	Proposed deletion changes
Traralgon East	East portion of site	Latrobe C149latr scoMap51 Exhibition	73-77 Eastern Road	SCO3	-
Traralgon East	Developed area of site on corner of Princes Highway and Stammers Road	Latrobe C149latr scoMap52 Exhibition	14 Stammers Road	SCO6	-
Tanjil South	Land Bound by Purvis Road, Moe-Rawson Road and Hunter Road	Latrobe C149latr esoMap11 Exhibition	Various	ESO2	ESO2
Yallourn North	Properties located along Northern Council Boundary	Latrobe C149latr esoMap12 Exhibition	Various	ESO2	ESO2
Tyers	Properties located along North Boundary of Latrobe City Council	Latrobe C149latr esoMap13 Exhibition	Various	ESO2	ESO2
Tyers	Land West of Gregson Road and Tyers-Walhalla Road	Latrobe C149latr esoMap14 Exhibition	Various	ESO2	ESO2
Tanjil South	Land north of Purvis Road and land located on Council Boundary at Tanjil River	Latrobe C149latr esoMap37 Exhibition	Various	ESO2	ESO2
Yallourn North	3 properties located North of Purvis Road and West of Anderson Road	Latrobe C149latr esoMap38 Exhibition	425 Purvis Road, 61 Anderson Road, L 2 LP 123150	ESO2	ESO2
Yallourn North	2 properties North of Clarkes Road and West of Tyers River	Latrobe C149latr esoMap43 Exhibition	CA 32B Sect A, 54A CLARKES ROAD	ESO2	ESO2
Morwell	Land along Tonners Lane between intersections of Madden Street and Princes Drive	Latrobe C149latr d-esoMap74 Exhibition	Various	-	ESO1

Morwell	Land along Tonners Lane between intersections of Madden Street and Princes Drive	Latrobe C149latr d-esoMap75 Exhibition	Various	-	ESO1
Boolarra South	3 properties East of Barktown Road	Latrobe C149latr esoMap116 Exhibition	PC 371731, 320 Fishers Road, 490 Fishers Road	ESO2	
Koornalla	Land on Traralgon-Balook Road along Council Boundary	Latrobe C149latr esoMap125 Exhibition	Various	ESO2	ESO2
Gormandale	Property located South of Ester Track and Council boundary	Latrobe C149latr esoMap126 Exhibition	2012\PP2322	ESO2	ESO2
Boolarra South, Mirboo	Land along Southern Council Boundary	Latrobe C149latr esoMap127 Exhibition	Various	ESO2	ESO2
Boolarra South, Mirboo	Land South of Grand Ridge Road along Southern Council Boundary	Latrobe C149latr esoMap128 Exhibition	Various	ESO2	ESO2
Mirboo, Koornalla	Land West of Grand Ridge Road and along South-West Council Boundary	Latrobe C149latr esoMap133 Exhibition	Various	ESO2	ESO2
Grand Ridge	Land North of Grand ridge Road along Southern Council boundary	Latrobe C149latr esoMap134 Exhibition	Various	ESO2	
Traralgon	East side of Traralgon-Maffra Road at Burnets Road intersection	Latrobe C149latr baoMap63 Exhibition	Traralgon-Maffra Road	BAO1	-
Traralgon East	Property East of Craigburn Place at Stuart Street intersection	Latrobe C149latr dpoMap57 Exhibition	Lot 1 PS634464 Craigburn Place	DPO6	DPO2
Traralgon East	Property East of Craigburn Place at Stuart Street intersection	Latrobe C149latr dpoMap62 Exhibition	Lot 1 PS634464 Craigburn Place	DPO6	DPO2

Location	Land /Area Affected	Mapping Reference	Address	Proposed Zone changes
Toongabbie	Land on the South-East intersection of Cowen Street, King Street	Latrobe C149latr znMap06 Exhibition	2 Cowen Street	TZ1
Toongabbie	Properties between Main street and Campbell Street	Latrobe C149latr znMap07 Exhibition	77, 79 and 81 Main Street	LDRZ1
Toongabbie	Properties bound by King Street, Main Street and Cowen Street. Properties East of Rise Street	Latrobe C149latr znMap08 Exhibition	Various properties to both zone changes	TZ1, LDRZ1
Toongabbie	Properties West of Heywood Street. Properties North on Main Street	Latrobe C149latr znMap09 Exhibition	77, 79 and 81 Main Street. Various other properties	LDRZ1, LDRZ1
Tanjil South	3 properties South of Purvis Road	Latrobe C149latr znMap11 Exhibition	30, 60, 62 Purvis Road	RCZ1
Tyers	4 properties West of Rintoul Creek	Latrobe C149latr znMap14 Exhibition	85, 81 Bradys Road, 147 Mays Road, 26 Faulkner Rise	RCZ2
Tyers, Glengarry	2 separate properties	Latrobe C149latr znMap15 Exhibition	85 Bradys Road, 297 Burnet Park Road	RCZ2, RCZ3
Glengarry	Properties along Main street	Latrobe C149latr znMap17 Exhibition	Various	TZ1
Glengarry	1 property West of Railway Avenue	Latrobe C149latr znMap18 Exhibition	152 Railway Avenue	PUZ1
Glengarry	1 property West of Railway Avenue. Various properties on Cairnbrook Road and Main Street	Latrobe C149latr znMap19 Exhibition	152 Railway Avenue. Various	PUZ1, TZ1

Location	Land /Area Affected	Mapping Reference	Address	Proposed Zone changes
Moe	Large lot properties North of Waterloo Road	Latrobe C149latr znMap26 Exhibition	122-130, 132 and 134 Waterloo Road	MUZ1
Moe	1 Property on Mitchells Road, various properties along Lloyd Street	Latrobe C149latr znMap27 Exhibition	16-18 Mitchells Road, precinct of zone on Llyod Street, Kingsford Street and Langford Street	MUZ1
Moe	1 property located on intersection of High Street and Bayley Street	Latrobe C149latr znMap28 Exhibition	50 High Street	MUZ1
Newborough	6 properties on intersection of Newark Avenue and Old Sale Road. Zone precinct on intersection of Monash Road and Rutherglen Road. 2 large lots on Ollerton Avenue	Latrobe C149latr znMap29 Exhibition	Various	MUZ1
Newborough	Zone precinct Along Ellinbank and Boolarra Avenue	Latrobe C149latr znMap30 Exhibition	Various	MUZ1
Moe	7 properties on Elizabeth Street	Latrobe C149latr znMap33 Exhibition	29-31, 33-35, 37, 39, 41-45, 47 and 49-51 Elizabeth Street	MUZ1
Newborough	Property on intersection of Narracan Drive and Monash Road. Precinct of properties on Rutherglen Road	Latrobe C149latr znMap35 Exhibition	2 Monash Road, various properties on Rutherglen Road	MUZ1
Newborough	1 property on the intersection of Rutherglen Road and Balfour Street	Latrobe C149latr znMap36 Exhibition	2-10 Rutherglen Road	MUZ1
Tanjil South	2 large lot properties	Latrobe C149latr znMap37 Exhibition	30 and 62 Purvis Road	RCZ1

Location	Land /Area Affected	Mapping Reference	Address	Proposed Zone changes
Yallourn North	Property on corner of Mills Road and Purvis Road	Latrobe C149latr znMap39 Exhibition	Purvis Road	PUZ1
Yallourn North	Various	Latrobe C149latr znMap42 Exhibition	TZ1 properties surrounded by Old Latrobe River Road, Carmel Street and Reserve Street. MUZ1 property at 44 North Road and PUZ1 proerty at 7A Marshall Street	PUZ1, MUZ1, TZ1
Maryvale	2 Gippsland water owned properties joined to Latrobe River and Pine Gully Reservoir	Latrobe C149latr znMap43 Exhibition	50 Derhams Hill Road	PUZ1
Tyers, Traralgon	PUZ1 property is located to North of Bartholomew Curcuit	Latrobe C149latr znMap44 Exhibition	56 Halifax Rise, 26 Faulkner Rise, 147 Mays Road and Tyers Road Traralgon	PUZ1, LDRZ1, RCZ2
Tyers	1 PUZ1 property located on South of Main Street, 3 LDRZ1 properties located on South of Main Street, TZ1 precinct throughout town centre.	Latrobe C149latr znMap45 Exhibition	36 Main Road, 50 and 52 Main street and various TZ1 properties	PUZ1, LDRZ1, TZ1
Tyers	Properties located North and South of Main Road	Latrobe C149latr znMap46 Exhibition	Various	LDRZ1, TZ1
Traralgon	Gippsland water properties run in line that include outfall system assets	Latrobe C149latr znMap47 Exhibition	3 Properties owned by Gippsland Water 6 properties South of Traralgon West Road	LDRZ1, PUZ1
Traralgon	1 property on intersection of Johnson Crescent and Gilmour Street. 4 properties owned by Gippsland water that include outfall system asset	Latrobe C149latr znMap48 Exhibition	12 Gilmour Street, Murray Grey Avenue	PUZ1, MUZ1

Location	Land /Area Affected	Mapping Reference	Address	Proposed Zone changes
Traralgon	5 properties in precinct West on Barker Crescent. Single property East of Breed Street	Latrobe C149latr znMap49 Exhibition	23, 25, 27, 29 and 31 Barker Crecent. 108 Breed street	PUZ1, MUZ1
Traralgon	1 property on the intersection of Smith Street and Park Lane	Latrobe C149latr znMap50 Exhibition	1 Smith Street	MUZ1
Traralgon East	1 property East of Rocla Road	Latrobe C149latr znMap51 Exhibition	RES R1 PS 637632 Rocla Road	PUZ1
Traralgon East	1 property East of Rocla Road	Latrobe C149latr znMap52 Exhibition	RES R1 PS 637632 Rocla Road	PUZ1
Traralgon	Properties to the North and South of Old Melbourne Road	Latrobe C149latr znMap53 Exhibition	Various	LDRZ1
Traralgon	4 Mixed Use properties on Hazelwood Road, 5 Mixed Use properties on Grubb Avenue, Grey Street and Elizabeth Street. Residential Zone properties South of Old Melbourne Road	Latrobe C149latr znMap54 Exhibition	Various	MUZ1, LDRZ1
Traralgon	Properties on intersection of Henry Street and Ambrose Avenue. Hickox street, Dunbar Road, Shakespeare Street Collins Street and Queens Parade	Latrobe C149latr znMap55 Exhibition	Various	MUZ1
Traralgon	3 separate precincts for Mixed use. 8 residential properties West of Mapleson Drive	Latrobe C149latr znMap56 Exhibition	Various	MUZ1, LDRZ1
Traralgon	5 properties located on intersection of	Latrobe C149latr	11, 13-15, 17, 19 and 21 Hyland Street	MUZ1

Location	Land /Area Affected	Mapping Reference	Address	Proposed Zone changes
	Allen Crescent and Hyland Street	znMap57 Exhibition		
Traralgon	6 properties located to the West of Mapleson Drive, 3 properties located to the West of Traralgon Creek Road	Latrobe C149latr znMap61 Exhibition	Various	LDRZ1
Traralgon	1 property located to the West of Cameron Street	Latrobe C149latr znMap62 Exhibition	45 Cameron Street	MUZ1
Traralgon	1 property North to Balwdin North	Latrobe C149latr znMap63 Exhibition	RES4/PS 904008 Balwdin Road	PUZ1
Morwell, Hazelwood North	1 property on the intersection of Old Melbourne Road and Morwell-Maryvale Road. 1 property to the South on Porters Road	Latrobe C149latr znMap70 Exhibition	L1 TP 836993, L2 TP 836993 Maryvale Road L1 LP 91437 Porters Road	PUZ1
Morwell	1 property located to the South of Alliss Road 4 properties located to the East of Bruton Street	Latrobe C149latr znMap72 Exhibition	RES 1 PS 621885 Alliss Road 1-5, 7, 9 and 11 Bruton Street	PUZ1, MUZ1
Morwell	8 properties located on the intersection of Godridge Road and Catherine Street	Latrobe C149latr znMap75 Exhibition	4A, 4B, 6, 8 and 10 Godridge Road, 41, 43 and 45 Catherine Street	MUZ1
Morwell	3 separate properties located throughout Morwell	Latrobe C149latr znMap76 Exhibition	73-83 Church Street, 2-10 Flemming Street, 291-295 Princes Drive	MUZ1
Morwell	12 properties throughout Morwell	Latrobe C149latr znMap77 Exhibition	LOT 501 LP31243 Tolmie Street 1-5, 7, 9-11, 13, 15, 17, 19-21, 23, 25-27 and 29-31 Rintoull Street and 14 Rintoul Street.	PUZ1, MUZ1
Morwell	5 properties located on intersection of	Latrobe C149latr	1/5,2/5 and 3/5 Opal Place, 61 Bridle Road and CM2	MUZ1

Location	Land /Area Affected	Mapping Reference	Address	Proposed Zone changes
	Opal Place and Bridle Road. 1 property located on intersection of Tramway Road and Princes Drive	znMap78 Exhibition	PS810217 Bridle Road. 112-128 Princes Drive	
Morwell	1 property on intersection of White Street and Elgin Street	Latrobe C149latr znMap81 Exhibition	27 White Street	MUZ1
Morwell	5 properties located on intersection of Princes Drive and Monash Way	Latrobe C149latr znMap82 Exhibition	24-30, 32 34 and 40-48 Princes Drive and 2/2 Monash Way	MUZ1
Traralgon	7 properties located to the North of Princes Highway	Latrobe C149latr znMap85 Exhibition	15, 29, 35 and 55A Bradford Drive, 15, 20 and 31 Coonoc Road	LDRZ1
Churchill	1 property and 1 reserve located on the intersection of Acacia Way and Monash Way	Latrobe C149latr znMap93 Exhibition	2-4 Acacia Way, Res1 LP 215154 Monash Way	MUZ1
Churchill	1 Large lot property located to the East of McDonald Way	Latrobe C149latr znMap94 Exhibition	L2 PS317587	LDRZ1
Churchill	4 properties owned by Gippsland Water	Latrobe C149latr znMap96 Exhibition	RES 4 PS 823970 and RES 1 PS 634901 McCarthy Street, RES 1 LP 137912 and RES 1 PS 537560 Canterbury Way	PUZ1
Churchill	3 separate properties located in Churchill	Latrobe C149latr znMap97 Exhibition	L1 TP 512497 Lawless Road, 3/17 Churinga Drive and L2 PS 317587 MacKeys Road	LDRZ1, MUZ1, PUZ1
Churchill	Land lot located South on Glendonald Road	Latrobe C149latr znMap98 Exhibition	Laughton Rise	LDRZ1
Churchill	Land lot located South on Glendonald Road	Latrobe C149latr znMap99 Exhibition	Laughton Rise	LDRZ1
Hazelwood North	1 property located on intersection of	Latrobe C149latr	L1 TP 101260	PUZ1

Location	Land /Area Affected	Mapping Reference	Address	Proposed Zone changes
	Firmins Lane and Clarkes Road	znMap101 Exhibition		
Traralgon South	Properties located North-East of Traralgon-Balook Road	Latrobe C149latr znMap102 Exhibition	Various	TZ1
Traralgon South	Properties to the West of Cashmere Firebreak	Latrobe C149latr znMap103 Exhibition	Various	TZ1
Yinnar	Properties located along Main Street	Latrobe C149latr znMap107 Exhibition	Various	TZ1
Yinnar	Properties located along Main Street	Latrobe C149latr znMap108 Exhibition	Various	TZ1
Boolarra	Propoerties located along Duke Stree, Christian Street and Boolarra-Mirbo North Road	Latrobe C149latr znMap117 Exhibition	Various	TZ1
Boolarra	Properties located throughout Boolarra township	Latrobe C149latr znMap118 Exhibition	Various	TZ1, LDRZ1
Boolarra	Properties located to the South and East of Boolarra township	Latrobe C149latr znMap119 Exhibition	Various	LDRZ1
Boolarra	Properties located to the East of Boolarra township	Latrobe C149latr znMap120 Exhibition	Various	LDRZ1
Boolarra South	2 properties located to the East of Fishers Road	Latrobe C149latr znMap121 Exhibition	L1 TP 171871	PUZ1