

02.0102/10/2025
C149latr**CONTEXT**

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

Latrobe is part of the region traditionally owned by the Brayakaulung clan of the Gunaikurnai people. European settlement began in the Gippsland Plain in the 1840s and extended to most of the Strzelecki Ranges after 1900.

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

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.

Latrobe Valley has one of the world's largest reserves of brown 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.

02.02

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VISION

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

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

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

02.0328/05/2021
C122latr**02.03-1**02/10/2025
C149latr**STRATEGIC DIRECTIONS****Settlement****A networked city**

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

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

Each town has developed its own function, with Churchill as a university town; Moe-Newborough as a service centre; Morwell as a centre for government offices and industry and Traralgon as a regional retail centre.

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

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

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

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

District towns, small towns and rural living precincts

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

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

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

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

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

Council's strategic directions for settlement planning are to:

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

Activity centres

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

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

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

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

The Latrobe City Retail Centre Hierarchy is as follows:

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

- Large Town Centre (Churchill): Provides a comprehensive range of day-to-day and weekly convenience retailing, including supermarkets. A range of non-food retailing and services is also provided, the extent of which depends on the size of the catchment served by the centre. Large Town Centres serve the immediate township and surrounding rural areas and small towns. Large town centres also provide a range of commercial, civic, health and other uses serving the township and a wider rural catchment.
- Neighbourhood Activity Centres (Numerous): Provide access to day-to-day and weekly convenience shopping facilities for the surrounding community. Neighbourhood activity centres can vary in size and typically include at least one supermarket. Retail floor space ranges from approximately 2,500 square metres to 10,000 square metres. Limited role in providing local community, civic and health services to the surrounding communities.
- Local Activity Centres (Numerous): Provides limited convenience retailing, including general store/supermarket (small), takeaway food/café, and personal services. Typically containing up to 10 shopfronts. Retail floor space is typically less than 1,500 square metres. Local centres may co-locate to provide community and/or education facilities, and may provide limited commercial services.
- Small Town 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): Provides a range of large-format retail and restricted retail premises that would otherwise be difficult to accommodate in traditional retail centres.

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

Council's strategic directions for activity centres are to:

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

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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 bioregion to the Southern Fall bioregion.

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

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

02.03-302/10/2025
C149latr**Environmental risks and amenity****Climate change**

Climate change will impact the daily lives of Latrobe's community. Changes in rainfall patterns pose challenges for water supply and agriculture and can increase the risk of severe flooding. Higher temperatures increase the number of hot days and heatwaves, which place substantial pressure on health services. It will also increase the likelihood of intense fires, and the severity of days of fire danger.

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

Council's strategic directions for climate change are to:

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

Bushfire

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

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

Council's strategic directions for bushfire are to:

- 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.

Council's strategic directions for flooding are to:

- Reduce the damage and costs associated with flood events.

02.03-402/10/2025
C149latr**Natural resource management****Agriculture**

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

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

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

Council's strategic directions for agriculture are to:

- 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.

Council's strategic directions for intensive agriculture 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.

Council's strategic directions for timber 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.

Council's strategic directions for water 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.

Council's strategic directions for stone resources 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 ongoing operations and associated rehabilitation phases of existing mines and power stations for the future use of brown coal in order to 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.

Council's strategic directions for coal 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.

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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 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.

Council's strategic directions for heritage 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.

Council's strategic directions for neighbourhood character 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.

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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.

Council's strategic directions for housing are 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.

Council's strategic directions for rural residential development 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.

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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.

Council's strategic directions for economic growth 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.

Council's strategic directions for industry 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.

Council's strategic directions for tourism are to:

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

02.03-8

02/10/2025
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.

Council's strategic directions for transport 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.

Council's strategic directions for Latrobe Regional Airport 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.

Council's strategic directions for freight 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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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 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 because use and development near them, particularly high pressure pipelines, can pose risks to human life if not properly planned for.

Council's strategic directions for infrastructure assets 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.

Council's strategic directions for community infrastructure 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 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. Establishing linear parklands within residential areas is essential to enhance access and amenity within those residential areas. Development of open space needs to complete missing open space links and ensure local reserves are accessible in emerging urban growth areas.

Council's strategic directions for open space 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.

Council's strategic directions for development infrastructure 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.

06/06/2019
C116latr

SCHEDULE 3 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO3**.

PRINCES FREEWAY - TRARALGON BYPASS

1.0

06/06/2019
C116latr

Design objectives

To ensure that development of land near the future alignment of the Princes Highway - Traralgon Bypass is undertaken with appropriate noise attenuation measures to minimise the impact of traffic noise on noise sensitive activities.

2.0

15/03/2024
VC256

Buildings and works

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

Any development which is associated with a land use listed below must include noise attenuation measures to the satisfaction of the Roads Corporation. In considering whether any measures proposed are to its satisfaction, the Head, Department of Transport will consider any appropriate Australian Standard in relation to road traffic noise intrusion.

- Accommodation
- Child Care centre
- Education centre
- Indoor recreation facility
- Office
- Place of assembly
- Retail premises
- Warehouse
- Art and craft centre
- Display home
- Funeral parlour
- Hospital
- Research centre
- Veterinary centre
- Winery

3.0

06/06/2019
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Subdivision

None specified.

4.0

06/06/2019
C116latr

Signs

None specified.

5.0

06/06/2019
C116latr

Application requirements

None specified.

6.0

02/10/2025
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Decision guidelines

None specified

11.01

31/07/2018
VC148

VICTORIA

11.01-1S02/09/2025
VC283**Settlement****Objective**

To facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

Strategies

Plan for the delivery of 2.24 million homes across Victoria by 2051.

Develop sustainable communities through a settlement framework that:

- Offers a range of housing choices.
- Provides convenient access to jobs, services, infrastructure and community facilities.
- Takes into account regional and municipal contexts and frameworks.

Focus investment and growth in:

- Melbourne Central City.
- Metropolitan Activity Centres and Suburban Rail Loop Precincts in Metropolitan Melbourne.
- Priority Precincts (including the Suburban Rail Loop East Precincts).
- Major regional cities of Ballarat, Bendigo and Geelong.
- Regional cities of Horsham, Latrobe City, Mildura, Shepparton, Wangaratta, Warrnambool and Wodonga.

Manage the expansion of settlements by:

- Creating and reinforcing settlement boundaries. Where no settlement boundary is identified, limit the expansion of a settlement to the extent of existing urban zoned land.
- Promoting and capitalising on opportunities for urban renewal and infill redevelopment.
- Limiting urban sprawl and directing growth into existing settlements.
- Ensuring land that may be required for future urban expansion is not compromised.

Provide for growth in population and development of facilities and services across a regional or sub-regional network in accordance with housing targets.

Plan for development and investment opportunities that make best use of existing and planned transport infrastructure.

Coordinate transport, communications and economic linkages between settlements through the identification of servicing priorities.

Strengthen transport links on national networks for the movement of commodities.

Deliver networks of high-quality integrated settlements, suburbs and towns that:

- Are great places with a strong identity and sense of place.
- Are inclusive, prosperous, liveable and sustainable.
- Comprise a form and density that supports healthy, active and sustainable transport.
- Are based around compact existing or planned activity centres to maximise accessibility to facilities and services.
- Concentrate retail, office-based employment, community facilities and services in central locations.

Facilitate environmentally resilient settlements by:

- Integrating the management of water resources into the urban environment in a way that supports water security, public health, environment and amenity outcomes.

LATROBE PLANNING SCHEME

- Minimising exposure to natural hazards.
- Contributing to net zero greenhouse gas emissions through renewable energy infrastructure and energy efficient urban layout and urban design.
- Supporting metropolitan and regional climate change adaption and mitigation measures.
- Supporting cooling and greening measures for urban areas.

Policy guidelines

Consider as relevant:

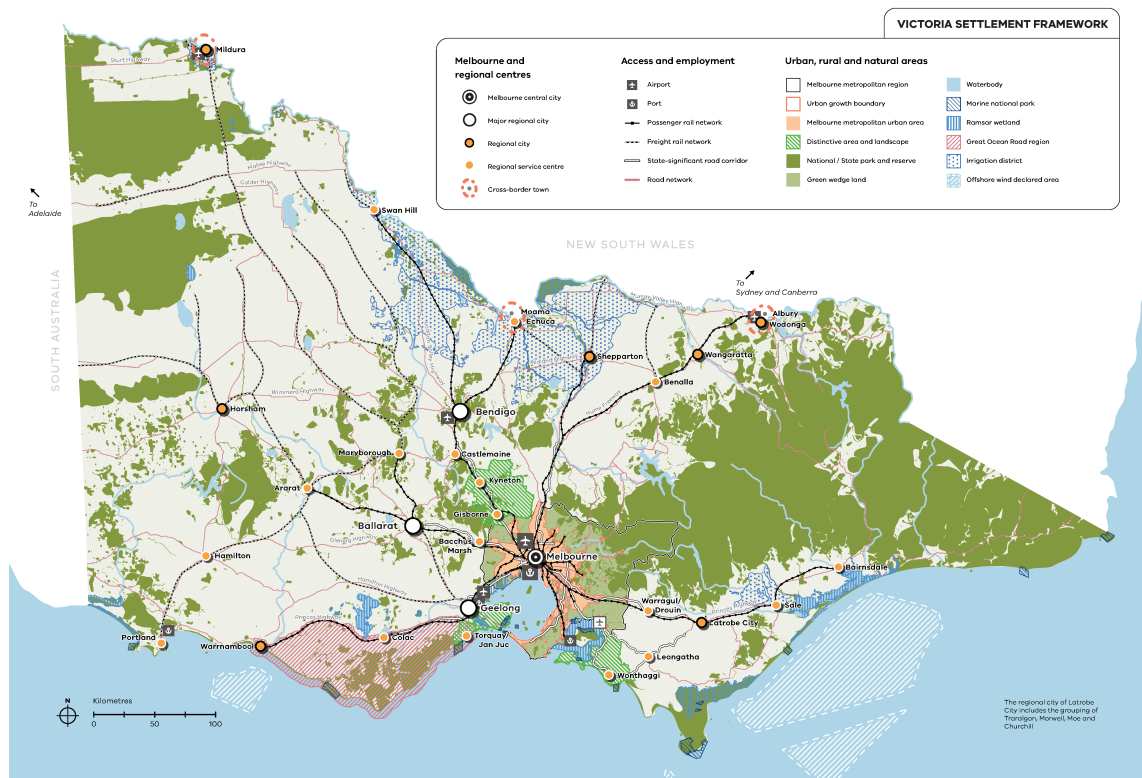
- Any settlement boundary identified in a document incorporated into this planning scheme.

Policy documents

Consider as relevant:

- *Plan for Victoria* (Department of Transport and Planning, 2025)
- *Victoria's housing Statement - The Decade Ahead 2024-2034* (Department of Premier and Cabinet, 2023)

Victoria Settlement Framework Plan



11.01-1R02/09/2025
VC283**Settlement - Regional Victoria****Strategies**

Focus regional investment and growth in:

- Major regional cities of Ballarat, Bendigo, Geelong.
- Regional cities of Horsham, Latrobe City, Mildura, Shepparton, Wangaratta, Warrnambool and Wodonga.

Support sustainable development of the Regional service centres of Ararat, Bacchus Marsh, Bairnsdale, Benalla, Castlemaine, Colac, Echuca, Gisborne, Hamilton, Kyneton, Leongatha, Maryborough, Portland, Sale, Swan Hill, Torquay/Jan Juc, Warragul/Drouin and Wonthaggi.

Deliver networks of high-quality integrated regional settlements by:

- Building on strengths and capabilities of each region across Victoria to respond sustainably to population growth and changing environments.
- Developing settlements that will support resilient communities and their ability to adapt and change.
- Balancing strategic objectives to achieve improved land use and development outcomes at a regional, catchment and local level.
- Preserving and protecting features of rural land and natural resources and features to enhance their contribution to settlements and landscapes.
- Encouraging an integrated planning response between settlements in regions and in adjoining regions and states.
- Providing for appropriately located supplies of residential, commercial, and industrial land across a region, sufficient to meet community needs.
- Improving transport network connections in and between Major regional cities, Regional cities and Melbourne.
- Maintaining distinctive breaks and open rural landscapes between settlements.
- Planning for increased seasonal demand on services and infrastructure in towns with significant visitor accommodation and high holiday home ownership or periodic influxes of workers.

11.01-1R

02/09/2025
VC283

Settlement - Gippsland

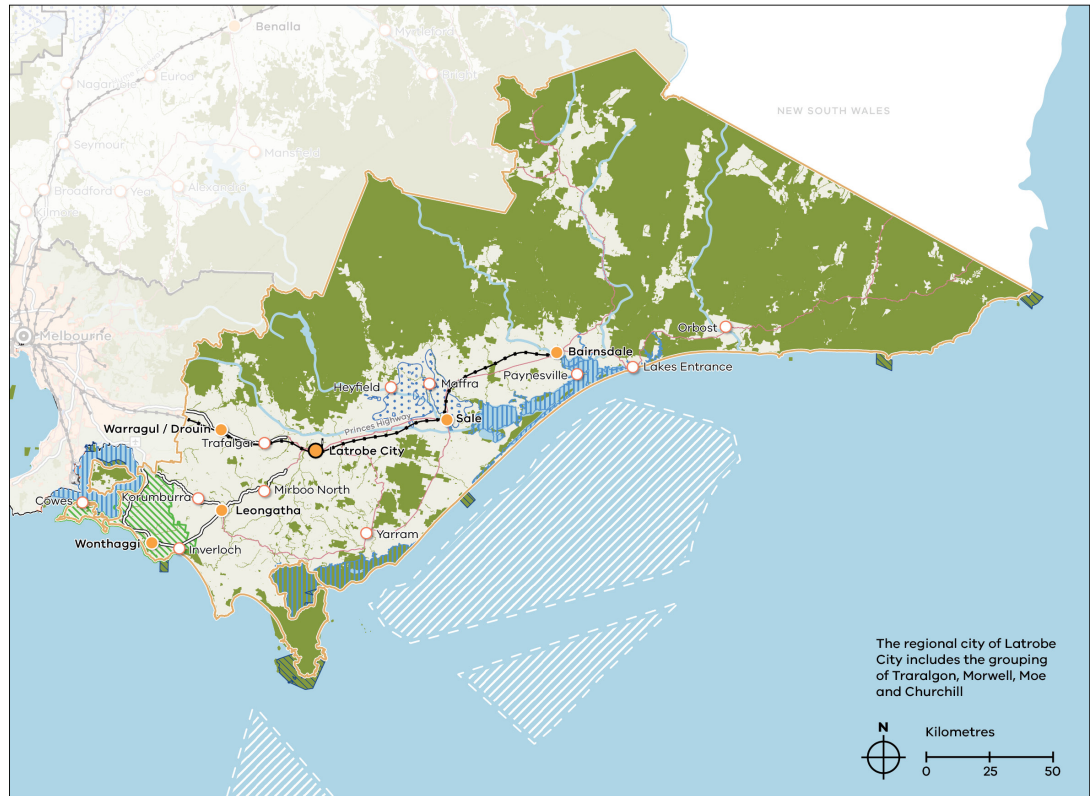
Strategies

Support urban growth in Latrobe City as Gippsland's Regional city and at Bairnsdale, Leongatha, Sale, Warragul/Drouin and Wonthaggi as Regional service centres.

Support new urban growth fronts in Regional service centres where natural hazards and environmental risks can be avoided or managed.

Support the continuing role of Cowes, Yarram, Lakes Entrance, Orbost, Paynesville, Maffra, Heyfield, Trafalgar, Inverloch, Mirboo North, Korumburra and small settlements in providing services to their districts, recognising their relationships and dependencies with larger towns.

Gippsland Settlement Framework



Gippsland Settlement Framework

Regional cities and towns

- Regional city
- Regional service centre
- District town

Access and employment

- Passenger rail network
- State-significant road corridor
- Road network

Urban, rural and natural areas

- Gippsland region
- National / State park and reserve
- Waterbody
- Distinctive area and landscape
- Marine national park
- Irrigation district
- Ramsar wetland
- Offshore wind declared area

11.01-1L-01 Latrobe settlement patterns02/10/2025
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.

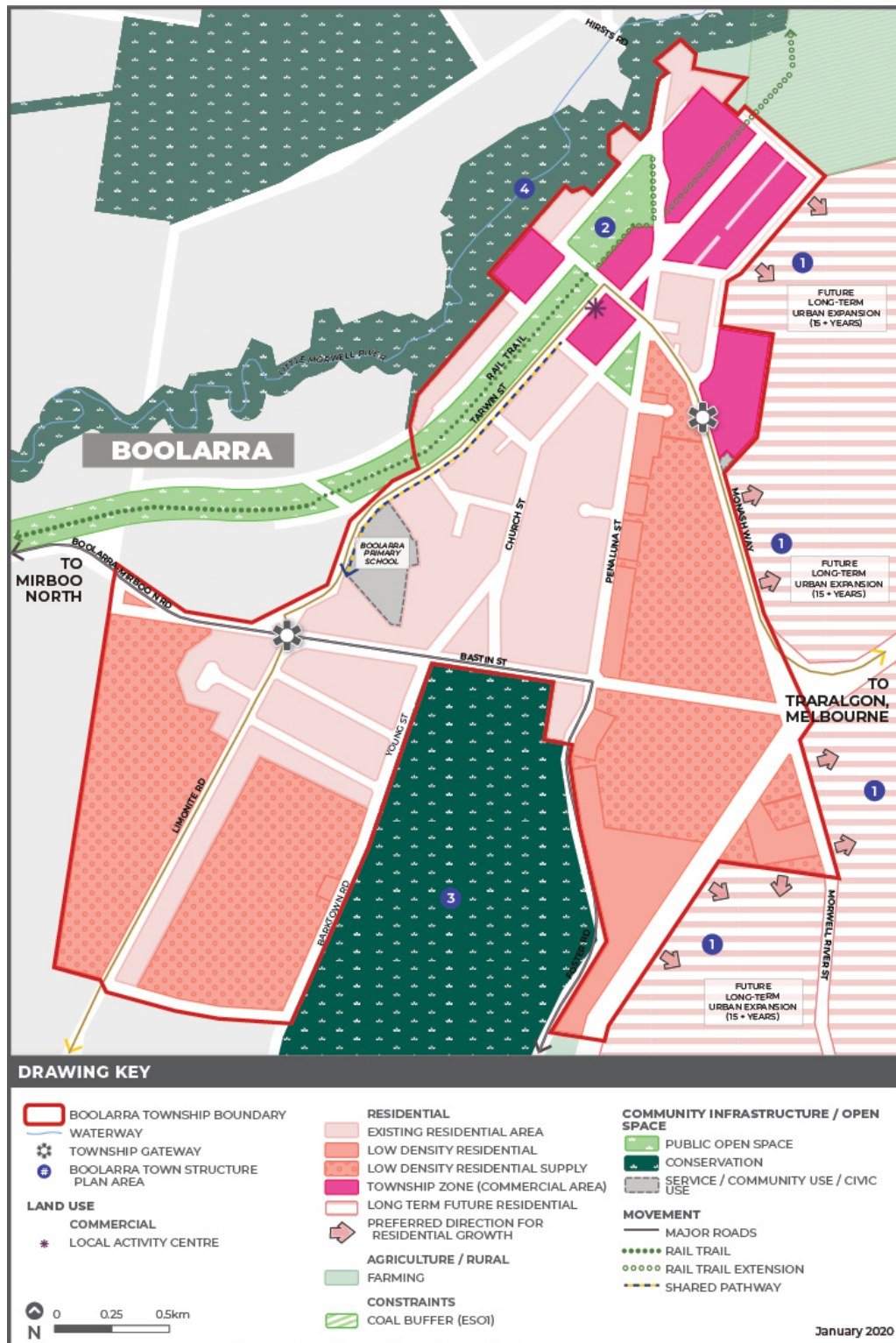
11.01-1L-02 Boolarra02/10/2025
C149latr**Policy application**

This policy applies to land within 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-02) for residential, township and community purposes.

Boolarra Town Structure Plan (BTSP)



11.01-1L-03 Churchill

02/10/2025
C149latr

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).

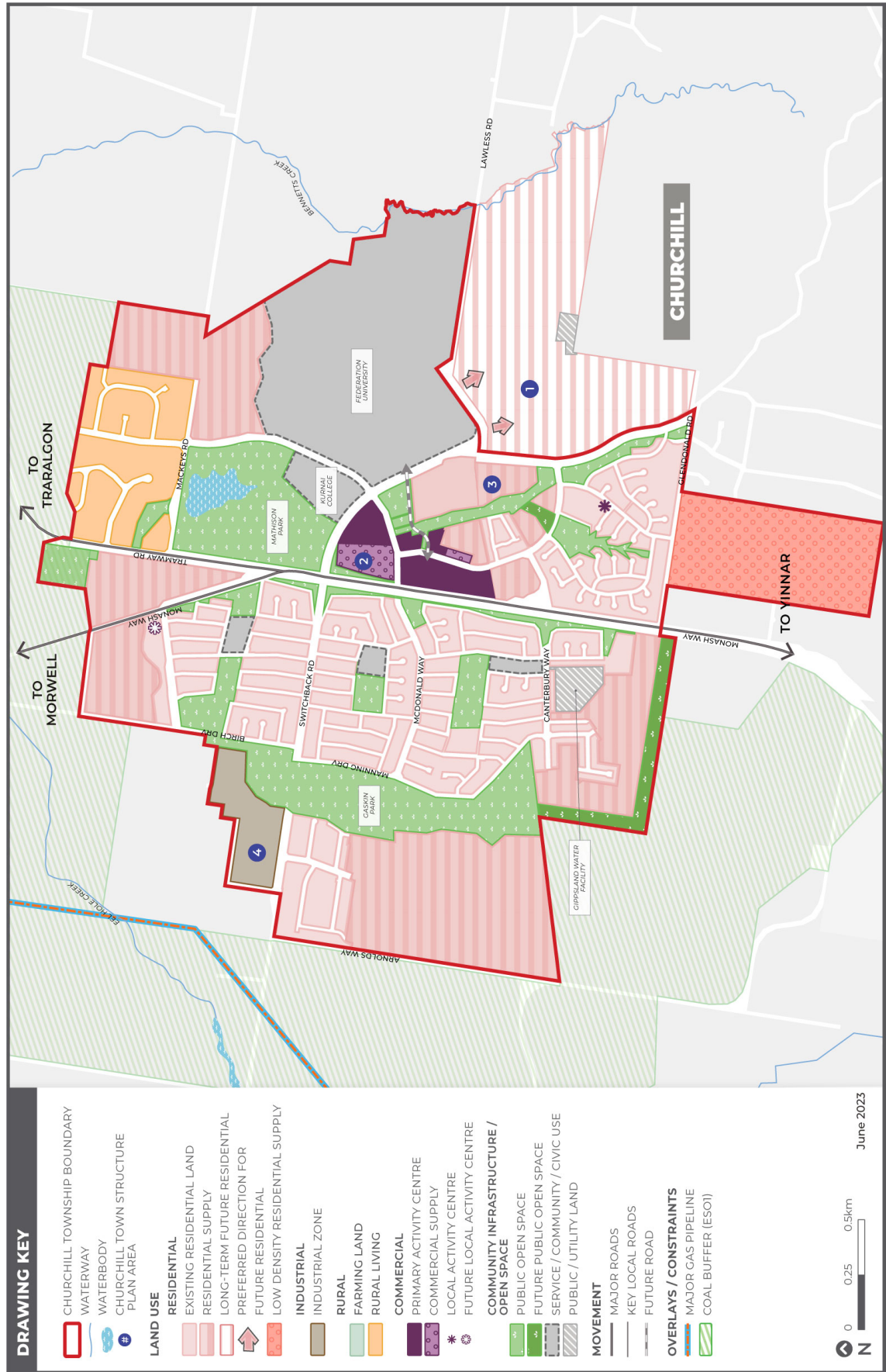
Encourage a Local Activity Centre at 2-4 Acacia Way, Churchill.

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)



11.01-1L-04 Glengarry

02/10/2025
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.

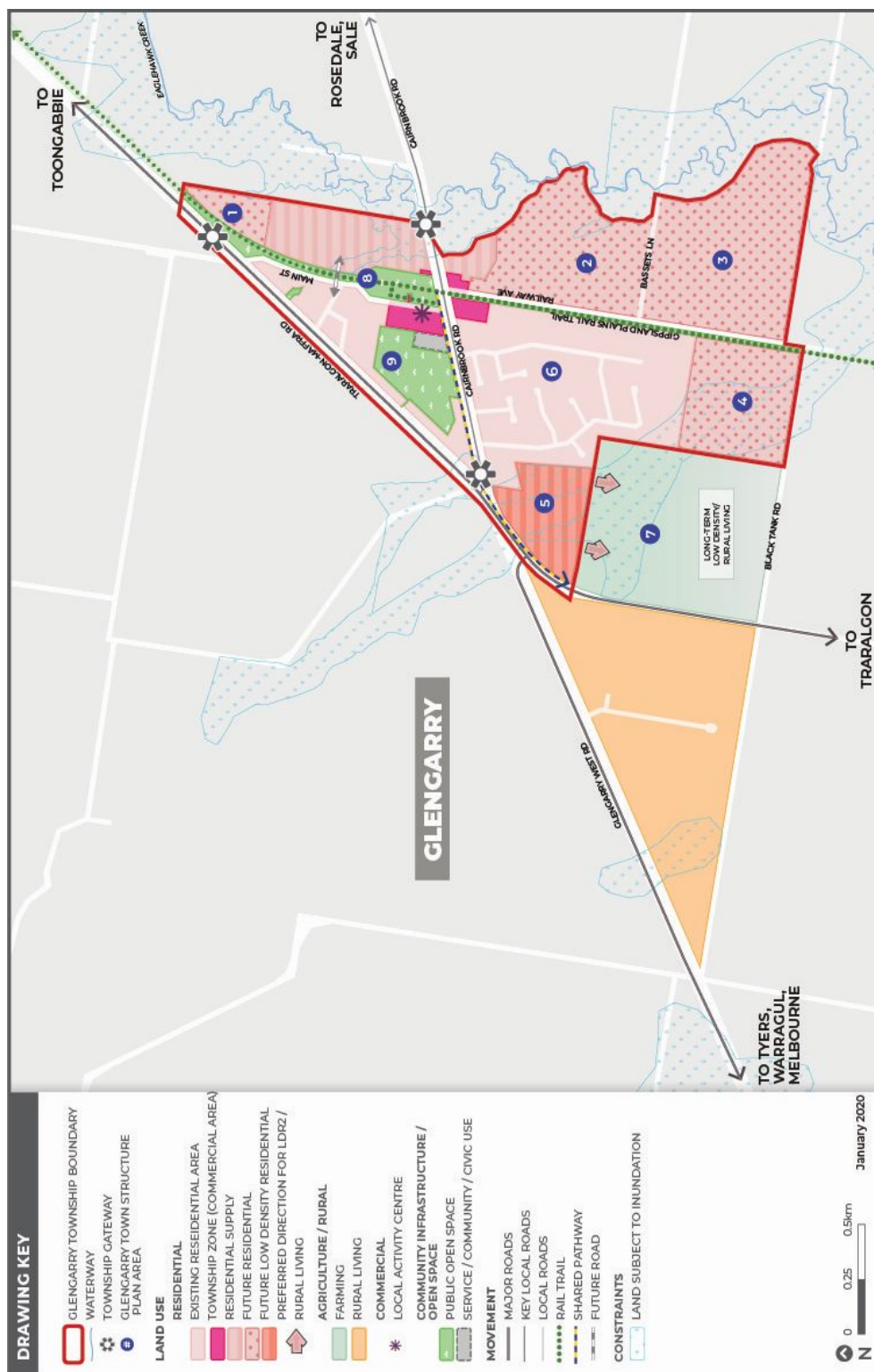
Protect public open space areas including the Gippsland Rail Trail (GTSP Areas 8 & 9).

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)

**11.01-1L-05 Moe-Newborough**02/10/2025
C149latr**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).

LATROBE PLANNING SCHEME

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

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

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

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

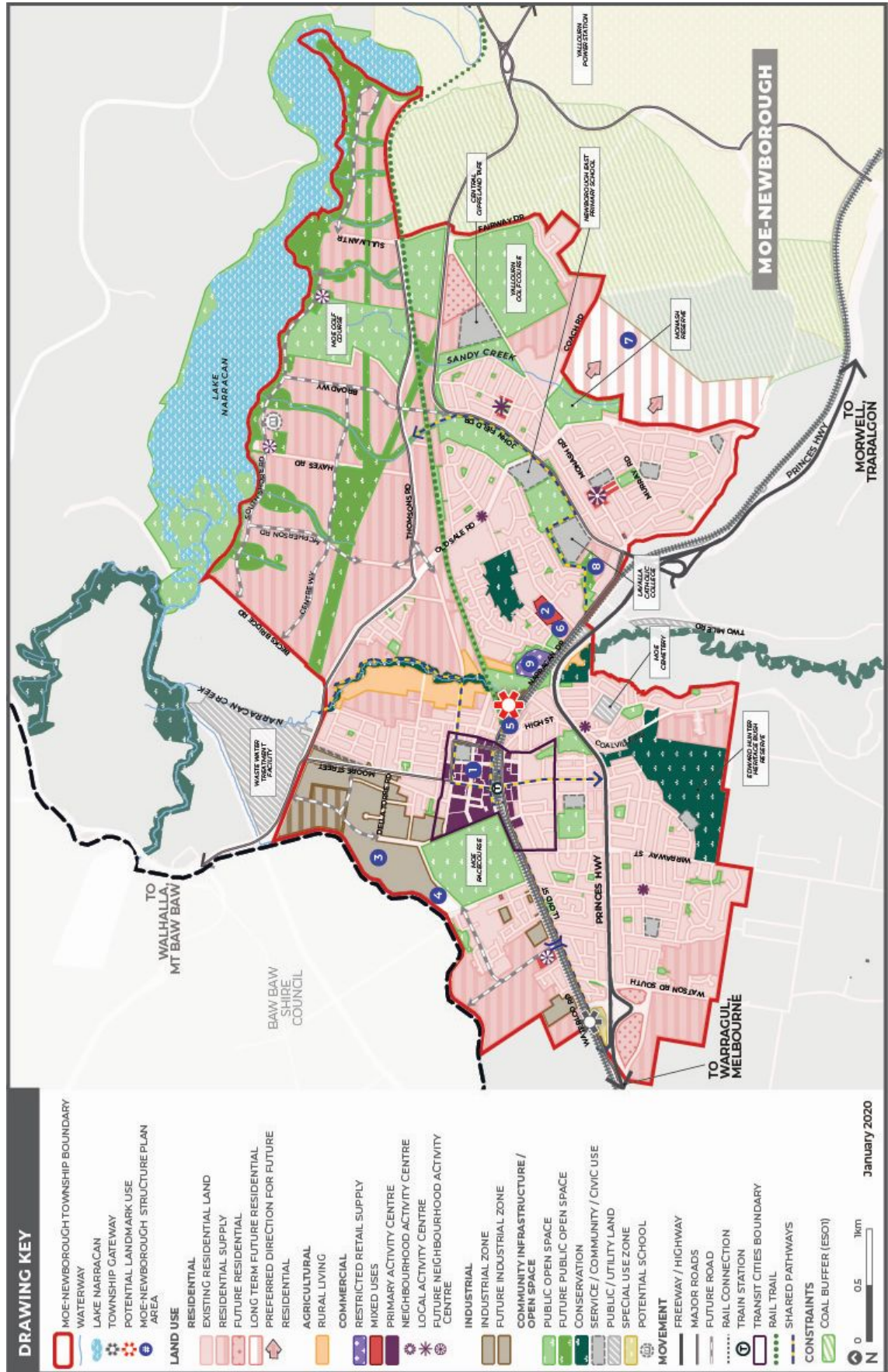
Encourage a Neighbourhood/ Local Activity Centre at 1 Waterloo Road, Becks Bay Village Centre and Fernlea Village Centre, Lake Narracan.

Policy documents

Consider as relevant:

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

Moe-Newborough Town Structure Plan (MNTSP)



11.01-1L-06 Morwell02/10/2025
C149latr**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)

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)

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) 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:

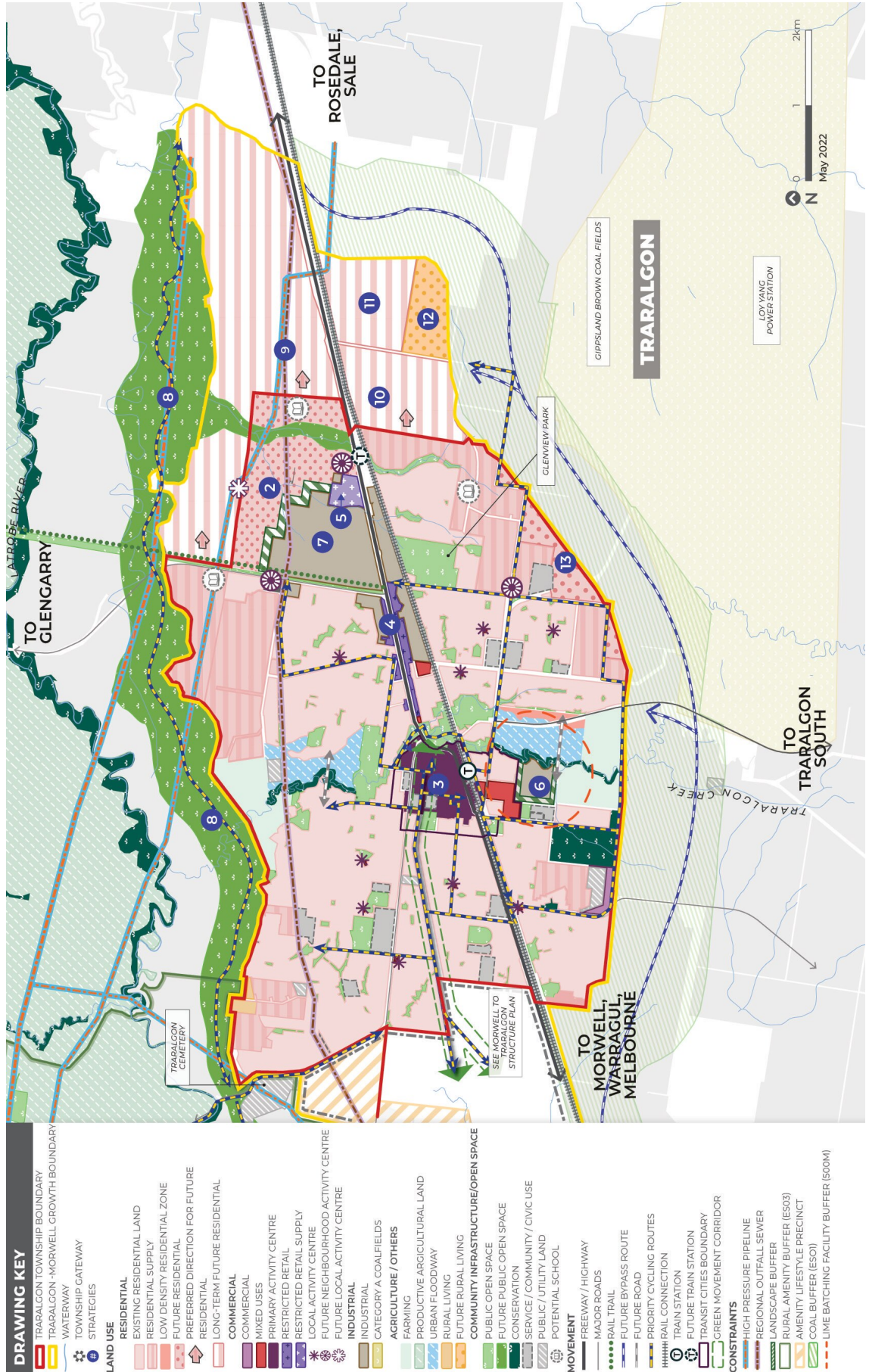
- Corner Marshalls Road and Traralgon-Maffra Road, Traralgon
- Melrossa Road West, Traralgon
- Princes Highway, Traralgon East
- Dranes Road, Traralgon
- Cross's Road, Traralgon
- Princes Highway/Airfield Road, Traralgon West
- Bradford Drive/Princes Highway, Traralgon West
- Traralgon Golf Course.

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)



11.01-1L-09 Tyers

02/10/2025
C149latr

Policy application

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

Strategies

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

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

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

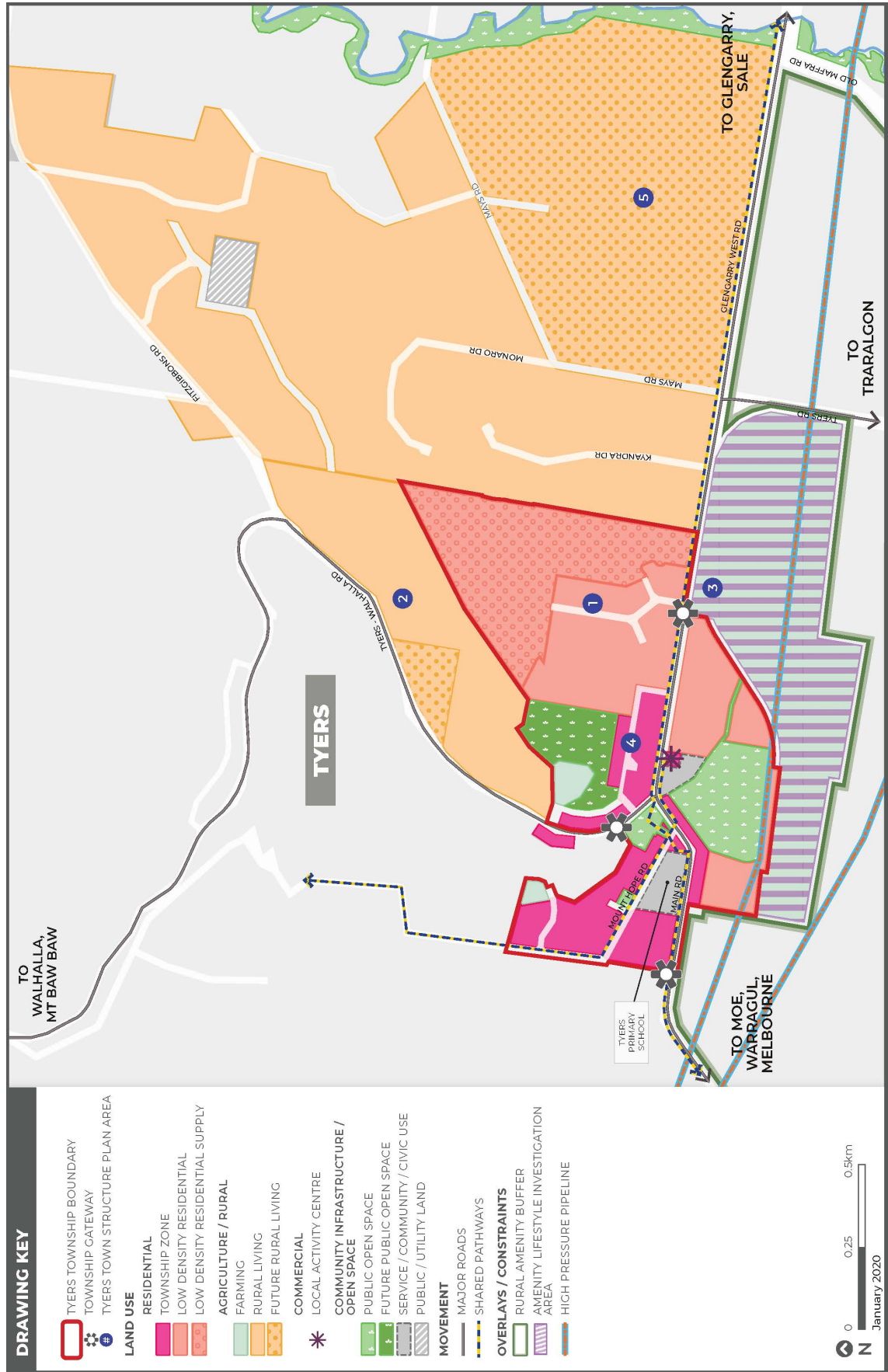
Protect road reserves, such as Hinde Road (TYTSP Area 4), to allow for future access to proposed development areas.

Policy documents

Consider as relevant:

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

Tyers Town Structure Plan (TYTSP)



11.03

31/07/2018
VC148

PLANNING FOR PLACES

11.03-1S02/09/2025
VC283**Activity centres and precincts****Objective**

To encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres with good public transport services.

Strategies

Build up the central activity areas of Major regional cities, Metropolitan activity centres, Priority Precincts, Suburban Rail Loop Precincts and Activity Centres - Housing Choice and Stations as a focus for high-quality development, activity and living that:

- Are a focus for business, shopping, working, leisure and community facilities.
- Provide different types of housing, including forms of higher density housing.
- Are connected by transport.
- Maximise choices in services, employment and social interaction.

Undertake strategic planning for the use and development of land in and around Major regional cities, Metropolitan activity centres, Priority Precincts, Suburban Rail Loop Precincts and Activity Centres - Housing Choice and Stations and their residential catchments.

Encourage a diversity of housing types at higher densities in and around Major regional cities, Metropolitan activity centres, Priority Precincts, Suburban Rail Loop Precincts and Activity Centres - Housing Choice and Stations and their residential catchments.

Reduce the number of private motorised trips by concentrating activities that generate high numbers of (non-freight) trips in highly accessible activity centres.

Improve access by walking, cycling and public transport to services and facilities.

Support the continued growth and diversification of activity centres to give communities access to a wide range of goods and services, provide local employment and support local economies.

Improve the social, economic and environmental performance and amenity of activity centres.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)
- *Apartment Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2021)
- *Precinct Structure Planning Guidelines: New Communities in Victoria* (Victorian Planning Authority, 2021)

11.03-1L-01 Activity centres

02/10/2025
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 documents

Consider as relevant:

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

11.03-1L-02 Churchill activity centre

02/10/2025
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).

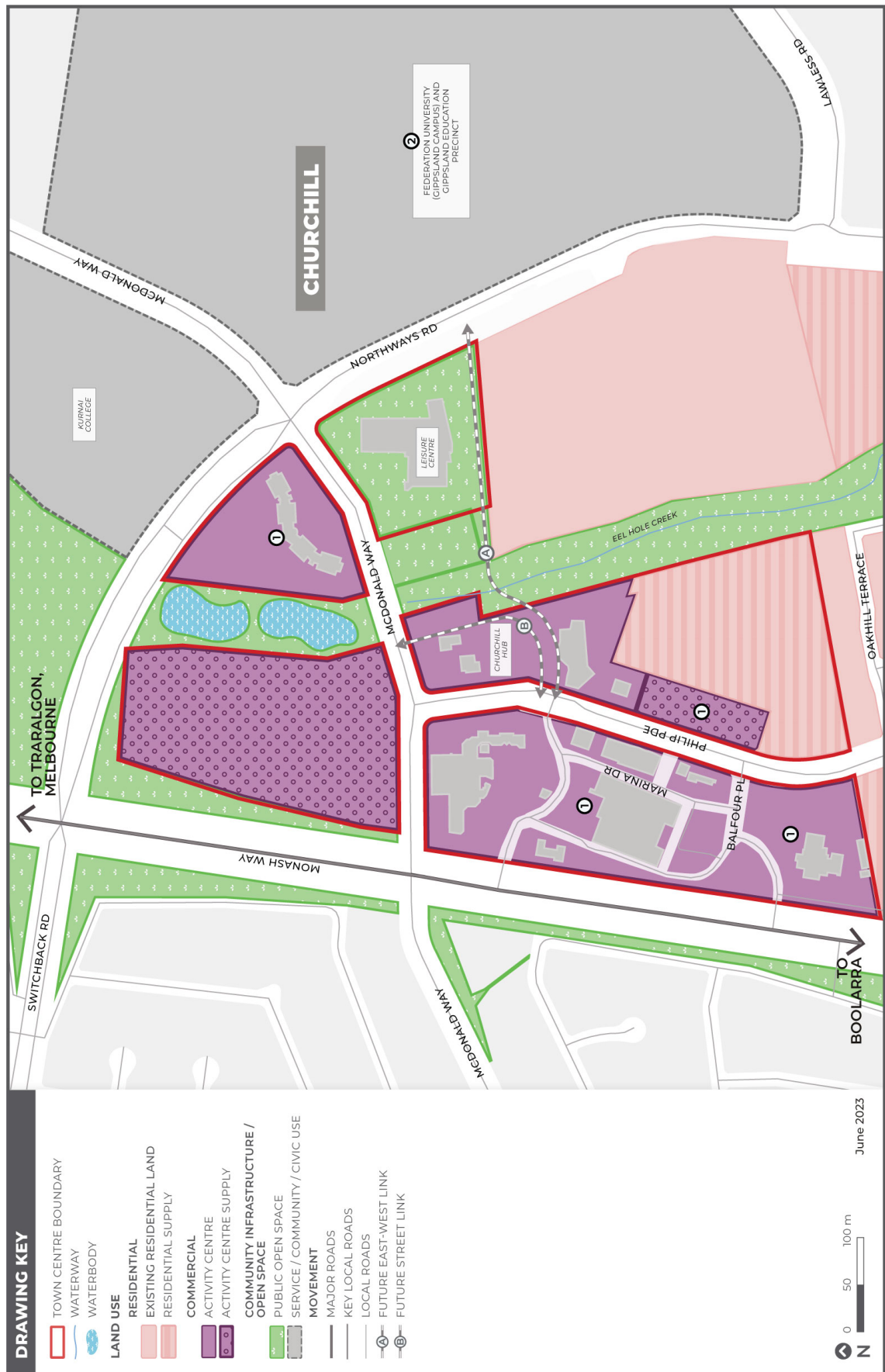
Design buildings with active frontages on the street and pedestrian links of Balfour Place and between Monash Way and Phillip Parade.

Policy documents

Consider as relevant:

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

Churchill activity centre plan



11.03-1L-03 Moe activity centre02/10/2025
C149latr**Policy application**

This policy applies to land within the Moe Activity Centre Plan (MACP) 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).

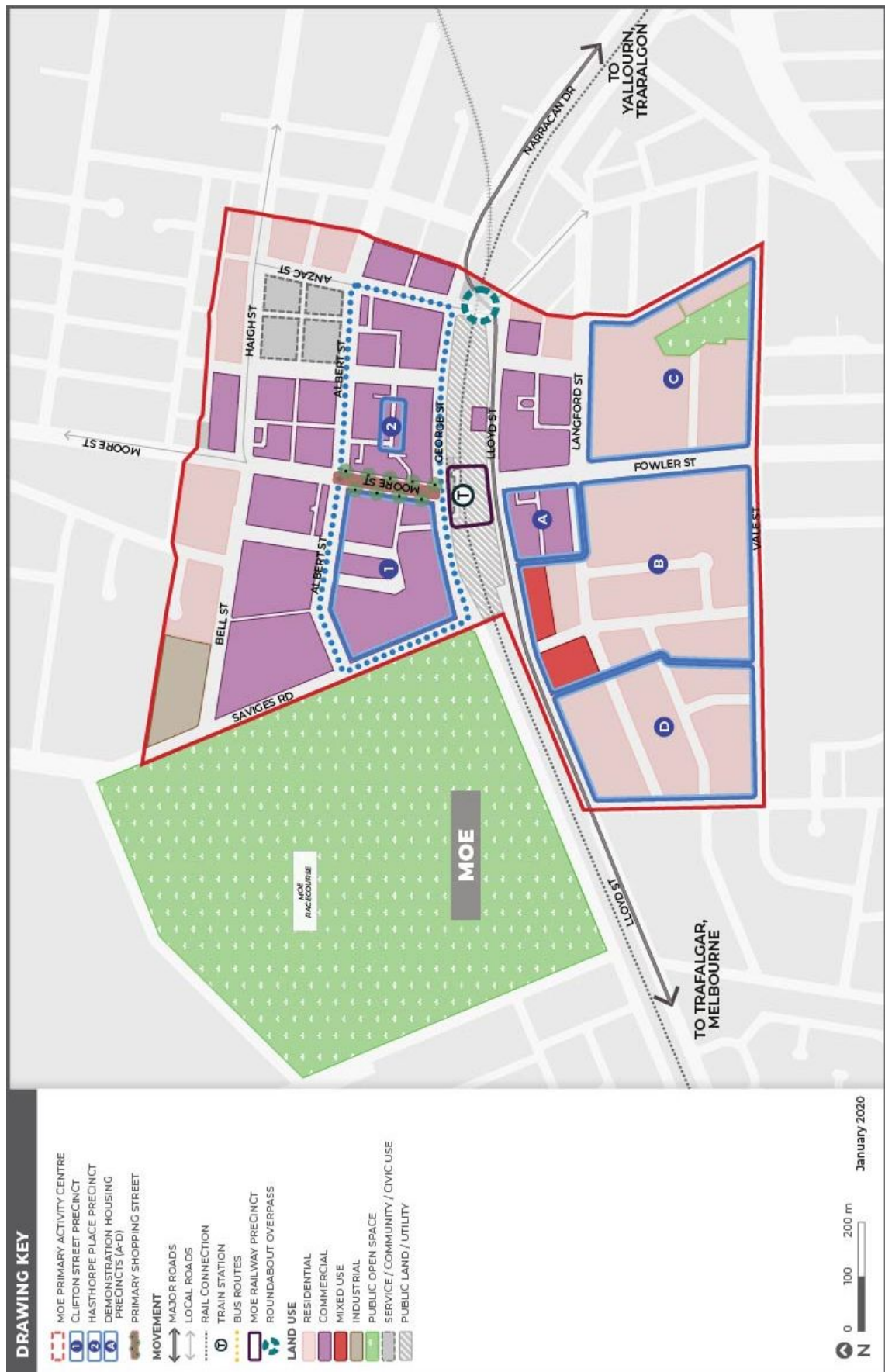
Support the redevelopment of higher density housing to the south of Moe town centre and train station through a demonstration project (MACP Area A to D).

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



11.03-2S02/09/2025
VC283**Growth areas****Objective**

To locate urban growth close to transport corridors and services and provide efficient and effective infrastructure to create sustainability benefits while protecting primary production, major sources of raw materials and valued environmental areas.

Strategies

Concentrate urban expansion into growth areas that are served by high-capacity public transport.

Implement the strategic directions in the growth corridor plans.

Deliver residential densities in the growth areas of Melbourne and Major regional cities of an average of at least:

- 30 dwellings per net developable hectare in locations within walkable distance of existing and proposed activity centres, train stations, major transport routes and public open spaces.
- 20 dwellings per net developable hectare in other growth area locations.

Provide housing diversity and choice through a mix of housing types, particularly in areas suitable for higher residential densities.

Deliver accessible, integrated and adaptable community infrastructure, including a high-quality network of public open space with opportunities for passive and active recreation.

Plan for the timely and adequate provision of public transport and local and regional infrastructure and services, in line with a preferred sequence of land release.

Provide for significant amounts of local employment opportunities and in some areas, provide large scale industrial or other more regional employment generators.

Create a network of mixed-use activity centres that are high quality, well designed and create a sense of place.

Provide a diversity of housing type and distribution.

Retain unique characteristics of established areas impacted by growth.

Protect and manage natural resources and areas of heritage, cultural and environmental significance.

Create well planned, easy to maintain high amenity, environmentally resilient and safe public realms that contribute to a sense of place, support cooling and greening, reduce opportunities for crime, improve perceptions of safety and increase levels of community participation.

Develop and implement plans for growth areas that will:

- Include objectives for each growth area.
- Identify the long term pattern of urban growth.
- Identify the location of broad urban development types, for example activity centre, residential, employment, freight centres and mixed use employment.
- Identify the boundaries of individual communities, landscape values and, as appropriate, the need for discrete urban breaks and how land uses in these breaks will be managed.
- Identify transport networks and options for investigation, such as future railway lines and stations, freight activity centres, freeways and arterial roads.
- Identify the location of open space to be retained for recreation, and/or biodiversity protection and/or flood risk reduction purposes guided and directed by regional biodiversity conservation strategies.

- Show significant waterways as opportunities for creating linear trails, along with areas required to be retained for biodiversity protection and/or flood risk reduction purposes.
- Identify appropriate uses for constrained areas, including quarry buffers.

Develop precinct structure plans consistent with the *Precinct Structure Planning Guidelines: New Communities in Victoria* (Victorian Planning Authority, 2021) to:

- Establish a sense of place and community.
- Create greater housing choice, diversity and affordable places to live.
- Create highly accessible and vibrant activity centres.
- Provide for local employment and business activity.
- Provide better transport choices.
- Respond to climate change and increase environmental sustainability.
- Deliver accessible, integrated and adaptable community infrastructure.
- Deliver 30 per cent tree canopy cover within the public realm and in open spaces (excluding areas dedicated to biodiversity or native vegetation conservation).

Policy documents

Consider as relevant:

- *North Growth Corridor Plan* (Victorian Planning Authority, 2012)
- *West Growth Corridor Plan* (Victorian Planning Authority, 2012)
- *Sunbury Growth Corridor Plan* (Victorian Planning Authority, 2012)
- *South East Growth Corridor Plan* (Victorian Planning Authority, 2012)
- *Precinct Structure Planning Guidelines: New Communities in Victoria* (Victorian Planning Authority, 2021)
- *Ministerial Direction No. 12 – Urban Growth Areas*

11.03-2L02/10/2025
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 guidelines

Consider as relevant:

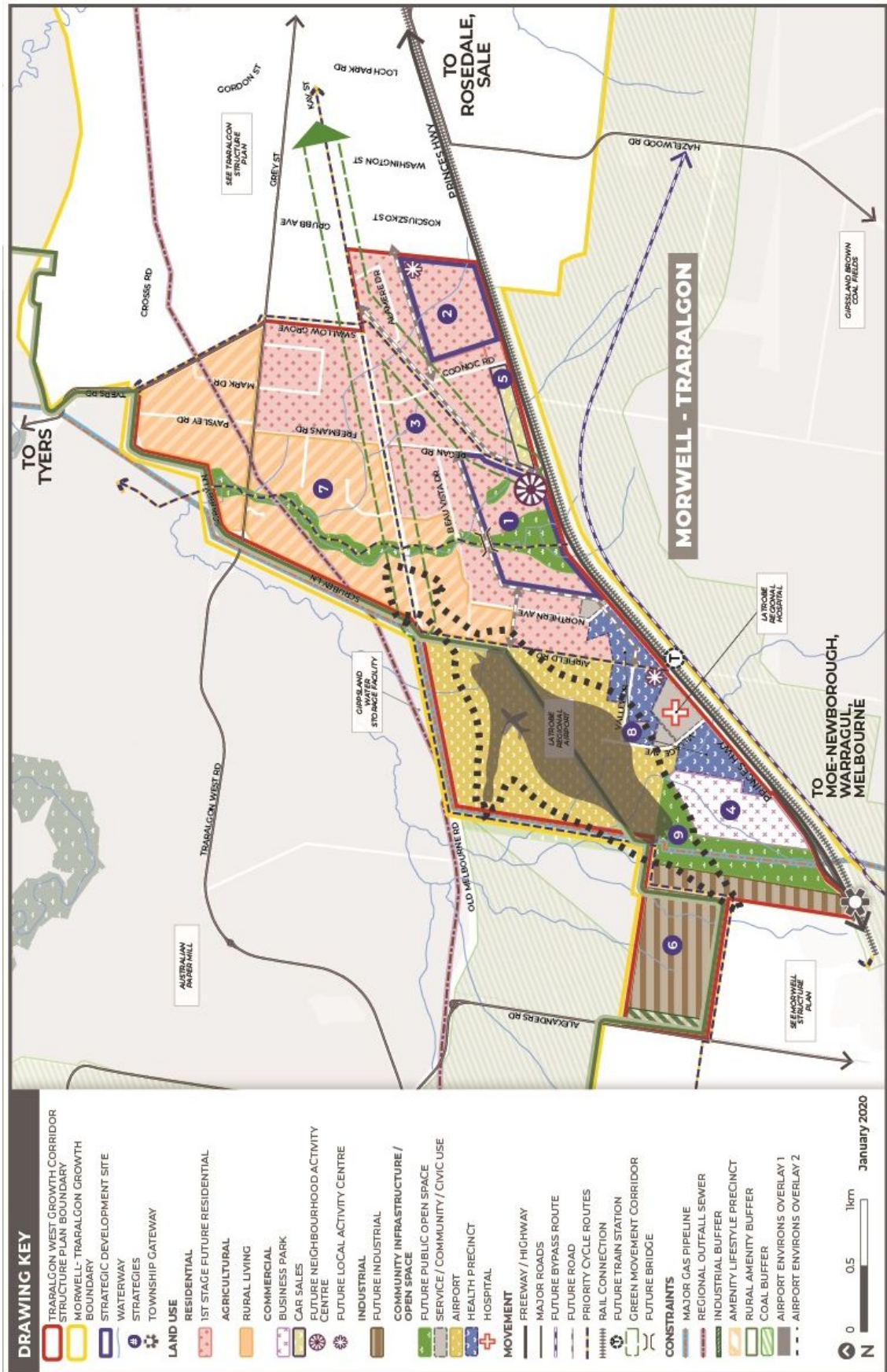
- Encouraging incremental growth on land within 200 metres of the Neighbourhood Activity Centre once Farming zoned land has been rezoned to residential use.

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)



11.03-3S

02/09/2025
VC283

Peri-urban areas

Objective

To manage growth in peri-urban areas to protect and enhance their identified valued attributes.

Strategies

Identify and protect areas that are strategically important for the environment, biodiversity, landscape, open space, water, agriculture, energy, recreation, tourism, environment, cultural heritage, infrastructure, extractive and other natural resources.

Enhance the character, identity, attractiveness and amenity of peri-urban towns.

Prevent dispersed settlement and provide for non-urban breaks between urban areas.

Ensure development is linked to the timely and viable provision of physical and social infrastructure.

Improve connections to regional and metropolitan transport services.

11.03-4S02/09/2025
VC283**Coastal settlement****Objective**

To plan for sustainable coastal development.

Strategies

Plan and manage coastal population growth and increased visitation so that impacts do not cause unsustainable use of coastal resources.

Support a network of diverse coastal settlements that provide for a broad range of housing types, economic opportunities and services.

Minimise linear urban sprawl along the coastal edge and ribbon development in rural landscapes.

Protect areas between settlements for non-urban use.

Limit development in identified coastal hazard areas, on ridgelines, primary coastal dune systems, shorelines of estuaries, wetlands and low-lying coastal areas, or where coastal processes may be detrimentally impacted.

Encourage the restructure of old and inappropriate subdivisions to reduce development impacts on the environment.

Ensure a sustainable water supply, stormwater management and sewerage treatment for all development.

Minimise the quantity and enhance the quality of stormwater discharge from new development into the ocean, bays and estuaries.

Prevent the development of new residential canal estates.

Policy documents

Consider as relevant:

- *Marine and Coastal Policy* (Department of Environment, Land, Water and Planning, 2020)
- *Marine and Coastal Strategy* (Department of Environment, Land, Water and Planning, 2022)
- *Siting and Design Guidelines for Structures on the Victorian Coast*(Department of Environment, Land, Water and Planning, 2020)

11.03-5S30/04/2021
VC185**Distinctive areas and landscapes****Objective**

To recognise the importance of distinctive areas and landscapes to the people of Victoria and protect and enhance the valued attributes of identified or declared distinctive areas and landscapes.

Strategies

Recognise the unique features and special characteristics of these areas and landscapes.

Implement the strategic directions of approved Localised Planning Statements and Statements of Planning Policy.

Integrate policy development, implementation and decision-making for declared areas under Statements of Planning policy.

Recognise the important role these areas play in the state as tourist destinations.

Protect the identified key values and activities of these areas.

Enhance conservation of the environment, including the unique habitats, ecosystems and biodiversity of these areas.

Support use and development where it enhances the valued characteristics of these areas.

Avoid use and development that could undermine the long-term natural or non-urban use of land in these areas.

Protect areas that are important for food production.

Policy documents

Consider as relevant:

- *Bellarine Peninsula Localised Planning Statement* (Victorian Government, 2015)
- *Macedon Ranges Statement of Planning Policy* (Victorian Government, 2019)
- *Mornington Peninsula Localised Planning Statement* (Victorian Government, 2014)
- *Yarra Ranges Localised Planning Statement* (Victorian Government, 2017)

11.03-6S

31/07/2018
VC148

Regional and local places

Objective

To facilitate integrated place-based planning.

Strategies

Integrate relevant planning considerations to provide specific direction for the planning of sites, places, neighbourhoods and towns.

Consider the distinctive characteristics and needs of regional and local places in planning for future land use and development.

12.01

31/07/2018
VC148

BIODIVERSITY

12.01-1S20/03/2023
VC229**Protection of biodiversity****Objective**

To protect and enhance Victoria's biodiversity.

Strategies

Use biodiversity information to identify important areas of biodiversity, including key habitat for rare or threatened species and communities, and strategically valuable biodiversity sites.

Strategically plan for the protection and conservation of Victoria's important areas of biodiversity.

Ensure that decision making takes into account the impacts of land use and development on Victoria's biodiversity, including consideration of:

- Cumulative impacts.
- Fragmentation of habitat.
- The spread of pest plants, animals and pathogens into natural ecosystems.

Avoid impacts of land use and development on important areas of biodiversity.

Consider impacts of any change in land use or development that may affect the biodiversity value of national parks and conservation reserves or nationally and internationally significant sites; including wetlands and wetland wildlife habitat designated under the Convention on Wetlands of International Importance (the Ramsar Convention) and sites utilised by species listed under the Japan-Australia Migratory Birds Agreement (JAMBA), the China-Australia Migratory Birds Agreement (CAMBA), or the Republic of Korea-Australia Migratory Bird Agreement (ROKAMBA).

Assist in the identification, protection and management of important areas of biodiversity.

Assist in the establishment, protection and re-establishment of links between important areas of biodiversity, including through a network of green spaces and large-scale native vegetation corridor projects.

Support land use and development that contributes to protecting and enhancing habitat for indigenous plants and animals in urban areas.

Policy guidelines

Consider as relevant:

- State biodiversity information maintained by the Department of Energy, Environment and Climate Action.

Policy documents

Consider as relevant:

- *Any applicable biodiversity strategies, including the relevant Regional Catchment Strategy (prepared under Part 4 of the Catchment and Land Protection Act 1994)*
- *Biodiversity Conservation Strategy for Melbourne's Growth Corridors* (Department of Environment and Primary Industries, 2013)
- *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017)
- *Protecting Victoria's Environment – Biodiversity 2037* (Department of Environment, Land, Water and Planning, 2017)
- *Victorian Waterway Management Strategy* (Department of Environment and Primary Industries, 2013)

12.01-1L02/10/2025
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 guidelines

Consider as relevant:

- Ensure rural landholders to pursue a target of 30 per cent of native vegetation coverage across their properties and the landscape as a critical threshold for biodiversity conservation, particularly within the Strzelecki – Alpine bio-link.
- *Toongabbie Structure Plan* (Latrobe City Council, 2020)
- *Flora and Fauna Assessment -Toongabbie Structure Plan Background Report* (Latrobe City Council, 2020)

12.01-2S20/03/2023
VC229**Native vegetation management****Objective**

To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.

Strategies

Ensure decisions that involve, or will lead to, the removal, destruction or lopping of native vegetation, apply the three-step approach in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017):

- Avoid the removal, destruction or lopping of native vegetation.
- Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
- Provide an offset to compensate for the biodiversity impact from the removal, destruction or lopping of native vegetation.

Policy guidelines

Consider as relevant:

- State biodiversity information maintained by the Department of Energy, Environment and Climate Action.

Policy documents

Consider as relevant:

- *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017)
- *Assessor's handbook – applications to remove, destroy or lop native vegetation* (Department of Environment, Land, Water and Planning, 2017)

13.02

31/07/2018
VC148

BUSHFIRE

13.02-1S20/03/2023
VC229**Bushfire planning****Policy application**

This policy must be applied to all planning and decision making under the *Planning and Environment Act 1987* relating to land that is:

- Within a designated bushfire prone area;
- Subject to a Bushfire Management Overlay; or
- Proposed to be used or developed in a way that may create a bushfire hazard.

Objective

To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.

Strategies**Protection of human life**

Give priority to the protection of human life by:

- Prioritising the protection of human life over all other policy considerations.
- Directing population growth and development to low risk locations and ensuring the availability of, and safe access to, areas where human life can be better protected from the effects of bushfire.
- Reducing the vulnerability of communities to bushfire through the consideration of bushfire risk in decision making at all stages of the planning process.

Bushfire hazard identification and assessment

Identify bushfire hazard and undertake appropriate risk assessment by:

- Applying the best available science to identify vegetation, topographic and climatic conditions that create a bushfire hazard.
- Considering the best available information about bushfire hazard including the map of designated bushfire prone areas prepared under the *Building Act 1993* or regulations made under that Act.
- Applying the Bushfire Management Overlay to areas where the extent of vegetation can create an extreme bushfire hazard.
- Considering and assessing the bushfire hazard on the basis of:
 - Landscape conditions - meaning conditions in the landscape within 20 kilometres (and potentially up to 75 kilometres) of a site;
 - Local conditions - meaning conditions in the area within approximately 1 kilometre of a site;
 - Neighbourhood conditions - meaning conditions in the area within 400 metres of a site; and
 - The site for the development.
- Consulting with emergency management agencies and the relevant fire authority early in the process to receive their recommendations and implement appropriate bushfire protection measures.
- Ensuring that strategic planning documents, planning scheme amendments, planning permit applications and development plan approvals properly assess bushfire risk and include appropriate bushfire protection measures.
- Not approving development where a landowner or proponent has not satisfactorily demonstrated that the relevant policies have been addressed, performance measures satisfied or bushfire protection measures can be adequately implemented.

Settlement planning

Plan to strengthen the resilience of settlements and communities and prioritise protection of human life by:

- Directing population growth and development to low risk locations, being those locations assessed as having a radiant heat flux of less than 12.5 kilowatts/square metre under *AS 3959-2018 Construction of Buildings in Bushfire-prone Areas* (Standards Australia, 2018).
- Ensuring the availability of, and safe access to, areas assessed as a BAL-LOW rating under *AS 3959-2018 Construction of Buildings in Bushfire-prone Areas* (Standards Australia, 2018) where human life can be better protected from the effects of bushfire.
- Ensuring the bushfire risk to existing and future residents, property and community infrastructure will not increase as a result of future land use and development.
- Achieving no net increase in risk to existing and future residents, property and community infrastructure, through the implementation of bushfire protection measures and where possible reducing bushfire risk overall.
- Assessing and addressing the bushfire hazard posed to the settlement and the likely bushfire behaviour it will produce at a landscape, settlement, local, neighbourhood and site scale, including the potential for neighbourhood-scale destruction.
- Assessing alternative low risk locations for settlement growth on a regional, municipal, settlement, local and neighbourhood basis.
- Not approving any strategic planning document, local planning policy, or planning scheme amendment that will result in the introduction or intensification of development in an area that has, or will on completion have, more than a BAL-12.5 rating under *AS 3959-2018 Construction of Buildings in Bushfire-prone Areas* (Standards Australia, 2018).

Areas of biodiversity conservation value

Ensure settlement growth and development approvals can implement bushfire protection measures without unacceptable biodiversity impacts by discouraging settlement growth and development in bushfire affected areas that are important areas of biodiversity.

Use and development control in a Bushfire Prone Area

In a bushfire prone area designated in accordance with regulations made under the *Building Act 1993*, bushfire risk should be considered when assessing planning applications for the following uses and development:

- Subdivisions of more than 10 lots.
- Accommodation.
- Child care centre.
- Education centre.
- Emergency services facility.
- Hospital.
- Indoor recreation facility.
- Major sports and recreation facility.
- Place of assembly.
- Any application for development that will result in people congregating in large numbers.

When assessing a planning permit application for the above uses and development:

- Consider the risk of bushfire to people, property and community infrastructure.

LATROBE PLANNING SCHEME

- Require the implementation of appropriate bushfire protection measures to address the identified bushfire risk.
- Ensure new development can implement bushfire protection measures without unacceptable biodiversity impacts.

Policy guidelines

Consider as relevant:

- Any applicable approved state, regional and municipal fire prevention plan.

Policy documents

Consider as relevant:

- *AS 3959-2018 Construction of Buildings in Bushfire-prone Areas* (Standards Australia, 2018)
- *Building in bushfire-prone areas - CSIRO & Standards Australia* (SAA HB36-1993, 1993)
- Any bushfire prone area map prepared under the *Building Act 1993* or regulations made under that Act

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

02/10/2025
C149latr

Policy application

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

Strategy

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

Policy document

Consider as relevant:

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

13.02-1L-02 Bushfire prone areas

02/10/2025
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)

13.07

26/05/2020
VC175

AMENITY, HUMAN HEALTH AND SAFETY

13.07-1S14/01/2025
VC237**Land use compatibility****Objective**

To protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts.

Strategies

- Ensure that use or development of land is compatible with adjoining and nearby land uses
- Avoid locating incompatible uses in areas that may be impacted by adverse off-site impacts from commercial, industrial and other uses.
- Avoid or otherwise minimise adverse off-site impacts from commercial, industrial and other uses through land use separation, siting, building design and operational measures.
- Protect commercial, industrial and other employment generating uses from encroachment by use or development that would compromise the ability of those uses to function safely and effectively.

Policy documents

Consider as relevant:

- *Separation Distance Guideline* (Environment Protection Authority, August 2024)
- *Landfill Buffer Guideline* (Environment Protection Authority, August 2024)

13.07-1L

02/10/2025
C149latr

Land use compatibility

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.

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

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

13.07-2S

26/10/2018
VC152

Major hazard facilities

Objective

To minimise the potential for human and property exposure to risk from incidents that may occur at a major hazard facility and to ensure the ongoing viability of major hazard facilities.

Strategies

Ensure major hazard facilities are sited, designed and operated to minimise risk to surrounding communities and the environment.

Consider the risks associated with increasing the intensity of use and development within the threshold distance of an existing major hazard facility.

Apply appropriate threshold distances from sensitive land uses for new major hazard facilities and between major hazard facilities.

Protect registered or licenced major hazard facilities as defined under Regulation 5 of the Occupational Health and Safety Regulations 2017 from encroachment of sensitive land uses.

13.07-3S

01/07/2025
VC286

Live music

Objective

To encourage, create and protect opportunities for the enjoyment of live music.

Strategies

Identify areas where live music venues are encouraged or where there are clusters of live music venues.

Implement measures to ensure live music venues can co-exist with nearby residential and other noise sensitive land uses.

Policy guidelines

Consider as relevant:

- The social, economic and cultural benefits to the community of:
 - Retaining an existing live music venue.
 - The development of new live music entertainment venues.
 - Clustering live music venues.

14.01

31/07/2018
VC148

AGRICULTURE

14.01-1S20/03/2023
VC229**Protection of agricultural land****Objective**

To protect the state's agricultural base by preserving productive farmland.

Strategies

Identify areas of productive agricultural land, including land for primary production and intensive agriculture.

Consider state, regional and local, issues and characteristics when assessing agricultural quality and productivity.

Avoid permanent removal of productive agricultural land from the state's agricultural base without consideration of the economic importance of the land for the agricultural production and processing sectors.

Protect productive farmland that is of strategic significance in the local or regional context.

Protect productive agricultural land from unplanned loss due to permanent changes in land use.

Prevent inappropriately dispersed urban activities in rural areas.

Protect strategically important agricultural and primary production land from incompatible uses.

Limit new housing development in rural areas by:

- Directing housing growth into existing settlements.
- Discouraging development of isolated small lots in the rural zones from use for dwellings or other incompatible uses.
- Encouraging consolidation of existing isolated small lots in rural zones.

Identify areas of productive agricultural land by consulting with the Department of Energy, Environment and Climate Action and using available information.

In considering a proposal to use, subdivide or develop agricultural land, consider the:

- Desirability and impacts of removing the land from primary production, given its agricultural productivity.
- Impacts on the continuation of primary production on adjacent land, with particular regard to land values and the viability of infrastructure for such production.
- Compatibility between the proposed or likely development and the existing use of the surrounding land.
- The potential impacts of land use and development on the spread of plant and animal pests from areas of known infestation into agricultural areas.
- Land capability.

Avoid the subdivision of productive agricultural land from diminishing the long-term productive capacity of the land.

Give priority to the re-structure of inappropriate subdivisions where they exist on productive agricultural land.

Balance the potential off-site effects of a use or development proposal (such as degradation of soil or water quality and land salinisation) against the benefits of the proposal.

14.01-1R

31/07/2018
VC148

Protection of agricultural land - Gippsland

Strategy

Protect productive land and irrigation assets, including the Macalister Irrigation District, that help grow the state as an important food bowl for Australia and Asia.

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

02/10/2025
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 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)

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

02/10/2025
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 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)

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

02/10/2025
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)

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

02/10/2025
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)

14.01-2S21/09/2018
VC150**Sustainable agricultural land use****Objective**

To encourage sustainable agricultural land use.

Strategies

Ensure agricultural and productive rural land use activities are managed to maintain the long-term sustainable use and management of existing natural resources.

Support the development of innovative and sustainable approaches to agricultural and associated rural land use practices.

Support adaptation of the agricultural sector to respond to the potential risks arising from climate change.

Encourage diversification and value-adding of agriculture through effective agricultural production and processing, rural industry and farm-related retailing.

Assist genuine farming enterprises to embrace opportunities and adjust flexibly to market changes.

Support agricultural investment through the protection and enhancement of appropriate infrastructure.

Facilitate ongoing productivity and investment in high value agriculture.

Facilitate the establishment and expansion of cattle feedlots, pig farms, poultry farms and other intensive animal industries in a manner consistent with orderly and proper planning and protection of the environment.

Ensure that the use and development of land for animal keeping or training is appropriately located and does not detrimentally impact the environment, the operation of surrounding land uses and the amenity of the surrounding area.

Policy documents

Consider as relevant:

- *Victorian Code for Cattle Feedlots* (Department of Agriculture, Energy and Minerals, 1995)
- *Victorian Code for Broiler Farms* (Department of Primary Industries, 2009, plus 2018 amendments)
- *Apiary Code of Practice* (Department of Planning and Community Development, 2011)
- *Planning Guidelines for Land Based Aquaculture in Victoria* (Department of Primary Industries, No. 21, 2005)
- *Victorian Low Density Mobile Outdoor Poultry Farm Planning Permit Guidelines* (Department of Economic Development, Jobs, Transport and Resources, June 2018)
- *Victorian Low Density Mobile Outdoor Pig Farm Planning Permit Guidelines* (Department of Economic Development, Jobs, Transport and Resources, June 2018)

14.01-2L

28/05/2021
C122latr

Intensive agriculture

Policy application

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

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

Strategies

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

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

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

Policy document

Consider as relevant:

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

14.01-3S20/03/2023
VC229**Forestry and timber production****Objective**

To facilitate the establishment, management and harvesting of plantations and the harvesting of timber from native forests.

Strategies

Identify areas that may be suitably used and developed for plantation timber production.

Promote the establishment of softwood and hardwood plantations on predominantly cleared land, as well as other areas that are subject to or contributing to land and water degradation.

Ensure protection of water quality and soil.

Ensure timber production in native forests is conducted in a sustainable manner.

Conduct timber production (except agroforestry, windbreaks and commercial plantations of 5 hectares or less) in accordance with the *Code of Practice for Timber Production 2014 (as amended 2022)* (Department of Environment, Land, Water and Planning, 2022).

Ensure Victoria's greenhouse sinks are protected and enhanced by controlling land clearing, containing the growth of urban areas and supporting revegetation programs.

Policy documents

Consider as relevant:

- *Code of Practice for Timber Production 2014 (as amended 2022)* (Department of Environment, Land, Water and Planning, 2022)

14.01-3L28/05/2021
C122latr**Forestry and timber production****Strategies**

Encourage environmentally sustainable timber production.

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

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

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

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

15.01

31/07/2018
VC148

BUILT ENVIRONMENT

15.01-1S02/09/2025
VC283**Urban design****Objective**

To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

Strategies

Require development to respond to its context in terms of character, cultural identity and heritage, natural features, surrounding landscape and climate.

Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.

Ensure the interface between the private and public realm protects and enhances personal safety.

Ensure development supports public realm amenity and safe access to walking and cycling environments and public transport.

Ensure that the design and location of publicly accessible private spaces, including car parking areas, forecourts and walkways, is of a high standard, creates a safe environment for users and enables easy and efficient use.

Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.

Ensure that development, including signs, minimises detrimental impacts on amenity, on the natural and built environment and on the safety and efficiency of roads.

Promote good urban design along and abutting transport corridors.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)

15.01-1L02/10/2025
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:

LATROBE PLANNING SCHEME

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

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).

15.01-2S01/01/2024
VC250**Building design****Objective**

To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.

Strategies

Ensure a comprehensive site analysis forms the starting point of the design process and provides the basis for the consideration of height, scale, massing and energy performance of new development.

Ensure development responds and contributes to the strategic and cultural context of its location.

Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.

Improve the energy performance of buildings through siting and design measures that encourage:

- Passive design responses that minimise the need for heating, cooling and lighting.
- On-site renewable energy generation and storage technology.
- Use of low embodied energy materials.

Restrict the provision of reticulated natural gas in new dwelling development.

Ensure the layout and design of development supports resource recovery, including separation, storage and collection of waste, mixed recycling, glass, organics and e-waste.

Encourage use of recycled and reusable materials in building construction and undertake adaptive reuse of buildings, where practical.

Encourage water efficiency and the use of rainwater, stormwater and recycled water.

Minimise stormwater discharge through site layout and landscaping measures that support on-site infiltration and stormwater reuse.

Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm.

Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security.

Ensure development is designed to protect and enhance valued landmarks, views and vistas.

Ensure development considers and responds to transport movement networks and provides safe access and egress for pedestrians, cyclists and vehicles.

Encourage development to retain existing vegetation.

Ensure development provides landscaping that responds to its site context, enhances the built form, creates safe and attractive spaces and supports cooling and greening of urban areas.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)
- *Apartment Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2021)
- *Waste Management and Recycling in Multi-unit Developments* (Sustainability Victoria, 2019)

15.01-2L

10/06/2022
VC216

Energy and resource efficiency

Strategy

Encourage development to incorporate energy efficient design measures.

15.01-3S01/01/2024
VC250**Subdivision design****Objective**

To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.

Strategies

In the development of new residential areas and in the redevelopment of existing areas, subdivision should be designed to create liveable and sustainable communities by:

- Creating compact neighbourhoods that have walkable distances between activities.
- Developing activity centres in appropriate locations with a mix of uses and services and access to public transport.
- Creating neighbourhood centres that include services to meet day to day needs.
- Creating urban places with a strong sense of place that are functional, safe and attractive.
- Providing a range of lot sizes to suit a variety of dwelling and household types to meet the needs and aspirations of different groups of people.
- Creating landscaped streets and a network of open spaces to meet a variety of needs with links to regional parks where possible.
- Protecting and enhancing habitat for native flora and fauna, and providing opportunities for people to experience nature in urban areas.
- Facilitating an urban structure where neighbourhoods are clustered to support larger activity centres served by high quality public transport.
- Reduce car dependency by allowing for:
 - Convenient and safe public transport.
 - Safe and attractive spaces and networks for walking and cycling.
 - Subdivision layouts that allow easy movement within and between neighbourhoods.
 - A convenient and safe road network.
- Minimising exposure of sensitive uses to air and noise pollution from the transport system.
- Being accessible to people with disabilities.
- Creating an urban structure that:
 - Responds to climate related hazards.
 - Incorporates integrated water management, including sustainable irrigation of open space.
 - Minimises peak demand on the electricity network.
 - Supports energy efficiency and solar energy generation through urban layout and lot orientation.
 - Supports waste minimisation and increased resource recovery.
- Providing utilities and services that support the uptake of renewable energy technologies, such as microgrids and energy storage systems, including batteries.
- Providing all-electric lots.

Policy documents

Consider as relevant:

LATROBE PLANNING SCHEME

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)

15.01-3L02/10/2025
C149latr**Subdivision design****Strategies**

Locate shops, community centres, public open space and activity centres within walking distance 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 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.

15.01-4S02/09/2025
VC283**Healthy neighbourhoods****Objective**

To achieve neighbourhoods that foster healthy and active living and community wellbeing.

Strategies

Design neighbourhoods that foster community interaction and make it easy for people of all ages and abilities to live healthy lifestyles and engage in regular physical activity by providing:

- Connected, safe, pleasant and attractive walking and cycling networks that enable and promote walking and cycling as a part of daily life.
- Streets with direct, safe and convenient access to destinations.
- Conveniently located public spaces for active recreation and leisure.
- Accessibly located public transport stops.
- Amenities and protection to support physical activity in all weather conditions.

Create 20 minute neighbourhoods, that give people the ability to meet most of their everyday needs within a 20 minute walk, cycle or local public transport trip from their home.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)

15.01-5S

09/10/2020
VC169

Neighbourhood character

Objective

To recognise, support and protect neighbourhood character, cultural identity, and sense of place.

Strategies

Support development that respects the existing neighbourhood character or contributes to a preferred neighbourhood character.

Ensure the preferred neighbourhood character is consistent with medium and higher density housing outcomes in areas identified for increased housing.

Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by respecting the:

- Pattern of local urban structure and subdivision.
- Underlying natural landscape character and significant vegetation.
- Neighbourhood character values and built form that reflect community identity.

15.01-5L13/06/2024
C136latr**Neighbourhood character****Strategies**

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

Facilitate the development of streetscapes that:

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

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

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

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

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

Ensure specific character outcomes are achieved for special character areas in Churchill, Moe and Traralgon.

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).

15.01-6S

31/07/2018
VC148

Design for rural areas

Objective

To ensure development respects valued areas of rural character.

Strategies

Ensure that the siting, scale and appearance of development protects and enhances rural character.

Protect the visual amenity of valued rural landscapes and character areas along township approaches and sensitive tourist routes by ensuring new development is sympathetically located.

Site and design development to minimise visual impacts on surrounding natural scenery and landscape features including ridgelines, hill tops, waterways, lakes and wetlands.

15.01-6L

28/05/2021
C122latr

Design for rural areas

Strategy

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

16.01

31/07/2018
VC148

RESIDENTIAL DEVELOPMENT

16.01-1S02/09/2025
VC283**Housing supply****Objective**

To facilitate well-located, integrated and diverse housing that meets community needs.

Strategies

Plan to accommodate housing targets specified in this clause by ensuring zones and overlays deliver sufficient realisable development capacity.

Ensure that an appropriate quantity, quality and type of housing is provided, including aged care facilities and other housing suitable for older people, supported accommodation for people with disability, rooming houses, student accommodation and social housing.

Increase the proportion of housing in urban areas with good access to opportunities and services (including under-utilised urban land) and reduce the share of new dwellings in greenfield, fringe and dispersed development areas.

Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.

Identify opportunities for increased residential densities to help consolidate urban areas.

Facilitate diverse housing that offers choice and meets changing household needs by widening housing diversity through a mix of housing types.

Encourage the development of well-designed housing that:

- Provides a high level of internal and external amenity.
- Incorporates universal design and adaptable internal dwelling design.

Support opportunities for a range of income groups to choose housing in well-serviced locations.

Plan for growth areas to provide for a mix of housing types through a variety of lot sizes, including higher housing densities in and around activity centres.

Policy documents

Consider as relevant:

- *Homes for Victorians - Affordability, Access and Choice* (Victorian Government, 2017)
- *Apartment Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2021)

Table 1 - Metropolitan Melbourne Housing Targets

	Housing Target	Greenfield Area Target	Established Area Target
Growth Municipalities			
Mitchell	66,000	56,000	10,000
Cardinia	30,000	21,000	9,000
Casey	87,000	58,500	28,500
Hume	79,000	53,500	25,500
Melton	109,000	104,000	5,000
Whittlesea	72,000	43,000	29,000

LATROBE PLANNING SCHEME

Wyndham	99,000	74,000	25,000
Inner Melbourne			
Melbourne	119,500	-	119,500
Port Phillip	55,000	-	55,000
Stonnington	50,000	-	50,000
Yarra	44,000	-	44,000
Middle Melbourne			
Banyule	45,500	-	45,500
Bayside	30,000	-	30,000
Boroondara	65,500	-	65,500
Darebin	69,000	-	69,000
Glen Eira	63,500	-	63,500
Hobsons Bay	22,500	-	22,500
Kingston	51,500	-	51,500
Manningham	28,500	-	28,500
Maribyrnong	48,000	-	48,000
Merri-bek	69,000	-	69,000
Monash	69,500	-	69,500
Moonee Valley	47,500	-	47,500
Whitehorse	76,500	-	76,500
Outer Melbourne			
Brimbank	59,500	-	59,500
Frankston	33,000	-	33,000
Greater Dandenong	52,500	-	52,500
Knox	43,000	-	43,000
Maroondah	39,500	-	39,500
Mornington Peninsula	24,000	-	24,000
Nillumbik	6,500	-	6,500
Yarra Ranges	25,000	-	25,000

Table 2 - Regional Victoria Housing Targets

	Housing Target	Greenfield Area Target	Established Area Target
Barwon			
Colac Otway	3,700	-	3,700
Greater Geelong	128,600	51,100	77,500
Queenscliffe	400	-	400
Surf Coast	8,000	-	8,000
Central Highlands			
Ararat	1,000	-	1,000
Ballarat	46,900	18,900	28,000
Golden Plains	12,500	-	12,500
Hepburn	3,150	-	3,150
Moorabool	20,000	-	20,000
Pyrenees	1,300	-	1,300
Gippsland			
Bass Coast	19,250	-	19,250
Baw Baw	25,700	-	25,700
East Gippsland	11,000	-	11,000
Latrobe	13,000	-	13,000
South Gippsland	8,000	-	8,000
Wellington	8,000	-	8,000
Goulburn			
Greater Shepparton	15,250	-	15,250
Mitchell	66,000	56,000	10,000
Moria	4,500	-	4,500
Murrindindi	3,350	-	3,350
Strathbogie	2,400	-	2,400
Great South Coast			
Corangamite	1,400	-	1,400
Glenelg	1,400	-	1,400
Moyne	2,900	-	2,900

LATROBE PLANNING SCHEME

Southern Grampians	1,250	-	1,250
Warrnambool	7,200	-	7,200
Loddon Campaspe			
Campaspe	4,500	-	4,500
Central Goldfields	1,700	-	1,700
Greater Bendigo	37,000	11,000	26,000
Loddon	550	-	550
Macedon Ranges	13,200	-	13,200
Mount Alexander	4,500	-	4,500
Mallee			
Buloke	150	-	150
Gannawarra	850	-	850
Mildura	8,500	-	8,500
Swan Hill	2,100	-	2,100
Ovens Murray			
Alpine	1,250	-	1,250
Benalla	1,700	-	1,700
Indigo	3,100	-	3,100
Mansfield	3,900	-	3,900
Towong	550	-	550
Wangaratta	6,000	-	6,000
Wodonga	15,200	-	15,200
Wimmera Southern Mallee			
Hindmarsh	250	-	250
Horsham	3,300	-	3,300
Northern Grampians	750	-	750
West Wimmera	200	-	200
Yarriambiack	300	-	300

16.01-1L02/10/2025
C149latr**Housing Supply****Policy application**

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

General 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.

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

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

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

Support the provision of diverse social and affordable housing in well serviced locations.

General policy guidelines

Consider as relevant:

- Encouraging medium and high density housing typologies within 400 metres of the Primary Activity Centres of Moe, Morwell, Churchill and Traralgon.
- Supporting infill development within 200 metres of existing or planned Neighbourhood Activity Centres and Local Activity Centres and the retail centres of District and Small Towns.

Substantial change area strategies

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

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

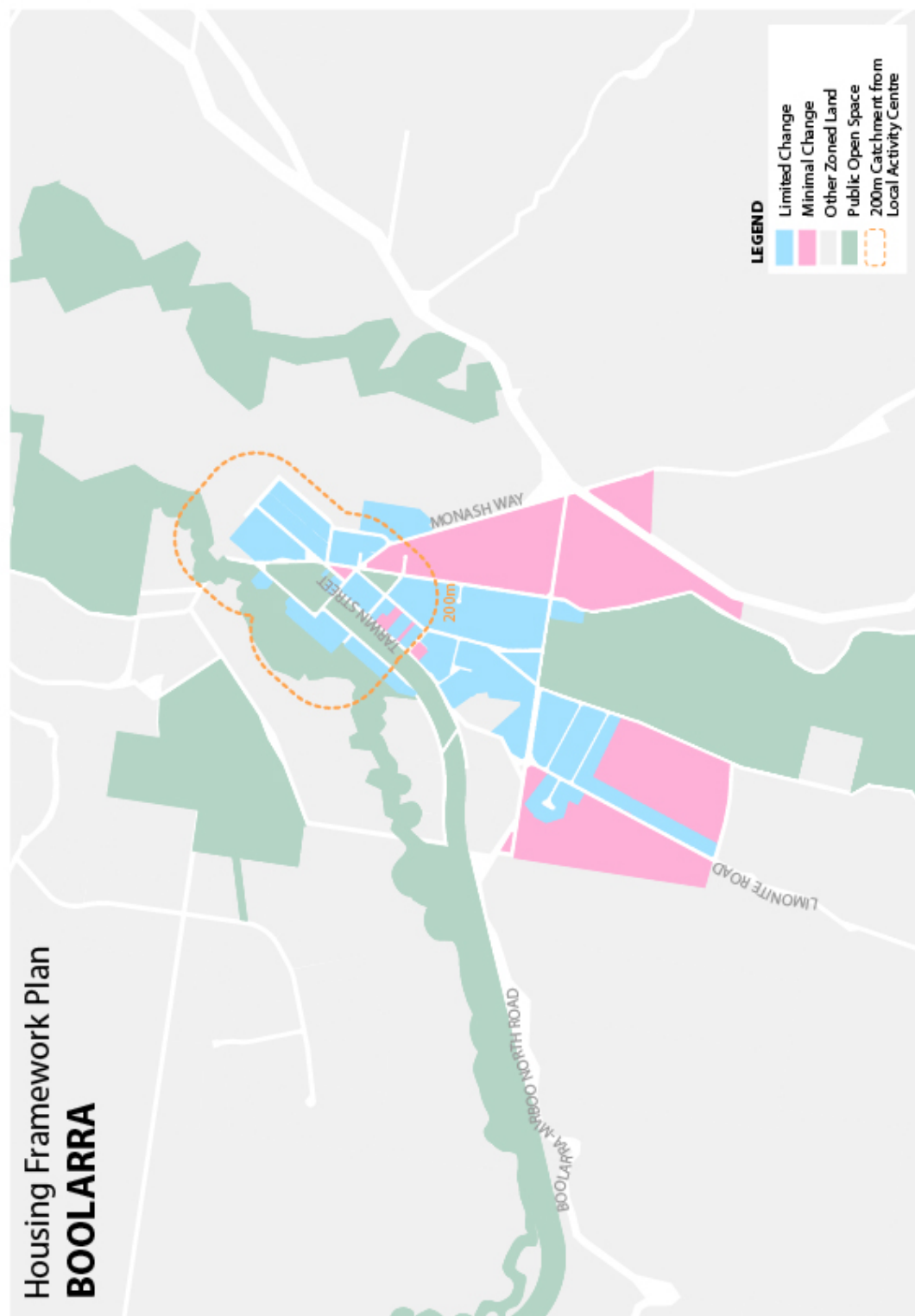
Encourage the retention and provision of vegetated areas including canopy trees and large garden spaces.

Policy documents

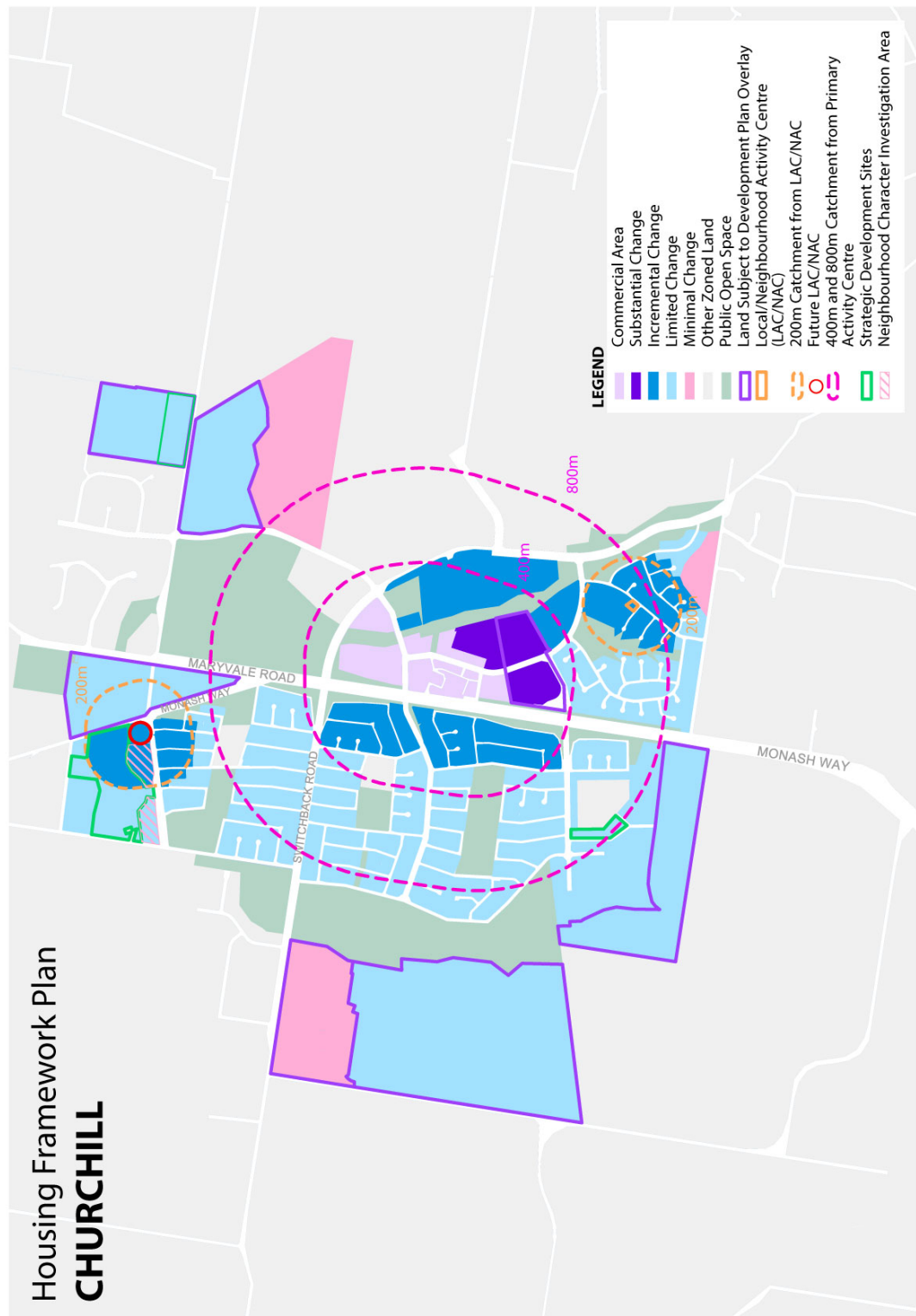
Consider as relevant:

- *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).

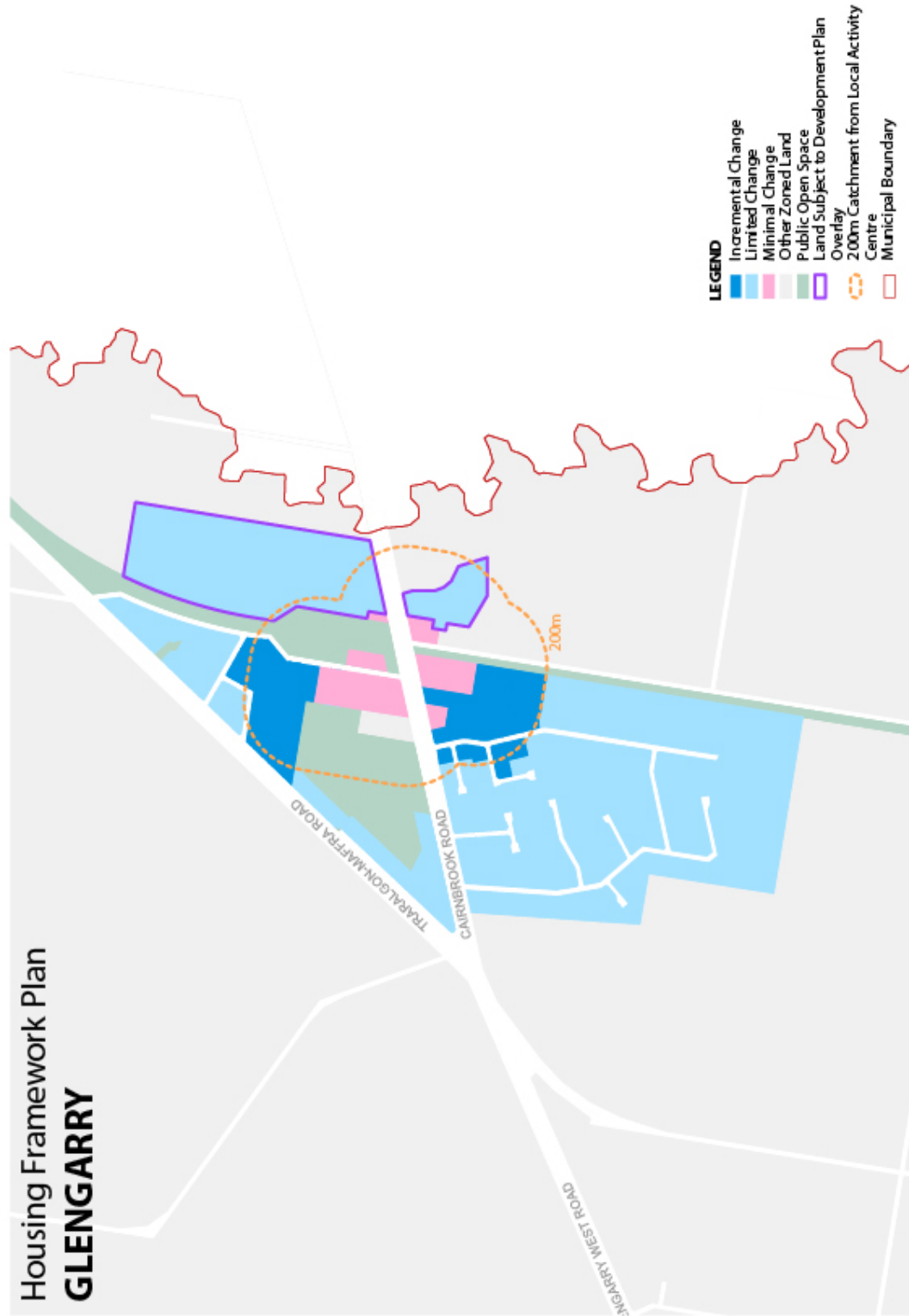
Boolarra Housing Framework Plan



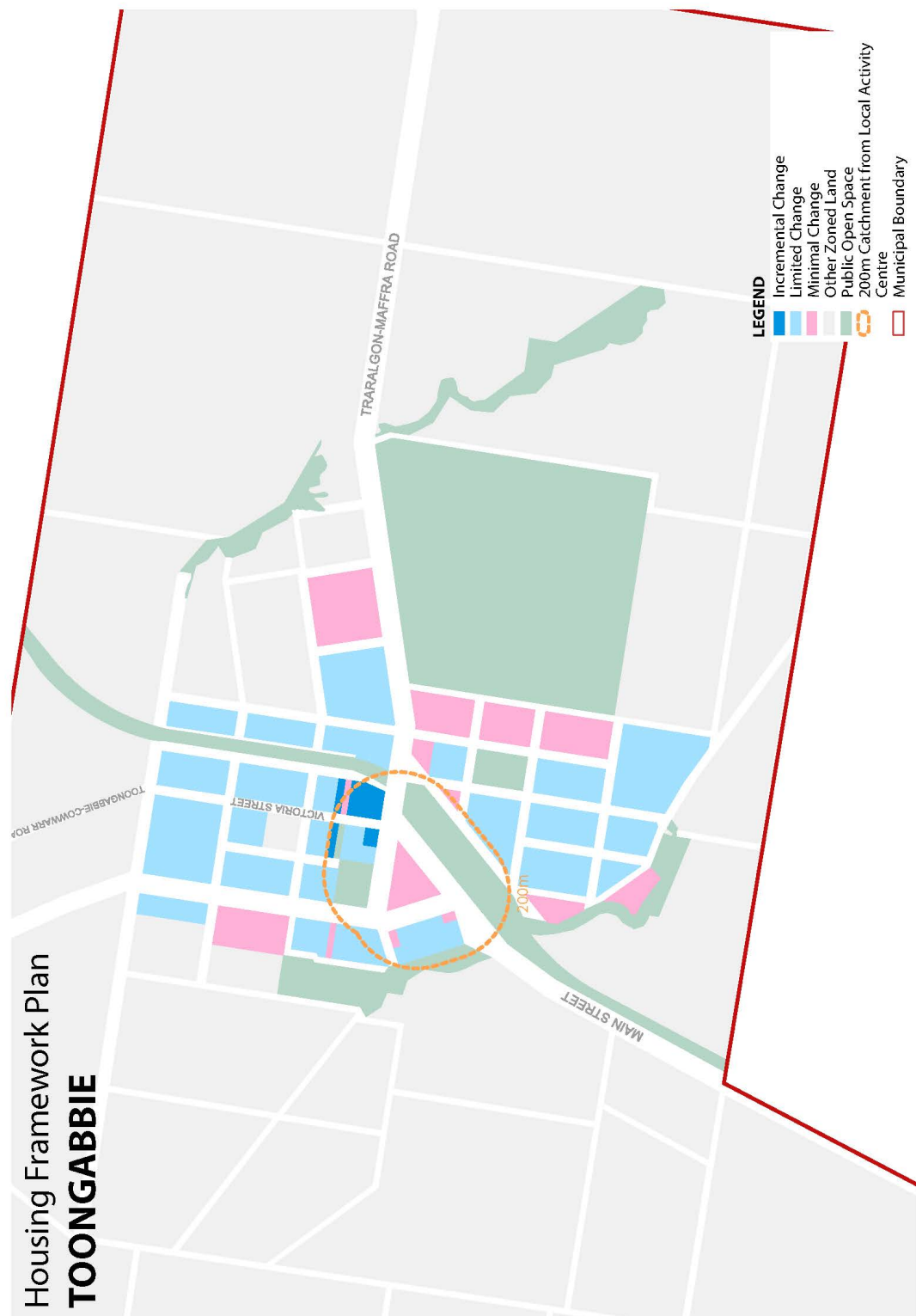
Churchill Housing Framework Plan



Glengarry Housing Framework Plan

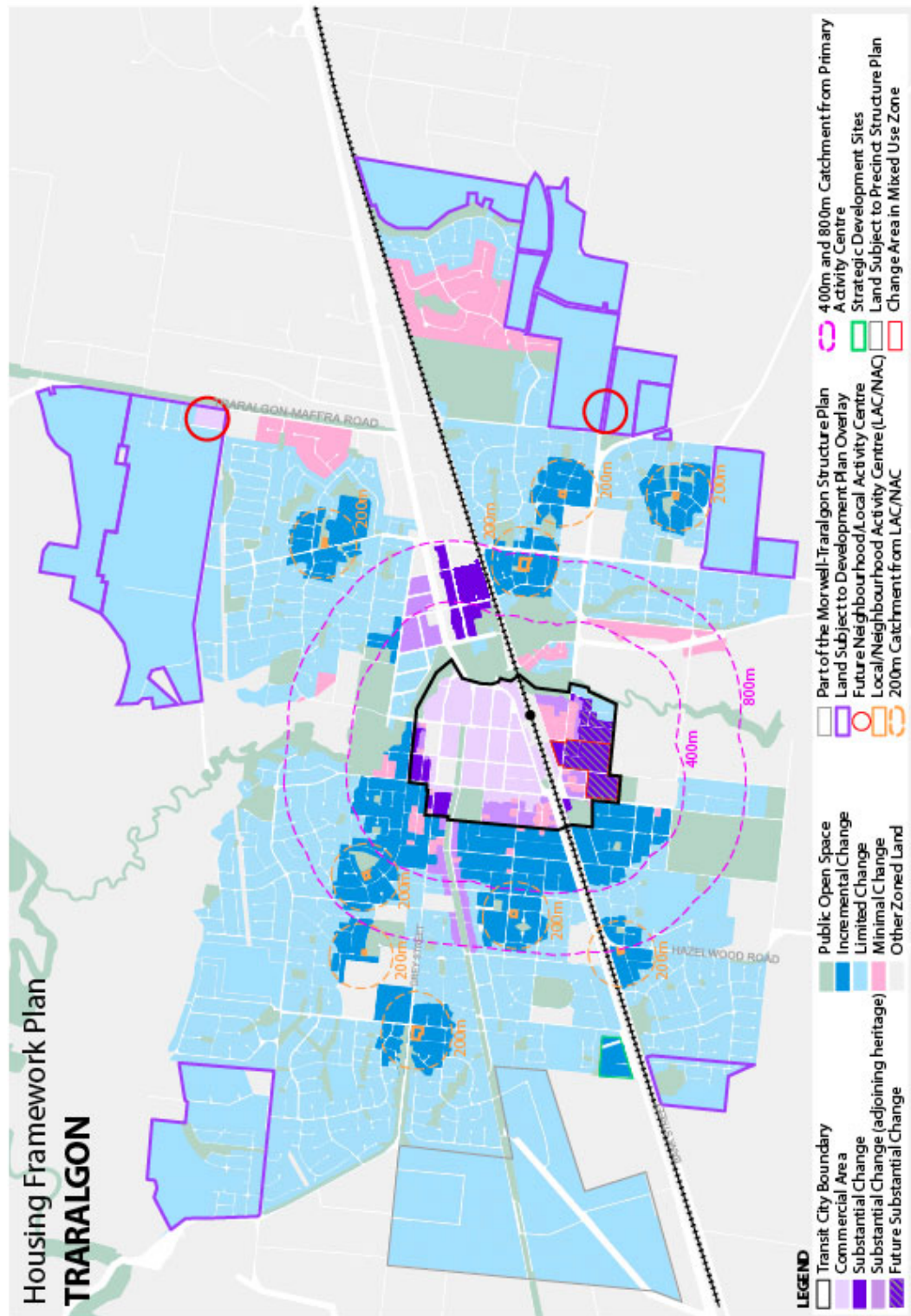


Toongabbie Housing Framework Plan

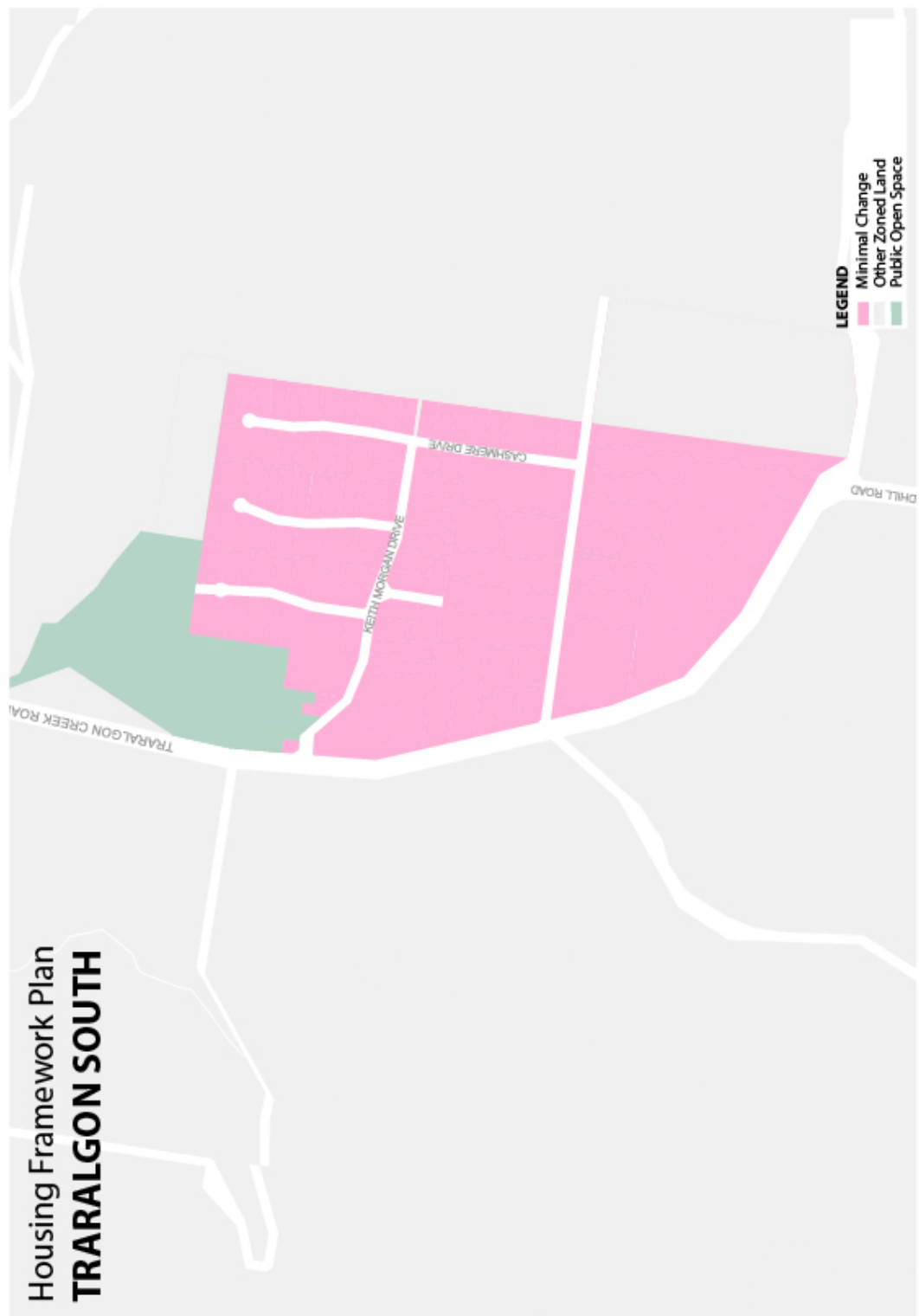


Housing Framework Plan
TOONGABBIE

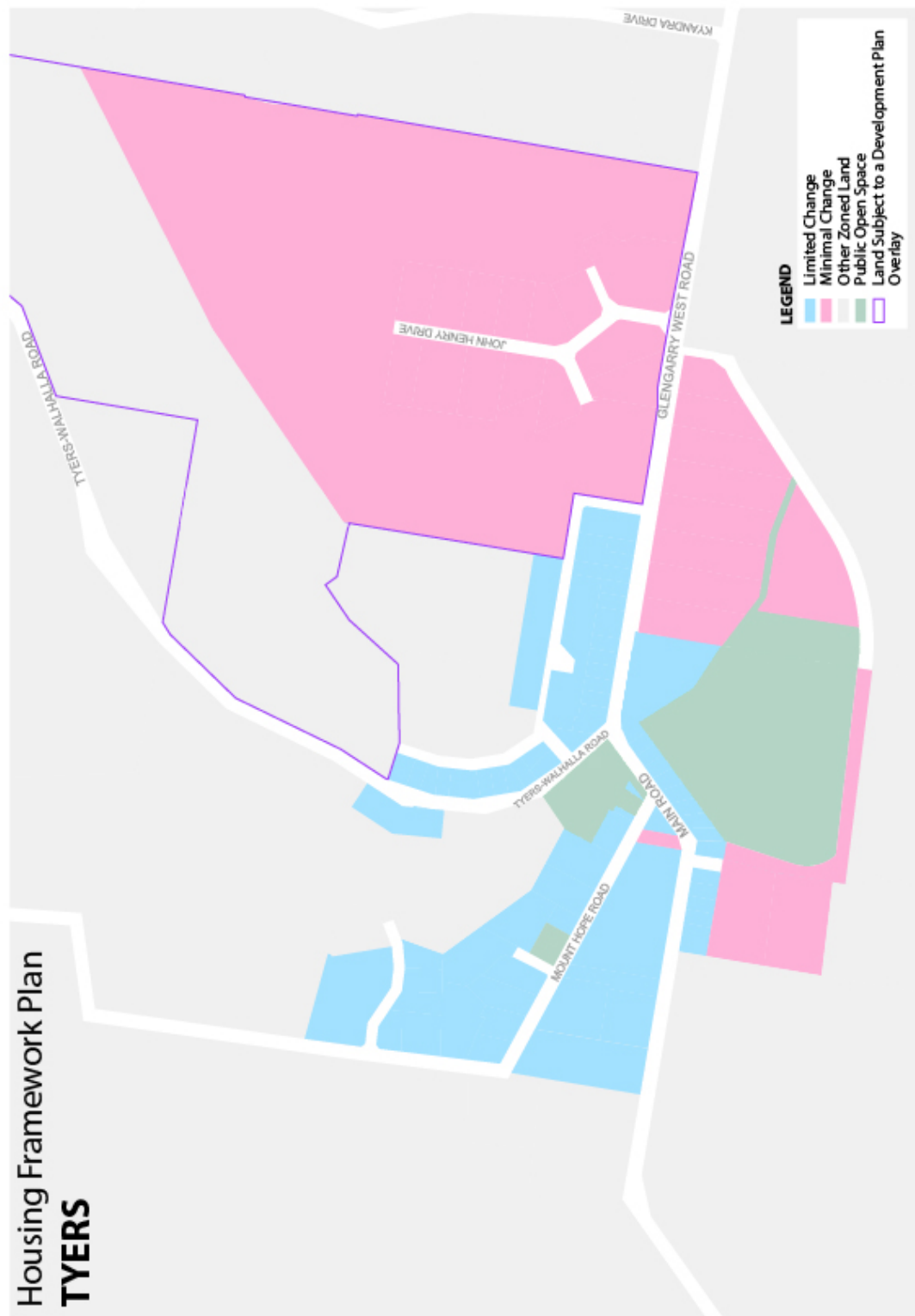
Traralgon Housing Framework Plan



Traralgon South Housing Framework Plan

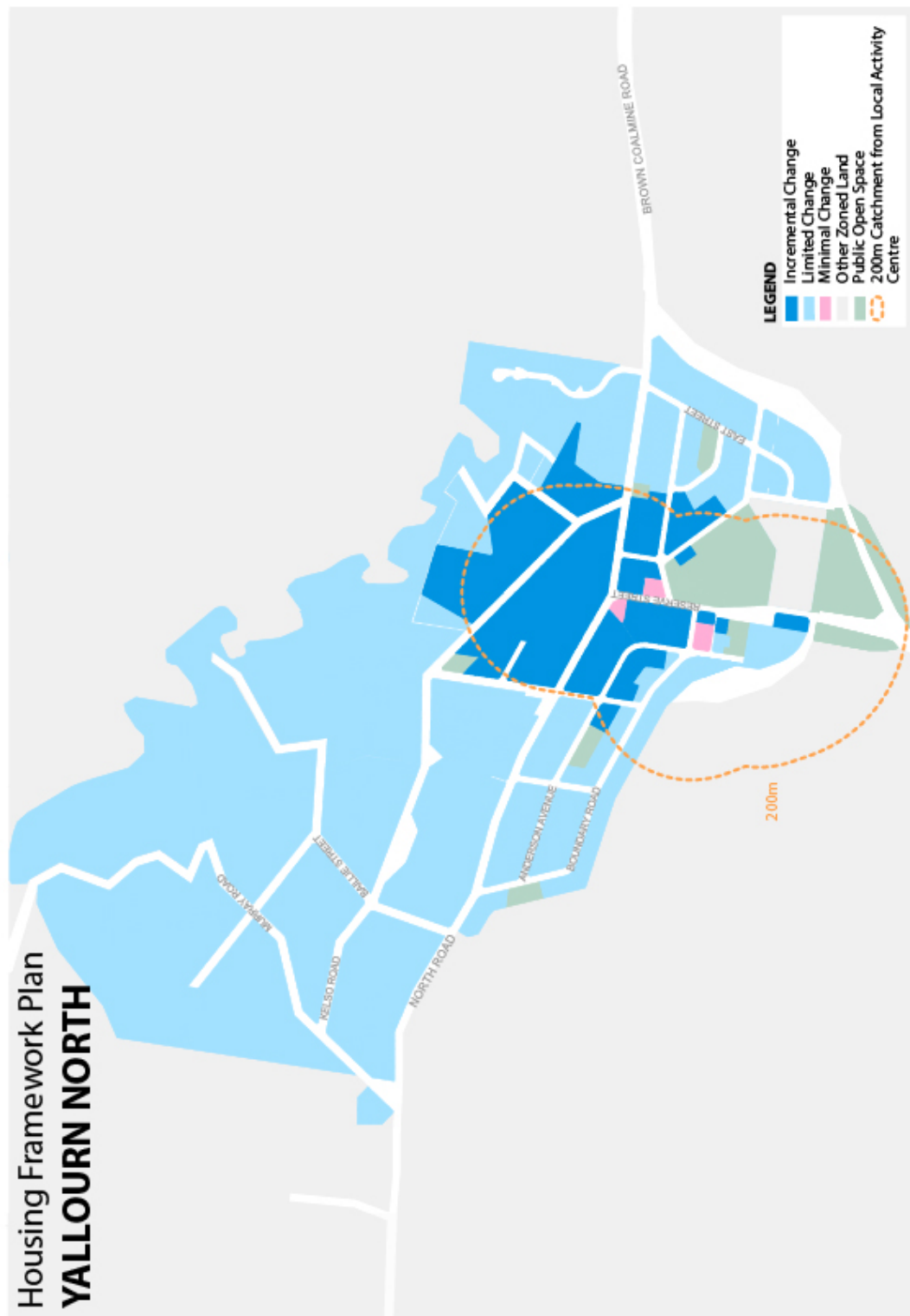


Tyers Housing Framework Plan



Housing Framework Plan
TYERS

Yallourn North Housing Framework Plan



Yinnar Housing Framework Plan



16.01-2S02/09/2025
VC283**Housing affordability****Objective**

To deliver affordable housing in areas with good access to opportunities and services.

Strategies

Improve housing affordability by:

- Ensuring housing supply continues to be sufficient to meet demand.
- Increasing choice in housing type, tenure and cost to meet the needs of households as they move through life cycle changes and to support diverse communities.
- Promoting good housing and urban design to minimise negative environmental impacts and keep costs down for residents and the wider community.
- Encouraging a significant proportion of new development to be affordable for households on very low to moderate incomes.

Increase the supply of well-located affordable housing by:

- Facilitating a mix of private, affordable and social housing in suburbs, growth areas, activity centres and urban renewal precincts.
- Ensuring the redevelopment and renewal of public housing stock better meets community needs.

Facilitate the delivery of social housing by identifying surplus government land suitable for housing.

Policy documents

Consider as relevant:

- *Homes for Victorians - Affordability, Access and Choice* (Victorian Government, 2017)

16.01-2L13/06/2024
C136latr**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).

16.01-3S09/10/2020
VC169**Rural residential development****Objective**

To identify land suitable for rural residential development.

Strategies

Manage development in rural areas to protect agriculture and avoid inappropriate rural residential development.

Encourage the consolidation of new housing in existing settlements where investment in physical and community infrastructure and services has already been made.

Demonstrate need and identify locations for rural residential development through a housing and settlement strategy.

Ensure planning for rural residential development avoids or significantly reduces adverse economic, social and environmental impacts by:

- Maintaining the long-term sustainable use and management of existing natural resource attributes in activities including agricultural production, water, mineral and energy resources.
- Protecting existing landscape values and environmental qualities such as water quality, native vegetation, biodiversity and habitat.
- Minimising or avoiding property servicing costs carried by local and state governments.
- Maintaining an adequate buffer distance between rural residential development and animal production.

Ensure land is not zoned for rural residential development if it will encroach on high quality productive agricultural land or adversely impact on waterways or other natural resources.

Discourage development of small lots in rural zones for residential use or other incompatible uses.

Encourage consolidation of existing isolated small lots in rural zones.

Ensure land is only zoned for rural residential development where it:

- Is located close to existing towns and urban centres, but not in areas that will be required for fully serviced urban development.
- Can be supplied with electricity, water and good quality road access.

16.01-3L

28/05/2021
C122latr

Rural residential development

Strategies

Encourage rural living where there will be minimal negative environmental impact or conflict with commercial agriculture.

Support rural living where it will result in improved land management outcomes.

Encourage facilities and services required by rural residents to locate in existing townships.

Discourage rural living or low density residential use and development on the fringes of major towns where land is designated as a long-term urban growth corridor.

Discourage domestic animal husbandry and racing dog husbandry in rural living areas.

Discourage rural living on existing timber haulage routes to avoid road safety and amenity issues.

Support rural living in low bushfire risk locations or where bushfire risk can be reduced to an acceptable level.

16.01-4S

04/11/2022
VC226

Community care accommodation

Objective

To facilitate the establishment of community care accommodation and support their location being kept confidential.

Strategies

Planning schemes should not require a planning permit for or prohibit the use of land in a residential area for community care accommodation provided no more than 20 clients are accommodated and the use is funded by, or carried out by or on behalf of, a government department or public authority, including a public authority established for a public purpose under a Commonwealth Act.

Facilitate the confidential establishment of community care accommodation through appropriate permit, notice and review exemptions.

16.01-5S09/10/2020
VC169**Residential aged care facilities****Objective**

To facilitate the development of well-designed and appropriately located residential aged care facilities.

Strategies

Recognise that residential aged care facilities contribute to housing diversity and choice, and are an appropriate use in a residential area.

Recognise that residential aged care facilities are different to dwellings in their purpose and function, and will have a different built form (including height, scale and mass).

Ensure local housing strategies, precinct structure plans and activity centre structure plans provide for residential aged care facilities.

Ensure that residential aged care facilities are located in residential areas, activity centres and urban renewal precincts, close to services and public transport.

Encourage planning for housing that:

- Delivers an adequate supply of land or redevelopment opportunities for residential aged care facilities.
- Enables older people to live in appropriate housing in their local community.

Provide for a mix of housing for older people with appropriate access to care and support services.

Ensure that proposals to establish residential aged care facilities early in the life of a growth area are in locations that will have early access to services and public transport.

Ensure that residential aged care facilities are designed to respond to the site and its context.

Promote a high standard of urban design and architecture in residential aged care facilities.

Policy guidelines

Consider as relevant:

- The Commonwealth Government's Responsible ratios for the provision of aged care places under the *Aged Care Act 1997*.

16.01-5L28/05/2021
C122latr**Residential aged care facilities****Strategy**

Locate specialised aged care facilities in sites that are:

- Close to retail, community and recreational facilities.
- Serviced by public or community transport.
- Generally flat without significant obstacles to accessing facilities, services and transport (e.g. main roads without safe pedestrian crossing points).
- Not prone to natural hazards such as bushfire and flooding.

17.01

31/07/2018
VC148

EMPLOYMENT

17.01-1S

31/07/2018
VC148

Diversified economy

Objective

To strengthen and diversify the economy.

Strategies

Protect and strengthen existing and planned employment areas and plan for new employment areas.

Facilitate regional, cross-border and inter-regional relationships to harness emerging economic opportunities.

Facilitate growth in a range of employment sectors, including health, education, retail, tourism, knowledge industries and professional and technical services based on the emerging and existing strengths of each region.

Improve access to jobs closer to where people live.

Support rural economies to grow and diversify.

17.01-1R

31/07/2018
VC148

Diversified economy - Gippsland

Strategies

Support production and processing facilities that add value to local agricultural, forestry and fisheries products.

Support the development of industry sectors focussed on growing Asian and other international markets.

Support development of coal-to-products industries such as diesel, fertiliser and gas, for both domestic and export markets.

Improve Gippsland's capacity in advanced manufacturing and engineering with particular reference to Latrobe Valley industries.

Support Gippsland's fishing industry by maintaining ports and enabling development of fishing operations at Lakes Entrance, Mallacoota, Port Welshpool, San Remo, Port Franklin and Port Albert.

Facilitate opportunities within aviation-related industries.

17.01-1L

02/10/2025
C149latr

Diversified 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.

Provide for an employment area focused around the Latrobe Regional Airport and Hospital that accommodates industry clusters linked to health, aeronautics or agricultural research.

Policy document

Consider as relevant:

- *Live Work Latrobe Industrial and Employment Strategy* (Latrobe City Council, MacroPlan Dimasi, RMCG and Planisphere, 2019)

17.01-2S

04/10/2018
VC149

Innovation and research

Objective

To create opportunities for innovation and the knowledge economy within existing and emerging industries, research and education.

Strategies

Encourage the expansion and development of logistics and communications infrastructure.

Support the development of business clusters.

Support the development of enterprise precincts that build the critical mass of employment in an area, leverage the area's public and private sector economic competitive strengths and assets, and cater to a diversity of employment types and scales.

Promote an accessible, well-connected, high-amenity and collaborative physical environment that is conducive to innovation and to creative activities.

Encourage the provision of infrastructure that helps people to be innovative and creative, learn new skills and start new businesses in locations identified to accommodate employment and economic growth.

Support well-located, appropriate and low-cost premises for not-for-profit or start-up enterprises.

Improve access to community-based information and training through further developing libraries as community learning centres.

17.01-2R

31/07/2018
VC148

Innovation and Research - Gippsland

Strategies

Facilitate opportunities for innovation and industry development arising from climate change and initiatives to reduce greenhouse gas emissions.

Support development of the region's research and development capacity in places with an established presence including Churchill and Ellinbank.

17.01-2L

28/05/2021
C122latr

Innovation and research

Strategies

Facilitate the development of the Gippsland Hi-Tech Precinct by supporting the co-location of businesses that complement the activities within the Precinct.

Facilitate the establishment of research and development facilities, including those associated with existing businesses.

17.02

31/07/2018
VC148

COMMERCIAL

17.02-1S

15/03/2024
VC256

Business

Objective

To encourage development that meets the community's needs for retail, entertainment, office and other commercial services.

Strategies

Plan for an adequate supply of commercial land in appropriate locations.

Ensure commercial facilities are aggregated and provide net community benefit in relation to their viability, accessibility and efficient use of infrastructure.

Locate commercial facilities in existing or planned activity centres.

Provide new convenience shopping facilities to provide for the needs of the local population in new residential areas and within, or immediately adjacent to, existing commercial centres.

Provide small scale shopping opportunities that meet the needs of local residents and workers in convenient locations.

Provide outlets of trade-related goods or services directly serving or ancillary to industry that have adequate on-site car parking.

Locate cinema based entertainment facilities within or on the periphery of existing or planned activity centres.

Apply a five year time limit for commencement to any planning permit for a shopping centre or shopping centre expansion of more than 1000 square metres leasable floor area.

Regulate the use and development of land for a sex services premises in commercial and mixed use areas in the same way as for other types of shop.

Ensure that planning for the use and development of land for a sex services premises and home based business is consistent with decriminalisation of sex work and provides for the reduction of discrimination against, and harm to, sex workers.

17.02-1R

31/07/2018
VC148

Commercial centres - Gippsland

Strategy

Support redevelopment initiatives in commercial centres that will be subject to significant growth (Traralgon, Morwell Mid Valley, Warragul, Wonthaggi, Leongatha, Sale and Bairnsdale) to improve their attractiveness and usability.

17.02-1L

02/10/2025
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).

17.02-2S

31/07/2018
VC148

Out-of-centre development

Objective

To manage out-of-centre development.

Strategies

Discourage proposals for expansion of single use retail, commercial and recreational facilities outside activity centres.

Give preference to locations in or on the border of an activity centre for expansion of single use retail, commercial and recreational facilities.

Discourage large sports and entertainment facilities of metropolitan, state or national significance in out-of-centre locations unless they are on the Principal Public Transport Network and in locations that are highly accessible to their catchment of users.

Ensure that out-of-centre proposals are only considered where the proposed use or development is of net benefit to the community in the region served by the proposal or provides small scale shopping opportunities that meet the needs of local residents and workers in convenient locations.

17.02-2L

28/05/2021
C122latr

Out-of-centre development

Strategy

Discourage the establishment of ‘out of centre’ large format supermarkets and retail developments, unless there is demand and existing centres would not be detrimentally affected.

17.03

31/07/2018
VC148

INDUSTRY

17.03-1S14/01/2025
VC237**Industrial land supply****Objective**

To ensure availability of land for industry.

Strategies

Provide an adequate supply of industrial land in appropriate locations including sufficient stocks of large sites for strategic investment.

Identify land for industrial development in urban growth areas where:

- Good access for employees, freight and road transport is available.
- Appropriate buffer areas can be provided between the proposed industrial land and nearby sensitive land uses.

Protect and carefully plan existing industrial areas to, where possible, facilitate further industrial development.

Preserve locally significant industrial land for industrial or employment generating uses, unless long-term demand for these uses can be demonstrably met elsewhere.

Avoid non-industrial land uses that will prejudice the availability of land in identified industrial areas for future industrial use.

Policy documents

Consider as relevant:

- *Separation Distance Guideline* (Environment Protection Authority, August 2024)
- *Landfill Buffer Guideline* (Environment Protection Authority, August 2024)

17.03-1R

31/07/2018
VC148

Industrial land supply - Gippsland

Strategy

Facilitate the release of additional industrial zoned land in towns including Warragul, Leongatha, Sale, Lakes Entrance, Paynesville and Mallacoota.

17.03-1L02/10/2025
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 or 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)

17.03-2S14/01/2025
VC237**Sustainable industry****Objective**

To facilitate the sustainable operation of industry.

Strategies

Ensure that industrial activities requiring substantial threshold distances are located in the core of industrial areas.

Encourage activities with minimal threshold requirements to locate towards the perimeter of the industrial area.

Minimise inter-industry conflict and encourage like industries to locate within the same area.

Protect industrial activity in industrial zones from the encroachment of commercial, residential and other sensitive uses that would adversely affect industry viability.

Encourage industrial uses that meet appropriate standards of safety and amenity to locate within activity centres.

Support the retention of small-scale industries servicing established urban areas through appropriate zoning.

Provide adequate separation and buffer areas between sensitive uses and offensive or dangerous industries and quarries to ensure that residents are not affected by adverse environmental effects, nuisance or exposure to hazards.

Encourage manufacturing and storage industries that generate significant volumes of freight to locate close to air, rail and road freight terminals.

Policy documents

Consider as relevant:

- *Separation Distance Guideline* (Environment Protection Authority, August 2024)
- *Landfill Buffer Guideline* (Environment Protection Authority, August 2024)

17.03-3S02/09/2025
VC283**Significant industrial land****Objective**

To protect significant industrial land.

Strategies

Protect state significant industrial precincts from incompatible land uses to allow for future growth. State significant industrial precincts include but are not limited to:

- Southern Industrial Precinct - Dandenong South.
- Northern Industrial Precinct - Campbellfield, Somerton and Thomastown.
- Western Industrial Precinct - Laverton North and Derrimut.
- Officer / Pakenham Industrial Precinct.
- Port of Hastings Industrial Precinct.

Ensure sufficient availability of strategically located land for major industrial development, particularly for industries and storage facilities that require significant threshold distances from sensitive or incompatible uses.

Protect heavy industrial areas from inappropriate development and maintain adequate buffer distances from sensitive or incompatible uses.

Policy documents

Consider as relevant:

- *Melbourne Industrial and Commercial Land Use Plan* (Department of Environment, Land, Water and Planning, 2020)
- *Industrial and Commercial Land Classifications* (Department of Transport and Planning, 2025)

17.04

31/07/2018
VC148

TOURISM

17.04-1S

31/07/2018
VC148

Facilitating tourism

Objective

To encourage tourism development to maximise the economic, social and cultural benefits of developing the state as a competitive domestic and international tourist destination.

Strategies

Encourage the development of a range of well-designed and sited tourist facilities, including integrated resorts, accommodation, host farm, bed and breakfast and retail opportunities.

Seek to ensure that tourism facilities have access to suitable transport.

Promote tourism facilities that preserve, are compatible with and build on the assets and qualities of surrounding activities and attractions.

Create innovative tourism experiences.

Encourage investment that meets demand and supports growth in tourism.

Policy guidelines

Consider as relevant:

- Any applicable regional tourism development strategy.

Policy documents

Consider as relevant:

- *Tourism Investment Guidelines – Your Guide to Tourism Investment in Victoria* (Tourism Victoria, 2008)

17.04-1R

02/09/2025
VC283

Tourism - Gippsland

Strategies

Facilitate tourism in the strategic tourism investment areas of:

- Phillip Island
- Bunurong Coast
- Wilsons Promontory National Park
- Tarra-Bulga National Park
- Australian Alps
- Gippsland Lakes
- Croajingolong National Park.

Facilitate tourism development in existing urban settlements to maximise access to infrastructure, services and labour and to minimise impacts on the environment and exposure to natural hazards.

Support nature-based tourism proposals that complement and are compatible with the region's environment and landscape attractions or are close to identified strategic tourism investment areas.

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

02/10/2025
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)

17.04-1L-02 Facilitating rural tourism

02/10/2025
C149latr

Objective

To promote the complementary use of land for rural and nature-based tourism 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 to remnant bushland.

Support large scale tourism developments in rural areas only where:

- The tourism enterprise requires a rural location.
- The development will not contribute to the urbanisation of the area.
- The land use is compatible with the use of adjoining and surrounding land for agriculture or forestry and complimentary to the rural setting.
- The facility will significantly contribute to the local and regional tourism economy.
- The site has convenient access to tourist routes, tourist attractions and infrastructure.
- The site has access to all relevant servicing infrastructure and the development will meet all costs for infrastructure provision to the site.
- The bushfire risk can be reduced to an acceptable level.

Policy document

Consider as relevant:

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

17.04-1L-03 Tourism in the Farming Zone Schedule 102/10/2025
C149latr**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)

17.04-1L-04 Tourism in the Farming Zone Schedule 202/10/2025
C149latr**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)

17.04-2S20/03/2023
VC229**Coastal and maritime tourism and recreation****Objective**

To encourage a diverse range of strategically located and well-designed coastal and maritime tourism and recreational opportunities that strengthen people's connection with the marine and coastal environment.

Strategies

Support safe and sustainable recreation and tourism development including ecotourism, tourism and major maritime events that:

- Responds to identified demand.
- Minimises impact on environmental and cultural values.
- Minimises impact on other users.
- Minimises direct and cumulative impacts.
- Maintains public safety.
- Responds to the carrying capacity of the site.
- Minimises exposure to coastal hazard risks and risks posed by climate change.

Ensure a diverse range of accommodation options and coastal experiences are provided for and maintained.

Ensure sites and facilities are accessible to all.

Ensure tourism development, within non-urban areas, demonstrates a tourist accommodation need and supports a nature-based approach.

Ensure development is of an appropriate scale, use and intensity relative to its location and minimises impacts on the surrounding natural, visual, environmental and coastal character.

Develop a network of maritime precincts around Port Phillip and Western Port that serve both local communities and visitors.

Maintain and expand boating and recreational infrastructure around the bays in maritime precincts at Frankston, Geelong, Hastings, Hobsons Bay, Mordialloc, Mornington, Patterson River, Portarlington, Queenscliff, St Kilda, Stony Point/Cowes and Wyndham.

Support a sustainable network of facilities for recreational boating and water-based activities that respond to:

- Identified demand.
- Use and safety considerations.
- The carrying capacity of the location.
- Coastal processes.
- Environmental values.

Strategically plan and operate ports to complement each other in the context of the broader economy, transport networks and the maritime and coastal environments within which they are regulated.

Provide public access to recreational facilities and activities on land and water.

Policy guidelines

Consider as relevant:

- *Coastal Spaces Landscape Assessment Study* (Department of Sustainability and Environment, 2006)
- *Gippsland Boating Coastal Action Plan 2013 - Gippsland Coastal Board*

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- *Recreational Boating Facilities Framework July 2014 - Central Coastal Board*
- *Western Boating Coastal Action Plan 2010 - Western Coastal Board*

Policy documents

Consider as relevant:

- *Marine and Coastal Policy* (Department of Environment, Land, Water and Planning, 2020)
- *Marine and Coastal Strategy* (Department of Environment, Land, Water and Planning, 2022)
- *Siting and Design Guidelines on the Victorian Coast* (Department of Environment, Land, Water and Planning, 2020)

18.02

31/07/2018
VC148

MOVEMENT NETWORKS

18.02-1S09/12/2021
VC204**Walking****Objective**

To facilitate an efficient and safe walking network and increase the proportion of trips made by walking.

Strategies

Plan and develop walking networks to:

- Provide pedestrian routes that are safe, direct and comfortable to use.
- Enable walking as a part of everyday life.
- Enable people to meet more of their needs locally and rely less on their cars.
- Be accessible to vehicles that use footpaths, including wheelchairs, prams and scooters.
- Accommodate emerging forms of low-emission, low-speed personal transport.

Develop principal pedestrian networks for local areas that link with the transport system.

Provide walking infrastructure in all major transport projects.

Design walking routes to be comfortable by providing shelter from the sun through canopy trees, verandahs and other structures.

Design direct, comfortable and connected walking infrastructure to and between key destinations including activity centres, public transport interchanges, employment areas, urban renewal precincts and major attractions.

Policy documents

Consider as relevant:

- *Guidelines for developing Principal Pedestrian Networks* (Department of Economic Development, Jobs, Transport and Resources, 2015)

18.02-2S02/09/2025
VC283**Cycling****Objective**

To facilitate an efficient and safe bicycle network and increase the proportion of trips made by cycling.

Strategies

Plan and develop cycling networks to:

- Provide routes that are safe, comfortable, low-stress and well connected.
- Enable cycling as a part of everyday life.
- Enable people to meet more of their needs locally by cycling and to rely less on their cars.
- Accommodate emerging forms of low emission, low and moderate speed personal transport.

Protect and develop the Principal Bicycle Network to provide high-quality cycling routes that are direct and connected, to and between key destinations including activity centres, public transport interchanges, employment areas, urban renewal precincts and major attractions.

Develop Strategic Cycling Corridors by:

- Integrating them with stations and major interchanges on the public transport network that serve places of state significance.
- Integrating them with the central city, Employment and Innovation Areas, major activity centres and other destinations of metropolitan or state significance.
- Facilitating safer, lower stress and more direct journeys using a combination of cycleways, cycle paths and shared streets.
- Providing the most direct route practical.
- Designing transport corridors to prioritise cycling links and cyclists.

Protect Strategic Cycling Corridors from encroachment by development and incompatible interface treatments such as cross overs.

Support increased cycling by providing:

- Cycling routes and cycling infrastructure early in new developments and in all major transport projects.
- Cycle parking and related end of trip facilities to meet demand at education, recreation, transport, shopping, commercial, public transport interchanges and community facilities, significant trip generating developments and other major attractions.
- Facilities for cyclists, particularly storage, at public transport interchanges and rail stations.
- Vegetation to shade cycling routes.

Policy documents

Consider as relevant:

- *Principal Bicycle Network* (VicRoads, 2012)
- *Strategic Cycling Corridors* (Department of Transport, 2021)
- *Victorian Cycling Strategy 2018-28* (Transport for Victoria)

18.02-2L

02/10/2025
C149latr

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)

18.02-3S09/12/2021
VC204**Public transport****Objective**

To facilitate an efficient and safe public transport network and increase the proportion of trips made by public transport.

Strategies

Plan and develop public transport to:

- Connect activity centres, job-rich areas and outer suburban areas.
- Enable people to not have to rely on cars for personal transport.
- Integrate bus and tram networks and stops and public transport interchanges in new development areas, including key urban renewal precincts and outer-suburban areas.
- Integrate with land use and development in outer suburban and growth areas.

Protect and develop the Principal Public Transport Network and Regional Rail Network to facilitate:

- High quality public transport services that support increased diversity and density of development, particularly at interchanges, activity centres and where Principal Public Transport Network routes intersect.
- Modern commuter-style public transport services that link Melbourne with the regional growth areas of Geelong, Bendigo, Ballarat, Seymour and Traralgon.
- Service improvements to other regional and rural areas.
- A metro-style rail system that provides a very high frequency of service in the Melbourne metropolitan area.
- A new high quality orbital rail (Suburban Rail Loop) through Melbourne's middle suburbs.
- A balance between the rail usage needs of public transport and freight.

Facilitate public transport infrastructure in all major transport projects.

Allocate adequate land and infrastructure to support public transport provision in activity centres, transport interchanges and major commercial, retail and community facilities.

Locate higher density and increased development on or close to the Principal Public Transport Network in a way that does not compromise the efficiency of the Principal Public Transport Network.

Support development that facilitates the delivery and operation of public transport services.

Policy documents

Consider as relevant:

- *Principal Public Transport Network* (State Government of Victoria, 2017)
- *VicTrack Rail Development Interface Guidelines* (VicTrack, 2019)
- *Public Transport Guidelines for Land Use Development* (Department of Transport, 2008)

18.02-4S02/09/2025
VC283**Roads****Objective**

To facilitate an efficient and safe road network that integrates all movement networks and makes best use of existing infrastructure.

Strategies

Plan and develop the road network to:

- Ensure people are safe on and around roads.
- Improve people's perceptions of safety on and around roads.
- Improve road connections for all road users.
- Facilitate the use of public transport, cycling and walking.
- Integrate new and emerging technologies into road design, including the increasing connectivity and automation of vehicles.
- Accommodate the expansion of the High Productivity Freight Vehicle Network, and oversize and overmass vehicles.

Protect and develop the Principal Road Network to:

- Provide high mobility for through traffic and the efficient movement of freight by facilitating adequate movement capacity and speeds.
- Improve cross-town arterial links in outer suburbs and growth areas, including circumferential and radial movement to facilitate access to jobs and services.
- Limit access points to high-volume, high-speed roads by utilising urban design techniques such as service roads and internal connector roads.
- Improve high-capacity on-road public transport.

Develop declared freeways to:

- Link Melbourne with major regional cities, major interstate locations and other key locations important to the economy along major national and state transport corridors.
- Connect and provide access to Principal Transport Gateways and freight-generating areas.
- Improve connections to Employment and Innovation Areas.
- Connect dispersed major residential areas with key destinations and lower density employment areas.
- Avoid private access, except for service centres.

Provide for grade separation at railway crossings, except with the approval of the Minister for Transport and Infrastructure.

Improve Melbourne's distinctive, established boulevards by developing a connected, contemporary network of boulevards within the urban growth boundary.

Design road space to complement land use and meet business and community needs through the provision of wider footpaths, bicycle lanes, transit lanes (for buses and commercial passenger vehicles) and freight routes, in line with the designated role of the road.

Design roads to facilitate the safe movement of people and goods while providing places for people to interact and gather in high pedestrian areas like activity centres, around schools and around community facilities.

Plan an adequate supply of car parking that is designed and located to:

- Protect the role and function of nearby roads.

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- Enable the efficient movement and delivery of goods.
- Facilitate the use of public transport.
- Maintain journey times and the reliability of the on-road public transport network.
- Protect residential areas from the effects of road congestion created by on-street parking.
- Enable easy and efficient use.
- Achieve a high standard of urban design.
- Protect the amenity of the locality, including the amenity of pedestrians and other road users.
- Create a safe environment, particularly at night.

Allocate land for car parking considering:

- The existing and potential modes of access including public transport.
- The demand for off-street car parking.
- Road capacity.
- The potential for demand-management of car parking.

Consolidate car parking facilities to improve efficiency.

Design public car parks to incorporate electric charging facilities to support the use of low-emission vehicles.

Policy documents

Consider as relevant:

- *Victorian Road Safety Strategy 2021-2030* (Department of Transport, 2021)
- *Movement and Place in Victoria* (Department of Transport, February 2019)

18.02-4L

02/10/2025
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.

18.02-5S09/12/2021
VC204**Freight****Objective**

To facilitate an efficient, coordinated, safe and sustainable freight and logistics system that enhances Victoria's economic prosperity and liveability.

Strategies

Plan and develop Victoria's freight and logistics system to:

- Support the movement of freight within Victoria's freight and logistics system.
- Improve freight efficiency and capacity.
- Manage negative impacts of freight generating activities on urban amenity, the development of urban areas, and on the efficient operation of movement networks.
- Prioritise new technologies that enhance road and rail safety, optimise the metropolitan road network, better manage congestion and reduce supply chain costs.
- Accommodate High Productivity Freight Vehicles, and oversize and overmass vehicles.
- Increase the capacity of the rail network to carry larger volumes of freight.

Protect and develop the Principal Freight Network, including freight movement corridors and freight places, and Principal Transport Gateways, by:

- Facilitating the movement of high volumes of freight and freight of strategic value.
- Linking areas of production and manufacturing to national and international gateways and export markets.
- Increasing the capacity of Principal Transport Gateways and supporting their use and development as important locations for employment and economic activity.
- Designing the Principal Freight Network to adapt to commodity, market and operating changes.
- Managing encroachment from incompatible land use and development that would undermine its ability to operate.

Support the development of freight and logistics precincts in strategic locations within and adjacent to Principal Transport Gateways and along the Principal Freight Network movement corridors by:

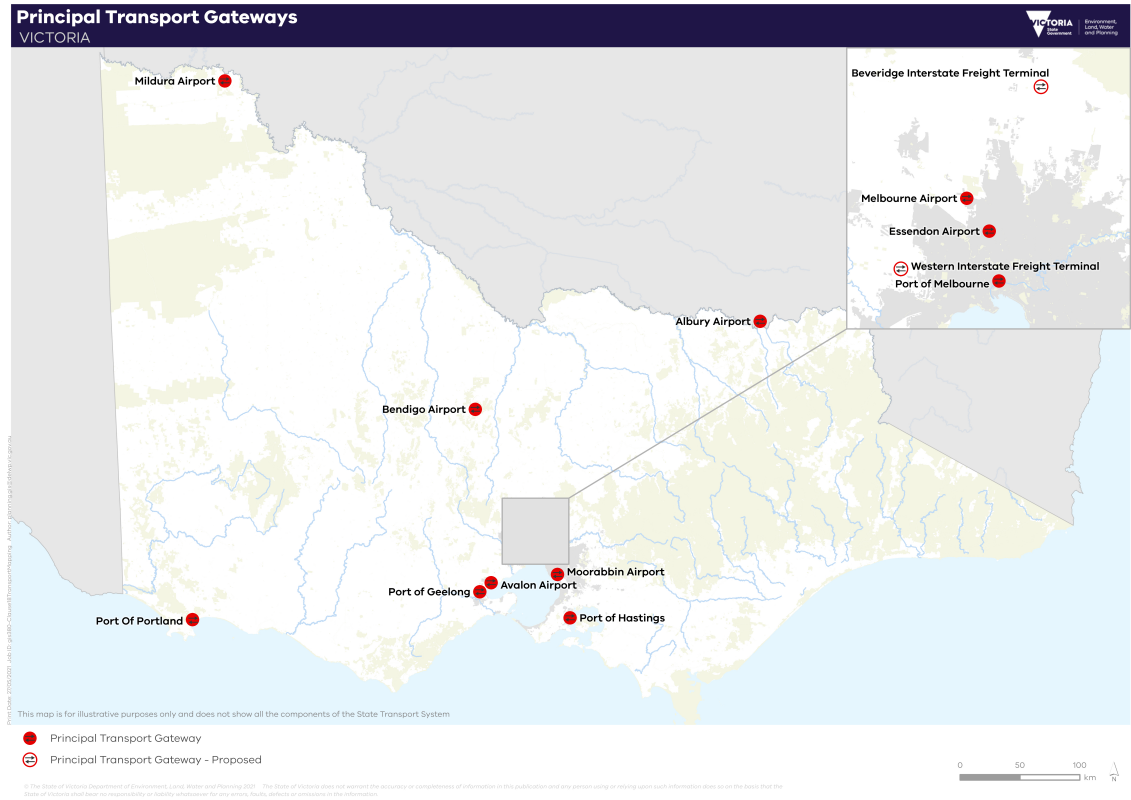
- Allocating land for complementary uses and employment-generating activities, such as distribution and warehousing.
- Reserving and appropriately zoning land for interstate freight terminals to support development that allows for the direct and immediate delivery of goods to market.
- Allocating land to allow high-volume freight customers to locate adjacent to interstate freight terminals, including the Western Interstate Freight Terminal and the Beveridge Interstate Freight Terminal.

Policy documents

Consider as relevant:

- *Principal Freight Network* (Department of Transport, 2021)
- *Principal Transport Gateways* (Department of Transport, 2021)
- *Delivering the Goods, Creating Victorian Jobs: Victorian Freight Plan* (Department of Economic Development, Jobs, Transport and Resources, July 2018)

Principal Transport Gateways



18.02-5R

09/12/2021
VC204

Freight links - Gippsland

Strategies

Plan for improved rail and road connections to the Port of Hastings and other freight and logistic precincts.

Support development of freight and logistics precincts at Morwell and Bairnsdale and improve key transport links.

18.02-5L

09/12/2021
VC204

Freight links

Strategy

Facilitate a range of logistics activities at the Gippsland Intermodal Freight Terminal in Morwell.

Policy document

Consider as relevant:

- *Morwell Logistics Precinct Master Plan* (Beca Oty Ltd with Meyrick and Associates and Traffix Group, 2005)

18.02-6S09/12/2021
VC204**Ports****Planning for ports objective**

To support the effective and competitive operation of Victoria's commercial trading ports at local, national and international levels, and to facilitate their ongoing sustainable operation and development.

Planning for ports strategies

Provide for the ongoing development of ports at Melbourne, Geelong, Hastings and Portland in accordance with approved Port Development Strategies.

Identify and protect key transport corridors linking ports to the broader transport network.

Manage any impacts of a commercial trading port and any related industrial development on nearby sensitive uses to minimise the impact of vibration, light spill, noise and air emissions from port activities.

Planning for port environs objective

To plan for and manage land near commercial trading ports so that development and use are compatible with port operations and provide reasonable amenity expectations.

Planning for port environs strategies

Protect commercial trading ports from encroachment of sensitive and incompatible land uses in the port environs.

Plan for and manage land in the port environs to accommodate uses that depend upon, or gain significant economic advantage from, proximity to the port's operations.

Ensure that industrially zoned land within the environs of a commercial trading port is maintained and continues to support the role of the port as a critical freight and logistics precinct.

Identify and protect key transport corridors linking ports to the broader transport network.

Ensure any new use or development within the environs of a commercial trading port does not prejudice the efficient and curfew-free operations of the port.

Ensure that the use and intensity of development does not expose people to unacceptable health or safety risks and consequences associated with an existing major hazard facility.

Ensure that any use or development within port environs:

- Is consistent with policies for the protection of the environment.
- Takes into account planning for the port.

Policy documents

Consider as relevant:

- *Statement of Planning Policy No 1 - Western Port* (1970-varied 1976)
- *2018 Port Development Strategy* (Port of Hastings Development Authority, December 2018)
- *Port of Geelong Port Development Strategy 2018* (Victorian Regional Channels Authority, 2018)
- *2050 Port Development Strategy, 2020 edition* (Port of Melbourne, 2020)
- *Port of Portland – Port Development Strategy* (Port of Portland, 2019)

18.02-7S18/05/2022
VC218**Airports and airfields****Objective**

To strengthen the role of Victoria's airports and airfields within the state's economic and transport infrastructure, guide their siting and expansion, and safeguard their ongoing, safe and efficient operation.

Strategies

Protect airports and airfields from incompatible land use and development.

Prevent land use or development that poses risks to the safety or efficiency of an airport or airfield, including any of the following risks:

- Building-generated windshear and turbulence.
- Increased risk of wildlife strike.
- Pilot distraction from lighting.
- Intrusion into protected airspace.
- Interference with communication, navigation and surveillance facilities.
- Increased risk to public safety at the end of runways.

Minimise the detrimental effects of aircraft noise when planning for areas around airports and airfields.

Limit the intensification of noise-sensitive land uses, and avoid zoning or overlay changes that allow noise-sensitive land use and development, where ultimate capacity or long-range noise modelling indicates an area is within a 20 Australian Noise Exposure Forecast (ANEF) contour or higher.

Avoid zoning or overlay changes that allow noise-sensitive land uses outside the Urban Growth Boundary, and encourage measures to reduce the impact of aircraft noise in planning for areas within the Urban Growth Boundary, where ultimate capacity or long-range noise modelling indicates an area is within 'number above' contours (N Contours) representing:

- 20 or more daily events greater than 70 dB(A).
- 50 or more daily events of greater than 65 dB(A).
- 100 or more daily events greater than 60 dB(A).
- 6 events or more between the hours of 11pm to 6am greater than 60 dB(A).

Ensure land use and development at airports and airfields contributes to the aviation needs of the state and the efficient and functional operation of the airport or airfield.

Ensure land use and development at airports complements the role of the airport including as listed below:

- Melbourne Airport – major domestic and international airport with no curfew, 24-hour access, freight capability and an adjoining employment precinct.
- Avalon Airport – domestic and international airport with no curfew, 24-hour access, freight capability and an adjoining employment precinct.
- Essendon Fields Airport – a general aviation airport that is an important regional and state aviation asset with specialised functions, including executive charter, emergency aviation services, freight, logistics and an adjoining employment precinct.

- Moorabbin Airport – a general aviation airport that is an important regional and state aviation asset supporting the state's aviation industry and access to regional Victoria.
- Point Cook Airfield – an operating airport complementary to Moorabbin Airport.

Plan for areas around airports and airfields so that land use or development does not prejudice future airport or airfield operations or expansions in accordance with an approved strategy or master plan for that airport or airfield.

Preserve long-term options for a new general aviation airport south-east of metropolitan Melbourne by ensuring urban land use and development does not infringe on possible sites, buffer zones or flight paths.

Avoid the location of new airports and airfields in areas that have greater long-term value to the community for other purposes.

Ensure that in the planning of airports and airfields, land use decisions are integrated, appropriate land use buffers are in place and provision is made for associated businesses that service airports.

Plan the location of airports and airfields, nearby existing and potential development, and the land-based transport system required to serve them, as an integrated operation.

Plan the visual amenity and impact of any land use or development on the approaches to an airport or airfield to be consistent with the status of the airport or airfield.

Policy documents

Consider as relevant:

- *National Airports Safeguarding Framework* (as agreed by Commonwealth, State and Territory Ministers at the meeting of the Standing Council on Transport and Infrastructure on 18 May 2012)
- *Avalon Airport Master Plan* (Avalon Airport Australia Pty Ltd, 2015)
- *Avalon Airport Strategy* (Department of Business and Employment/Aerospace Technologies of Australia, 1993) and its associated Aircraft Noise Exposure Concepts
- *Melbourne Airport Strategy* (Government of Victoria/Federal Airports Corporation, approved 1990) and its associated *Final Environmental Impact Statement*

18.02-7L

09/12/2021
VC204

Latrobe Regional Airport

Strategy

Provide opportunities for aerospace and aviation related industries to expand or establish their operations at the airport.

Policy document

Consider as relevant:

- *Latrobe Regional Airport Master Plan 2015* (Updated 2019) (Rhebein Airport Consulting, 2019)

19.02

31/07/2018
VC148

COMMUNITY INFRASTRUCTURE

19.02-1S

31/07/2018
VC148

Health facilities

Objective

To assist the integration of health facilities with local and regional communities.

Strategies

Facilitate the location of health and health-related facilities (including acute health, aged care, disability services and community care facilities) taking into account demographic trends, the existing and future demand requirements and the integration of services into communities.

Plan public and private developments together, where possible, including some degree of flexibility in use.

Locate hospitals and other large health facilities in designated health precincts and areas highly accessible to public and private transport.

Provide adequate car parking for staff and visitors of health facilities.

19.02-1L

28/05/2021
C122latr

Health facilities

Strategy

Facilitate and protect the operations of Latrobe Regional Hospital.

19.02-2S

29/09/2022
VC222

Education facilities

Objective

To assist the integration of education and early childhood facilities with local and regional communities.

Strategies

Consider demographic trends, existing and future demand requirements and the integration of facilities into communities in planning for the location of education and early childhood facilities.

Locate childcare, kindergarten and primary school facilities to maximise access by public transport and safe walking and cycling routes.

Ensure childcare, kindergarten and primary school and secondary school facilities provide safe vehicular drop-off zones.

Facilitate the establishment and expansion of primary and secondary education facilities to meet the existing and future education needs of communities.

Recognise that primary and secondary education facilities are different to dwellings in their purpose and function and can have different built form (including height, scale and mass).

Locate secondary school and tertiary education facilities in designated education precincts and areas that are highly accessible to public transport.

Locate tertiary education facilities within or adjacent to activity centres.

Ensure streets and accessways adjoining education and early childhood facilities are designed to encourage safe bicycle and pedestrian access.

Consider the existing and future transport network and transport connectivity.

Develop libraries as community based learning centres.

Co-locate a kindergarten facility with all new Victorian Government primary schools.

19.02-2L

02/10/2025
C149latr

Education facilities

Strategy

Facilitate and protect the operations of the University in Churchill by promoting the development of master plans for higher education and similar facilities.

19.02-3S

31/07/2018
VC148

Cultural facilities

Objective

To develop a strong cultural environment and increase access to arts, recreation and other cultural facilities.

Strategies

Encourage a wider range of arts, cultural and entertainment facilities including cinemas, restaurants, nightclubs and live theatres in the Central City and at Metropolitan Activity Centres.

Reinforce the existing major precincts for arts, sports and major events of state wide appeal.

Establish new facilities at locations well served by public transport.

19.02-4S

31/07/2018
VC148

Social and cultural infrastructure

Objective

To provide fairer distribution of and access to, social and cultural infrastructure.

Strategies

Identify and address gaps and deficiencies in social and cultural infrastructure, including additional regionally significant cultural and sporting facilities.

Encourage the location of social and cultural infrastructure in activity centres.

Ensure social infrastructure is designed to be accessible.

Ensure social infrastructure in growth areas, is delivered early in the development process and in the right locations.

Plan and design community places and buildings so they can adapt as the population changes and different patterns of work and social life emerge.

Support innovative ways to maintain equitable service delivery to settlements that have limited or no capacity for further growth, or that experience population decline.

Identify and protect land for cemeteries and crematoria.

19.02-4L

02/10/2025
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.

Ensure the cultural safety of Aboriginal and Torres Strait Islander people in the organisation, programs and services and recognise the impact of inter-generational trauma and the ongoing impacts of colonisation.

Prioritise universal design in the development and upgrade of community assets.

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

19.02-5S

31/07/2018
VC148

Emergency services

Objective

To ensure suitable locations for police, fire, ambulance and other emergency services.

Strategies

Ensure police, fire, ambulance and other emergency services are provided for in or near activity centres.

Locate emergency services together in newly developing areas.

19.02-6S31/07/2018
VC148**Open space****Objective**

To establish, manage and improve a diverse and integrated network of public open space that meets the needs of the community.

Strategies

Plan for regional and local open space networks for both recreation and conservation of natural and cultural environments.

Ensure that open space networks:

- Are linked, including through the provision of walking and cycling trails.
- Are integrated with open space from abutting subdivisions.
- Incorporate, where possible, links between major parks and activity areas, along waterways and natural drainage corridors, connecting places of natural and cultural interest.
- Maintain public accessibility on public land immediately adjoining waterways and coasts.

Create opportunities to enhance open space networks within and between settlements.

Ensure that land is set aside and developed in residential areas for local recreational use and to create pedestrian and bicycle links to commercial and community facilities.

Ensure that land use and development adjoining regional open space networks, national parks and conservation reserves complements the open space in terms of visual and noise impacts, preservation of vegetation and treatment of waste water to reduce turbidity and pollution.

Improve the quality and distribution of open space and ensure long-term protection.

Protect large regional parks and significant conservation areas.

Ensure land identified as critical to the completion of open space links is transferred for open space purposes.

Ensure that where there is a reduction of open space due to a change in land use or occupation, additional or replacement parkland of equal or greater size and quality is provided.

Ensure that urban open space provides for nature conservation, recreation and play, formal and informal sport, social interaction, opportunities to connect with nature and peace and solitude.

Accommodate community sports facilities in a way that is not detrimental to other park activities.

Ensure open space provision is fair and equitable with the aim of providing access that meets the needs of all members of the community, regardless of age, gender, ability or a person's location.

Develop open space to maintain wildlife corridors and greenhouse sinks.

Provide new parkland in growth areas and in areas that have an undersupply of parkland.

Encourage the preparation of management plans or explicit statements of management objectives for urban parks.

Ensure exclusive occupation of parkland by community organisations is restricted to activities consistent with management objectives of the park to maximise broad community access to open space.

Ensure the provision of buildings and infrastructure is consistent with the management objectives of the park.

Ensure public access is not prevented by developments along stream banks and foreshores.

Ensure public land immediately adjoining waterways and coastlines remains in public ownership.

Plan open space areas for multiple uses, such as community gardens, sports and recreation, active transport routes, wildlife corridors and flood storage basins.

19.02-6L28/05/2021
C122latr**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).

Provide large scale open spaces linking the different areas of Traralgon, utilising existing waterways and floodplains.

Policy documents

Consider as relevant:

- *Public Open Space Strategy Volume 1: Strategy and Recommendations* (Latrobe City Council, 2013)
- *Review of Proposed Public Open Space Contributions Rates* (Urban Enterprise, 2016)
- *Latrobe City Play Space Improvement Plan 2016-2021* (Leisure Planners, 2016)

19.03

31/07/2018
VC148

DEVELOPMENT INFRASTRUCTURE

19.03-1S24/01/2020
VC160**Development and infrastructure contributions plans****Objective**

To facilitate the timely provision of planned infrastructure to communities through the preparation and implementation of development contributions plans and infrastructure contributions plans.

Strategies

Prepare development contributions plans and infrastructure contributions plans, under the *Planning and Environment Act 1987*, to manage contributions towards infrastructure.

Collect development contributions on the basis of approved development and infrastructure contributions plans.

Require annual reporting by collecting and development agencies to monitor the collection and expenditure of levies and the delivery of infrastructure.

Policy documents

Consider as relevant:

- *Development Contributions Guidelines* (Department of Sustainability and Environment, 2003 -as amended 2007)
- *Infrastructure Contributions Plan Guidelines* (Department of Environment, Land, Water and Planning, November 2019)
- *Ministerial Direction on the Preparation and Content of Development Contribution Plans and Reporting Requirements for Development Contributions Plans*
- *Ministerial Direction on the Preparation and Content of Infrastructure Contribution Plans and Reporting Requirements for Infrastructure Contributions Plans*

19.03-2S

09/10/2020
VC169

Infrastructure design and provision

Objective

To provide timely, efficient and cost-effective development infrastructure that meets the needs of the community.

Strategies

Provide an integrated approach to the planning and engineering design of new subdivision and development.

Integrate developments with infrastructure and services, whether they are in existing suburbs, growth areas or regional towns.

19.03-2L

02/10/2025
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, 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).

19.03-3S22/11/2024
VC263**Integrated water management****Objective**

To sustainably manage water supply and demand, water resources, wastewater, drainage and stormwater through an integrated water management approach.

Strategies

Plan and coordinate integrated water management, bringing together stormwater, wastewater, drainage, water supply, water treatment and re-use, to:

- Take into account the catchment context.
- Protect downstream environments, waterways and bays.
- Manage and use potable water efficiently.
- Reduce pressure on Victoria's drinking water supplies.
- Minimise drainage, water or wastewater infrastructure and operational costs.
- Minimise flood risks.
- Provide urban environments that are more resilient to the effects of climate change.

Integrate water into the landscape to facilitate cooling, local habitat improvements and provision of attractive and enjoyable spaces for community use.

Facilitate use of alternative water sources such as rainwater, stormwater, recycled water and run-off from irrigated farmland.

Ensure that development protects and improves the health of water bodies including creeks, rivers, wetlands, estuaries and bays by:

- Minimising stormwater quality and quantity related impacts.
- Filtering sediment and waste from stormwater prior to discharge from a site.
- Managing industrial and commercial toxicants in an appropriate way.
- Requiring appropriate measures to mitigate litter, sediment and other discharges from construction sites.

Manage stormwater quality and quantity through a mix of on-site measures and developer contributions at a scale that will provide greatest net community benefit.

Provide for sewerage at the time of subdivision or ensure lots created by the subdivision are capable of adequately treating and retaining all domestic wastewater within the boundaries of each lot.

Ensure land is set aside for water management infrastructure at the subdivision design stage.

Minimise the potential impacts of water, sewerage and drainage assets on the environment.

Protect significant water, sewerage and drainage assets from encroaching sensitive and incompatible uses.

Protect areas with potential to recycle water for forestry, agriculture or other uses that can use treated effluent of an appropriate quality.

Ensure that the use and development of land identifies and appropriately responds to potential environmental risks, and contributes to maintaining or improving the environmental quality of water and groundwater.

Policy guidelines

Consider as relevant:

- Any applicable Sustainable Water Strategy endorsed under Division 1B of Part 3 of the *Water Act 1989*.

Policy documents

Consider as relevant:

- *Water for Victoria - Water Plan* (Victorian Government, 2016)
- *Environment Reference Standard* (Gazette No. S 245, 26 May 2021)
- *Urban Stormwater - Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999)
- *Planning Permit Applications in Special Water Supply Catchment Areas* (Department of Energy, Environment and Climate Action, 2024)
- *Victorian guideline for water recycling* (Publication 1910, Environment Protection Authority, March 2021)
- *Technical information for the Victorian guideline for water recycling* (Publication 1911, Environment Protection Authority, March 2021)

19.03-3L

28/05/2021
C122latr

Integrated water management

Strategies

Maintain stormwater detention wetlands and infrastructure (such as gross pollutant traps) in urban areas.

Reduce the impact of urban water usage and stormwater demands in all commercial, industrial and residential developments through mechanisms such as stormwater capture, Water Sensitive Urban Design, urban landscaping and recycled water infrastructure.

19.03-4S

04/11/2022
VC226

Telecommunications

Objective

To facilitate the orderly development, extension and maintenance of telecommunications infrastructure.

Strategies

Facilitate the upgrading and maintenance of telecommunications facilities.

Ensure that modern telecommunications facilities are widely accessible and that the telecommunications needs of business, domestic, entertainment and community services are met.

Encourage the continued deployment of telecommunications facilities that are easily accessible by:

- Increasing and improving access for all sectors of the community to the telecommunications network.
- Supporting access to transport and other public corridors for the deployment of telecommunications networks in order to encourage infrastructure investment and reduce investor risk.

Ensure a balance between the provision of telecommunications facilities and the need to protect the environment from adverse impacts arising from telecommunications infrastructure.

Co-locate telecommunications facilities wherever practical.

Planning should have regard to national implications of a telecommunications network and the need for consistency in infrastructure design and placement.

19.03-5S02/09/2025
VC283**Waste and resource recovery****Objective**

To reduce waste and maximise resource recovery to reduce reliance on landfills and minimise environmental, amenity and public health impacts.

Strategies

Ensure future waste and resource recovery infrastructure needs are identified and planned for to safely and sustainably manage all waste streams and maximise opportunities for resource recovery.

Ensure the long-term viability of waste and resource recovery infrastructure is secured through the use of defined buffer areas that protect against encroachment from incompatible land uses.

Ensure waste and resource recovery facilities are sited, designed, built and operated so as to minimise impacts on surrounding communities and the environment.

Enable waste and resource recovery facilities to be located in proximity to other related facilities and to materials' end-market destinations, to reduce the impacts of waste transportation and improve the economic viability of resource recovery.

Site, design, manage and rehabilitate waste disposal facilities to prevent or minimise contamination of groundwater and surface waters, litter, odour, dust and noise.

Integrate waste and resource recovery infrastructure planning with land use and transport planning.

Encourage technologies that increase recovery and treatment of resources to produce high value, marketable end products.

Encourage development that facilitates sustainable waste and resource recovery, including facilities for Victoria's container deposit scheme.

Policy documents

Consider as relevant:

- *Victorian Recycling Infrastructure Plan* (Department of Energy, Environment and Climate Action, October 2024)
- *Management and Storage of Combustible Recyclable and Waste Materials - Guideline* (Publication 1667, Environment Protection Authority, October 2018)
- *Best Practice Environmental Management Guideline (Siting, Design, Operation and Rehabilitation of Landfills)* (Environment Protection Authority, 2015)
- *Designing, Constructing and Operating Composting Facilities* (Publication 1588, Environment Protection Authority, June 2015)
- *Separation Distance Guideline* (Environment Protection Authority, August 2024)
- *Landfill Buffer Guideline* (Environment Protection Authority, August 2024)
- *Waste Management and Recycling in Multi-unit Developments. Better Practice Guide* (Sustainability Victoria, 2019)
- *Recycling Victoria a New Economy* (DELWP, February 2020)

02/10/2025
C149latr

SCHEDULE 1 TO CLAUSE 32.03 LOW DENSITY RESIDENTIAL ZONE

Shown on the planning scheme map as **LDRZ1**.

1.0

06/06/2019
C116latr

Subdivision requirements

	Land	Area (hectares)
Minimum subdivision area (hectares)	None specified	

2.0

06/06/2019
C116latr

Outbuilding permit requirements

Dimensions above which a permit is required to construct an outbuilding (square metres)
None specified

02/10/2025
C149latr

SCHEDULE 1 TO CLAUSE 32.04 MIXED USE ZONE

Shown on the planning scheme map as **MUZ1**.

LATROBE MIXED USE AREAS

1.0

06/06/2019
C116latr

Objectives

None specified.

2.0

08/09/2025
VC282

Clause 54 and Clause 55 requirements

	Standard	Requirement
Minimum street setback	A2-1	None specified
	B2-1	None specified
Site coverage	A2-5	None specified
	B2-5	None specified
Private open space	A3-2	None specified
	B3-5	None specified
Front fence height	A2-7 and B2-8	None specified

3.0

06/06/2019
C116latr

Maximum building height requirement

None specified.

4.0

06/06/2019
C116latr

Exemption from notice and review

None specified.

5.0

06/06/2019
C116latr

Application requirements

None specified.

6.0

06/06/2019
C116latr

Decision guidelines

None specified.

7.0

06/06/2019
C116latr

Signs

None specified.

02/10/2025
C149latr

SCHEDULE 1 TO CLAUSE 32.05 TOWNSHIP ZONE

Shown on the planning scheme map as **TZ1**.

LATROBE TOWNSHIPS

1.0

28/05/2021
C122latr

Neighbourhood character objectives

To provide for residential and commercial development that retains and protects the rural atmosphere.

To provide visually attractive development that enhance townships.

2.0

08/09/2025
VC282

Clause 54 and Clause 55 requirements

	Standard	Requirement
Minimum street setback	A2-1	None specified
	B2-1	None specified
Site coverage	A2-5	None specified
	B2-5	None specified
Private open space	A3-2	None specified
	B3-5	None specified
Front fence height	A2-7 and B2-8	None specified

3.0

26/04/2024
VC252

Maximum building height requirement for a dwelling, small second dwelling or residential building

None specified.

4.0

26/04/2024
VC252

Application requirements

None specified.

5.0

26/04/2024
VC252

Decision guidelines

None specified.

21/11/2019
C105latr**SCHEDULE 3 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE**

Shown on the planning scheme map as **RGZ3**.

MORWELL AND MOE TRANSIT CITY**1.0**21/11/2019
C105latr**Design objectives**

To facilitate development of smaller housing types comprising apartments, shop-top housing, townhouses and units to maximise access to activity centres, services, transport and infrastructure.

To create an attractive neighbourhood character which allows for a compact urban form whilst retaining the appearance of wide, vibrant and vegetated streetscapes and boulevards, with spaces between buildings as they face the street.

To encourage multi-storey developments on allotments of sufficient size and width to achieve required building setbacks, a garden landscape within the front setback and off street car parking.

To ensure that the design of vehicle access points and car parking support a safe, accessible and walkable neighbourhood.

2.008/09/2025
VC282**Requirements of Clause 54 and Clause 55**

	Standard	Requirement
Minimum street setback	A2-1	Walls of buildings are set back from the front street 3.0 metres. Side street setback requirements specified in the table to Standard A2-1 continue to apply.
	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	A2-5	None specified
	B2-5	None specified
Private open space	A3-2	None specified
	B3-5	None specified
Front fence height	A2-7 and B2-8	1.2 metres

3.026/04/2024
VC252**Maximum building height requirement for a dwelling, small second dwelling or residential building**

A building used as a dwelling, small second dwelling or a residential building must not exceed a height of 13.5 metres above natural ground level.

4.021/11/2019
C105latr**Application requirements**

None specified.

5.002/10/2025
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.

LATROBE PLANNING SCHEME

- Whether vehicle access points and car parking design support a safe and accessible and promote a walkable neighbourhood by providing adequate space for car parking in front of garages and carports within the property boundary.
- Where the development abuts a General Residential Zone or Neighbourhood Residential Zone, the design should provide a graduated or stepped transition in building height, mass and scale from that adjoining zone.

21/11/2019
C105latr

SCHEDULE 1 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ1**.

INCREMENTAL CHANGE (FIVE MINUTE NEIGHBOURHOODS)

1.0

21/11/2019
C105latr

Neighbourhood character objectives

To accommodate modest housing growth in the form of townhouses and units within walking distance of Activity Centres.

To ensure new medium density development provides a sensitive and appropriate interface with adjoining streetscapes, buildings and residential areas.

To ensure upper levels of buildings, are set back to minimise dominance within the streetscape.

Encourage walls on boundaries to be setback from the building facade to provide space for landscaping, building articulation and appearance of space between dwellings.

To encourage the retention and planting of canopy trees in the front setback and encourage low or open style front fences.

2.0

26/04/2024
VC252

Construction or extension of a dwelling, small second dwelling or residential building - minimum garden area requirement

Is the construction or extension of a dwelling, small second dwelling or residential building exempt from the minimum garden area requirement?

Yes

3.0

08/09/2025
VC282

Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A2-1	None specified
	B2-1	None specified
Site coverage	A2-5	None specified
	B2-5	None specified
Private open space	A3-2	None specified
	B3-5	None specified
Front fence height	A2-7 and B2-8	1.2 metres

4.0

26/04/2024
VC252

Maximum building height requirement for a dwelling, small second dwelling or residential building

None specified.

5.0

26/04/2024
VC252

Application requirements

None specified.

6.0

02/10/2025
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:

LATROBE PLANNING SCHEME

- 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.

21/11/2019
C105latr**SCHEDULE 2 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE**

Shown on the planning scheme map as **GRZ2**.

INCREMENTAL CHANGE (TRARALGON GARDEN SUBURB)**1.0**21/11/2019
C105latr**Neighbourhood character objectives**

To reinforce the garden character of established neighbourhoods, while accommodating modest housing growth in the form of multi level residential developments, townhouses and units within walking distance of the Traralgon Primary Activity Centre.

To ensure new medium density development provides a sensitive and appropriate interface with adjoining streetscapes, buildings and residential areas.

To ensure upper levels of buildings are set back to minimise dominance within the streetscape.

To encourage walls on boundaries to be setback from the building façade to provide space for landscaping, building articulation and space between dwellings.

To encourage the retention and planting of canopy trees in the front setback and low or open style front fences.

2.026/04/2024
VC252**Construction or extension of a dwelling, small second dwelling or residential building - minimum garden area requirement**

Is the construction or extension of a dwelling, small second dwelling or residential building exempt from the minimum garden area requirement?

No

3.008/09/2025
VC282**Requirements of Clause 54 and Clause 55**

	Standard	Requirement
Minimum street setback	A2-1	None specified
	B2-1	None specified
Site coverage	A2-5	None specified
	B2-5	None specified
Private open space	A3-2	None specified
	B3-5	None specified
Front fence height	A2-7 and B2-8	1.2 metres

4.026/04/2024
VC252**Maximum building height requirement for a dwelling, small second dwelling or residential building**

None specified.

5.026/04/2024
VC252**Application requirements**

None specified.

6.002/10/2025
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:

LATROBE PLANNING SCHEME

- 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.

21/11/2019
C105latr

SCHEDULE 3 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ3**.

NEW ESTATES

1.0

02/10/2025
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 openness of the streetscapes with no or low front fencing and generous front setbacks to allow for landscaping.

2.0

26/04/2024
VC252

Construction or extension of a dwelling, small second dwelling or residential building - minimum garden area requirement

Is the construction or extension of a dwelling, small second dwelling or residential building exempt from the minimum garden area requirement?

No

3.0

08/09/2025
VC282

Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A2-1	None specified
	B2-1	None specified
Site coverage	A2-5	None specified
	B2-5	None specified
Private open space	A3-2	None specified
	B3-5	None specified
Front fence height	A2-7 and B2-8	None specified

4.0

26/04/2024
VC252

Maximum building height requirement for a dwelling, small second dwelling or residential building

None specified.

5.0

26/04/2024
VC252

Application requirements

None specified.

6.0

02/10/2025
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.

LATROBE PLANNING SCHEME

- 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.

29/06/2023
C126latr

SCHEDULE 4 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ4**.

DISTRICT AND SMALL TOWNS

1.0

21/11/2019
C105latr

Neighbourhood character objectives

To retain the character of established neighbourhoods, whilst accommodating modest housing growth in the form of multi level residential developments, townhouses and units within walking distance of the Activity Centres of District Towns.

To ensure new medium density development provides a sensitive and appropriate interface with adjoining streetscapes, buildings and residential areas.

To ensure upper levels of buildings, are set back to minimise dominance within the streetscape.

To encourage walls on boundaries to be setback from the building façade to provide space for landscaping, building articulation and space between dwellings.

2.0

26/04/2024
VC252

Construction or extension of a dwelling, small second dwelling or residential building - minimum garden area requirement

Is the construction or extension of a dwelling, small second dwelling or residential building exempt from the minimum garden area requirement?

No

3.0

08/09/2025
VC282

Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A2-1	None specified
	B2-1	None specified
Site coverage	A2-5	None specified
	B2-5	None specified
Private open space	A3-2	None specified
	B3-5	None specified
Front fence height	A2-7 and B2-8	1.2 metres

4.0

26/04/2024
VC252

Maximum building height requirement for a dwelling, small second dwelling or residential building

None specified.

5.0

26/04/2024
VC252

Application requirements

None specified.

6.0

02/10/2025
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:

LATROBE PLANNING SCHEME

- 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.

06/06/2019
C116latr

SCHEDULE 1 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ1**.

HERITAGE PRECINCTS AND AREAS AFFECTED BY ENVIRONMENTAL CONSTRAINTS

1.0

02/10/2025
C149latr

Neighbourhood character objectives

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.

2.0

06/06/2019
C116latr

Minimum subdivision area

None specified.

3.0

08/09/2025
VC282

Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A2-1	None specified
	B2-1	None specified
Site coverage	A2-5	None specified
	B2-5	None specified
Private open space	A3-2	None specified
	B3-5	None specified
Front fence height	A2-7 and B2-8	None specified

4.0

26/04/2024
VC252

Maximum building height requirement for a dwelling, small second dwelling or residential building

None specified.

5.0

26/04/2024
VC252

Application requirements

None specified.

6.0

02/10/2025
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.

21/11/2019
C105latr

SCHEDULE 2 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ2**.

BUSH GARDEN NEIGHBOURHOOD

1.0

02/10/2025
C149latr

Neighbourhood character objectives

To conserve and enhance the character of the bush garden setting by ensuring the built form does not visually dominate the area.

To retain the spacious character of the area through generous front and side setbacks that support new and existing canopy trees.

To ensure that building siting and massing respond to the topography of the area and that hard surfaces occupy a low proportion of the site area.

To ensure new development uses muted tones that complements the surrounding environment and landscape.

To encourage no or low open style front fences.

2.0

21/11/2019
C105latr

Minimum subdivision area

The minimum lot size for subdivision is 900 square metres.

3.0

08/09/2025
VC282

Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A2-1	None specified
	B2-1	None specified
Site coverage	A2-5	None specified
	B2-5	None specified
Private open space	A3-2	None specified
	B3-5	None specified
Front fence height	A2-7 and B2-8	1.2 metres

4.0

26/04/2024
VC252

Maximum building height requirement for a dwelling, small second dwelling or residential building

None specified.

5.0

26/04/2024
VC252

Application requirements

None specified.

6.0

02/10/2025
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.

LATROBE PLANNING SCHEME

- 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.

21/11/2019
C105latr

SCHEDULE 3 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ3**.

LIFESTYLE SUBURBAN

1.0

21/11/2019
C105latr

Neighbourhood character objectives

To maintain the open spacious setting of dwellings within large gardens containing substantial trees and shrubs in a semi-rural setting.

To retain deep front setbacks and long driveways.

To retain substantial side setbacks, and landscaping within setback areas.

To ensure buildings and hard surfaces occupy a low proportion of the site area.

To encourage no or low open style front fences.

2.0

21/11/2019
C105latr

Minimum subdivision area

The minimum lot size for subdivision is 1500 square metres.

3.0

08/09/2025
VC282

Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A2-1	None specified
	B2-1	None specified
Site coverage	A2-5	None specified
	B2-5	None specified
Private open space	A3-2	None specified
	B3-5	None specified
Front fence height	A2-7 and B2-8	1.2 metres

4.0

26/04/2024
VC252

Maximum building height requirement for a dwelling, small second dwelling or residential building

None specified.

5.0

26/04/2024
VC252

Application requirements

None specified.

6.0

02/10/2025
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.

LATROBE PLANNING SCHEME

- 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.

21/11/2019
C105latr**SCHEDULE 4 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE**

Shown on the planning scheme map as **NRZ4**.

REGIONAL SUBURBS**1.0**21/11/2019
C105latr**Neighbourhood character objectives**

To reinforce a spacious regional suburban character of existing and new neighbourhoods by providing generous front and side building setbacks and landscaped front setbacks with canopy trees.

To minimise the prominence of buildings within the streetscape by setting back upper levels of buildings and siting garages and carports behind the front façade.

To encourage walls on boundaries to be setback from the building façade to provide space for landscaping, building articulation and appearance of space between dwellings.

2.021/11/2019
C105latr**Minimum subdivision area**

None specified.

3.008/09/2025
VC282**Requirements of Clause 54 and Clause 55**

	Standard	Requirement
Minimum street setback	A2-1	None specified
	B2-1	None specified
Site coverage	A2-5	None specified
	B2-5	None specified
Private open space	A3-2	None specified
	B3-5	None specified
Front fence height	A2-7 and B2-8	None specified

4.026/04/2024
VC252**Maximum building height requirement for a dwelling, small second dwelling or residential building**

None specified.

5.026/04/2024
VC252**Application requirements**

None specified.

6.002/10/2025
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.

LATROBE PLANNING SCHEME

- 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.

29/06/2023
C126latr

SCHEDULE 5 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ5**.

TOONGABBIE RESIDENTIAL AREA

1.0

29/06/2023
C126latr

Neighbourhood character objectives

To reinforce the spacious character and ‘rural’ feel of existing residential areas through generous setbacks and no or low open style front fences.

To encourage new development to have regard to the existing street pattern and strengthen vistas and views to distinctive natural and heritage features.

To avoid siting garages, carports and outbuildings in front of the predominant wall of the front facade of the dwelling and encourage walls constructed on the boundary to be set back behind the predominant front façade line.

To provide adequate space for vegetated front gardens that include canopy trees and maintain the landscape character of streetscapes by retaining significant trees on private land, wherever possible.

To maximise the use of permeable surfaces for driveways and car parking areas, where practical.

2.0

29/06/2023
C126latr

Minimum subdivision area

The minimum lot size for subdivision is 1000 square metres.

3.0

08/09/2025
VC282

Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A2-1	None specified
	B2-1	None specified
Site coverage	A2-5	None specified
	B2-5	None specified
Private open space	A3-2	None specified
	B3-5	None specified
Front fence height	A2-7 and B2-8	A front fence within 3 m of a road in a Transport Zone Category 2 should not exceed 1.5 m in height, or 1.2 m for all other streets.

4.0

26/04/2024
VC252

Maximum building height requirement for a dwelling, small second dwelling or residential building

None specified.

5.0

26/04/2024
VC252

Application requirements

The following application requirements apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A landscape plan specifying:
 - Existing and proposed features and vegetation.
 - Hardscape and softscape finishes.
 - Location of informal car parking and storage.

- Safe access and egress for pedestrians, cyclists and vehicles.

6.0

02/10/2025
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.

21/11/2019
C105latr

SCHEDULE 1 TO CLAUSE 35.03 RURAL LIVING ZONE

Shown on the planning scheme map as **RLZ1**.

1.0

02/10/2025
C149latr

Subdivision and other requirements

	Land	Area/Dimensions/Distance
Minimum subdivision area (hectares)	All land	2 hectares
Minimum area for which no permit is required to use land for a Dwelling (hectares)	All land	2 hectares
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to construct an out-building associated with an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing building used for Agriculture (square metres)	None specified	None specified
Minimum setback from a road (metres)	None specified	None specified
Minimum setback from a boundary (metres)	None specified	None specified
Minimum setback from a dwelling not in the same ownership (metres)	None specified	None specified
Minimum setback from a waterway, wetlands or designated flood plain (metres)	All land	60 metres

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary	None specified
Earthworks which increase the discharge of saline groundwater	None specified

21/11/2019
C105latr

SCHEDULE 2 TO CLAUSE 35.03 RURAL LIVING ZONE

Shown on the planning scheme map as **RLZ2**.

1.0

02/10/2025
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
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

21/11/2019
C105latr

SCHEDULE 3 TO CLAUSE 35.03 RURAL LIVING ZONE

Shown on the planning scheme map as **RLZ3**.

1.0

02/10/2025
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

02/10/2025
C149latr**SCHEDULE 1 TO CLAUSE 35.06 RURAL CONSERVATION ZONE**Shown on the planning scheme map as **RCZ1**.**CONSERVATION VALUES**

To ensure that the development, siting, design and use of rural living development is planned and managed in a way that maintains the conservation values of existing native vegetation.

1.002/10/2025
C149latr**Subdivision and other requirements**

	Land	Area/Dimensions/Number
Minimum subdivision area (hectares)	All land	8 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		
Earthworks which change the rate of flow or the discharge point of water across a property boundary	Land	None specified
Earthworks which increase the discharge of saline groundwater		None specified

02/10/2025
C149latr**SCHEDULE 2 TO CLAUSE 35.06 RURAL CONSERVATION ZONE**Shown on the planning scheme map as **RCZ2**.**CONSERVATION VALUES**

To ensure that the development, siting, design and use of rural living development is planned and managed in a way that maintains the conservation values of existing native vegetation.

1.002/10/2025
C149latr**Subdivision and other requirements**

	Land	Area/Dimensions/Number
Minimum subdivision area (hectares)	All land	25 hectares
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres).	None specified	None specified

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary	None specified
Earthworks which increase the discharge of saline groundwater	None specified

02/10/2025
C149latr**SCHEDULE 3 TO CLAUSE 35.06 RURAL CONSERVATION ZONE**Shown on the planning scheme map as **RCZ3**.**CONSERVATION VALUES**

To ensure that the development, siting, design and use of rural living development is planned and managed in a way that maintains the conservation values of existing native vegetation.

1.002/10/2025
C149latr**Subdivision and other requirements**

	Land	Area/Dimensions/Number
Minimum subdivision area (hectares)	All land	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
Earthworks which increase the discharge of saline groundwater	None specified

21/11/2019
C105latr**SCHEDULE 1 TO CLAUSE 35.07 FARMING ZONE**Shown on the planning scheme map as **FZ1**.**1.0**02/10/2025
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: - 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: - 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

21/11/2019
C105latr**SCHEDULE 2 TO CLAUSE 35.07 FARMING ZONE**Shown on the planning scheme map as **FZ2**.**1.0**02/10/2025
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: - 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: - 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

SCHEDULE 1 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ1**.

BROWN COAL**Purpose**

To provide for brown coal mining and associated uses

To provide for electricity generation and associated uses

To provide for interim and non-urban uses which protect brown coal resources and to discourage the use or development of land incompatible with future brown coal mining and industry

1.0**Table of uses****Section 1 - Permit Not Required**

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)	
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.
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.
Grazing animal production	
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.

LATROBE PLANNING SCHEME

Use	Condition
Railway	
Railway station	
Small second dwelling	The land must be at least 25 hectares, or have been reduced to less than 25 hectares by a realignment or excision granted under Clause 62.02 of this scheme or Clause 3.0 of this schedule. Must be the only small second small dwelling on the lot. Must not be connected to reticulated natural gas supply. Must meet the minimum requirements of Clause 2.0 of this schedule.
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	Must be directly associated with the mining, processing, or treatment of brown coal, or the generation, transmission, or distribution of electricity. All of the land must be at least 1000 metres from land (not a road) which is in a residential zone, business zone, land used for a hospital or school or land in a Public Acquisition Overlay for a hospital or school.
Warehouse	Must be directly associated with the mining, processing, or treatment of brown coal, or the generation, transmission, or distribution of electricity. All of the land must be at least 1000 metres from land (not a road) which is in a residential zone, business zone, land used for a hospital or school or land in a Public Acquisition Overlay for a hospital or school.
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Agriculture (other than Crop raising and Grazing animal production)	Must meet the requirements of Clause 2.0 of this schedule.
Bed and breakfast	
Convenience shop	
Dwelling (other than Bed and breakfast) – if the Section 1 condition is not met	
Extractive industry – if the Section 1 condition is not met	
Host farm	Must meet the requirements of Clause 2.0 of this schedule.
Industry – if the Section 1 condition is not met	

LATROBE PLANNING SCHEME

Use	Condition
Leisure and recreation (other than Informal outdoor recreation)	Must meet the requirements of Clause 2.0 of this schedule.
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.
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 Small second dwelling, Dwelling, and Host farm)
Hospital

2.0

02/10/2025
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 to brown coal mining and associated uses or electricity industry and associated uses
- Appearance of any stored goods or materials.
- Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.

Permit Requirement to Use a Lot for a Dwelling or Small Second Dwelling

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

LATROBE PLANNING SCHEME

- 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.

3.0

02/10/2025
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).

4.0

02/10/2025
C149latr

Buildings and works

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

- Rearrange, alter, renew or maintain buildings or works (including associated plant) for use for or associated with brown coal mining, processing or treatment or electricity generation, transmission or distribution.
- Provide for:
 - A dwelling with a gross floor area less than 250 square metres.
 - Any other use with gross floor area of all buildings less than 1000 square metres.
- Comply with a direction or licence under the *Dangerous Goods Act 1985*, *Electricity Industry Act 1993* or *Mineral Resources Development Act 1990*, or a Waste Discharge Licence, Works Approval or Pollution Abatement Notice under the *Environment Protection Act 2017*.
- Alter electrical or gas services or telephone lines.
- Alter plumbing services which do not affect the drainage of other land.
- Install a temporary shed or temporary structure for construction purposes.
- Provide for fire protection under the relevant legislation.
- Provide for a minor utility installation.
- Are used for crop raising, extensive animal husbandry, or informal outdoor recreation.

The following requirements apply to construct a building or construct or carry out works:

All buildings and works that have been granted a permit must be maintained in good order and appearance to the satisfaction of the responsible authority.

Unless the circumstances do not require, and application to construct a building or construct or carry out works (other than for a dwelling located within a building envelope specified in Clause 3.2 of this schedule) must be accompanied information:

- A plan drawn to scale which shows:
 - The boundaries and dimensions of the site.
 - Adjoining roads.
 - Relevant ground levels.
 - The layout of existing and proposed buildings, and works.
 - Driveways and vehicle parking and loading areas.
 - Proposed landscape areas.
 - External storage and waste treatment areas.
- Elevation drawings to scale which show the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways and vehicle parking and loading areas.
- A landscape layout which includes the description of vegetation to be planted, the surfaces to be constructed, a site works specification and the method of preparing, draining, watering and maintaining the landscape area.

An application to construct a building or construct or carry out works is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act if the application relates to a building or works of a use for or associated with either.

- Brown coal mining, processing or treatment.
- Electricity generation, transmission or distribution.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Any natural or cultural values on or near the land.
- Landscape treatment.
- Parking and site access, loading and service areas, outdoor storage, fencing, lighting and stormwater discharge.
- The impact of the building and works on nearby existing or proposed brown coal mining and the sequential development of brown coal resources in the area, having regard to any comments or directions of referral authorities.
- The impact of the building and works on nearby existing or proposed brown coal mining or electricity generation and any nearby agricultural uses.

5.0

28/05/2021
C122latr

Signs

None specified.

SCHEDULE 2 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ2**.

TRARALGON CAR SALES PRECINCT**Purpose**

To facilitate development of the precinct for car sales and complementary uses.

To ensure that any uses are planned and developed having regard to the strategic and prominent location on the main road frontage at the entry to a major regional urban settlement.

1.002/10/2025
C149latr**Table of uses****Section 1 - Permit not required**

Use	Condition
Automated collection point Car sales	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 caravan 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 Service industry Service station	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
Agriculture
Art and craft centre
Cemetery
Cinema based entertainment facility
Crematorium
Display home

Use

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

2.0

09/07/2020
C115latr

Use of land

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- The purpose of the use and types of activities which will be carried out;
- The likely affects (if any) of the use on nearby land including noise levels, traffic, the hours of delivery and dispatch of goods and materials, hours of operation and light spill, solar access and glare; and
- The means of maintaining areas not required for immediate use.

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The effect that existing uses may have on the proposed use; and
- The effect the use has on traffic generation and noise.

3.0

09/07/2020
C115latr

Subdivision

None specified.

An application for the subdivision of land is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

4.0

09/07/2020
C115latr

Buildings and works

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A plan drawn to scale which shows:
 - The boundaries and dimensions of the site;
 - Adjoining roads;
 - The location, height and purpose of the building and works on adjoining land;
 - Relevant ground levels;
 - The layout of existing and proposed buildings and works;
 - All driveway, car parking and loading areas;
 - Proposed landscape areas;
 - All external storage and waste treatment areas; and
 - Areas not required for immediate use.
- Elevation drawings to scale showing the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways, vehicle parking and loading areas.
- A landscape layout which includes the description of vegetation to be planted, the surfaces to be constructed, site works specification and method of preparing, draining, watering and maintaining the landscape area.

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The movement of pedestrians and cyclist, and vehicles providing for supplies, waste removal, emergency services and public transport.
- The provision of car parking.
- The availability of and connection to services.
- Any natural or cultural values on or near the land.
- Outdoor storage, lighting and storm water discharge.
- The design of buildings to provide for solar access.

5.0

09/07/2020
C115latr

Signs

Sign requirements are at Clause 52.05. All land located within Car Sales Precinct fronting the Princes Highway is in Category 2. All other land is in Category 3.

06/06/2019
C116latr**SCHEDULE 3 TO CLAUSE 37.01 SPECIAL USE ZONE**Shown on the planning scheme map as **SUZ3**.**GIPPSLAND HERITAGE PARK****Purpose**

To ensure the orderly development and use of this key gateway site leading to Latrobe City and encompassing special uses, including the Gippsland Heritage Park, which are gateways to the cultural and heritage assets of the region as well as the urban settlement of Moe.

1.002/10/2025
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. The gross floor area of all buildings must not exceed 50 square metres.
Car park	
Earth and energy resources industry	Must meet the conditions of Clause 52.08-1
Informal outdoor recreation	
Natural systems	
Place of assembly	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Accommodation	
Agriculture (other than Animal keeping and Intensive animal production)	
Leisure and recreation (other than informal outdoor recreation, Major sports and recreation facility and Motor racing track)	
Retail premises	
Any other use not in Section 1 or 3	

Section 3 – Prohibited**Use**

Animal husbandry
Cinema based entertainment facility
Freeway service centre
Industry (other than Automated collection point)
Intensive animal production
Major sports and recreation facility
Motor racing track
Office
Transport terminal
Warehouse

2.0

06/03/2020
C101latr

Use of land

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority.

- The purpose of the use and the types of activities which will be carried out.
- The likely effects, if any, on adjoining land including noise levels, traffic, the hours of delivery and dispatch of goods and materials, hours of operation and light spill, solar access and glare.
- Maintenance of areas not required for immediate use.

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

A use must not detrimentally affect the amenity of the neighbourhood, including the:

- The effect that existing uses may have on the proposed use.
- The drainage of the land.
- The effect of traffic to be generated on roads.
- The interim use of those parts of the land not required for the proposed use.

3.0

06/03/2020
C101latr

Subdivision

None specified.

4.0

06/03/2020
C101latr

Buildings and works

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A plan drawn to scale which shows:
 - The boundaries and dimensions of the site.
 - Adjoining roads.
 - The location, height and purpose of buildings and works on adjoining land.

- Relevant ground levels.
- The layout of existing and proposed buildings and works.
- All driveway, car parking and loading areas.
- Proposed landscape areas.
- All external storage and waste treatment areas.
- Areas not required for immediate use.
- Elevation drawings to scale showing the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways, vehicle parking and loading areas.
- A landscape plan which includes the description of vegetation to be planted, the surfaces to be constructed, site works specification and method of preparing, draining, watering and maintaining the landscape area.

Exemption from notice and appeal

An application to construct a building or construct or carry out works is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1)(2) and (3) and the appeal rights of Section 82(1) of the Act.

An application is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1)(2) and (3) and the appeal rights of Section 82(1) of the Act. This exemption does not apply to an application and for a building or works within 30 metres of land (not a road) which is in a residential zone or Business 5 Zone, land used for a hospital or school or land in a Public Acquisition Overlay to be acquired for a hospital or school.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The movement of pedestrians and cyclists, and vehicles providing for supplies, waste removal, emergency services and public transport.
- The provision of car parking.
- The streetscape, including the conservation of building, the design of verandahs access from the street front, protecting active frontages to pedestrian areas, the treatment of the fronts and backs of building and their appurtenances, including outdoor advertising structures, illumination of buildings or their immediate spaces and landscaping of land adjoining a road.
- Defining the responsibility for the maintenance of buildings, landscaping and paved areas.
- The availability of any connection to services.
- Any natural or cultural values on or near the land.
- Interface with non industrial areas.
- Outdoor storage, lighting and storm water discharge.
- The design of buildings to provide for solar access.

5.0

06/06/2019
C116latr

Signs

None specified.

SCHEDULE 6 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ6**.

EARTH AND ENERGY RESOURCES INDUSTRY**Purpose**

To recognise or provide for the use and development of land for earth and energy resources industry.

To encourage interim use of the land compatible with the use and development of nearby land.

To encourage land management practice and rehabilitation that minimises adverse impact on the use and development of nearby land.

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

Use	Condition
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Grazing animal production	
Home based business	
Informal outdoor recreation	
Minor utility installation	
Railway	
Railway station	
Tramway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Agriculture (other than Animal keeping, Animal training, Apiculture, grazing animal production, Horse stables, and Intensive animal husbandry)	
Animal husbandry	Must be no more than four animals.
Caretaker's house	
Industry (other than Materials recycling, Refuse disposal, and Transfer station)	Must not be a purpose listed in the table to Clause 52.10.
Landscape gardening supplies	
Leisure and recreation (other than Informal outdoor recreation)	
Manufacturing sales	
Materials recycling	
Place of assembly (other than Amusement parlour and Nightclub)	

LATROBE PLANNING SCHEME

Use	Condition
Refuse disposal	
Small second dwelling	
Transfer station (other than Automated collection point)	
Utility installation (other than Minor utility installation)	
Warehouse	Must not be a purpose listed in the table to Clause 53.10.
Any other use not in Section 1 or 3	

Section 3 - Prohibited

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

2.0

06/06/2019
C116latr

Use of land

None specified.

3.0

06/06/2019
C116latr

Subdivision

None specified.

4.0

02/10/2025
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 2017*.

5.0

06/06/2019
C116latr

Signs

None specified.

SCHEDULE 7 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ7**.

LATROBE REGIONAL AIRPORT**Purpose**

To provide for the safe and efficient operation of the Latrobe Regional Airport.

To provide for the development of aeronautical industries and activities.

To provide for educational facilities appropriate to the site.

1.002/10/2025
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.
Heliport Helicopter landing site	Must be consistent with the <i>Latrobe Regional Airport Master Plan (2019)</i> .
Minor utility installation Natural systems	
Stone exploration	Must not be costeaning or bulk sampling.
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Agriculture (other than apiculture and extensive animal husbandry) Caretaker's house Convenience shop	
Education centre	Must not be a primary or secondary school.
Industry (other than Automated collection point)	Must be related to the aviation industry or directly associated with the airport. Must not be within 50 metres to the north and west of the land being CP 105894.
Office	Must be related to the aviation industry or directly associated with the airport.

Use	Condition
Postal agency	Must be related to the aviation industry or directly associated with the airport.
Primary produce sales	
Trade supplies	
Transport terminal (other than Airport and Heliport)	
Utility installation (other than Minor utility installation)	
Warehouse	
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Accommodation (other than Caretaker's house)
Cinema based entertainment facility
Extractive industry
Hospital
Intensive animal production
Major sports and recreation facility
Retail premises (other than Convenience shop, Postal agency, Primary produce sales and Trade supplies)

2.0

02/10/2025
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 Municipal Strategic Statement and Planning Policy Framework.
- The *Latrobe Regional Airport Master Plan (2019)*.
- The effect that the use may have on nearby existing or proposed residential areas or other uses which are sensitive to industrial off-site effects, having regard to any comments or directions of the referral authorities.
- The effect that nearby industries may have on the proposed use.
- The drainage of the land.
- The availability of and connection to services.
- The effect of traffic to be generated on roads.
- The interim use of those parts of the land not required for the proposed use.
- Any flora fauna attributes that may exist on the subject site.

3.0

02/10/2025
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 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority.

- An application must be accompanied by a site analysis, showing land form, vegetation coverage and the relationship with surrounding land, and a report explaining how the proposed subdivision has responded to the site analysis. The report must:
- In the absence of reticulated sewerage, include a land assessment which demonstrates that each lot is capable of treating and retaining all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the *Environment Protection Act 2017*.
- Show for each lot:
- A building envelope and driveway to the envelope
- Proposed landscaping
- In the absence of reticulated sewerage, an effluent disposal area
- Show how the proposed subdivision relates to the existing or likely use and development of adjoining and nearby land

- If a staged subdivision, show how the balance of the land may be subdivided.
- Demonstrate how the proposed subdivision is consistent with the *Latrobe Regional Airport Master Plan (2019)*.

EXEMPTION FROM NOTICE AND REVIEW

An application for subdivision of land is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act. This exemption does not apply to an application for a building or works within 30 metres of land (not a road) which is in a residential zone or Commercial 1 Zone, land used for a hospital or school or land in a Public Acquisition Overlay to be acquired for a hospital or school.

Decision Guidelines

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, appropriate, by the responsible authority:

- The Municipal Planning Strategy and Planning Policy Framework.
- The *Latrobe Regional Airport Master Plan (2019)*.
- Any natural or cultural values on or near the land.
- Streetscape character.
- Landscape treatment.
- Interface with non-industrial areas.

4.0

02/10/2025
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 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.

LATROBE PLANNING SCHEME

- The layout of existing and proposed buildings and works.
- Driveways and vehicle parking and loading areas.
- Proposed landscape areas.
- External storage and waste treatment areas.
- Elevation drawings to scale which show the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways and vehicle parking and loading areas.
- A landscape layout which includes the description of vegetation to be planted, the surface to be constructed, a site works specification and the method of preparing, draining, watering and maintaining the landscape area.
- A written statement demonstrating how the proposed buildings or works are consistent with the *Latrobe Regional Airport Master Plan (2019)*, including the Development Guidelines contained within the *Latrobe Regional Airport Master Plan (2019)*.

Exemption from Notice and Appeal

An application to construct a building or construct or carry out works is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act. This exemption does not apply to an application for a building or works within 30 metres of land (not a road) which is in a residential zone or Commercial 1 Zone, land used for a hospital or school or land in a Public Acquisition Overlay to be acquired for a hospital or school.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The Municipal Planning Strategy and Planning Policy Framework.
- The *Latrobe Regional Airport Master Plan (2019)*.
- Any natural or cultural values on or near the land.
- Streetscape character.
- Built form.
- Landscape treatment.
- Interface with on-industrial areas, including the airport.
- Parking and site access.
- Loading and service areas.
- Outdoor storage.
- Lighting.
- Stormwater discharge.

5.0

06/06/2019
C116latr

Signs

Sign requirements are at Clause 52.05. All land located within this Schedule to this zone is in Category 2.

SCHEDULE 8 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ8**.

HEALTH AND COMPLEMENTARY USES PRECINCT**Purpose**

To support the development of health services and related uses which complement the existing Latrobe Regional Hospital.

To provide for a range of accommodation uses which support the development of the health services precinct.

To provide for a Local Activity Centre which supports the existing Latrobe Regional Hospital.

1.002/10/2025
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)
Domestic animal husbandry	Must not be more than 2 animals
Dwelling	
Medical centre	Must not require a permit under Clause 52.06-3 (parking)
Residential aged care facility	Must not require a permit under Clause 52.06-3 (parking)
Racing dog husbandry	Must be no more than 2 animals
Small second dwelling	Must be the only small second dwelling on the lot
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Accommodation (other than Bed and breakfast, Dependent persons unit, Dwelling, Corrective institution, Host farm, Residential aged care facility)	
Animal husbandry	
Bus terminal	
Domestic Animal Boarding	
Food and drink premises	
Freeway service centre	
Function centre	

LATROBE PLANNING SCHEME

Use	Condition
Office (other than Medical centre)	
Place of worship	
Research and development centre	Must be related to health industry
Restricted place of assembly	
Restricted recreation facility	
Service industry (other than Motor repairs and Panel beating)	
Service station	
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
Agriculture (other than Domestic Animal boarding, domestic animal husbandry and racing dog husbandry)
Art and craft centre
Corrective institution
Crematorium
Host farm
Industry (other than Automated collection point, Research and development centre and Service industry)
Leisure and recreation (other than Restricted recreation facility)
Place of assembly (other than Function centre, Place of worship and Restricted place of assembly)
Recreational boat facility
Retail premises (other than Food and drink premises and Shop)
Tramway
Transport terminal (other than bus terminal)
Warehouse
Winery

2.0

09/07/2020
C115latr

Use of land

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- The purpose of the use and the types of activities which will be carried out.
- The likely effects (if any) the proposal will have on nearby land, which could include noise, traffic hours of delivery, hours of operation.
- The means of maintaining areas not required for immediate use.

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The effect the proposed use will have on existing uses.
- The effect that the proposal has on nearby land.

3.0

09/07/2020
C115latr

Subdivision

None specified.

An application for the subdivision of land is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

4.0

09/07/2020
C115latr

Buildings and works

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A plan drawn to scale which shows:
 - the boundaries and dimensions of the site;
 - adjoining roads;
 - the location, height and purpose of the building and works on adjoining land;
 - relevant ground levels;
 - the layout of existing and proposed buildings and works;
 - all driveway, car parking and loading areas;
 - proposed landscape areas;
 - all external storage and waste treatment areas;
 - areas not required for immediate use.
- Elevation drawings to scale showing the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways, vehicle parking and loading areas
- A landscape layout which includes the description of vegetation to be planted, the surfaces to be constructed, site works specification and method of preparing, draining, watering and maintaining the landscape area.

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The movement of pedestrians and cyclist, and vehicles providing for supplies, waste removal, emergency services and public transport.
- The provision of car parking.
- The impacts on the wider traffic network.

- The availability of and connection to services.
- Any natural or cultural values on or near the land.
- Outdoor storage, lighting and storm water discharge.
- The design of buildings to provide for solar access.
- On the western side of the health precinct, consider the provision of road access (suitable for freight vehicles up to b doubles) which would allow access to precincts B1, B2 A2 and A3.

5.0

09/07/2020
C115latr

Signs

Sign requirements are at Clause 52.05. All land located within the health precinct which fronts the Princes Highway is in Category 2. All other land is in 3.

28/05/2021
C122latr

SCHEDULE 1 TO CLAUSE 37.07 URBAN GROWTH ZONE

Shown on the planning scheme map as **UGZ1**.

LAKE NARRACAN PRECINCT STRUCTURE PLAN

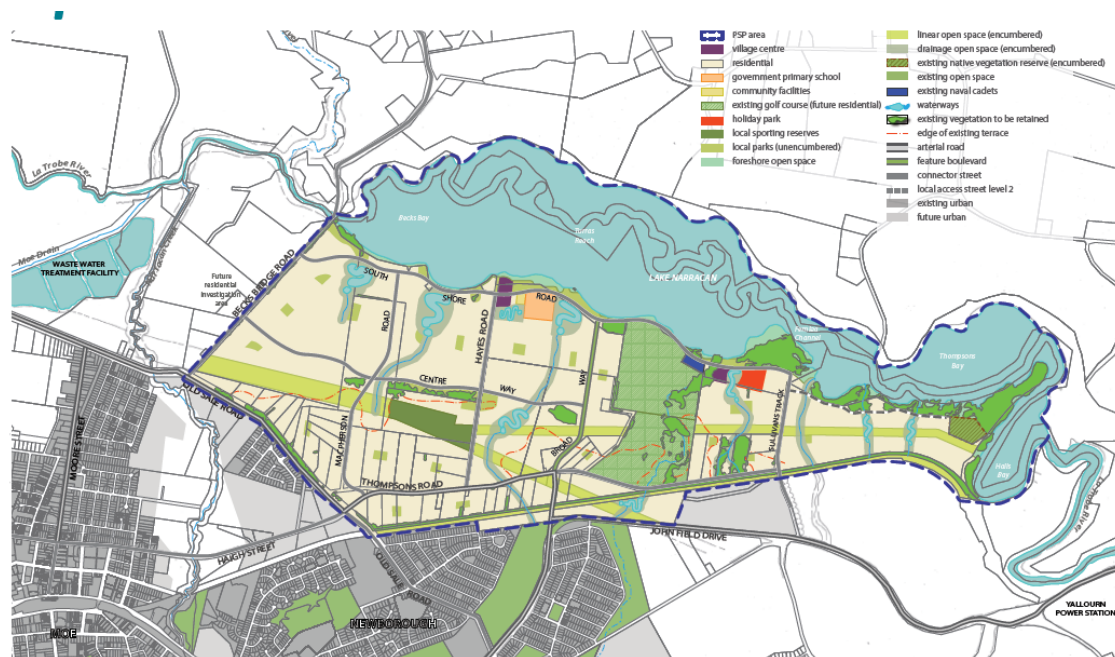
1.0

02/10/2025
C149latr

The Plan

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

Plan 1 to the Schedule to Clause 37.07



2.0

28/05/2021
C122latr

Use and development

2.1

28/05/2021
C122latr

The Land

The use and development provisions specified in this schedule apply to the land within the 'PSP area' on Plan 1, excluding Lake Narracan itself and shown as UGZ1 on the planning scheme maps.

2.2

02/10/2025
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
----------------	--

2.3

02/10/2025
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	Condition
Shop where the applied zone is Commercial 1 Zone	The leasable floor area for an individual shop premises must not exceed 600 square metres A permit is required to use land for a shop if the leasable floor of an individual shop premises exceeds 600 square metres

2.4

28/05/2021
C122latr

Specific provisions - Subdivision

A permit to subdivide land must meet the following requirements:

- A land budget table in the same format and methodology as those within the precinct structure plan applying to the land, setting out the amount of land allocated to the proposed uses and expected population and dwelling yields.
- A demonstration of how the property will contribute to the achievement of the residential density outcomes in the precinct structure plan applying to the land.
- A demonstration of lot size by including a colour-coded lot size plan, reflecting the lot size categories outlined in Table 1 of the *Lake Narracan Precinct Structure Plan*, March 2015.
- A demonstration (such as indicative concept layout plans showing different building typology across different lot sizes) of how the subdivision will contribute to the delivery of a diversity of housing.

2.5

28/05/2021
C122latr

Specific provisions - Buildings and works

Construction of one dwelling on a lot less than 300 square metres in area

A permit is not required to construct or extend one dwelling on a lot with an area less than 300 square metres where a site is identified as a lot to be assessed against the Small Lot Housing Code via a restriction on title, and it complies with the Small Lot Housing Code incorporated pursuant to Clause 72.04 of the Latrobe Planning Scheme.

3.0

02/10/2025
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.

4.0

28/05/2021
C122latr

Conditions and requirements for permits

None specified.

5.0

28/05/2021
C122latr

Exemption from notice and review

None specified.

6.0

28/05/2021
C122latr

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.

7.0

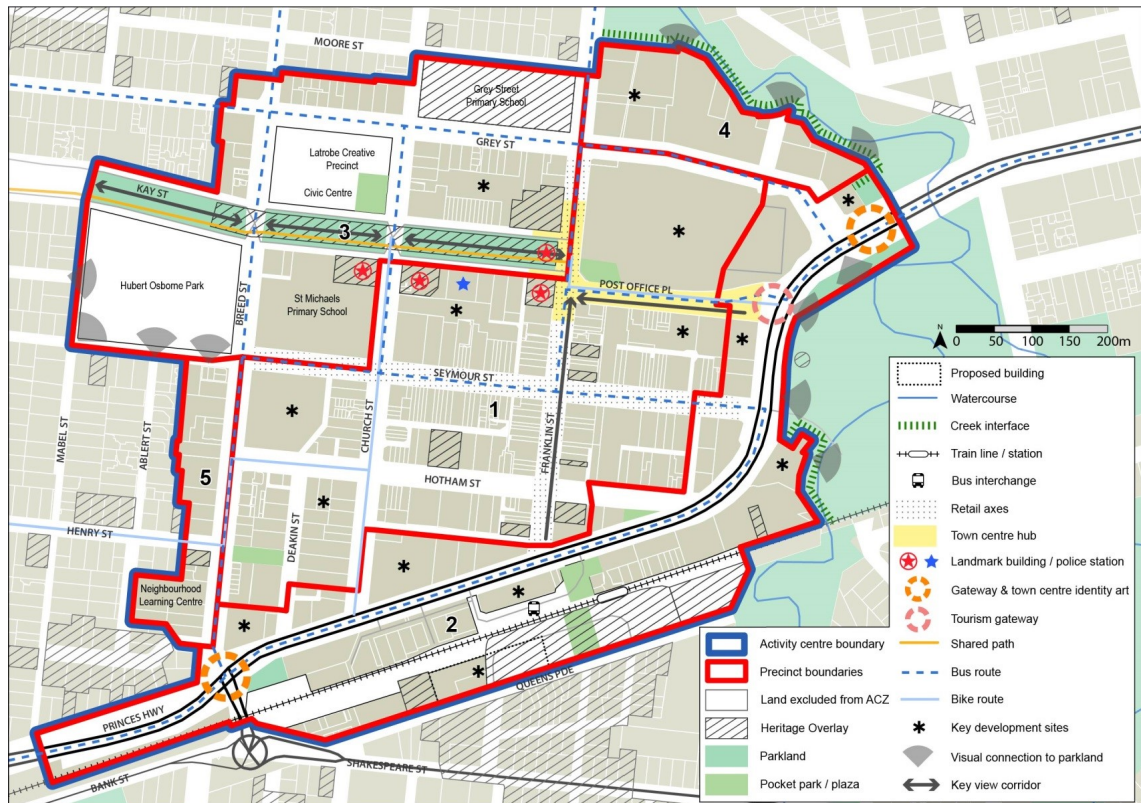
28/05/2021
C122latr

Signs

The sign category for the land is the category specified in the zone applied to the land at Clause 2.2 of this schedule.

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

Shown on the planning scheme map as ACZ1.

TRARALGON ACTIVITY CENTRE**1.0**07/02/2019
C106Pt2latr**Traralgon Activity Centre Plan****2.0**02/10/2025
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, Kay Street and Franklin Street.
- To incorporate art and place making to enhance identity and character.
- To support the integration and activation of the Traralgon Creek corridor.
- To resolve laneway ownership and encourage activation.

Land Use

- To emphasise the key retail axes of Franklin Street and Seymour Street.
- To promote the role of the Traralgon Activity Centre as the premier shopping and business destination for Gippsland.
- To support shop-top housing and mixed uses within the Activity Centre as well as civic and community uses.
- To support the provision of appropriate youth spaces within the town centre.
- To encourage consolidation of land to facilitate the creation of viable development sites.

Built Form

- To consolidate the town centre by infilling blocks and creating a consistent street wall.
- To create strong urban form that responds to the public realm and regional character.
- To encourage the development of taller built form throughout the centre in recognition of the important CBD function that the Traralgon Activity Centre plays.
- To provide continuous weather protection such as an awning treatment along active frontages.

Access & Movement

- To identify and define the role of streets within the town centre.
- To encourage multi-storey and integrated parking solutions in appropriate locations.
- To improve the provision of facilities associated with public transport and implement the bus interchange at Traralgon Station.
- To provide safe cycle links through the town centre and ensure that connections can be made with other cycle path projects such as the Traralgon –Morwell Shared Pathway.
- To allow for pedestrian and visual links from Kay Street to Victory Park.

3.0

02/10/2025
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.

LATROBE PLANNING SCHEME

Use	Condition
Office	
Railway station	Must be located in Precinct 2.
Retail Premises (other than Landscape gardening supplies, Manufacturing sales, Motor vehicle, boat or caravan sales)	
Shop (other than Adult sex product shop)	
Any use listed in Clause 62.01	Must meet requirements of Clause 62.01.
See Section 1 of 37.08-2 for relevant provisions	

Section 2 - Permit required

Use	Condition
Adult sex product shop	Must be at least 200 metres (measured by the shortest route reasonably accessible on foot) from a residential zone or, land used for a hospital, primary school or secondary school or land in a Public Acquisition Overlay to be acquired for a hospital, primary school or secondary school.
Car Wash	Must be located in Precinct 2.
Industry (other than Materials recycling and Transfer station)	
Leisure and recreation (other than Informal outdoor recreation, Major sports and recreation facility, Outdoor recreation facility, Open sports ground and Motor racing track)	
Place of assembly (Other than Cinema, Exhibition centre)	
Service station	Must be located in Precinct 2.
Utility installation (other than Minor utility installation and Telecommunications facility)	
Any other use not in Section 1 or 3	

Section 3 – Prohibited

Use
Agriculture
Cemetery
Corrective institution

Use

Crematorium
 Hospital
 Landscaping gardening supplies
 Major sports and recreation facility
 Manufacturing sales
 Materials recycling
 Motor racing track
 Motor vehicle, boat or caravan sales
 Open sports ground
 Outdoor recreation facility
 Primary produce sales
 Recreational boat facility
 Saleyard
 Service industry (other than Car wash)
 Tramway
 Transfer station (other than Automated collection point)
 Transport terminal (other than Railway station and Bus terminal)
 Winery

4.0

07/02/2019
C106Pt2latr

Centre-wide provisions**4.1**

07/02/2019
C106Pt2latr

Use of land

A permit is not required to use land for the purpose of Local Government provided the use is carried out by, or on behalf of, the public land manager.

4.2

07/02/2019
C106Pt2latr

Subdivision

None specified.

4.3

07/02/2019
C106Pt2latr

Buildings and works

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

- The installation of an automatic teller machine.
- An alteration to an existing building façade provided:
 - The alteration does not include the installation of an external roller shutter.
 - At least 80 per cent of the building facade at ground floor level is maintained as an entry or window with clear glazing.
- An awning that projects over a road if it is authorised by the relevant public land manager.

4.4

28/05/2021
C122latr

Design and development

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

General

- New development within the town centre must be of high design quality and must respect the key features of the town centre setting.
- New development should be constructed to the preferred maximum building height.
- If new development must be below the preferred maximum building height, an application should demonstrate that the development can structurally accommodate a taller built form in the future.
- New development must respond sensitively to heritage interfaces where they affect or abut a heritage site.
- Promote upper level residential development in key upper level residential areas identified on the Precinct Maps.

Building heights and setbacks

- Building heights and setbacks should meet the precinct requirements specified at Clause 5 of this schedule.
- Preferred maximum building heights do not include non-occupiable architectural features or landmarks, architectural features (such as domes, towers, masts) and building services, (including enclosed stairwells) that do not exceed the preferred maximum height by more than four metres. The combined floor area of these features should not exceed ten percent of the gross floor area of the top building level.
- The street edge wall height (where a building is on sloping land) is the height of the wall at the mid-point on the front title boundary where there is no front setback.
- Built form abutting an identified activated laneway or a heritage building (where it does not abut a residential zone) must ensure that any levels above three storeys are set back a minimum five metres from that interface except where specified in Clause 5 of this schedule.
- Where built form abuts a residential zone, any levels above two storeys must be setback a minimum of five metres above the abutting wall height.

Streetscapes and facades

- Buildings on sloping sites should be articulated to reduce visual bulk and improve the appearance of new development. The ground floor of new buildings should be at the same level as the existing footpath, where possible.
- Development should respond to the sloping topography to minimise the need for cut and fill.
- The siting and design of new development should be sensitive to and reinforce the locally distinctive topography and views to surrounding areas, including through maintaining building setbacks and street plantings to frame key view corridors.
- Development at gateway locations and Key Development Sites should be of high quality, distinctive and emphasise the importance of their corner location to act as a local landmark.
- All retail and commercial developments must present an active and attractive street frontage at ground level to ensure that ground floor frontages:
 - are pedestrian oriented;
 - allow passive surveillance to the street;
 - add interest and vitality;
 - avoid blank walls; and
 - avoid painted or fixed signage on windows.
- Encourage clear glazing on ground floor frontages.

- New infill development in the town centre should be contemporary and complementary to the existing built form and heritage places.
- Entrances to buildings should be clearly articulated through the use of awnings, parapets or vertical articulation and should be orientated to the street front.
- Design buildings to improve pedestrian safety on streets that will accommodate higher levels of foot traffic.
- All retail and commercial developments interfacing with an identified activated laneway or through-block link should present an active frontage to the laneway to increase levels of activity and passive surveillance.
- Windows and balconies at upper levels should be incorporated into the design to provide greater visibility to the public realm.
- Large development sites should incorporate vertical and horizontal articulation through design detailing.
- Existing canopy vegetation should be retained and incorporated into the design of new development.
- Where street setbacks are proposed, new built form should incorporate landscape planting as part of the overall site design, including but not limited to canopy trees, shrubs and ground covers.
- Where new landscaping is proposed, ensure the height of the selected species will not adversely affect pedestrian safety (i.e. low scale vegetation to car parks). Promote hardy, drought tolerant species to minimise maintenance costs and maximise resilience.

Materials

- The use of contemporary materials including timber is strongly encouraged.

Access

- Large developments should incorporate through-block links (north to south and east to west) to encourage pedestrian permeability.
- Secondary pedestrian access to buildings should be incorporated into buildings that abut an identified activated laneway.
- Vehicle access and loading areas should be separated from pedestrian access, preferably located at the side and rear of development (loading bays should be within service lanes), and screened from view.
- If vehicle access is proposed to be located to the front of the development (and an alternative location cannot reasonably be provided), priority should be given to pedestrian movement.
- Ensure on-site car parking has a minimal visual impact on the streetscape. Avoid parking between building frontages and the street.
- Require redevelopment of key development sites and any multi-level buildings to incorporate car parking within their form.
- Support multi-level car parks in identified locations.

Sustainability

- Encourage passive and active sustainability principles in the design and operation of new development.
- Encourage the incorporation of water sensitive urban design (WSUD) principles and ecologically sustainable design (ESD) measures in both the public and private realms.

- Encourage the design of new development to include window positions that allow for natural cross-ventilation.
- Continuous weather protection measures (awnings, verandahs, shade cloths or canopies) should be provided along key pedestrian areas to allow winter sun and restrict summer sun.

Public Realm

- Protect and enhance street trees in the town centre and key landscape features including the Kay Street corridor, the Traralgon Court House and Post Office and Traralgon Creek.
- All infrastructure and services should be contained underground within service trenches and pits, and not be discernible within the public realm.
- Ensure bin storage areas are located to the side or rear of commercial buildings and are screened from view within the public realm.
- Site air conditioning units (or other such plant facilities) behind the roofline so they are not visible from the street.

Signage and Lighting

- Signage on the building façade must be limited, particularly across windows and doors, to ensure passive surveillance and an active interface with the streetscape.
- Signage should not protrude above the parapet.
- The proportion and scale of signage should not detract from public view lines and views of the surrounding landscape.
- Encourage lighting that promotes a safe and secure environment for pedestrians.
- Tall pole flood lighting is discouraged.
- Encourage illumination of building façades where lighting is well integrated into the façade design, subject to no light spilling into adjoining residential areas and areas with shop-top housing.

5.0

28/05/2021
C122latr

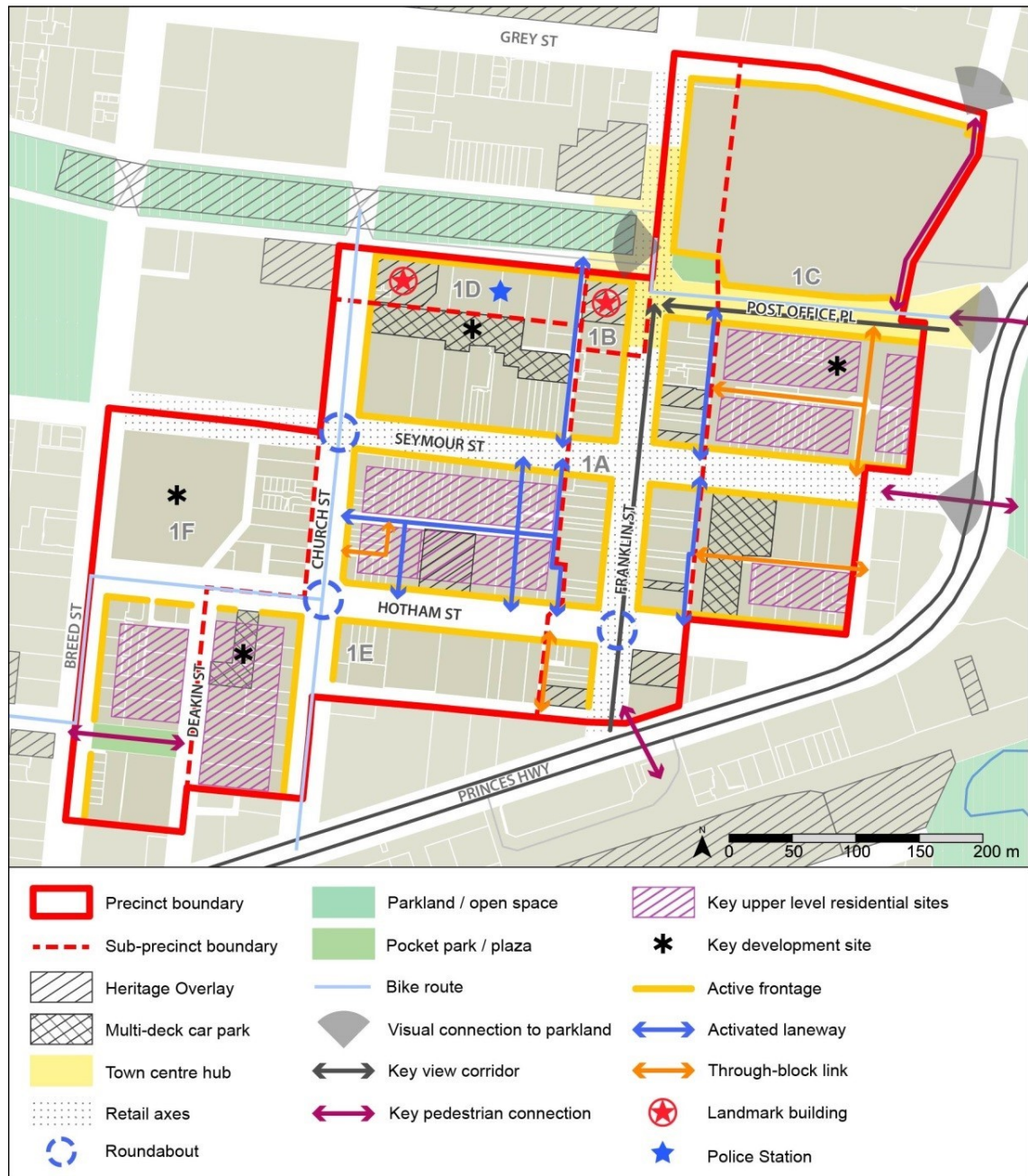
Precinct provisions

5.1

Precinct 1 – Town Centre Core

5.1-1

Precinct map



5.1-2

Precinct objectives

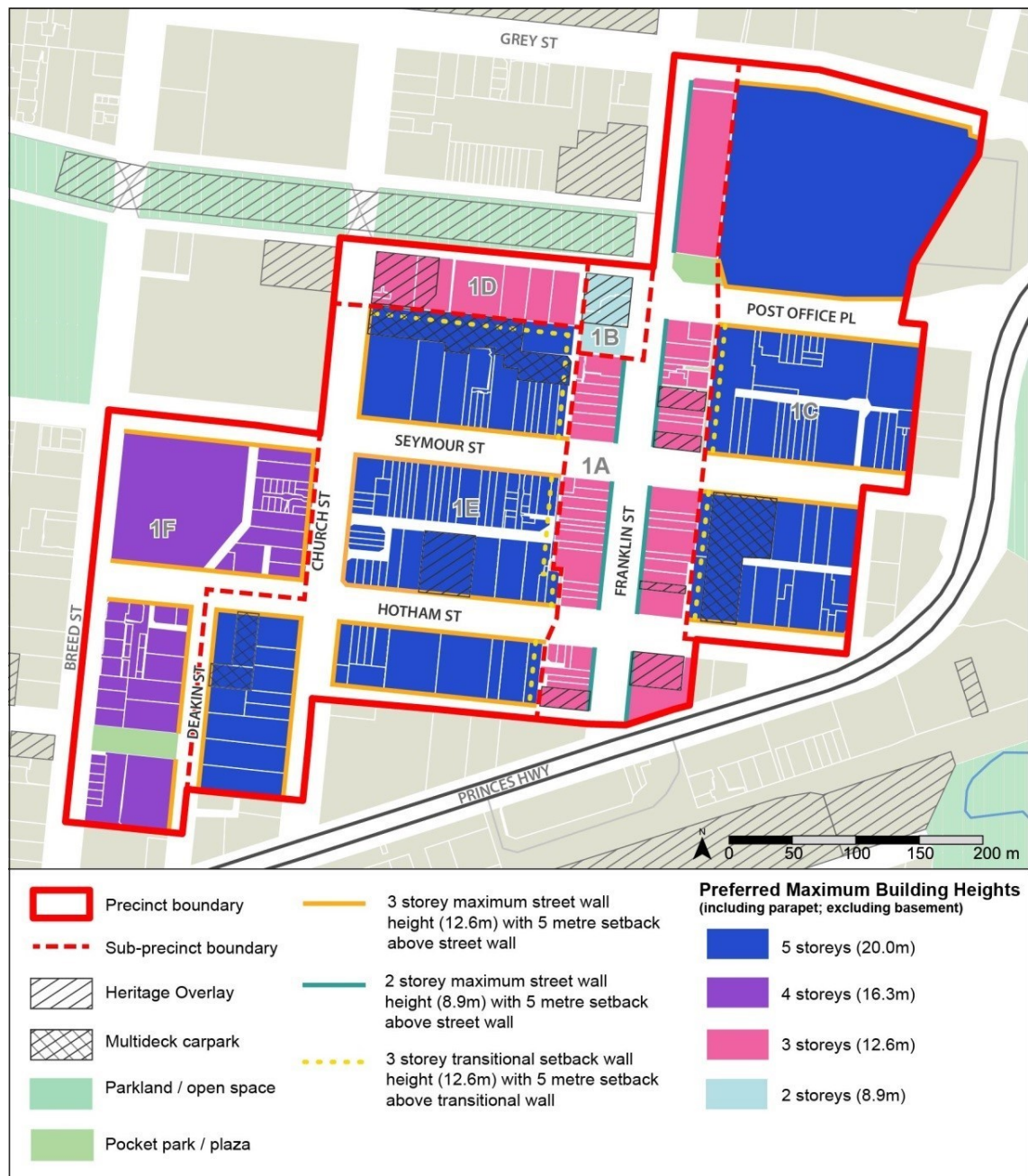
- To achieve sensitive consolidation of the town centre core, and provide the opportunity to develop underutilised sites.
- To establish a consistent street wall arrangement that reiterates the grid street network of the town centre.
- To encourage residential development within the town centre.
- To strengthen the role of the key retail axes of Franklin and Seymour Streets as a vibrant dining, retail and commercial hub.

LATROBE PLANNING SCHEME

- To ensure a distinction between the historic Franklin Street corridor and the contemporary streetscapes of Seymour and Hotham Streets.
- To create a shared community space around Post Office Place, Kay Street and Franklin Street that can be utilised for civic occasions.

5.1-3

Precinct requirements



5.1-4

Precinct guidelines

- Properties fronting Franklin Street should not exceed three storeys and should have a two storey street wall to maintain view lines to the Traralgon Court House and Post Office, except for sub-precinct 1B which should not exceed two storeys.
- Any sites identified with a preferred maximum building height of five storeys must ensure that any levels above three storeys are set back a minimum five metres from the street frontage to be recessive in appearance.

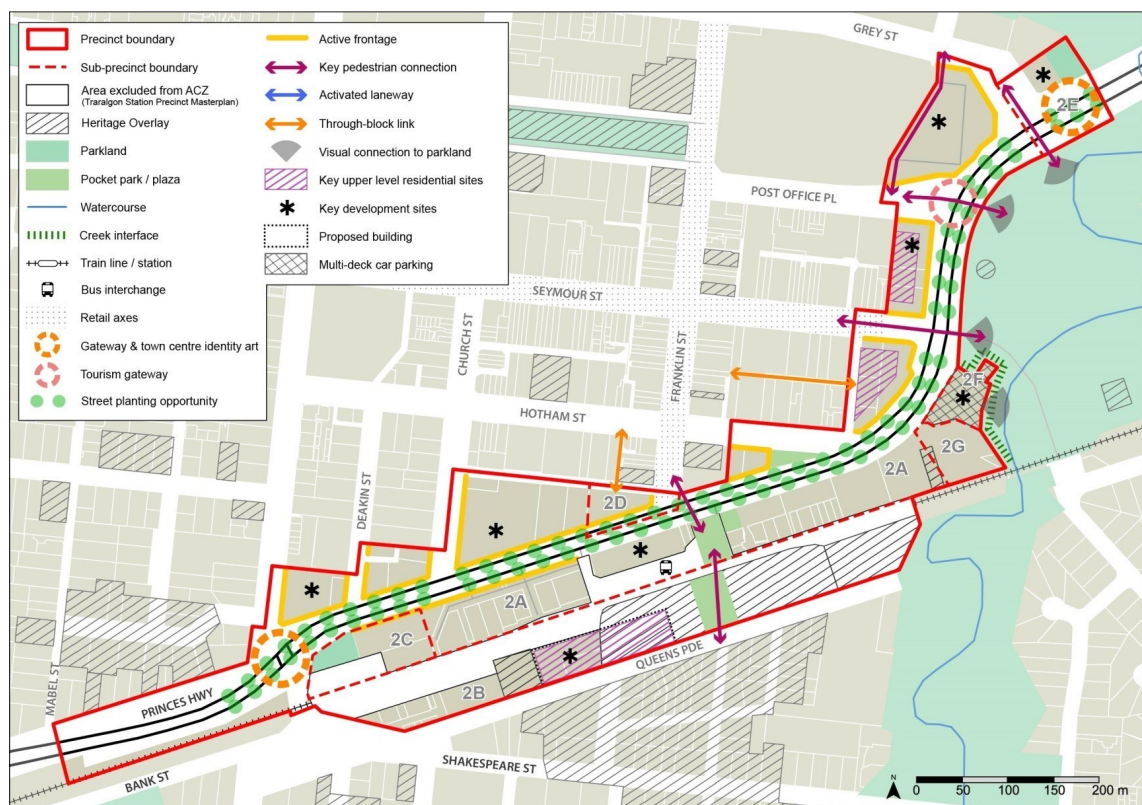
- Redevelopment of any heritage buildings should be sympathetic to the traditional fabric of the building, including its principal street wall or façade.
- New development should maintain and contribute to the fine grain character along the main commercial streets.
- All retail and commercial developments must present an active and attractive street frontage at ground level to ensure that ground floor frontages provide continuity of ground floor shops.
- Treat Post Office Place as a public plaza, incorporating paving treatments, public art and street furniture.
- Improve pedestrian connections between Wright Street and the east end of Post Office Place.
- Illuminated or electronic signage should be limited.

5.1-5 Any other requirements

None specified.

5.2 Precinct 2 – Princes Highway and Station Corridor

5.2-1 Precinct map

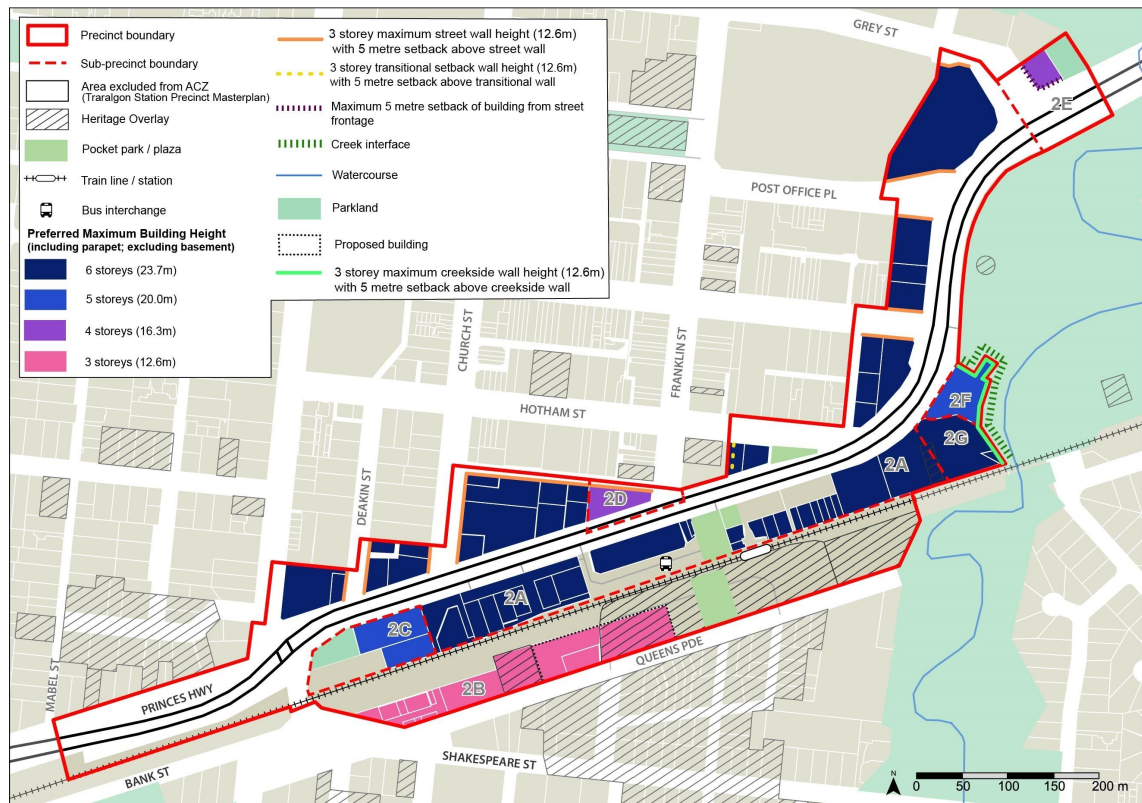


5.2-2 Precinct objectives

- To ensure a defined urban form along the Princes Highway corridor that reinforces the presence of the town centre and its position as the commercial centre of Gippsland's regional city.

- To ensure complementary redevelopment of the southern side of the train station that encourages higher density residential and mixed use developments and improves pedestrian access to ensure the integration of the station precinct with the surrounding area.
- To allow for a demarcation of gateway buildings at the north-east and south-western corners to announce the arrival and departure from the town centre.

5.2-3 Precinct requirements



5.2-4 Precinct guidelines

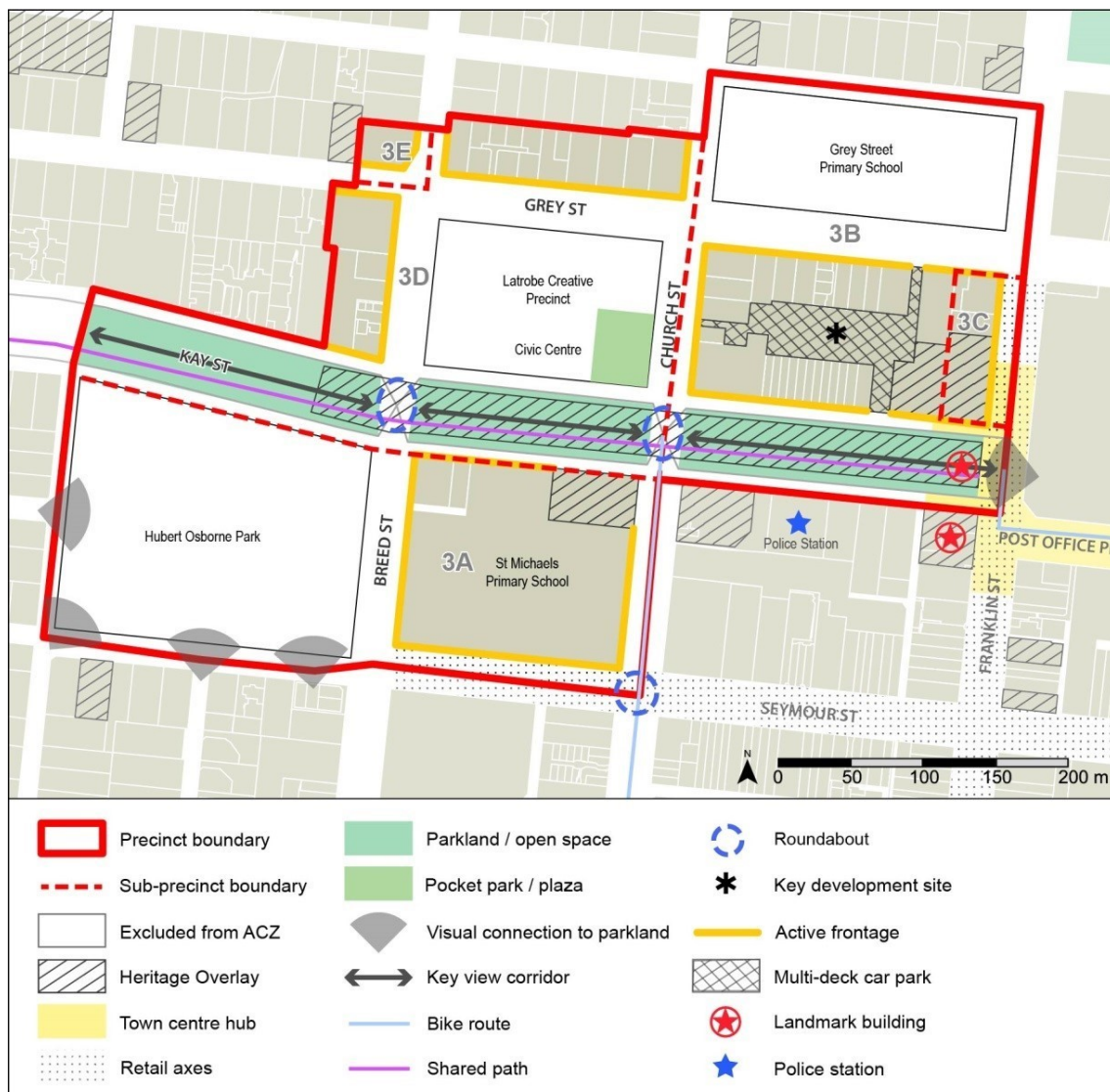
- Any sites identified with a preferred maximum building height of six storeys that interface with sites of three storeys or less (as identified in Clause 5.2-3) must ensure that upper levels above three storeys are set back at interfaces to ensure a sensitive transition in built form.
- New development on the northern and western side of the highway should be built to the street edge (no setback).
- Variation in front setbacks for commercial and other non-retail uses are possible on the southern side of Princes Highway and within the station precinct, subject to the provision of front landscaping.
- Key Development Sites along the Princes Highway should be architecturally interesting, innovative, high quality and well designed to provide a visually interesting presentation to the Highway and to define key gateways into the Traralgon Activity Centre.
- New development within the precinct abutting the creek and parkland should provide active and visually interesting edges to improve surveillance and activation of the public realm.
- Support the inclusion of a public plaza fronting the Princes Highway, creating linkages to Franklin Street, as outlined in 5.2-1.
- Support a landscape boulevard along the highway.
- Illuminated or electronic signage should be limited.

5.2-5 Any other requirements

None specified.

5.3 Precinct 3 – Kay Street and Civic Corridor

5.3-1 Precinct map

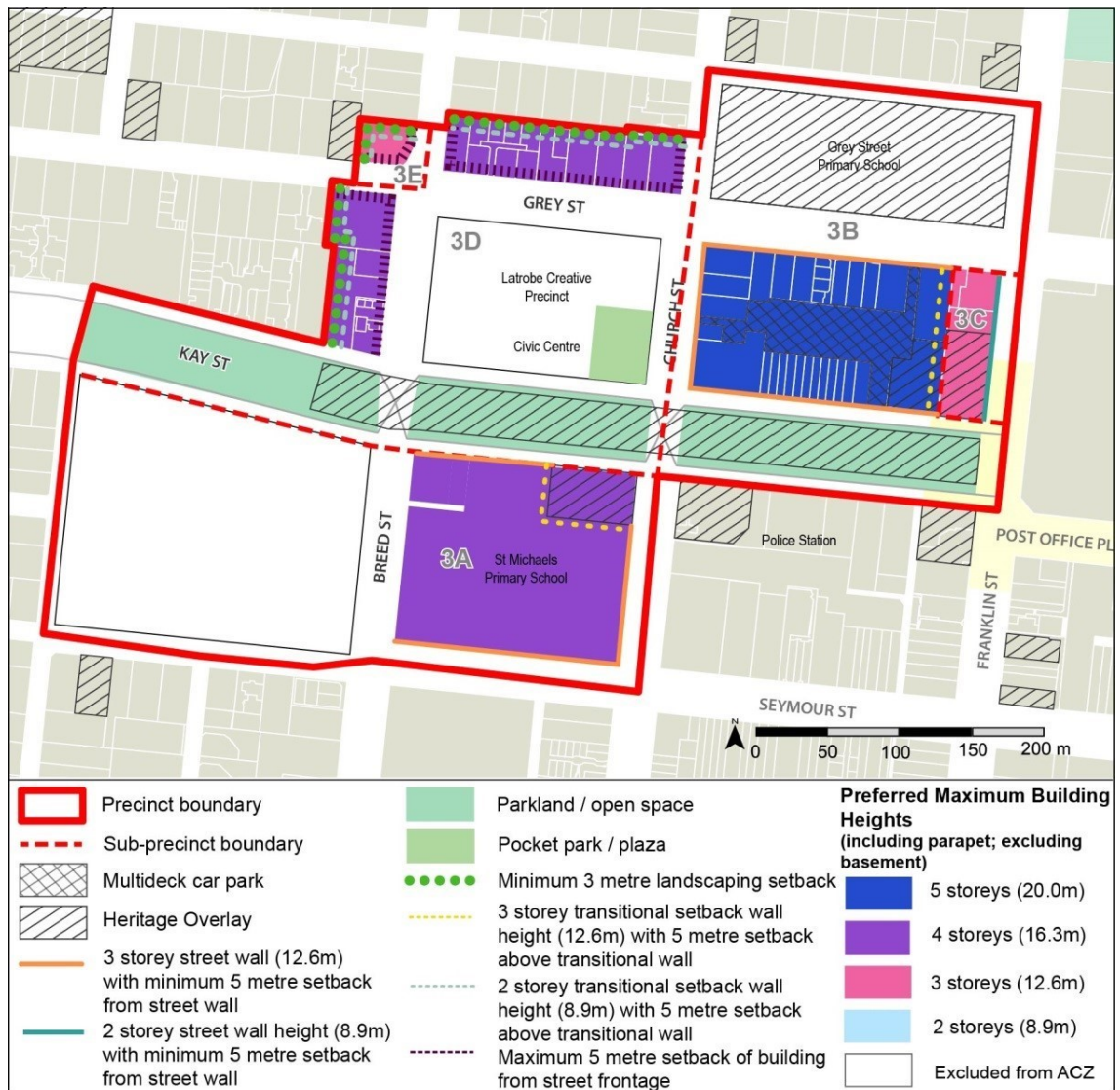


5.3-2 Precinct objectives

- To recognise the importance of landscaping and built heritage elements along Kay Street as an historic point of arrival into Traralgon, including view lines towards the Franklin Street junction and views of the church at the intersection of Church and Kay streets.
- To recognise Kay Street as a green corridor, with the opportunity to enhance the boulevard through further landscaping on either side of the streetscape.
- To take advantage of open space and civic assets between Breed and Franklin Streets, including Hubert Osborne Park, the Latrobe Creative Precinct and the Traralgon Court House and Post Office.

5.3-3

Precinct requirements



5.3-4

Precinct guidelines

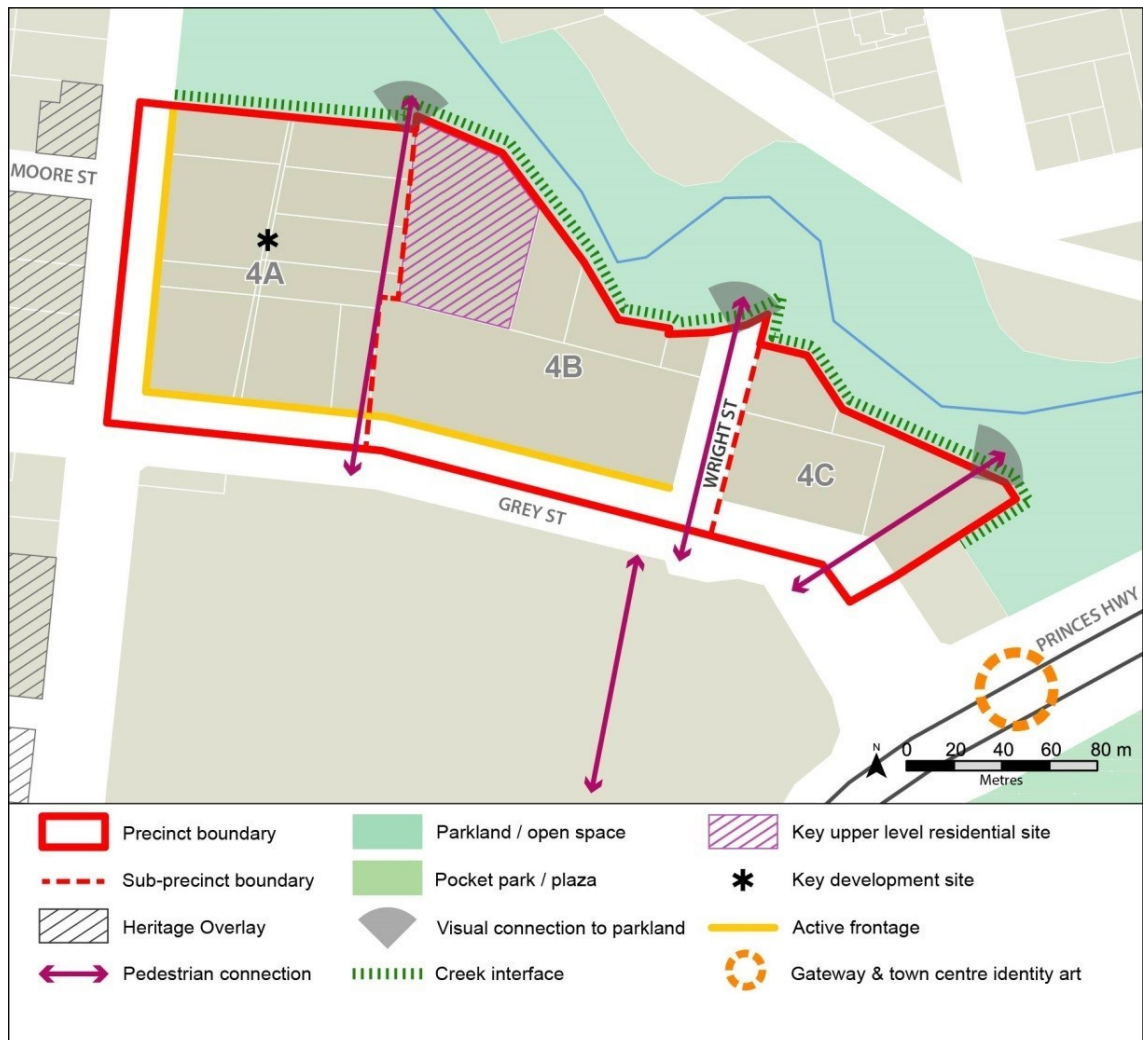
- Any sites identified with a preferred maximum building height of five storeys must ensure that any levels above three storeys are set back a minimum five metres from the street frontage to be recessive in appearance.
- Buildings must have a minimum three metre rear setback to allow a landscaping buffer to be established along the residential interface in sub-precincts 3D and 3E.
- Where built form abuts a residential zone any levels above two storeys must be setback a minimum of five metres above the abutting wall height
- New development should be a minimum of three storeys.
- All retail and commercial development should establish a consistent street wall at ground level in sub-precincts 3A, 3B and 3C.
- Front setbacks incorporating forecourts and landscape elements are supported within sub-precincts 3D and 3E.
- Fencing along the primary street frontage should be avoided.
- The size, height and proportion of signage should be complementary to the building.

5.3-5 Any other requirements

None specified.

5.4 Precinct 4 – Creekside Office

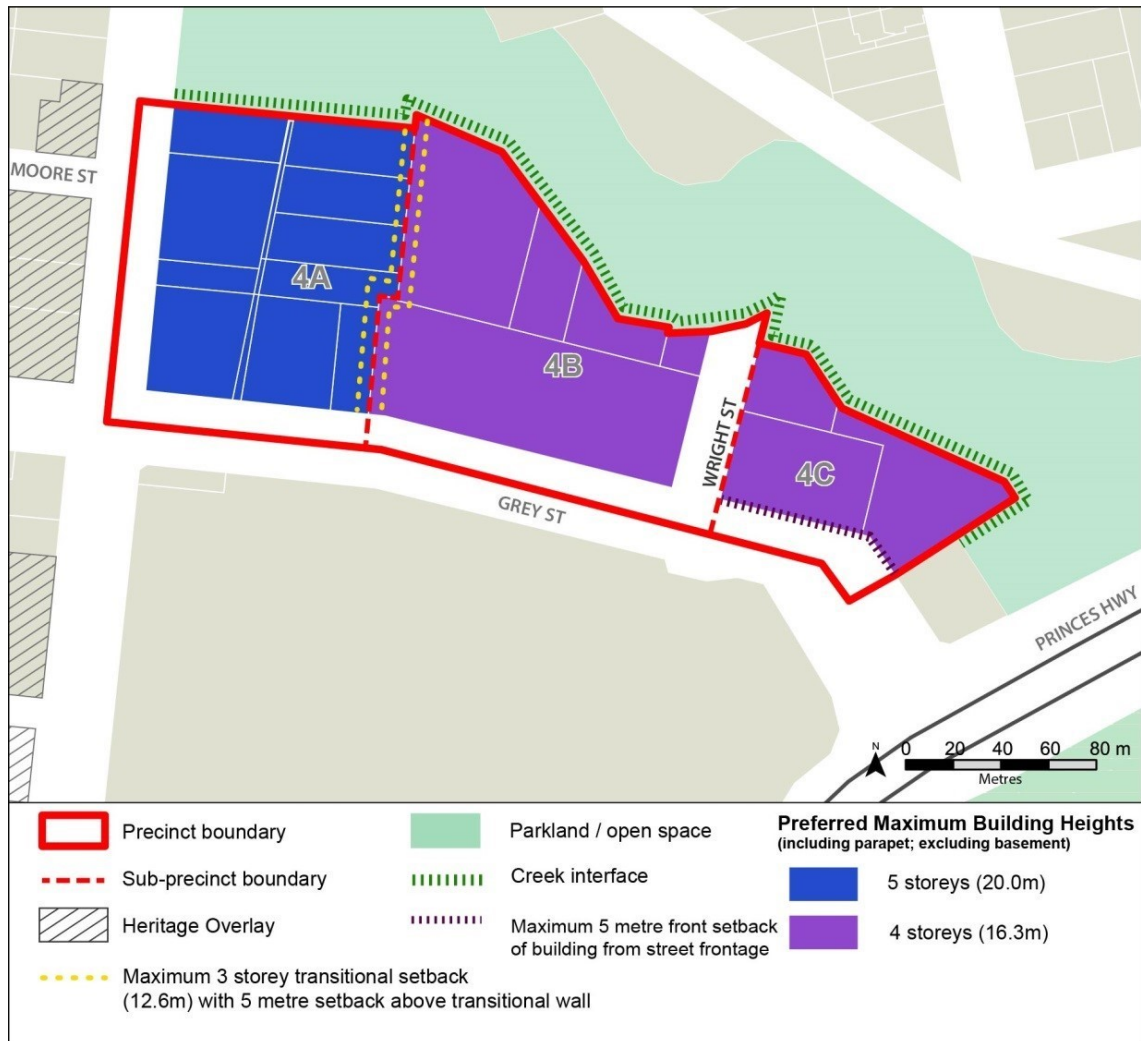
5.4-1 Precinct map



5.4-2 Precinct objectives

- To recognise the distinction between town centre development and Grey Street and Franklin Street development leading to the creek.
- To ensure future design responds to the natural landform and landscape to the north along the creek.
- To ensure an attractive aspect towards Grey Street from the northern residential areas and the creekside.
- To provide clear, legible pedestrian and visual connections to Traralgon Creek.

5.4-3 Precinct requirements



5.4-4 Precinct guidelines

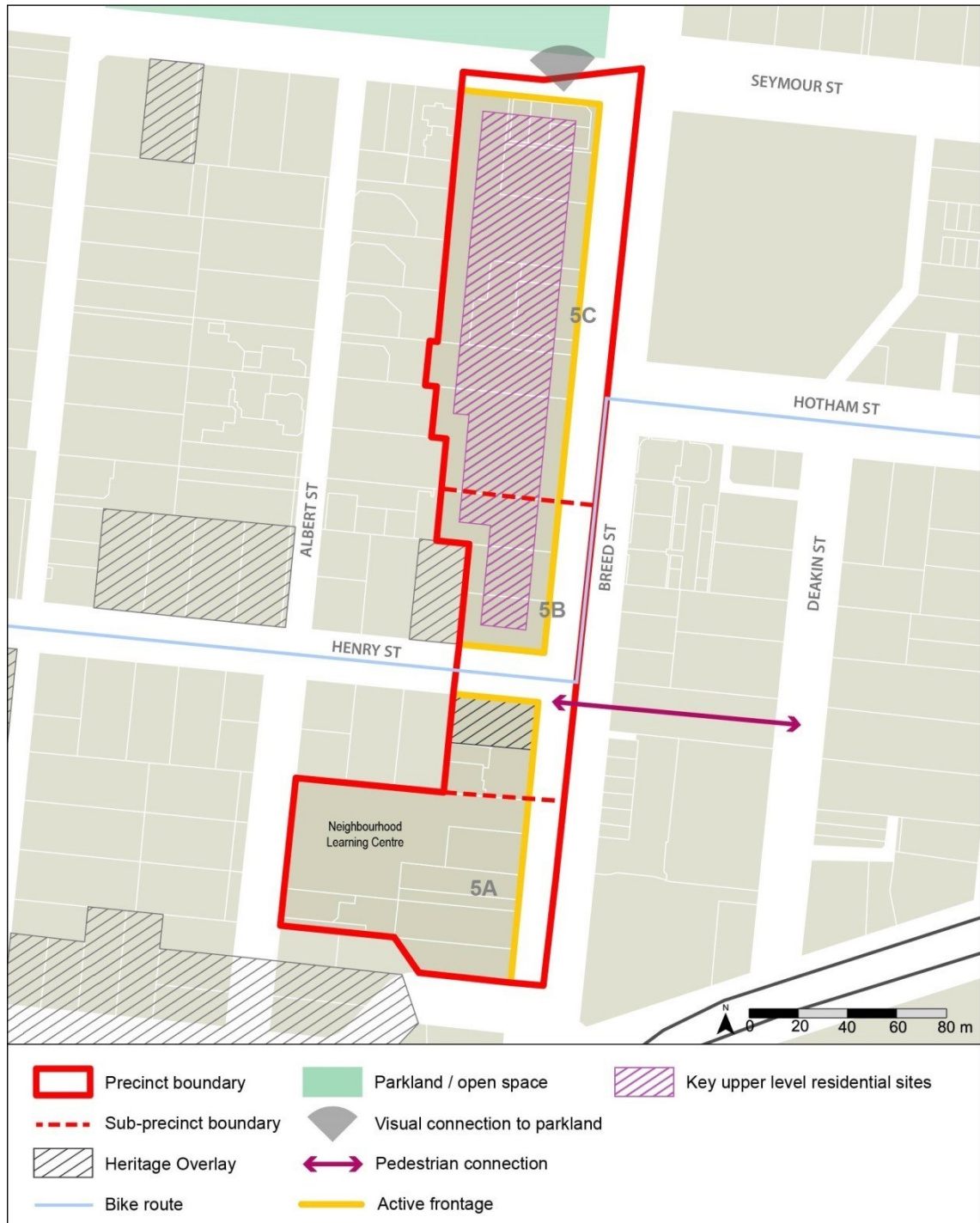
- Overall building heights should not exceed five storeys in sub-precinct 4A and four storeys in sub-precincts 4B and 4C above natural ground level.
- Buildings should include front setbacks to Grey Street for landscaping in sub-precinct 4C.
- Fencing along streets or along boundaries is discouraged.
- Buildings should include side setbacks that allow view lines between the town centre and the parkland.
- Building design should consider the preferred mixed use land use; the interface with public open space; and respond to slope, flooding and local drainage constraints.
- New buildings on sloping land should be broken into modules and stepped with the landform. The use of split level buildings is supported.
- The development of new buildings on sloping land should limit the extent of cut and fill, and avoid the removal of established vegetation.
- Where street setbacks are proposed, new built form should incorporate landscape planting as part of the overall site design, including but not limited to canopy trees, shrubs and ground covers.
- The size, height and proportion of signage should be complementary to the building and not a dominating element.

5.4-5 Any other requirements

None specified.

5.5 Precinct 5 – Breed Street

5.5-1 Precinct map

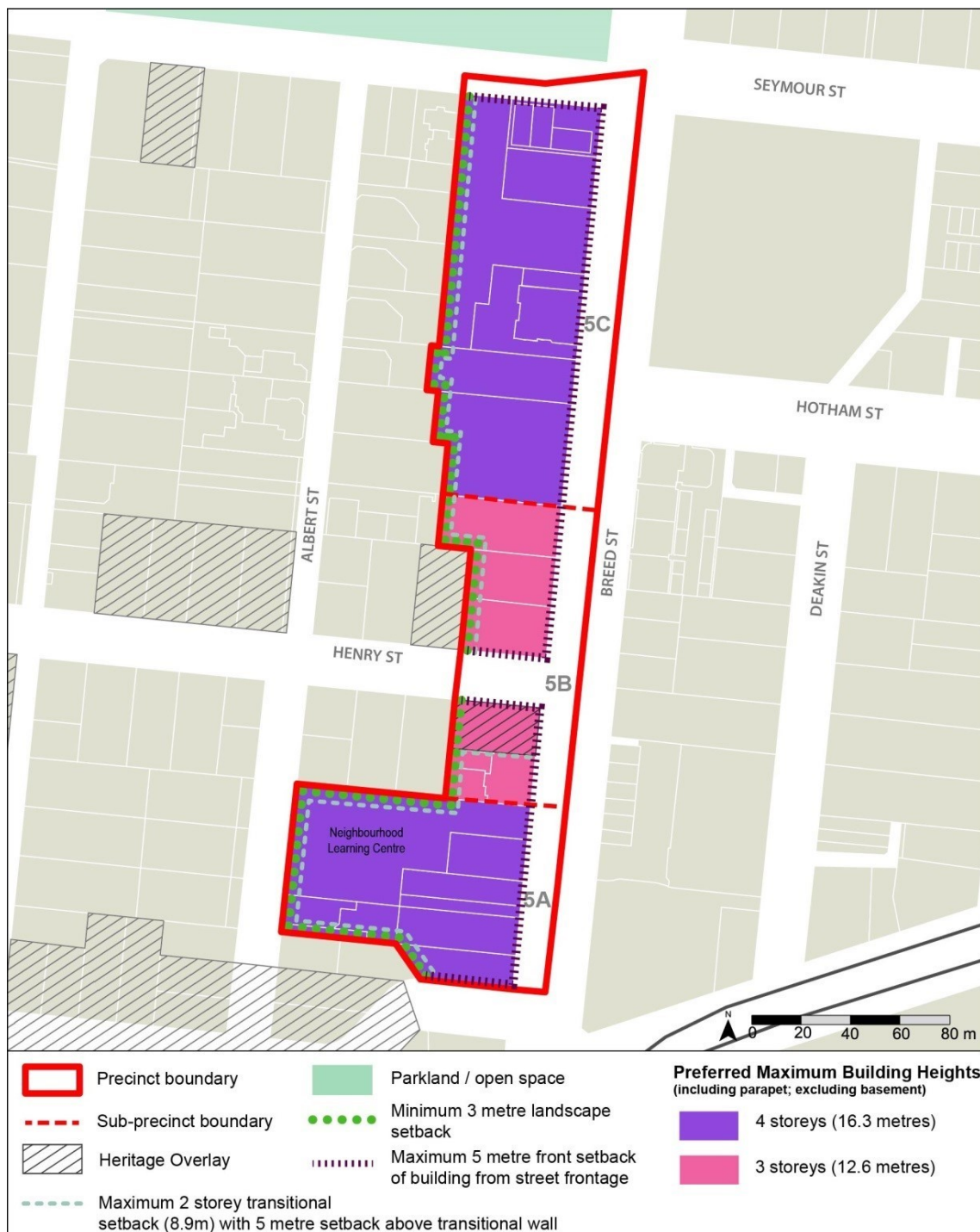


5.5-2 Precinct objectives

- To recognise the Breed Street corridor as an area of transition between the city and surrounding residential areas.

- To encourage a transformation of the western side of Breed Street so that it is consistent with the town centre form.
- To support the development of service based uses and residential opportunities.
- To discourage retail uses.

5.5-3 Precinct requirements



5.5-4 Precinct guidelines

- Overall building heights should not exceed four storeys in sub precincts 5A and 5C and should not exceed three storeys in sub-precinct 5B.

- Buildings must have a minimum three metre setback from the western boundary, to allow a landscaping buffer to be established along the residential interface.
- Where built form abuts a residential zone any levels above two storeys must be setback a minimum of five metres above the abutting wall height.
- Support variation in front and side setbacks for commercial and other non-retail uses, subject to the provision of landscape treatments.
- Where street setbacks are proposed, new built form should incorporate landscaping as part of the overall site design, including but not limited to canopy trees, shrubs and ground covers.
- New development should present an active and attractive street frontage with a high level of interaction between the property and the street front.
- Buildings should incorporate vertical and horizontal articulation of a human scale through design detailing.
- Fencing along the primary street frontage should be avoided.
- The size, height and proportion of signage should be complementary to the building and not a dominating element.

5.5-5 Any other requirements

None specified.

6.0 Application requirements

07/02/2019
C106Pt2latr

The following application requirements apply to an application for a permit under Clause 37.08, in addition to those specified in Clause 37.08 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:
 - An urban design assessment for any development relating to buildings identified in this plan as having an active frontage.
 - 3D modelling of any development of four or more storeys within the Traralgon Activity Centre.

7.0 Notice and review

28/05/2021
C122latr

An application to use, subdivide land or construct a building or construct or carry out works within 30 metres of land (not a road) which is in a residential zone, land used for an education centre or land in a Public Acquisition Overlay to be acquired for an education centre is not exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

8.0 Decision guidelines

07/02/2019
C106Pt2latr

The following decision guidelines apply to an application for a permit under Clause 37.08, in addition to those specified in Clause 37.08 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the use will detrimentally affect the amenity of the neighbourhood, including through the:
 - Transport of materials, goods or commodities to or from the land.

- Appearance of any buildings, works or materials.
- Emissions of noise artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.
- Whether the proposal is of a high design quality, and designed with respect for the key features of the town centre setting.
- Whether the proposal recognises the capacity for change in the Town Centre by demonstrating that it can structurally accommodate a taller built form in the future.
- Whether the proposal responds sensitively to heritage interfaces where they affect or abut a heritage site.

9.0

07/02/2019
C106Pt2latr

Signs

Sign requirements are at Clause 52.05. All land located in Precinct 1 (except sub-precinct 1A and 1B) and Precinct 2 (except sub-precinct 2B) is in Category 1. Sub-Precinct 1A and 1B, Precinct 3, 4 (except sub-precinct 4A) and 5 are Category 2. Sub-precinct 2B and 4A are Category 3.

10.0

07/02/2019
C106Pt2latr

Other provisions of the scheme

None specified.

11.0

07/02/2019
C106Pt2latr

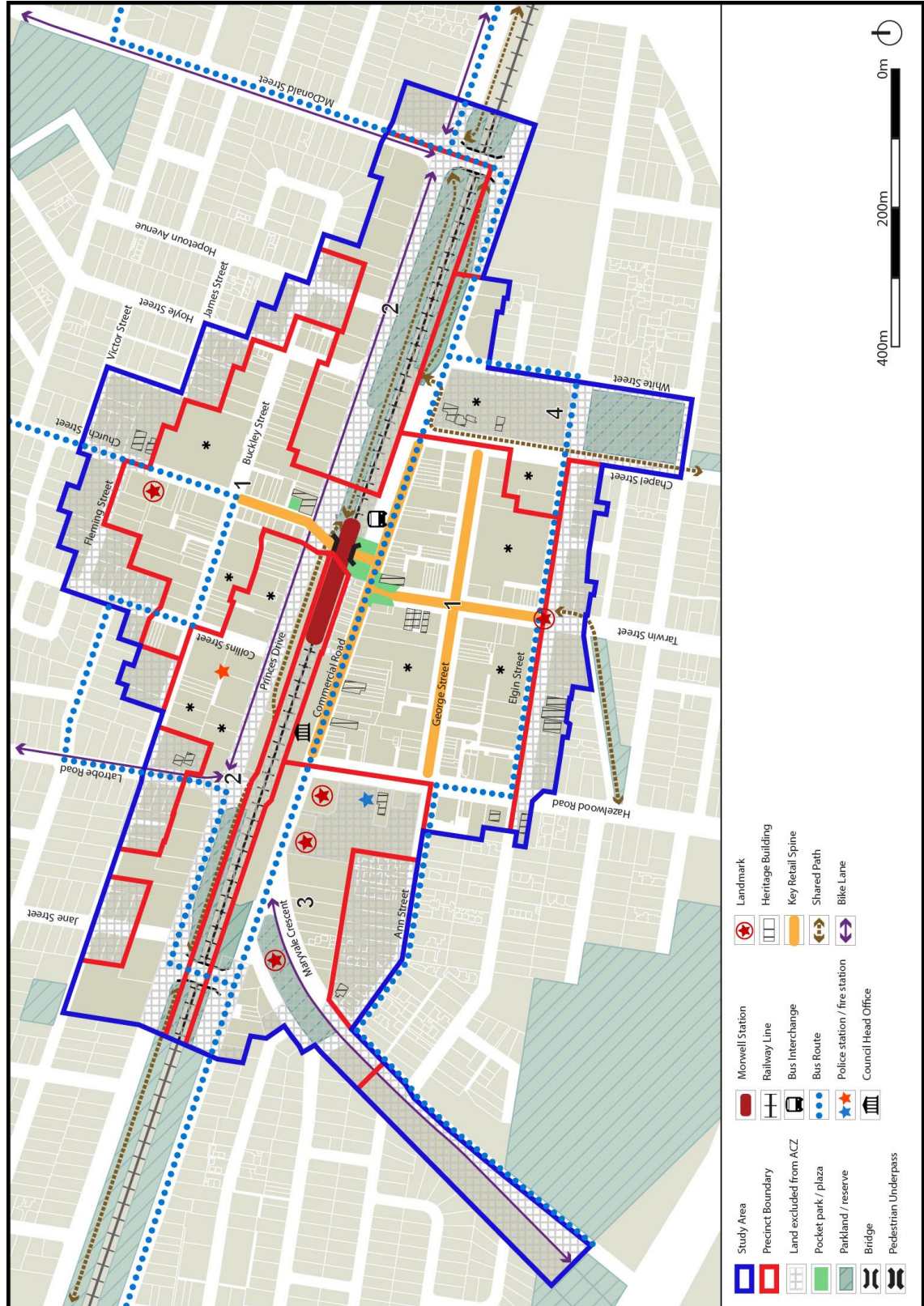
Reference documents

Traralgon Activity Centre Plan – Background Reports 2010

Traralgon Station Precinct Masterplan 2011 (as amended)

Car Parking Framework Review – Traralgon & Morwell 2014

Traralgon Activity Centre Plan 2018(as amended)

02/06/2023
C1371atr**SCHEDULE 2 TO CLAUSE 37.08 ACTIVITY CENTRE ZONE**Shown on the planning scheme map as **ACZ2**.**MORWELL ACTIVITY CENTRE****1.0**02/06/2023
C1371atr**Morwell Activity Centre Plan**

2.002/06/2023
C137latr**Land use and development objectives to be achieved****Land Use and Activity**

To strengthen and support Morwell as a shopping, business, civic, cultural and tourism destination in a local and regional context.

To emphasise the key retail axis of Tarwin Street, Church Street and Commercial Road.

To support vertical mixed use opportunities within the Activity Centre core including residential uses at upper levels.

To support commercial opportunities along Princes Drive that benefit from highway frontage and exposure.

Built Form and Development

To encourage a mid-rise scale of development in Morwell, which reinforces its role as a sub regional retail centre within Latrobe.

To support street-based development that complements the fine grain character along the key retail spine.

To encourage higher density development.

To facilitate the redevelopment or revitalisation of identified key development sites.

To improve the appearance and activation of public spaces including streetscapes, public car parks and laneways.

To consolidate the town centre by infilling blocks and creating a consistent street wall.

Landscape and Public Realm

To support and enhance the image of Morwell as ‘Town of Gardens’, particularly at key entries into the Activity Centre.

To provide opportunities for new landscaping including additional canopy tree planting and understorey vegetation in public and private realms.

To establish a diversity of open space and recreational offerings within the activity centre.

To enhance existing open space and connections to these spaces.

To support streetscape design that contributes to a walkable environment and enhance a sense of place.

Access and Movement

To improve accessibility into and permeability within the Activity Centre.

To support and enhance active transport modes (walking and cycling) into and within the activity centre.

To enhance pedestrian safety at intersections.

To manage the integration of car parking design with the public realm at key locations.

To improve the provision of facilities associated with public transport.

3.002/10/2025
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, shop and Trade supplies)	
Restricted Retail	Must not be located in sub-precinct 1A or 1B, precinct 3 or 4.
Rooming House	Any frontage at ground level must not exceed 2 metres. Must meet the requirements of Clause 52.23-2.
Shop (other than Adult sex products shop)	
Any use listed in Clause 62.01	Must meet requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Adult sex product shop	Must be at least 200 metres (measured by the shortest shortest route reasonably accessible on foot) from a residential zone or, land use for a hospital, primary school or secondary school or land in a Public Acquisition Overlay to be acquired for a hospital, primary school or secondary school.
Car Wash	Must be located in Precinct 2.
Place of Worship	Must not be located in sub-precinct 1A or 1B or precinct 4. The gross floor area of all buildings must not exceed 250 square metres.
Restricted Place of Assembly	Must not be located in sub-precinct 1A or 1B.
Service Station	Must be located in Precinct 2.
Utility installation (other than Minor utility installation and Telecommunications facility)	Must not be a purpose listed in the table to Clause 53.10
Any other use not in Section 1 or 3	

Section 3 – Prohibited

Use
Agriculture
Camping and caravan park
Cemetery
Corrective institution
Crematorium
Display home centre
Funeral Parlour
Hospital
Host Farm
Industry (other than car wash)
Landscape gardening supplies
Major sports and recreation facility
Manufacturing sales
Motor racing track
Motor vehicle, boat or caravan sales
Open sports ground
Outdoor recreation facility
Primary produce sales
Recreational boat facility
Residential village
Retirement village
Saleyards
Tramway
Transfer station
Transport terminal (other than Railway station and Bus terminal)
Warehouse

Use

Winery

4.002/06/2023
C137latr**Centre-wide provisions****4.1**02/06/2023
C137latr**Use of land**

A permit is not required to use land for the purpose of Local Government provided the use is carried out by, or on behalf of, the public land manager.

4.202/06/2023
C137latr**Subdivision**

None specified.

4.302/06/2023
C137latr**Buildings and works**

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

- The installation of an automatic teller machine.
- An alteration to an existing building facade provided:
 - The alteration does not include the installation of an external roller shutter.
 - At least 70 per cent of the building facade at ground level is maintained as an entry or window with clear glazing.
- An awning that projects over a road if it is authorised by the relevant public land manager.

4.402/06/2023
C137latr**Design and development**

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

General

- Development at key development sites and entries into precincts in the Activity Centre should be of high quality, use contemporary materials and emphasise their important strategic positions as local landmarks.
- New development should be constructed to the preferred maximum building height.
- New development must respond sensitively to heritage interfaces where they affect or abut a heritage site, including views to heritage features and roof lines.
- Development of sites with wide frontages should be arranged as a 'suite of forms', rather than a single development envelope - reflecting the fine grain character of the precinct.
- Development with commercial and retail uses should avoid ground level setbacks to streets and present active and engaging public interfaces.

Building Heights and Setbacks

- Ensure that sites identified with a preferred maximum building height above 9 metres adopt a 2 storey street wall with additional upper levels setback a minimum 5 metres from the street frontage to be recessive in appearance.
- Preferred maximum building heights do not include non-occupiable architectural features or landmarks, architectural features (such as domes, towers, masts) and building services, (including enclosed stairwells) that do not exceed the preferred maximum height by more than four metres. The combined floor area of these features should not exceed ten percent of the gross floor area of the top building level.

- Where built form abuts a General Residential Zone or Residential Growth Zone development must be set back a minimum 3 metres from the property boundary -with levels above 2 storeys setback a minimum 4 metres.
- Where built form abuts a Neighbourhood Residential Zone development must be set back a minimum 6 metres from the property boundary - with levels above 2 storeys setback a minimum of 4 metres.
- Where built form abuts a heritage building (not in a residential zone) any levels above 2 storeys must be setback a minimum of 5 metres above the abutting wall height.
- Where built form abuts an identified activated laneway, any levels above 2 storeys must be set back a minimum of 4.5 metres from the laneway centreline.
- Where built form abuts an identified activated laneway encourage secondary building entries and visual connections between the public realm and activities within the building through the use of glazing.
- New development in residential streetscapes should retain or match adjoining landscaped front setbacks, providing vegetation and tree plantings to contribute to the public realm character of the setting.

Streetscapes and Facades

- Upper levels at key development sites should be oriented to capture views towards any landscape attribute. Windows and balconies should be orientated towards streetscapes and public open spaces to increase passive surveillance.
- All retail and commercial developments must present an active and attractive street frontage at ground level to ensure that ground floor frontages:
 - are pedestrian orientated;
 - allow passive surveillance to the street;
 - add interest and vitality;
 - avoid blank walls;
 - avoid painted or fixed signage o windows (a minimum 70% of the street frontage should include transparent glazing); and
 - have clearly legible entrances.

Access

- Development in retail and commercial areas should conceal car parking areas to the rear and reserve frontages for active uses.
- Encourage widening (minimum of 3 metres) and potential extension of existing laneways to facilitate safe vehicular and pedestrian access as identified on the precinct maps.
- Key development sites should provide integrated car parking, concealed from streetscapes.
- Key development sites should seek to increase pedestrian permeability throughout the Activity Centre by expanding and creating new shared pedestrian/vehicle laneways and/or arcade connections.
- Vehicle crossovers in the 'key retail spine' should be avoided and discouraged in streets with pedestrian focus. Where this is not possible, surface treatments should be used to indicate pedestrian priority.

Public Realm

- Building servicing and rubbish bin storage should be sited to the rear of properties, away from primary retail and commercial frontages.

- Public art and further Morwell Branding initiatives should be encouraged on blank walls throughout the Activity Centre to increase vibrancy in streetscapes.
- Streets with a pedestrian focus should be well lit with feature lighting to encourage vibrancy and safety after dark.
- Avoid new car parking between building frontages and street property boundaries and seek to provide landscape softening where these areas exist.

Signage and Lighting

- Signage should not be disproportionate to buildings and streetscape to avoid overwhelming them.
- Business identification signage should form part of the overall design of the building as to not be visually dominant.
- Signage should not protrude above the parapet.
- The proportion and scale of signage should complement the prevailing signage character in the streetscape.
- Where illuminated signs are proposed, ensure light spill to nearby residential land is avoided.
- Street panel signs are discouraged as well as projecting signs above cantilevered awnings.
- Painted or fixed signage on windows should be avoided.

Sustainability

- Encourage passive and active sustainability principles in the design and operation of new development.
- Encourage the incorporation of water sensitive urban design (WSUD) principles and ecologically sustainable design (ESD) measures in both the public and private realms.
- Encourage the design of new development to include window positions that allow for natural cross ventilation.
- Continuous weather protection measures (awnings, verandahs or canopies) should be provided along key pedestrian areas.

5.0

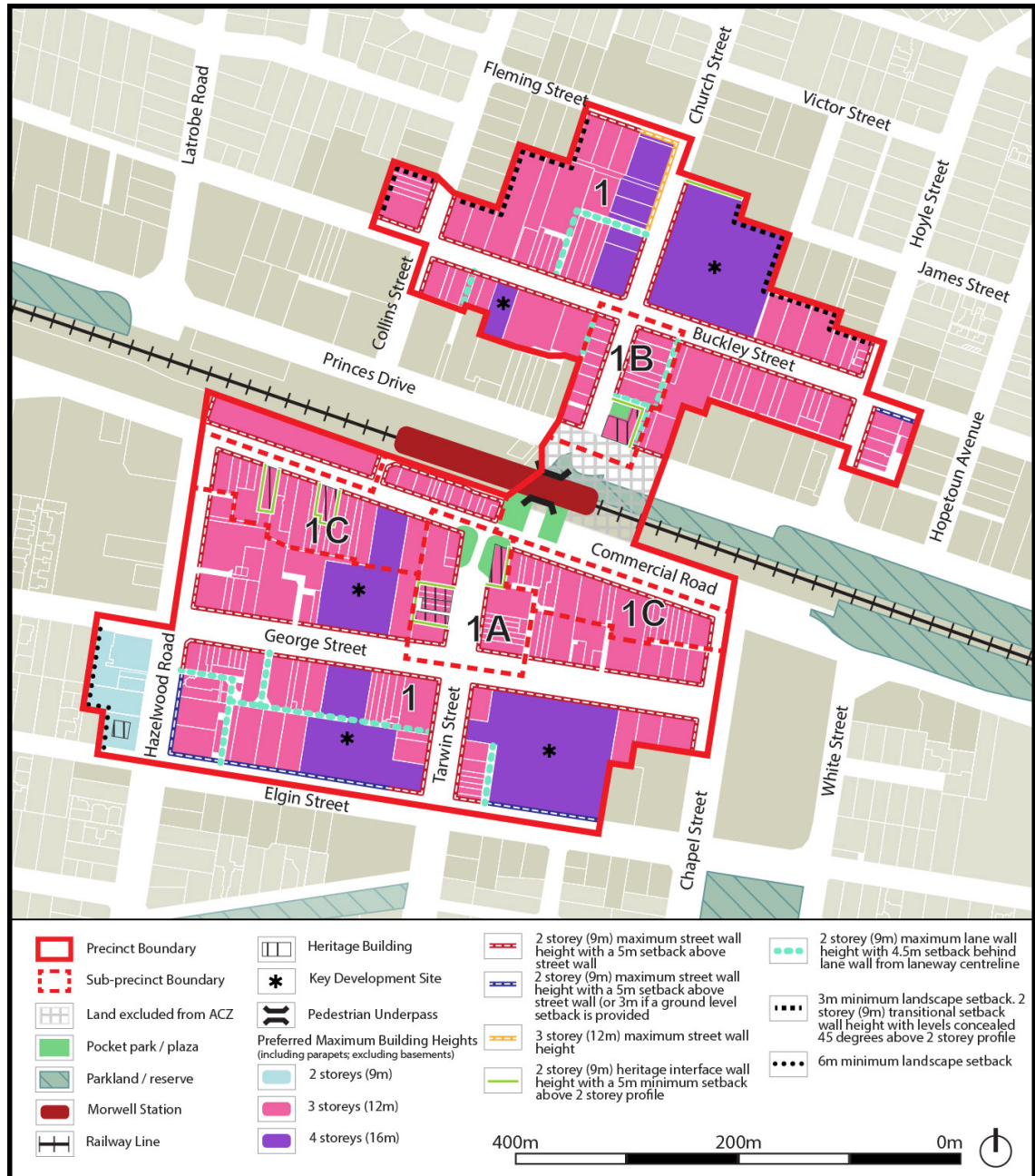
02/06/2023
C137latr

Precinct provisions

5.1 Precinct 1 – Commercial and Retail Heart

5.1-3

Precinct requirements



5.1-4

Precinct guidelines

- Reinforce an intimate scale, defined by a finely grained, 2-storey street wall with additional levels visually recessed behind.
- Built form must provide a high degree of street activation along the 'key retail spine' with glazed frontages built to street boundaries (zero ground level setbacks), direct access into buildings and permit activity spilling into the public realm such as outdoor dining.
- Variation in front setbacks (zero to five metres) for commercial and other non retail uses are possible on Elgin Street, the southern portion of Hazelwood Road and the eastern end of Buckley Street, subject to the provision of front landscaping.
- New development on key development sites with address to George and Elgin Street must prioritise urban infill along street edges currently occupied by large expanses of car parking.

LATROBE PLANNING SCHEME

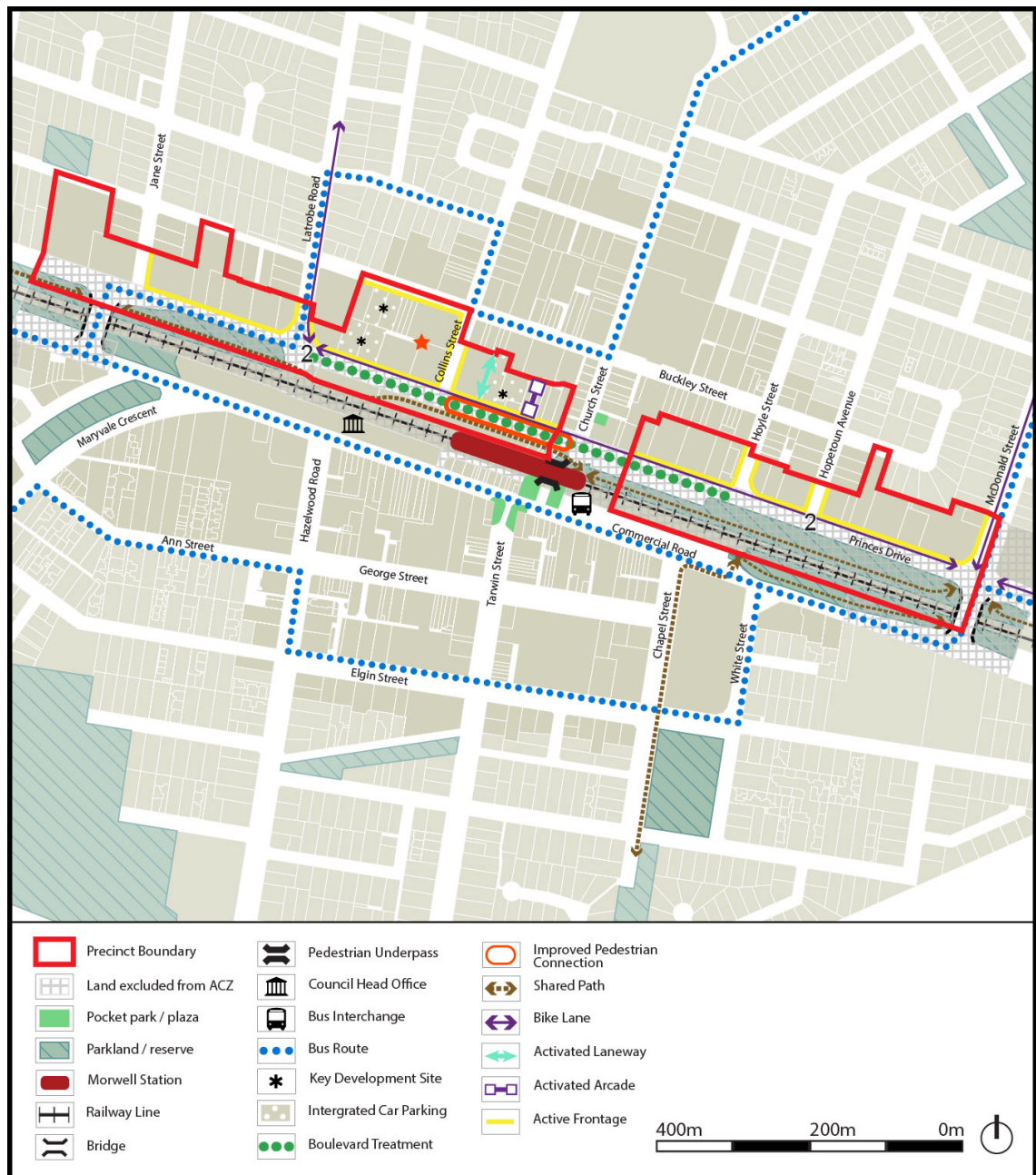
- Servicing and car parking access must be accommodated from existing rear/side laneways to minimise vehicular crossovers along the ‘key retail spine’.
- Require the continued alignment of the Manny’s Market arcade through any future development of the car park fronting George Street (key development site).
- Require pedestrian connectivity through the Harvey Norman site between Commercial Road and George Street in any future development scenario.
- Support the inclusion of residential uses at upper levels.

5.1-5 Any other requirements

None specified.

5.2 Precinct 2 – Princes Drive and Supporting Commercial

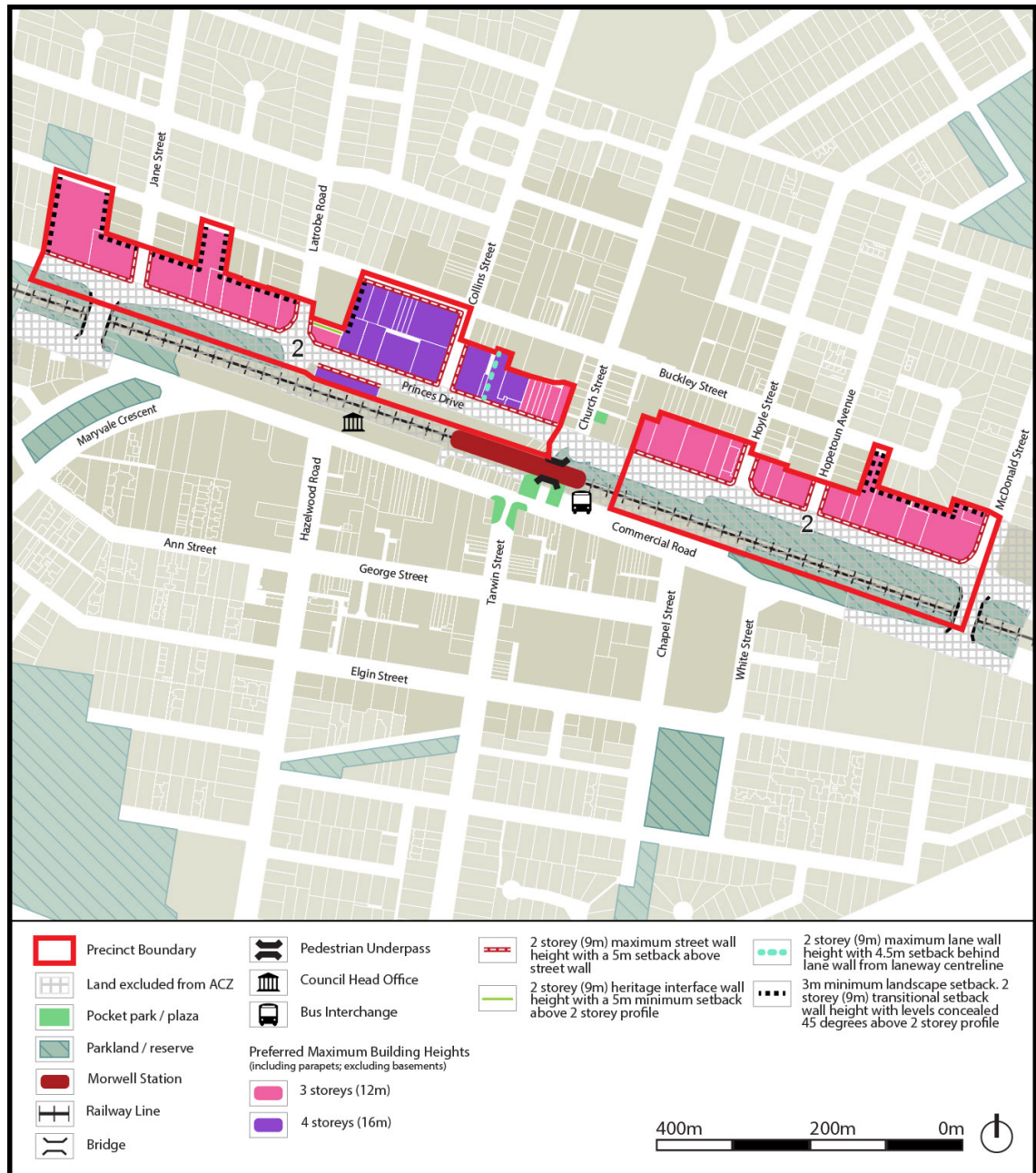
5.2-1 Precinct map



5.2-2 Precinct objectives

- To consolidate larger/bulkier commercial activities outside of the fine grain Commercial & Retail Heart.
- To improve the public realm presentation of Princes Drive for an enhanced ‘first impression’ of Morwell Activity Centre.
- To strengthen the connection between the train station and northern side of Princes Drive, both visually and physically.

5.2-3 Precinct requirements



5.2-4 Precinct guidelines

- Built form should provide a moderate degree of street activation, with glazed frontages built to the street (zero ground level setbacks), providing visibility between streets and ground level uses and direct access into buildings.

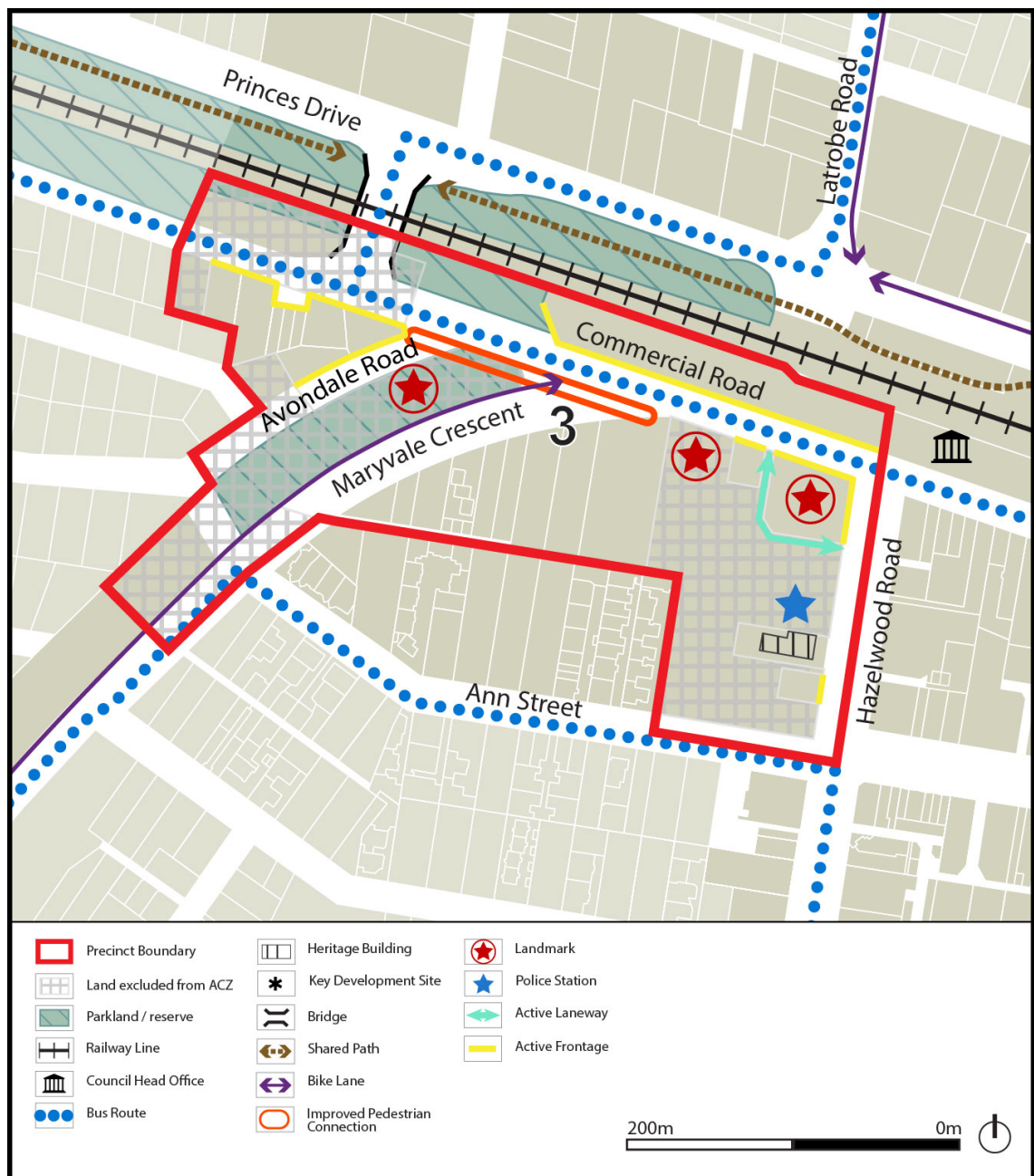
- Future redevelopment of allotments fronting Princes Drive should retain commercial functions.
- Future car parking areas along Princes Drive must contain a presence of landscaping and tree plantings, contributing to the future boulevard character.

5.2-5 Any other requirements

All development abutting the rail corridor must install a 1.8 metre high black cyclone mesh fence, located within the landowner's property, along the rail corridor.

5.3 Precinct 3 - Civic, Cultural and Tourism

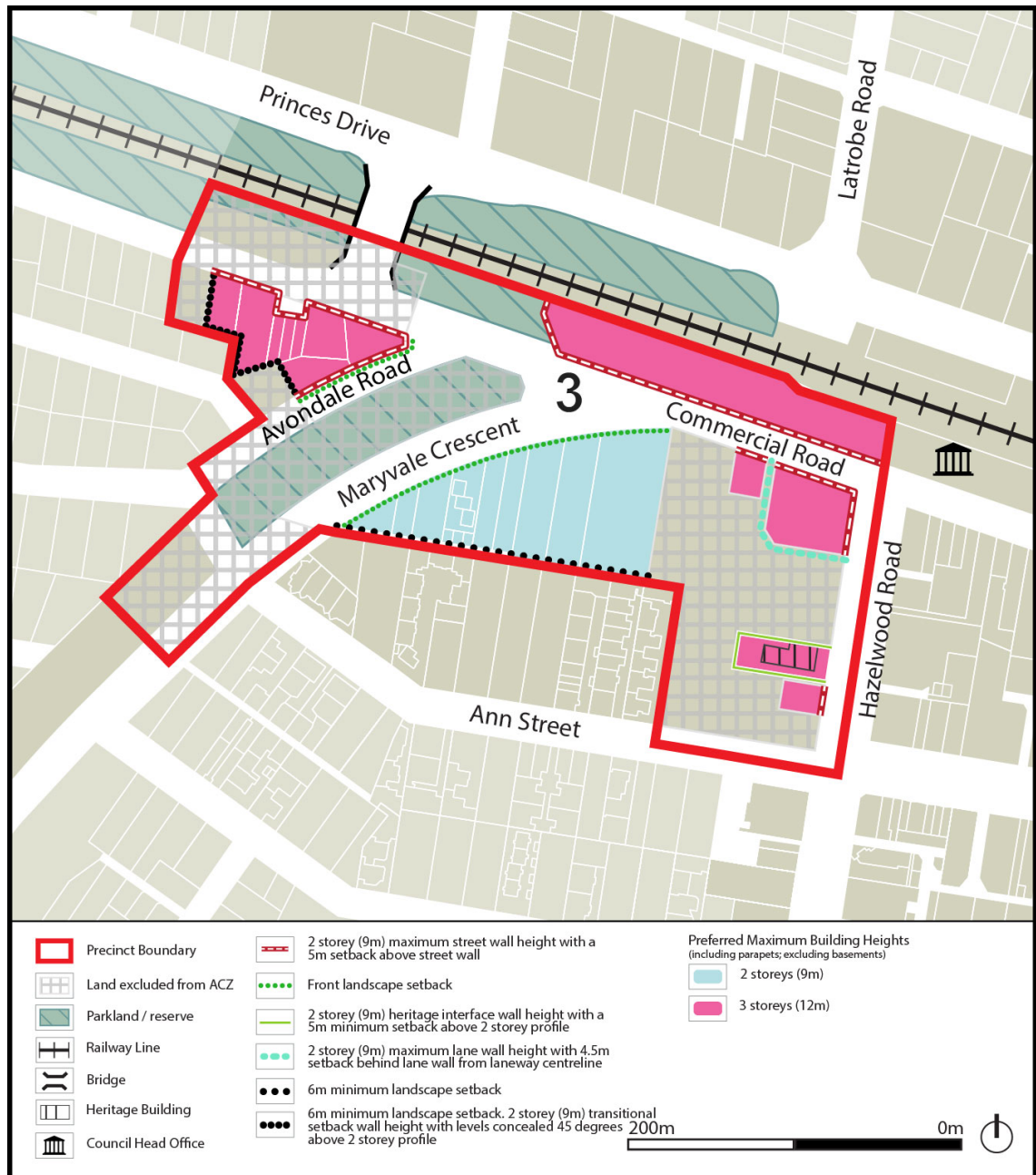
5.3-1 Precinct map



5.3-2 Precinct objectives

- To expand existing cultural and tourism destinations into adjoining streetscapes and lanes.
- To consolidate uses that support local and regional tourism in a precinct book ended by key destinations, such as the Centenary Rose Garden and Latrobe Regional Gallery.
- To provide new opportunities for activities in spaces underutilised on weekends.

5.3-3 Precinct requirements



5.3-4 Precinct guidelines

- New development should provide a moderate degree of street activation with glazed frontages providing visibility between streets and ground level uses, direct access into buildings and passive surveillance over the Rose Garden and adjoining streetscapes.

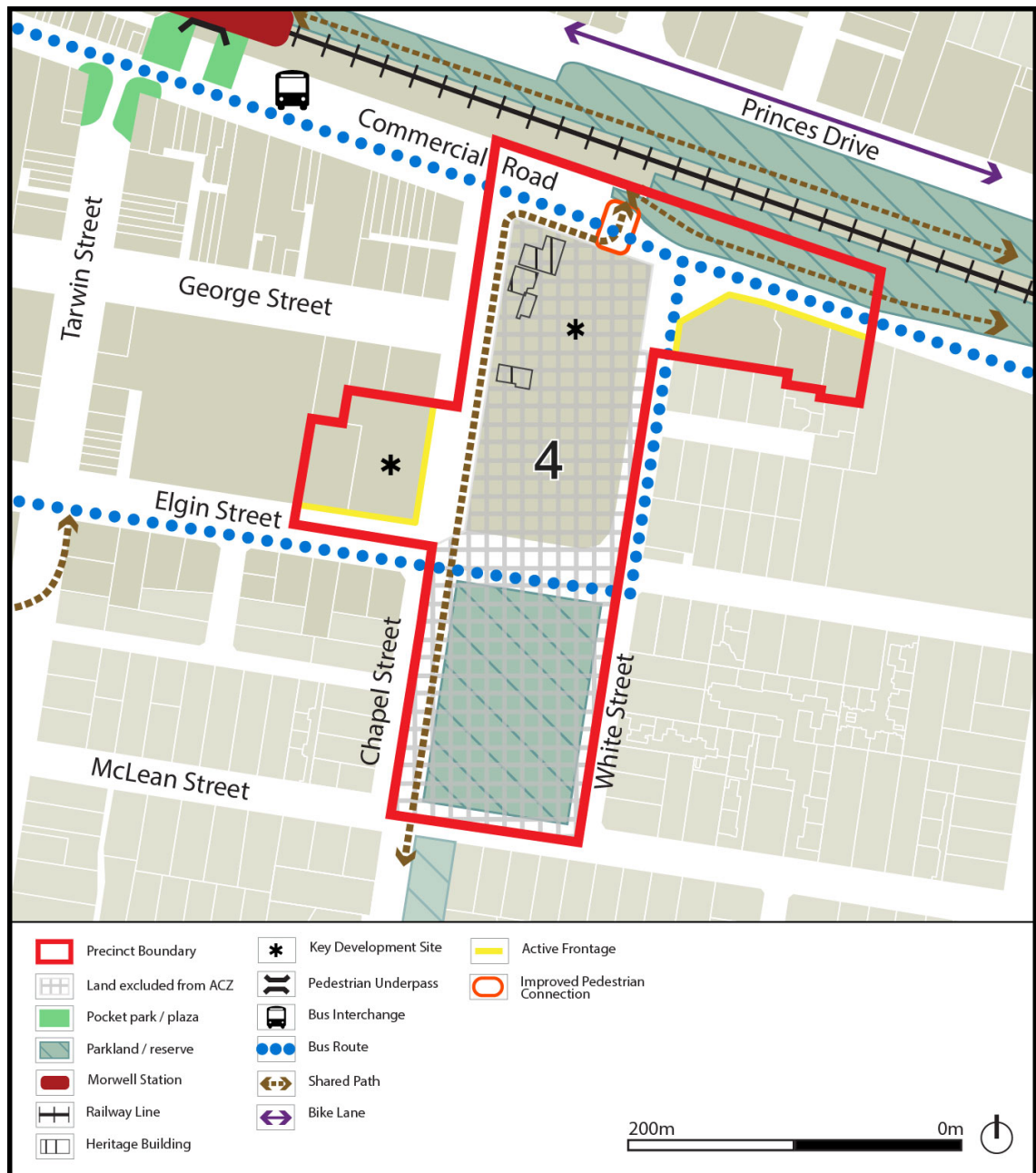
- New development should retain views to and the sense of openness around the heritage Historical Society building.
- Existing landscaped setbacks along Maryvale Crescent and Avondale Road should be retained.
- Support activated pedestrian links within the Latrobe Regional Gallery and Courts precinct through active building edges and public art initiatives in association with the gallery.
- Support activation of the Latrobe City Council car parking for weekend and evening activities including markets when parking for office uses is in less demand.

5.3-5 Any other requirements

None specified.

5.4 Precinct 4 - Community Hub

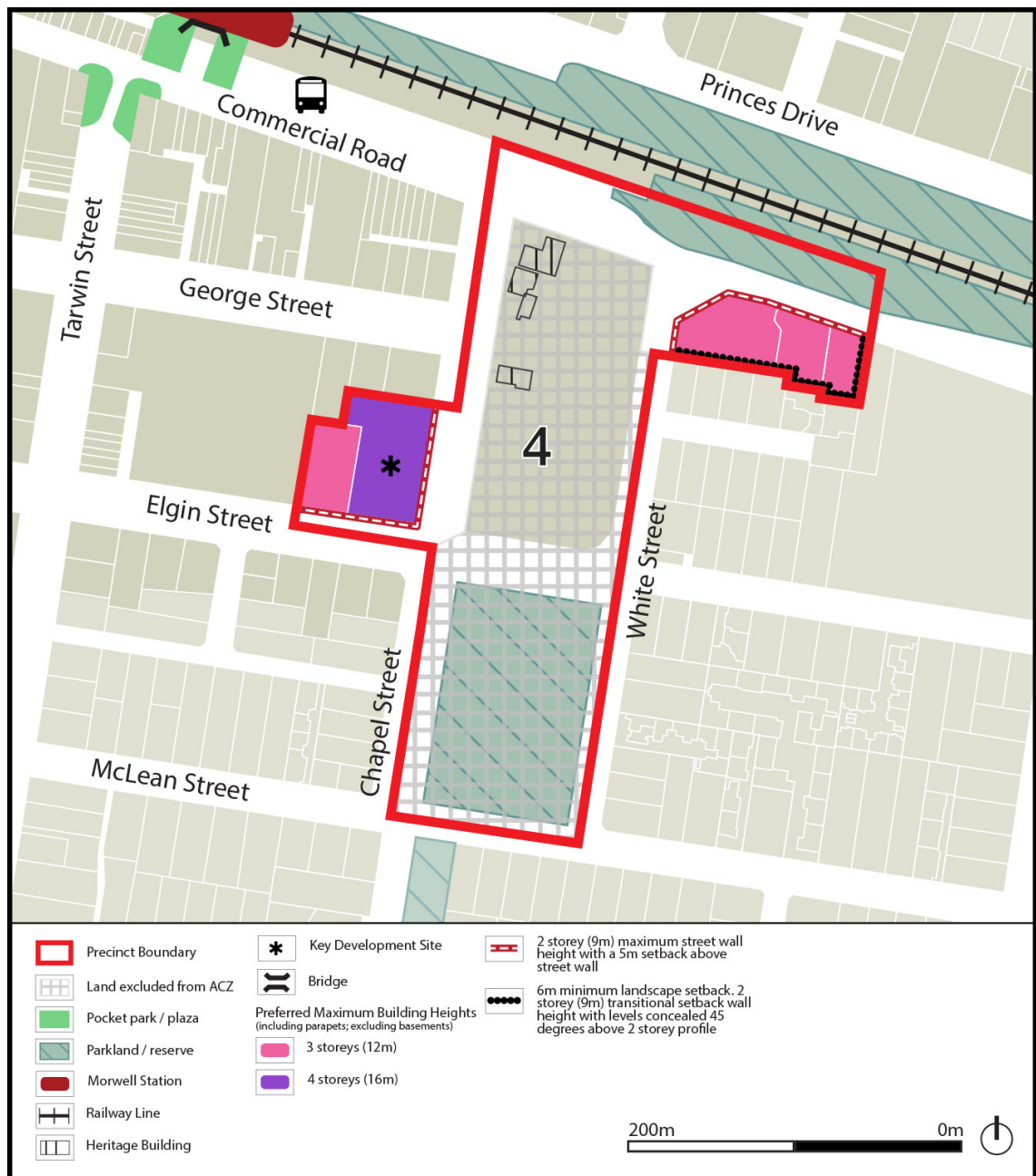
5.4-1 Precinct map



5.4-2 Precinct objectives

- To support the creation of a consolidated community hub with a strong identity that is synonymous with Morwell Activity Centre.
- To complement existing community orientated assets with new permanent facilities, and a framework for temporary 'pop-up' activities.
- To provide a built form transition towards established residential areas.

5.4-3 Precinct requirements



5.4-4 Precinct guidelines

- Support new community facilities (when required) in future redevelopment of the former Morwell Primary School site.

- Support the re purposing of existing heritage buildings and integration with new development within the former Morwell Primary School site.
- Support the opportunity for integrating community-oriented gardens or public open space in future redevelopment of the former Morwell Primary School site.
- Pedestrian permeability through the former Morwell Primary School site should be retained in any future development scenarios.
- Support the provision of facilities for temporary events (ie. food truck / hospitality) around existing activity generators - including the Skate Park and Town Common.

5.4-5

Any other requirements

None specified.

6.0

02/06/2023
C137latr

Application requirements

The following application requirements apply to an application for a permit under Clause 37.08, in addition to those specified in Clause 37.08 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:
 - An urban design assessment for any development relating to buildings identified in this plan as having an active frontage.
 - 3D modelling of any development of four or more storeys within the Morwell Activity Centre.

7.0

02/06/2023
C137latr

Notice and review

An application to use, subdivide land or construct a building or construct or carry out works within 30 metres of land (not a road) which is in a residential zone, land used for an education centre or land in a Public Acquisition Overlay to be acquired for an education centre is not exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

See 37.08-8 for relevant provisions.

8.0

02/06/2023
C137latr

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.08, in addition to those specified in Clause 37.08 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the use will detrimentally affect the amenity of the neighbourhood, including through the:
 - Transport of materials, goods or commodities to or from the land.
 - Appearance of any buildings, works or materials.
 - Emissions of noise artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.
- Whether the proposal is of a high design quality, and designed with respect for the key features of the town centre setting.
- Whether the proposal responds sensitively to heritage interfaces where they affect or abut a heritage site.

9.002/06/2023
C137latr**Signs**

Sign requirements are at Clause 52.05. All land located within Precinct 1, 3 and 4 is in Category 1. All land located in Precinct 2 is in Category 2.

10.002/06/2023
C137latr**Other provisions of the scheme**

None specified.

11.002/06/2023
C137latr**Background documents**

Morwell Activity Centre Plan (Latrobe City Council 2022)

Morwell Activity Centre Plan Background Reports (Latrobe City Council 2022):

- *Morwell Activity Centre Community Infrastructure Assessment* (Latrobe City Council, March 2022)
- *Morwell Activity Centre Economic Assessment* (Latrobe City Council, March 2022)
- *Morwell Activity Centre Planning Context Report* (Latrobe City Council, March 2022)
- *Morwell Activity Centre Transport Assessment and Parking Plan* (Movement and Place Consulting, June 2021)
- *Morwell Activity Centre Urban Design and Built Form Plan* (Hansen Partnership, June 2021)
- *Morwell Activity Centre Urban Design and Built Form Discussion Paper* (Hansen Partnership, June 2021)

Latrobe City Urban Design Guidelines (2021)

06/06/2019
C116latr

SCHEDULE 1 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO1.

URBAN BUFFER

1.0

02/10/2025
C149latr

Statement of environmental significance

The coal industry is of National and State importance due to its use as the primary energy source for the electricity generating industry in Victoria. The impact on the environment is radical. Buffers protect those elements of the Coal Buffers Policy Area such as urban settlements from the impact of the radical change to the environment from the coal industry.

2.0

28/05/2021
C122latr

Environmental objective to be achieved

To ensure that development in the Gippsland Coalfields Policy Area provides mutual protection of urban amenity, coal resource development, the continued social and economic productive use of land and is compatible within a buffer area including reservations and for services ancillary to a Brown Coal Open Cut outside the buffer area.

3.0

02/10/2025
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 2017*.
- Works associated with the construction of the Princes Freeway – Traralgon Bypass carried out by or on behalf of the Roads Corporation.
- Remove, destroy or lop native vegetation associated with the construction of the Princes Freeway – Traralgon Bypass carried out by or on behalf of the Roads Corporation, subject to meeting the requirements of the background document – The Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017).

4.0

28/05/2021
C122latr

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 plan to scale which shows:
 - The boundaries and dimensions of the site.
 - Adjoining roads.
 - The location, height and purpose of buildings and works on adjoining land.
 - Relevant ground levels.
 - The layout of existing and proposed buildings and works.
 - All driveway, car parking and loading areas.
 - Proposed landscape areas.

- All external storage and waste treatment areas.
- Areas not required for immediate use.
- Elevation drawings to scale showing the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways, vehicle parking and loading areas.
- A landscape layout which includes the descriptions of vegetation to be planted, the surfaces to be constructed, site works specification and method of preparing, draining, watering and maintaining the landscape area.
- A fire management plan for any proposed development within 1000 metres of a mining licence.

Development must

- Be compatible with both the adjacent urban and coal related uses of land.
- Provide an opportunity for improvement in the visual amenity of areas surrounding the urban settlements, and the visual protection from the effects of coal resource development on the landscape.
- Be productive within the constraints required from mutual protection, separation and compatibility of adjacent uses.
- Maintain the integrity of the buffer area and discourage any incremental or future pressures for urban or coal related development in the future.

5.0

28/05/2021
C122latr

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

Buildings and works

- The movement of pedestrians and cyclist, and vehicles providing for supplies, waste removal, emergency services and public transport.
- The provision of car parking.
- The streetscape, including the conservation of buildings, the design of verandahs, access from the street front, protecting active frontages to pedestrian areas, the treatment of the fronts and backs of buildings and their appurtenances, including outdoor advertising structures, illumination of buildings or their immediate spaces and landscaping of land adjoining a road.
- Defining the responsibility for the maintenance of buildings, landscaping and paved areas.
- The availability of and connection to services.
- Any natural or cultural values on or near the land.
- Interface with non-industrial areas.
- Outdoor storage, lighting and storm water discharge.
- The designs of buildings to provide for solar access.
- If an industrial or warehouse development, the effect on nearby existing or proposed residential areas or other uses which are sensitive to industrial off-site effects, having regard to any comments or directions of the referral authorities.
- All buildings and works must be maintained in good order and appearance to the satisfaction of the responsible authority.

Subdivision

- The effect the subdivision will have on the potential of the area to accommodate the uses, which will maintain or enhance its competitive strengths.
- Any natural or cultural values on or near the land.
- The interface with adjoining zones, especially the relationship with residential areas.
- The drainage of the land.
- The availability of and connection to services.
- The effect of traffic to be generated on roads.
- The responsible authority must notify and consider the views of any Mining Licence holder who may be affected.

06/06/2019
C116latr

SCHEDULE 2 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO2.

WATER CATCHMENT

1.0

06/06/2019
C116latr

Statement of environmental significance

Approximately 5 percent of land in Latrobe City is located in a water catchment used to provide water for human consumption, domestic use, agricultural and industrial activities. These catchments are in a declared “Special Water Supply Catchment Area” as defined in the *Catchment and Land Protection Act 1994*. These catchments provide water for Latrobe City and beyond its borders.

Special Water Supply Catchments cover large areas with water take-off points occurring in the lower parts of the catchment. Land use or development within the Special Water Supply Catchments and in close proximity of the water take-off points should be managed carefully to minimise the impact on water quality.

Cumulative use or development in catchments over extended time periods has the potential to gradually diminish water quality and increase risk to human health. The management of use or development in catchments must focus on the long term protection of the natural asset and strongly encourage the implementation of measures to avoid detrimental impacts on water quality and quantity.

2.0

28/05/2021
C122latr

Environmental objective to be achieved

To protect and maintain water quality and quantity in Special Water Supply Catchment areas used for human consumption, domestic, industrial and rural water supply.

3.0

02/10/2025
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* (to construct, install or alter a septic tank system).
 - Buildings and works associated with the use of land for intensive animal husbandry or industry.
 - Buildings and works associated with 'informal outdoor recreation' or a 'telecommunication facility' provided it does not require permanent onsite waste water or effluent treatment.
 - Buildings and works (including vegetation removal, destruction or lopping) undertaken by, or on behalf of a municipality or public authority which are necessary to control flooding, fight fires, abate fire risk or preserve public safety.
 - The removal, destruction or lopping of vegetation which is non-native to Victoria except where the vegetation is within 30 metres of a waterway, wetland, flood plain¹ or water reservoir².
 - Earthworks associated with timber production that meets all the relevant requirements of the *Code of Practice for Timber Production 2007* (as amended).

- A subdivision by a public authority, or a utility provider, provided the subdivision does not create a new lot within 100 metres of a waterway, wetland, flood plain¹ and/or within 300 metres of a water supply reservoir² or potable water supply take-off structure.
- An outdoor sign/structure.
- Buildings and works specifically identified in a whole farm plan approved by the responsible authority and water supply authority.
- Windmills and solar units.

Permit requirement explanatory notes:

Flood plain¹. For the purpose of this schedule a flood plain is land included in a planning scheme overlay flood control and land affected by the 100 year Average Recurrence Interval flood level (1 in 100 year flood level) recognised and mapped by the relevant floodplain management authority.

Water supply reservoir². The requirement for a planning permit within 300 metres of a water supply reservoir (measured from the full supply level) does not apply to proposals on land outside of the water supply reservoir capture slope (downhill of the reservoir) or any circumstance where the water supply reservoir is an above ground structure.

4.0

02/10/2025
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.
 - Activities will be carried out and maintained to prevent erosion and the siltation of any waterway or wetland in accordance with *EPA Victoria publication - Construction Techniques for Sediment Pollution Control 1991* or any superseding document(s).
 - Any removal, destruction or lopping of native vegetation will not compromise the quality of water within proclaimed catchment areas.
 - The siting of buildings and wastewater treatment systems will not compromise the quality of water within declared catchment areas.
- Details of slope (including contours at an appropriate scale), soil type, extent of excavation and vegetation including details of new plantings to occur.

5.0

28/05/2021
C122latr

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The likely impacts of the proposed development on water quality and quantity in the water supply catchment.

LATROBE PLANNING SCHEME

- The potential cumulative impact of development on the quality and quantity of water in the water supply catchment over extended periods of time.
- Whether new development proposals will lead to an increase in the amount of nutrients, pathogens or other pollutants reaching streams, surface water bodies and groundwater.
- Whether subdivision and intensive farming activities in water supply catchments, especially in the lower areas of water supply catchments near takeoff points are appropriate.
- Any relevant catchment management plan, policy, strategy or Ministerial Direction, including the Ministerial Guideline for Planning Permit Applications in Open Potable Water Supply Catchment Areas or any superseding document.
- The extent to which native vegetation is established, and new vegetation cover is planting particularly within 30 metres of a waterway.
- The extent to which the proposal meets best practice guidelines for agricultural, domestic, commercial and industrial wastewater treatment which result in reduced nutrient, pathogenic and sediment flows.
- The extent to public health from the risk of waterborne diseases is protected.

13/12/2018
C104latr

SCHEDULE 3 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO3.

MARYVALE PULP AND PAPER MILL ENVIRONS – AMENITY RURAL BUFFER

1.0

02/10/2025
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 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.

2.0

13/12/2018
C104latr

Environmental objective to be achieved

- To minimise amenity impacts from the Mill and ensure it is protected from the incremental encroachment of any inappropriate development, including buildings and works, associated with sensitive land uses.

3.0

13/12/2018
C104latr

Permit requirement

A permit is not required to construct a building or construct or carry out works, except where associated with the following sensitive land uses:

- Accommodation, except for a dwelling where it is the only dwelling on a lot and the lot is at least the minimum area specified in the applicable zone, or schedule to the zone for which no permit is required to use the lot for a dwelling.
- Child care centre
- Display home
- Education centre
- Hospital
- Medical centre.
- Place of assembly
- Retail premises

A permit is not required to construct a building or construct or carry out works associated with the above land uses, for the following:

- Non-habitable outbuildings.
- External alterations to:
 - o an existing dwelling provided that the number of dwellings is not increased
 - o an existing building provided that the gross floor area of the building is not increased.
- Fencing, advertising signage and domestic services normal to a dwelling.
- Earthworks.

A permit is not required for the subdivision of land provided that each lot is at least the minimum lot size under the applicable zone.

A permit is not required to remove, destroy or lop any vegetation.

4.0

13/12/2018
C104latr

Application requirements

None specified

5.0

02/10/2025
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 that applications must specifically address.
- The potential for the proposed development to expand and attract additional people. Applications must specifically address this matter.

06/06/2019
C116latr

SCHEDULE 3 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO3**.

PRINCES FREEWAY - TRARALGON BYPASS

1.0

06/06/2019
C116latr

Design objectives

To ensure that development of land near the future alignment of the Princes Highway - Traralgon Bypass is undertaken with appropriate noise attenuation measures to minimise the impact of traffic noise on noise sensitive activities.

2.0

15/03/2024
VC256

Buildings and works

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

Any development which is associated with a land use listed below must include noise attenuation measures to the satisfaction of the Roads Corporation. In considering whether any measures proposed are to its satisfaction, the Head, Department of Transport will consider any appropriate Australian Standard in relation to road traffic noise intrusion.

- Accommodation
- Child Care centre
- Education centre
- Indoor recreation facility
- Office
- Place of assembly
- Retail premises
- Warehouse
- Art and craft centre
- Display home
- Funeral parlour
- Hospital
- Research centre
- Veterinary centre
- Winery

3.0

06/06/2019
C116latr

Subdivision

None specified.

4.0

06/06/2019
C116latr

Signs

None specified.

5.0

06/06/2019
C116latr

Application requirements

None specified.

6.0

02/10/2025
C149latr

Decision guidelines

None specified

06/06/2019
C116latr

SCHEDULE 4 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO4**.

MORWELL EAST INDUSTRIAL PRECINCT

1.0

06/06/2019
C116latr

Design objectives

To ensure that the standard of the development, design and built form in the Morwell Industrial Precinct is of high quality is visually stimulating.

To introduce high quality landscape treatment to the site that contributes positively to the overall character and amenity of the Morwell Industrial Precinct.

2.0

02/10/2025
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.

3.0

06/06/2019
C116latr

Subdivision

None specified.

4.0

28/05/2021
C122latr

Signs

None specified.

5.0

06/06/2019
C116latr

Application requirements

None specified.

6.0

02/10/2025
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.
- 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.

28/05/2021
C122latr

SCHEDULE 5 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO5**.

LATROBE REGIONAL HOSPITAL EMERGENCY MEDICAL SERVICES HELICOPTER FLIGHT PATH PROTECTION

1.0

06/06/2019
C116latr

Design objectives

To ensure that the height of all buildings and works are constrained within specified limits to avoid creating a hazard to aircraft in the vicinity of the Latrobe Regional Hospital, and to facilitate safe Emergency Medical Service (EMS) helicopter operations.

To ensure that flight paths associated with the Latrobe Regional Hospital EMS helicopter landing site are protected from the encroachment of inappropriate obstacles which may affect the safe and effective operation of the Latrobe Regional Hospital EMS helicopter landing site.

2.0

28/05/2021
C122latr

Buildings and works

A permit is not required to construct a building or carry out works with the height of less than 56.44 metres above the Australian Height Datum.

3.0

06/06/2019
C116latr

Subdivision

A permit is not required to subdivide land.

4.0

06/06/2019
C116latr

Signs

None specified.

5.0

06/06/2019
C116latr

Application requirements

None specified.

6.0

02/10/2025
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:

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

28/05/2021
C122latr

SCHEDULE 6 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO6**.

LATROBE REGIONAL HOSPITAL EMERGENCY MEDICAL SERVICES HELICOPTER FLIGHT PATH PROTECTION AREA NO H2

1.0

06/06/2019
C116latr

Design objectives

To ensure that the height of all buildings and works are constrained within specified limits to avoid creating a hazard to aircraft in the vicinity of the Latrobe Regional Hospital, and to facilitate safe Emergency Medical Service (EMS) helicopter operations.

To ensure that flight paths associated with the Latrobe Regional Hospital EMS helicopter landing site are protected from the encroachment of inappropriate obstacles which may affect the safe and effective operation of the Latrobe Regional Hospital EMS helicopter landing site.

2.0

28/05/2021
C122latr

Buildings and works

A permit is not required to construct a building or carry out works with the height of less than 68.4 metres above the Australian Height Datum.

3.0

06/06/2019
C116latr

Subdivision

A permit is not required to subdivide land.

4.0

06/06/2019
C116latr

Signs

None specified.

5.0

06/06/2019
C116latr

Application requirements

None specified.

6.0

02/10/2025
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:

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

06/06/2019
C116latr

SCHEDULE 7 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO7**.

LATROBE REGIONAL AIRPORT – OBSTACLE HEIGHT AREA NO.1

1.0

18/06/2020
C092latr

Design objectives

To ensure that all buildings and works are within specified height limits.

To ensure that appropriate external building materials are used to avoid creating a hazard to aircraft flight paths in the vicinity of Latrobe Regional Airport.

To ensure that flight paths associated with Latrobe Regional Airport are protected from the encroachment of inappropriate obstacles which may affect the safe and effective operation of the Airport.

2.0

18/06/2020
C092latr

Buildings and works

A permit is not required to:

- Construct a building or construct or carry out works, for height which does not exceed 55 metres Australian Height Datum (AHD).
- Construct a building or construct or carry out works on the Airport site which, in the opinion of the responsible authority, is consistent with the *Latrobe Regional Airport Master Plan (2019)*, including the Development Guidelines within the Master Plan.

3.0

29/08/2024
C132latr

Subdivision

No permit required.

4.0

06/06/2019
C116latr

Signs

None specified.

5.0

18/06/2020
C092latr

Application requirements

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- The AHD of the highest point and the four corners of the building.
- The natural ground level of the site.
- Northings and eastings (geographic coordinates).
- Description of roof colour and materials.

An application to construct a building or construct or carry out works must be referred to the Latrobe Regional Airport Board under Section 55 of the Act unless in the opinion of the responsible authority the proposal satisfies requirements or conditions previously agreed in writing between the responsible authority and the Latrobe Regional Airport Board.

6.0

02/10/2025
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)*.

LATROBE PLANNING SCHEME

- The Obstacle Limitation Surface (OLS) within the *Airspace Protection Plan* contained in the *Latrobe Regional Airport Master Plan (2019)*.
- The Development Guidelines contained within the *Latrobe Regional Airport Master Plan (2019)*.
- National Airports Safeguarding Framework, Guideline F - Managing the Risk of Intrusions into the Protected Airspace of Airports.
- The location and height of the proposed development.
- The need to prevent building or structures from being built which could interfere with and cause a safety hazard to aircraft operations.
- Natural surface level survey to determine the AHD level of the proposed development site.
- The suitability of building design and the potential impact of building materials on the flight path of aircraft.
- The need to require independent aeronautical advice so as not to interfere with or cause a safety hazard to aircraft operations.

06/06/2019
C116latr

SCHEDULE 8 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO8**.

LATROBE REGIONAL AIRPORT – OBSTACLE HEIGHT AREA NO.2

1.0

18/06/2020
C092latr

Design objectives

To ensure that all buildings and works are within specified height limits.

To ensure that appropriate external building materials are used, to avoid creating a hazard to aircraft flight paths in the vicinity of Latrobe Regional Airport.

To ensure that flight paths associated with Latrobe Regional Airport are protected from the encroachment of inappropriate obstacles which may affect the safe and effective operation of the Airport.

2.0

18/06/2020
C092latr

Buildings and works

A permit is not required to:

- Construct a building or construct or carry out works, for height which does not exceed 65 metres Australian Height Datum (AHD).
- Construct a building or construct or carry out work on the Airport site which, in the opinion of the responsible authority, is consistent with the *Latrobe Regional Airport Master Plan (2019)*, including the Development Guidelines contained within the Master Plan.

3.0

29/08/2024
C132latr

Subdivision

No permit required.

4.0

18/06/2020
C092latr

Signs

None specified.

5.0

18/06/2020
C092latr

Application requirements

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- The AHD of the highest point of the four corners of the building.
- The natural ground level of the site.
- Northings and Eastings (geographic coordinates).
- Description of roof colour and materials.

6.0

02/10/2025
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)*.

LATROBE PLANNING SCHEME

- National Airports Safeguarding Framework, Guideline F - Managing the Risk of Intrusions into the Protected Airspace of Airports.
- The location and height of the proposed development.
- The need to prevent building or structures from being built which could interfere with and cause a safety hazard to aircraft operations.
- Natural surface level survey to determine the AHD level of the proposed development site.
- The suitability of building design and the potential impact of building materials on the flight path of aircraft.
- The need to require independent aeronautical advice so as not to interfere with or cause a safety hazard to aircraft operations.

06/06/2019
C116latr

SCHEDULE 9 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO9**.

MORWELL EAST BULKY GOODS PRECINCT AND TRARALGON EAST BULKY GOODS PRECINCT

1.0

06/06/2019
C116latr

Design objectives

To ensure that land at Morwell East and Traralgon East Bulky Goods Precinct is developed for bulky goods retail centres and associated restricted retail uses.

To ensure that the standard of development, design and built form in the Morwell East and Traralgon East Bulky Goods Precinct is of high quality and is visually stimulating.

To ensure that high quality landscape treatments are applied to the site that contributes positively to the overall character and amenity of the Morwell East and Traralgon East Bulky Goods Precinct.

2.0

28/05/2021
C122latr

Buildings and works

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

Landscape and setback

- A setback of 10m from the front boundary of each site shall be set aside for landscaping.
- A setback of 5m from the Stammers Road, Traralgon East frontage shall be set aside for landscaping.
- Trees or shrubs should be included as part of the landscaping treatment to the frontage of the lots, to the satisfaction of the responsible authority.
- Car parking shall not be provided within the landscape setback areas.

Site Layout

- Loading and service functions will be sited to the side or rear of premises and appropriately screened to address any visual amenity issues.
- Car parking shall be provided to the front of the site (not within landscape setback areas) and centrally located to encourage their use.
- Safe, segregated pedestrian routes shall be provided around and between sites.

Buildings

- Contemporary and creative architecture is encouraged in the design, built form, style and finishes. The façade of all buildings must be treated to the satisfaction of the responsible authority.
- All structures on rooftops, including air conditioning units and fans, must be appropriately screened to address any visual amenity issues.
- Buildings should be designed to promote the integrated development of a bulky good/restricted retail centre with the frontage of buildings orientated towards a central car park and shared space, as appropriate.

3.0

06/06/2019
C116latr

Subdivision

None specified.

4.0

28/05/2021
C122latr

Signs

None specified.

5.0

06/06/2019
C116latr

Application requirements

None specified.

6.0

02/10/2025
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.
- 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.

18/06/2020
C092latr

SCHEDULE 10 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO10**.

LATROBE REGIONAL AIRPORT - OBSTACLE HEIGHT AREA NO.3

1.0

18/06/2020
C092latr

Design objectives

- To ensure that all buildings and works are within specified height limits.
- To ensure that appropriate external building materials are used, to avoid creating a hazard to aircraft flight paths in the vicinity of Latrobe Regional Airport.
- To ensure that flight paths associated with Latrobe Regional Airport are protected from the encroachment of inappropriate obstacles which may affect the safe and effective operation of the Airport.

2.0

18/06/2020
C092latr

Buildings and works

A permit is not required to:

- Construct a building or construct or carry out works which does not exceed 10 metres above natural ground level; or
- Construct a building or construct or carry out works which does not exceed 96.5 metres Australian Height Datum (AHD); or
- Construct a building or construct or carry out works on the airport site which, in the opinion of the responsible authority, is consistent with the *Latrobe Regional Airport Master Plan (2019)*, including the Development Guidelines contained within the Master Plan.

3.0

29/08/2024
C132latr

Subdivision

No permit required.

4.0

18/06/2020
C092latr

Signs

None specified.

5.0

18/06/2020
C092latr

Application requirements

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- The AHD of the highest point and the four corners of the building.
- The natural ground level of the site.
- Northings and eastings (geographic coordinates).
- Description of roof colour and materials.

An application to construct a building or construct or carry out works must be referred to the Latrobe Regional Airport Board under Section 55 of the Act unless, in the opinion of the responsible authority, the proposal satisfies requirements or conditions previously agreed in writing between the responsible authority and the Latrobe Regional Airport Board.

6.0

02/10/2025
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:

LATROBE PLANNING SCHEME

- The *Latrobe Regional Airport Master Plan (2019)*.
- The Obstacle Limitation Surface (OLS) within the *Airspace Protection Plan* contained in the *Latrobe Regional Airport Master Plan (2019)*.
- National Airports Safeguarding Framework, Guideline F - Managing the Risk of Intrusions into the Protected Airspace of Airports.
- The location and height of the proposed development.
- The need to prevent buildings or structures from being built which could interfere with and cause a safety hazard to aircraft operations.
- Natural surface level survey to determine the AHD level of the proposed development site.
- The suitability of building design and the potential impact of building materials on the flight path of aircraft.
- The need to require independent aeronautical advice so as not to interfere with or cause a safety hazard to aircraft operations.

18/06/2020
C092latr

SCHEDULE 11 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO11**.

LATROBE REGIONAL AIRPORT - OBSTACLE HEIGHT AREA NO. 4, 5 & 6

1.0

18/06/2020
C092latr

Design objectives

To ensure that all buildings and works are within specified height limits.

To ensure that appropriate external building materials are used to avoid creating a hazard to aircraft flight paths in the vicinity of the Latrobe Regional Airport.

To ensure that flight paths associated with Latrobe Regional Airport are protected from the encroachment of inappropriate obstacles which may affect the safe and effective operation of the Latrobe Regional Airport.

2.0

18/06/2020
C092latr

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.

3.0

29/08/2024
C132latr

Subdivision

No permit required.

4.0

18/06/2020
C092latr

Signs

None specified.

5.0

18/06/2020
C092latr

Application requirements

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- The AHD of the highest point and the four corners of the building.
- The natural ground level of the site.
- Northings and eastings (geographic coordinates).
- Description of roof colour and materials.

An application to construct a building or construct or carry out works must be referred to the Latrobe Regional Airport Board under Section 55 of the Act unless, in the opinion of the responsible authority, the proposal satisfies requirements or conditions previously agreed in writing between the responsible authority and the Latrobe Regional Airport Board.

6.0

02/10/2025
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.

LATROBE PLANNING SCHEME

- The location and height of the proposed development.
- The need to prevent buildings or structures from being built which could interfere with and cause a safety hazard to aircraft operations.
- Natural surface level survey to determine the AHD level of the proposed development site.
- The suitability of building design and the potential impact of building materials on the flight path of aircraft.
- The need to require independent aeronautical advice so as not to interfere with or cause a safety hazard to aircraft operations.

06/06/2019
C116latr

SCHEDULE 1 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO1**.

MORWELL NORTH-WEST DEVELOPMENT PLAN

1.0

29/08/2024
C132latr

Objectives

To design neighbourhoods that are safe, compact, easy to walk and cycle to shops, local jobs, schools, community facilities and public transport stops.

To support greater housing choice, diversity and affordable housing.

To create well connected streets.

To provide easily accessible open space for passive recreation.

To increase environmental sustainability and urban water management.

2.0

29/08/2024
C132latr

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 any building or works associated with the use of the land for agriculture.
- For extensions or alterations to an existing building or works.
- For the use and development of any social, community or educational facility.
- For the replacement of an existing dwelling.
- For subdivision of land to realign boundaries, create a road reserve or a subdivision which does not create an additional lot.

3.0

29/08/2024
C132latr

Conditions and requirements for permits

The following conditions and/or requirements apply to permits:

Prior to the commencement of any development, the owner(s) of the land must enter into an agreement under section 173 of the *Planning and Environment Act 1987*. The agreement must provide for infrastructure contributions to be paid in respect of land prior to the issue of a Statement of Compliance in respect of the subdivision of that land.

The Agreement must require the payment of infrastructure contributions for:

- The acquisition of any land required for road reserve for a road that Council proposes to be funded by the contributions agreement. Where that road is proposed to be provided in an existing reserve wider than what presently exists, the infrastructure payment required must only relate to the additional width of the road reserve required. The contributions must be in the proportions set out in the development contributions tables in the approved development plan.
- The construction of any road that Council proposes is to be funded by the contributions agreement. If that road is by widening an existing road, then the infrastructure payment required must only relate to the difference between a road comprising the existing pavement width and a road comprising an 11 metre pavement and associated facilities. In the proportions set out in the development contributions tables in the approved development plan.
- The design and construction of stormwater drainage infrastructure including main drainage, wetlands and retarding basins as explained in the approved development plan.
- The improvement of the public open space identified in the approved development plan.
- The acquisition of land for public open space in the proportions set out in the development contributions tables in the approved development plan.

- The acquisition of land for storm water drainage purposes in the proportions set out in the development contributions tables in the approved development plan.
- Infrastructure associated with the proposed bus route.
- Traffic calming treatments.
- The walking and cycling network including safe crossing points on the abutting arterial roads (excluding footpaths along roads).

The Agreement must be prepared at the cost of the Owner and be to the satisfaction of the responsible authority.

4.0

02/10/2025
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 *Morwell North-West Residential Precinct Development Plan* (2018).

The Development Plan must have regard to the background document *Urban Design Good Practice Guideline – Meeting Healthy By Design® Objectives* (2008).

The Development Plan must be informed by a detailed site analysis of the natural, cultural and strategic context of the site and show, or include, the following matters to the satisfaction of the responsible authority:

- Proposed lot layout, sizes and density which provide opportunities for a diverse range of allotment sizes and housing types.
- Application of the principles of water sensitive urban design. A stormwater management plan must be prepared and submitted which provides for the protection of natural systems, integration of stormwater treatment into the landscape, protection of water quality, and reduction of run-off and peak flows.
- An assessment of any native vegetation proposed to be removed having regard to incorporated document *Guidelines for the removal, destruction or lopping of native vegetation (DELWP, 2017)*, including how it is proposed to provide, manage and protect any necessary offsets.
- 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.

06/06/2019
C116latr

SCHEDULE 3 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO3**.

MORWELL EAST INDUSTRIAL PRECINCT

1.0

06/06/2019
C116latr

Objectives

None specified.

2.0

06/06/2019
C116latr

Requirement before a permit is granted

A permit may be granted before a development plan has been prepared to the satisfaction of the Responsible Authority for the following:

- A minor extension, minor addition or minor modification to an existing use or development that will not prejudice the future, orderly development of the land for the purpose of the zone or any other aspect of the Municipal Planning Strategy.

3.0

02/10/2025
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 and roads.
- The interface between proposed and existing nearby developments, to mitigate against conflicting developments.
- The need to minimise access points to designated Category 1 Roads.
- The design of any proposed buildings to enhance and reinforce the character of the area.
- The timing and staging of the development of the land.
- The consistency of the proposed development with the approved development plan.
- The consistency of the proposed development with adopted Structure Plans, where relevant.

4.0

06/06/2019
C116latr

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:

LATROBE PLANNING SCHEME

- 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.

06/06/2019
C116latr

SCHEDULE 4 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO4**.

MORWELL EAST BULKY GOODS PRECINCT AND TRARALGON EAST BULKY GOODS PRECINCT

1.0

28/05/2021
C122latr

Objectives

To implement the structure plan, policy, strategy or guidelines relating to the land that have been adopted by the Responsible Authority.

To ensure that the standard of development, architecture and built form in the Traralgon East Bulky Goods Precinct is of a high quality given their strategic locations at town entrances.

To implement the *Bulky Goods Retail Sustainability Assessment (2009)*.

2.0

28/05/2021
C122latr

Requirement before a permit is granted

A permit may be granted to use or divide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority for the following:

- A minor extension, minor addition or minor modification to an existing use or development that will not prejudice the future, orderly development of the land for the purpose of the zone or any other aspect of the Municipal Planning Strategy.

3.0

28/05/2021
C122latr

Conditions and requirements for permits

The following conditions and/or requirements apply to permits:

- Whether the development of the land is occurring in an orderly manner having regard to essential services and roads.
- The interface between proposed and existing nearby developments.
- The design and location of any proposed buildings to enhance the character of the area.
- The timing and staging of the development of the land.
- The consistency of the proposed development with the approved development plan.
- The consistency of the proposed development with adopted Structure Plans, where relevant.

4.0

02/10/2025
C149latr

Requirements for development plan

A development plan must include the following requirements:

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;

LATROBE PLANNING SCHEME

- 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 *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP 2017), including how it is proposed to provide, manage and protect any necessary offsets.

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.

21/11/2019
C105latr

SCHEDULE 5 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO5**.

RESIDENTIAL GROWTH AREAS

1.0

21/11/2019
C105latr

Objectives

None specified.

2.0

21/11/2019
C105latr

Requirement before a permit is granted

A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority for the following:

- A minor extension, minor addition or minor modification to an existing development that does not prejudice the future orderly development of the general area affected by the Development Plan Overlay.
- Subdivision of 100 Cairnbrook Road, Glengarry (Certificate of Title Volume 10844 Folio 644, being lot 2 on PS512358A) into two lots in accordance with Latrobe Planning Scheme permit number 2013/122.)

See 43.04-2 for relevant provisions.

3.0

02/10/2025
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.

4.0

02/10/2025
C149latr

Requirements for development plan

A development plan must include the following requirements:

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.

LATROBE PLANNING SCHEME

- 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.

21/11/2019
C105latr

SCHEDULE 6 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO6**.

RESIDENTIAL GROWTH AREAS

1.0

04/05/2022
VC210

Objectives

To ensure development of the land is occurring in an orderly manner having regard to the timing and staging of the development of the land and provision of essential services, community facilities, open space and roads.

To ensure the interface between proposed and existing nearby developments, reduces the chance of conflicting developments.

To minimise access points to designated Transport Zone 2.

To ensure the design of any proposed subdivision and buildings enhance and reinforce the character of the area.

To implement the adopted Structure Plans, where relevant.

2.0

28/05/2021
C122latr

Requirement before a permit is granted

A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority for the following:

- A minor extension, minor addition or minor modification to an existing development that does not prejudice the future, orderly development of the general area affected by the Development Plan Overlay.

3.0

21/11/2019
C105latr

Conditions and requirements for permits

The following conditions and/or requirements apply to permits:

- Prior to the commencement of any development, the owner(s) of the land must enter into an agreement under section 173 of the *Planning & Environment Act 1987*. The agreement must provide for infrastructure contributions to be paid prior to the issue of a statement of compliance in respect of the subdivision of land. The agreement must require the payment of infrastructure contributions for:
 - The acquisition of any land required for a road reserve for a road that Council proposes to be funded by the contributions agreement. Where that road is proposed to be wider than what presently exists, the infrastructure payment required must only relate to the additional width of the required road reserve. The contributions must be in the proportions set out in the development contributions tables in the approved development plan.
 - The construction of any road that Council proposes is to be funded by the contributions agreement. If widening is to an existing road, then the infrastructure payment required must only relate to the difference between a road comprising the existing pavement width and a road comprising a widened pavement and associated facilities in the proportions set out in the development contributions tables in the approved development plan.
 - The design and construction of stormwater drainage infrastructure including main drainage, wetlands, and retarding basins as described in the approved development plan.
 - The improvement of public open space identified in the approved development plan.
 - The acquisition of land for public open space in the proportions set out in the development contributions tables in the approved development plan.

- The acquisition of land for stormwater drainage purposes in the proportions set out in the development contributions tables in the approved development plan.
 - Infrastructure associated with the proposed bus route.
 - Traffic calming treatments.
 - The walking and cycling network including safe crossing points on the abutting arterial roads (excluding footpaths along roads).
- The agreement must be prepared at the cost of the owner(s) and be to the satisfaction of the responsible authority.

See 43.04-2 for relevant provisions.

4.0

02/10/2025
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.

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

LATROBE PLANNING SCHEME

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.

06/06/2019
C116latr

SCHEDULE 7 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO7**.

TRARALGON NORTH RESIDENTIAL GROWTH AREA

1.0

04/05/2022
VC210

Objectives

To ensure development of the land is occurring in an orderly manner having regard to the timing and staging of the development of the land and provision of essential services, community facilities, open space and roads.

To ensure the interface between proposed and existing nearby developments, reduces the chance of conflicting developments.

To minimise access points to a Transport Zone 2.

To ensure the design of any proposed subdivision and buildings enhance and reinforce the character of the area.

To implement the adopted Structure Plans, where relevant.

2.0

02/10/2025
C149latr

Requirement before a permit is granted

A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority for Minor Buildings and Works:

- 'Minor Buildings and Works' means a minor extension, minor addition or minor modification to an existing buildings and works that does not prejudice the future, orderly development of the general area affected by the Development Plan Overlay.

3.0

28/05/2021
C122latr

Conditions and requirements for permits

The following conditions and/or requirements apply to permits:

Infrastructure contributions condition

Except for a permit granted for Minor Buildings and Works, for boundary realignment or for a subdivision along a zone boundary to correct a split zone, a permit must contain the following condition:

- Prior to the commencement of any development, the owner(s) of the land must enter into an agreement under section 173 of the *Planning & Environment Act 1987*. The agreement must provide for infrastructure contributions to be paid prior to the commencement of any development of the land or prior to the issue of a statement of compliance in respect of the subdivision of land. The agreement must require the payment of infrastructure contributions for :
 - The acquisition of any land required for a road reserve for a road that Council proposes to be funded by the contributions agreement. Where that road is proposed to be wider than what presently exists, the infrastructure payment required must only relate to the additional width of the required road reserve. The contributions must be in the proportions set out in the development contributions tables in the approved development plan.
 - The construction of any road that Council proposes is to be funded by the contributions agreement. If widening is to an existing road, then the infrastructure payment required must only relate to the difference between a road comprising the existing pavement width and a road comprising a widened pavement and associated facilities in the proportions set out in the development contributions tables in the approved development plan.
 - The design and construction of stormwater drainage infrastructure including main drainage, wetlands, and retarding basins as described in the approved development plan.

- The improvement of public open space, including active open spaces as identified in the approved development plan.
- The acquisition of land for public open space, including active open spaces and community facilities, in the proportions set out in the development contributions tables in the approved development plan.
- A contribution towards the development of community facilities in the proportions set out in the development contributions tables in the approved development plan.
- The acquisition of land for stormwater drainage purposes in the proportions set out in the development contributions tables in the approved development plan.
- Infrastructure associated with the proposed bus route.
- Traffic calming treatments.
- The walking and cycling network including safe crossing points on the abutting arterial roads (excluding footpaths along roads).

The agreement must be prepared at the cost of the owner(s) and be to the satisfaction of the responsible authority.

4.0

02/10/2025
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.

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.

21/11/2019
C105latr

SCHEDULE 8 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO8**.

LOW DENSITY AND RURAL LIVING GROWTH AREAS

1.0

28/05/2021
C122latr

Objectives

To ensure development of the land is occurring in an orderly manner having regard to the timing and staging of the development of the land and provision of essential services, community facilities, open space and roads.

To ensure the interface between proposed and existing nearby developments, reduces the chance of conflicting developments.

To minimise access points to designated Category 1 Roads.

To ensure the design of any proposed subdivision and buildings enhance and reinforce the character of the area.

To implement the adopted Structure Plans, where relevant.

2.0

02/10/2025
C149latr

Requirement before a permit is granted

A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority for Minor Buildings and Works:

- 'Minor 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.

3.0

28/05/2021
C122latr

Conditions and requirements for permits

The following conditions and/or requirements apply to permits:

- Effluent from each residential lot must be treated, retained and disposed of within each individual lot boundary, in accordance with the Environment Protection Authority *Code of Practice – Onsite Wastewater Management, February 2013* (as amended).
- Stormwater from each residential lot must be retained and treated on the lot (or within a subdivision-scale integrated stormwater treatment system) so as to ensure that there are no adverse drainage or stormwater quality impact on adjoining properties.

4.0

28/05/2021
C122latr

Requirements for development plan

A development plan must include the following requirements:

- Effluent from each residential lot must be treated, retained and disposed of within each individual lot boundary, in accordance with the Environment Protection Authority *Code of Practice – Onsite Wastewater Management, February 2013* (as amended).
- Stormwater from each residential lot must be retained and treated on the lot (or within a subdivision-scale integrated stormwater treatment system) so as to ensure that there are no adverse drainage or stormwater quality impact on adjoining properties.

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.

LATROBE PLANNING SCHEME

- The overall subdivision of the area, including the proposed size and density of allotments which provide opportunities for a diverse range of housing types.
- The proposed building envelopes and effluent disposal field areas within an indicative lot layout for the overall development plan area. Future lots proposed to be created by way of subdivision will be formalised at the planning permit application stage.
- The overall pattern of development of the area, including any proposed re-zoning of land and proposed land uses.
- Street networks that support building frontages with two way surveillance.
- An accessible and integrated network of walking and cycling routes for safe and convenient travel to adjoining communities (including existing and future areas included in the DPO), local destinations or points of local interest, activity centres, community hubs, open spaces and public transport.
- The provision of any commercial facilities and the extent to which these can be co-located with community and public transport facilities to provide centres with a mix of land uses and develop vibrant, active, clustered and more walkable neighbourhood destinations.

Waterways

Unless otherwise agreed by the relevant Catchment Management Authority, a buffer zone of 30 metres each side of waterways designated under the *Water Act 1989* or a buffer based on a flood study which identifies the 100 year flood extent must be set aside for ecological purposes.

Infrastructure services

- An integrated stormwater management plan that incorporates water sensitive urban design techniques which provides for the protection of natural systems, integration of stormwater treatment into the landscape, improved water quality, and reduction and mitigation of run-off and peak flows, including consideration of downstream impacts.
- The pattern and location of the major arterial road network of the area including the location and details of any required:
 - road widening
 - intersections
 - access points
 - pedestrian crossings or safe refuges
 - cycle lanes
 - bus lanes and stops
- The pattern and location of any internal road system based on a safe and practical hierarchy of roads including safe pedestrian and bicycle connections and crossing points in accordance with *Latrobe City Bicycle Plan 2007-2010* (as amended).
- In consultation with relevant agencies and authorities, provision of public transport stops where appropriate within easy walking distance to residential dwellings and key destinations. Stops should also be located near active areas where possible.

Domestic wastewater

If sewerage infrastructure cannot be provided to the development area, a Land Capability Assessment report must be submitted demonstrating:

- the capability of the site to sustainably manage wastewater within allotment boundaries.

- compliance with State and local policies on effluent disposal.
- consideration of all environmental constraints on the site, including but not limited to:
 - soil profiling
 - existing dams
 - erosion
 - drainage lines and depressions
 - water logging
 - slopes
 - contours

A Wastewater Management Plan must also be prepared that identifies preferred wastewater systems and a maintenance program to minimise the health and environmental impacts of on-site wastewater.

Open space

- The location and size of the proposed open spaces that cater for a range of user groups and provide a variety of functions that perform both an active and passive role for recreation, as appropriate.
- Public open spaces designed to provide:
 - Public spaces of a minimum of 0.5 hectares within a 500 metre walking distance of all residents in accordance with Latrobe City Public Open Space Plan 2013, (as amended).
 - The inclusion of pedestrian and cycle paths and play equipment, that encourage active recreational opportunities.
 - Opportunities for visual surveillance to promote safety of users, through encouraging active frontages, using buildings to frame public spaces and locating open spaces within or adjacent to activity centres where possible.
 - A landscape concept plan for all open space areas, indicating the location of plantings, pathways, shade, shelter and seating at activity areas as well as at intervals along pathways.

Flora and fauna

- In consultation with relevant agencies and authorities, a flora and fauna assessment including how flora and fauna values will be managed if required.
- An assessment of any native vegetation to be removed having regard to *Guidelines for the Removal, Destruction or Lopping of Native Vegetation* (Department of Environment, Land, Water and Planning 2017), including how it is proposed to protect and manage any appropriate native vegetation.
- Regard must be had to the West Gippsland Native Vegetation Plan 2003.
- Any management plan should take into account that the Strzelecki Bioregion is one of Victoria's most fragmented Bioregions and address this as a consideration.
- Consideration must also be given to adjoining or adjacent properties to the development area that have been identified as having a conservation, heritage or archaeological significance.

Cultural heritage

In consultation with relevant agencies and authorities, a cultural heritage assessment including how cultural heritage values will be managed if required.

Bushfire risk

The location, design and construction of development considers the need to implement bushfire protection measures.

Process and outcomes

Before deciding to approve a development plan, the responsible authority must consult with potentially affected parties. This must include direct notification of the development plan to all adjoining and adjacent landowners.

The responsible authority must consider the views of all submitters prior to making a decision in respect to the development plan.

An implementation plan must be submitted as part of the development plan, indicating the proposed staging of the entire development plan area.

06/06/2019
C116latr

SCHEDULE 9 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO9**.

LOW DENSITY RESIDENTIAL GROWTH AREA – GLENDONALD ROAD, CHURCHILL

1.0

28/05/2021
C122latr

Objectives

To ensure development of the land is occurring in an orderly manner having regard to the timing and staging of the development of the land and provision of essential services, community facilities, open space and roads.

To ensure the interface between proposed and existing nearby developments, reduces the chance of conflicting developments.

To minimise access points to designated Category 1 Roads.

To ensure the design of any proposed subdivision and buildings enhance and reinforce the character of the area.

To implement the adopted Structure Plans, where relevant.

2.0

02/10/2025
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 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.

3.0

28/05/2021
C122latr

Conditions and requirements for permits

The following conditions and/or requirements apply to permits:

- Stormwater from each residential lot must be retained and treated on the lot (or within a subdivision-scale integrated stormwater treatment system) to ensure that there are no adverse drainage or stormwater quality impacts on adjoining properties.

If reticulated sewerage cannot be provided the following condition must be included:

- Effluent from each residential lot must be treated, retained and disposed of within each individual lot boundary, in accordance with the background document *Code of Practice – Onsite Wastewater Management* (Environment Protection Authority, July 2016) (as amended).

4.0

02/10/2025
C149latr

Requirements for development plan

A development plan must include the following requirements:

Treatment of wastewater and stormwater

- Effluent from each residential lot must be treated, retained and disposed of within each individual lot boundary, in accordance with the background document *Code of Practice – Onsite Wastewater Management* (Environment Protection Authority, July 2016) (as amended).
- Stormwater from each residential lot must be retained and treated on the lot (or within a subdivision-scale integrated stormwater treatment system) so as to ensure that there are no adverse drainage or stormwater quality impacts on adjoining properties.

Land use and subdivision

- The proposed boundaries of the development area, and provide the strategic justification for those boundaries. The boundaries of the development area must align with zone boundaries.

LATROBE PLANNING SCHEME

The re-subdivision of land in the development area must be undertaken in such a way as to not create allotments in two zones. This is to ensure the future orderly development of the general area affected by the Development Plan Overlay.

- The overall subdivision of the area, including the proposed size and density of allotments which provide opportunities for a diverse range of housing types.
- The nominated connection points for stormwater drainage infrastructure.
- The overall pattern of development of the area, including any proposed rezoning of land and proposed land uses.
- Street networks that support building frontages with two way surveillance.
- An accessible and integrated network of walking and cycling routes for safe and convenient travel to adjoining communities (including existing and future areas included in the Development Plan Overlay), local destinations or points of local interest, activity centres, community hubs, open spaces and public transport.
- The provision of any commercial facilities and the extent to which these can be co-located with community and public transport facilities to provide centres with a mix of land uses and develop vibrant, active, clustered and more walkable neighbourhood destinations.

Waterways

- Unless otherwise agreed by the relevant Catchment Management Authority, a buffer zone of 30 metres each side of waterways designated under the *Water Act 1989* or a buffer based on a flood study which identifies the 100 year flood extent must be set aside for ecological purposes.
- Unless otherwise agreed by the relevant Catchment Management Authority, the waterway buffer zone must be revegetated to provide for native plant and animal habitat, and improved waterway health and ecological outcomes consistent with the objectives of the background document *West Gippsland Regional Catchment Strategy*. Revegetation must accord with the relevant State Government standards for re-establishment of the relevant Ecological Vegetation Class using only indigenous plant species, to the satisfaction of the relevant State Government department and the responsible authority.

Infrastructure services

- An integrated stormwater management plan that incorporates water sensitive urban design techniques which provides for the protection of natural systems, integration of stormwater treatment into the landscape, improved water quality, and reduction and mitigation of run-off and peak flows, including consideration of downstream impacts.
- The pattern and location of the surrounding road network supported by a traffic impact assessment for the area showing the location and details of any required:
 - Road widening (including but not limited to, Glendonald Road pavement).
 - Intersection concept plans (including but not limited to, a concept plan for the intersection at Glendonald Road and Monash Way).
 - Vehicle access points (showing no through vehicle access to Riga Court and Roberts Road).
 - Pedestrian crossings or safe refuges.
 - Cycle lanes.
 - Bus lanes and stops.
- The pattern and location of any internal road system based on a safe and practical hierarchy of roads including safe pedestrian and bicycle connections and crossing points in accordance with background document *Latrobe City Bicycle Plan 2007-2010* (as amended).

LATROBE PLANNING SCHEME

- 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.

LATROBE PLANNING SCHEME

- An assessment of any native vegetation to be removed having regard to the background document *Guidelines for the removal, destruction or lopping of native vegetation* (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.

23/06/2023
C138latr

SCHEDULE 11 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO11**.

BALDWIN ROAD, TRARALGON

1.0

23/06/2023
C138latr

Objectives

To ensure development of the land is occurring in an orderly manner having regard to the timing and staging of the development of the land and provision of essential services, community facilities, open space and roads.

To ensure the design of any proposed subdivision and buildings enhance and reinforce the character of the area

To minimise crossings over existing pipeline infrastructure.

2.0

02/10/2025
C149latr

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:

- 'Minor Buildings and Works' means a minor extension, minor addition or minor modification to an existing building(s) and works that do not prejudice the future, orderly development of the general area affected by the Development Plan Overlay.

3.0

23/06/2023
C138latr

Conditions and requirements for permits

Infrastructure contributions condition

The following conditions and/or requirements apply to permits:

Except for a permit granted for Minor Buildings and Works; for boundary realignments; or for a subdivision along a zone boundary to correct a split zone, a permit must contain the following condition:

- Prior to the commencement of any development, the owner(s) of the land must enter into an agreement under section 173 of the Planning & Environment Act 1987. The agreement must provide for infrastructure contributions to be paid prior to the commencement of any development of the land or prior to the issue of a statement of compliance in respect of the subdivision of land. The agreement must require the payment of infrastructure contributions for:
 - The acquisition of any land required for a road reserve for a road that Council proposes to be funded by the contributions agreement. Where that road is proposed to be wider than what presently exists, the infrastructure payment required must only relate to the additional width of the required road reserve. The contributions must be in the proportions set out in the development contributions tables in the approved development plan.
 - The construction of any road that Council proposes is to be funded by the contributions agreement. If widening is to an existing road, then the infrastructure payment required must only relate to the difference between a road comprising the existing pavement width and a road comprising a widened pavement and associated facilities in the proportions set out in the development contributions tables in the approved development plan.
 - The design and construction of stormwater drainage infrastructure including main drainage, wetlands, and retarding basins as described in the approved development plan.
 - The improvement of public open space, including active open spaces as identified in the approved development plan.

- The acquisition of land for public open space, including active open spaces and community facilities, in the proportions set out in the development contributions tables in the approved development plan.
- A contribution towards the development of community facilities in the proportions set out in the development contributions tables in the approved development plan.
- The acquisition of land for stormwater drainage purposes in the proportions set out in the development contributions tables in the approved development plan.
- Infrastructure associated with the proposed bus route.
- Traffic calming treatments.
- The walking and cycling network including safe crossing points on the abutting arterial roads (excluding footpaths along roads).

The agreement must be prepared at the cost of the owner(s) and be to the satisfaction of the responsible authority.

Bushfire Management Plan

A Bushfire Management Plan that demonstrates how the application will address bushfire risk at the site and implement required bushfire protection measures. The plan must be prepared in accordance with requirements of the DPO, unless otherwise agreed in writing by the Responsible Authority. The plan must include:

- The design and layout of the subdivision, including lot layout, road design and access points, both vehicular and pedestrian;
- The location of any bushfire hazard areas that are to be created within the DPO or areas within a site boundary of any land that is partly covered by the DPO;
- The location of any reserves within or adjacent to the DPO;
- The details of any required bushfire protection measures;
- The identification of any areas to form the setback between a bushfire hazard and built form.
- The details of any vegetation management in any area of defendable space including, information on how vegetation will be managed and when the vegetation management will occur i.e. annually, quarterly, during the fire danger period.
- Notations that indicate what authority is responsible for managing vegetation within open space areas.
- Notations that ensure that the reserves will be managed in a low threat condition.

Development Permit Decision Guidelines

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

- Whether the development of the land is occurring in an orderly manner having regard to essential services, community facilities, open space and roads.
- The potential for future re-subdivision.
- The interface between proposed and existing nearby developments, to reduce the chance of conflicting developments.
- The need to minimise access points to designated Category 1 Roads.
- The measures to mitigate the impact of new development on the operation and safety of licensed pipeline infrastructure.
- The design of any proposed buildings to enhance and reinforce the character of the area.

- The timing and staging of the development of the land.
- The consistency of the proposed development with the approved development plan.
- The consistency of the proposed development with adopted structure plans, where relevant.

4.0

23/06/2023
C138latr

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.

Land Use and Subdivision

- The proposed boundaries of the development area, and provide the strategic justification for those boundaries.
- The overall subdivision of the area, including where possible, the proposed lot layout, sizes and density of lots which provide opportunities for a diverse range of housing types.
- Larger residential lot sizes located in proximity to licensed transmission pipeline corridor and associated gas facility.
- An additional 15m either side of the gas and oil transmission pipeline easements and any associated gas facility must be included in a public reserve to provide adequate separation distance from sensitive land uses.
- The overall pattern of development of the area, including any land use activity areas.
- Street networks that:
 - support building frontages with two way surveillance; and
 - have no direct access to lots from Traralgon - Maffra Road (arterial road). Direct access to these lots will need to be provided by internal road networks of the subdivision area.
- An accessible and integrated network of walking and cycling routes for safe and convenient travel to adjoining communities (including existing and future areas included in the DPO), local destinations or points of local interest, activity centres, community hubs, open spaces and public transport.
- Avoid community facilities, including but not limited to accommodation (other than dwelling, camping and caravan park, group accommodation, host farm, residential hotel, rooming house, rural worker accommodation and residential village) children's playground, education centres, places of assembly, fuel depots and hospitals within 180m of a major LPG licensed pipeline corridor and with 85m of a major gas licensed pipeline corridor.

Infrastructure Services

- An integrated stormwater management plan that incorporates water sensitive urban design techniques which provides for the protection of natural systems, integration of stormwater treatment into the landscape, improved water quality, and reduction and mitigation of run-off and peak flows, including consideration of downstream impacts.
- Provision of a road network providing a high degree of connectivity and external and internal permeability.
- A Traffic Impact Assessment approved by the Department of Transport which shows the location of the major arterial network of the area and which supports the location and details of any required:
 - road widening
 - intersections

- access points (which are to be minimised)
 - pedestrian crossings or safe refuges
 - cycle lanes
 - bus lanes and stops
- The pattern and location of any internal road system based on a safe and practical hierarchy of roads including safe pedestrian and bicycle connections and crossing points in accordance with the background document Latrobe City Bicycle Plan 2007-2010 (as amended).
- In consultation with relevant agencies and authorities, provision of public transport stops where appropriate within easy walking distance to residential dwellings and key destinations. Stops should also be located near active areas where possible.
- Provision of adequate access and clear space along the licensed pipeline corridors for the purposes of pipeline operations and maintenance activities.

Open Space

- A landscape concept plan for all open space areas, indicating the location of plantings, pathways, shade, shelter and seating at activity areas as well as at intervals along pathways.
- The location and size of the proposed open spaces that cater for a range of user groups and provide a variety of functions that perform both an active and passive role for recreation, as appropriate.
- Public open spaces designed to:
 - Provide public spaces of a minimum of 0.5 hectares within a 500 metre walking distance of all residents in accordance with the background document Latrobe City Public Open Space Plan 2007 (as amended).
 - Incorporate all licensed pipeline corridors within linear reserves with road frontages.
 - Include pedestrian and cycle paths and play equipment, that encourage active recreational opportunities.
 - Provide opportunities for visual surveillance to promote safety of users, through encouraging active frontages.

Community Hubs and Meeting Places

- In consultation with relevant agencies and authorities, the provision of appropriate community facilities, including schools, pre-schools, maternal child health centres, senior citizen centres and general community centres within a walkable range of 400-800 metres across large subdivisions.
- The location and general dimensions of a government school site must be in accordance with the Victorian Government School Site Selection Criteria and to the satisfaction of the Department of Education.
- Provision for access and social interaction, particularly where this encourages physical activity. For example:
 - Consider the need for public amenities, including toilets and bicycle parking at key destinations in accordance with the background documents Latrobe City Public Toilet Strategy 2006 (as amended) and Latrobe City Bicycle Plan 2007-2010 (as amended).
 - The pattern and location of pedestrian and bicycle paths should provide safe and practical access to and from community hubs and meeting places.
 - Spaces should be designed to accommodate community events and cultural programs including local arts activities and other festivals.

Flora and Fauna

- A flora and fauna survey, prepared by a suitably qualified consultant and with the approval of the Department Environment, Energy and Climate Action and other relevant agencies and authorities, which includes but is not limited to species surveys for:
 - Growling Grass Frog and avifauna;
 - Eastern Grey Egret;
 - Blue - Billed Duck;
 - Dwarf Galaxias;
 - Australian Grayling;
 - White - Bellied Sea Eagle;
 - Southern Brown Bandicoot;
 - Glossy Grass Skink;
 - Strzelecki Gums;
 - Matted Flax Lily;
 - Grey Billy Buttons; and
 - Forest Red Gum Grassy Woodland Community

and measures required to protect the identified species.

- An assessment of any native vegetation to be removed having regard to the background document Protecting Victoria's Environment - Biodiversity 2037, including how it is proposed to protect and manage any appropriate native vegetation.
- Identification of any existing native vegetation and how it responds to the Guidelines for the Removal, Destruction or Lopping of Native Vegetation, 2017.
- Regard must be had to the background document West Gippsland Native Vegetation Plan 2003.
- Any management plan should take into account that the Strzelecki Bioregion is one of Victoria's most fragmented Bioregions and address this as a consideration.

Cultural Heritage

- A cultural heritage assessment including how cultural heritage values will be managed.

Infrastructure Asset Risk Management

- Identify sensitive land uses that need to be risk assessed due to proximity to major pipeline infrastructure and any associated gas facility (Accommodation (other than dwelling, camping and caravan park, group accommodation, host farm, residential hotel, rooming house, rural worker accommodation and residential village) education centres, places of assembly, fuel depots and hospitals) via a Safety Management Study.
- Preparation of a Safety Management Study in accordance with Australian Standard AS2885 (Pipelines – Gas and Liquid Petroleum) in consultation with the relevant pipeline owner/operator and to the satisfaction of the relevant authority. The findings of the Safety Management Study are to be incorporated into any approved development plan and corresponding planning controls.
- Any proposed works including any temporary or permanent road or infrastructure crossings of the gas pipeline easements will require consultation with and consent from the pipeline owner/operator.

LATROBE PLANNING SCHEME

- Clear access on and either side of the major pipeline corridors shall be maintained, with any vegetation other than light grasses along the corridor subject to pipeline owner / operator consent.
- Provisions for the re-coating, protective slabbing of the impacted pipelines to the satisfaction of the relevant authority. The degree and nature of the re-coating and / or protective slabbing shall be determined as an outcome of the Safety Management Study for the affected pipeline(s).
- Any structures within 3m of a licensed transmission pipeline shall obtain consent from the Minister administering the Pipelines Act.

Sensitive Land Use

- Preparation of an assessment on the potential for noise and air pollution impacts from the Traralgon Maffra Road considering the Environment Reference Standards for Ambient Sound and Guidelines for Minimising Air Pollution in Victoria (EPA publication 1961)
- Any proposed mitigating measures that are required to be included as part of the noise and air pollution assessment.

Bushfire Protection Measures

- The subdivision design must appropriately consider publication 'Design Guidelines Settlement Planning at the Bushfire Interface' (Country Fire Authority and Department of Environment, Land and Planning, 2020)
- Provision of perimeter roads along any bushfire hazard interface.
- All lots to achieve a minimum construction standard of BAL-12.5.
- All lots must be setback a minimum of 22m from a bushfire hazard.
- Non combustible fencing must be utilised.
- The landscape concept plans to demonstrate that all reserves will be developed and maintained to low threat conditions and subsequently no increased bushfire hazard.
- Municipal reserves outside the extent of the DPO as shown in the draft concept plan be developed and maintained to low threat conditions and subsequently no increased bushfire hazard.
- Measures to manage grassfire hazard interfaces while residential areas remain undeveloped.
- A site management plan is required to be prepared to address interim bushfire hazard management for stages of the subdivision. This plan is to identify the likely bushfire risks at each stage, identify how these will be managed.

Development Contributions

- Development contributions tables including an equalisation table which identifies the proportion of each lot which is to be provided for road purposes, open space and stormwater drainage purposes. Once the Development Plan is approved incorporating the development contributions tables, the Development Plan (and the various tables) must not be amended without specific consideration of the impacts that changes to the Development Plan and the various tables will have on the ability of Council to deliver the road, public open space and stormwater infrastructure.
- A clause which explains how the equalisation of land and contributions for the various items of infrastructure is to operate.

Process and Outcomes

- An implementation plan must be submitted as part of the development plan, indicating the proposed staging of the development.

28/05/2021
C122latr

SCHEDULE 1 TO CLAUSE 44.03 FLOODWAY OVERLAY

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

1.0

06/06/2019
C116latr

Floodway objectives to be achieved

None specified.

2.0

28/05/2021
C122latr

Statement of risk

- Damage to assets due to flooding.
- Increased flood damage due to changes in depth, velocity and reduced storage of floodwaters as a result of development.
- Risk to life and property due to flooding.

3.0

02/10/2025
C149latr

Permit requirement

A permit is not required to:

Buildings

Construct a replacement building (excluding non-habitable outbuildings) on land in an existing urban area where:

- The finished floor level is at or above the Nominal Flood Protection Level specified in written advice by the relevant floodplain management authority
- The footprint of the replacement building is the same or less than the original building, to the satisfaction of the relevant floodplain management authority
- A replacement dwelling is constructed within 3 years from the removal of a dwelling from the site or in accordance with written advice from the responsible authority
- The underfloor area of the building will not restrict the free passage of floodwater, to the satisfaction of the relevant floodplain management authority
- Safe access to the building by emergency services is adequate during a 1 per cent AEP flood event to the satisfaction of the relevant floodplain management authority

Construct an upper storey extension to an existing building within the existing building footprint.

Construct the following:

- A non-habitable building with a floor area that does not exceed 20 square metres
- A building or structure with permanently open sides
- A rainwater tanks associated with an existing dwelling, provided that the footprint of all rainwater tanks associated with the dwelling does not exceed 20 square metres
- A mast, antenna, power pole, light pole, or telecommunication tower
- A pergola, carport, deck, veranda or in-ground swimming pool associated with an existing dwelling, provided that it does not impede the flow of floodwaters, to the satisfaction of the relevant floodplain management authority
- A disabled access ramp
- Open type fencing (excluding paling fencing, colourbond style fencing, brick and concrete walls) and maintenance to existing fencing
- An open sports ground that does not alter the surface by more than 150 millimetres with no grandstands or raised view areas, playgrounds, open-sided picnic shelters and barbeques.

Works

Carry out works ancillary to an existing building including landscaping and pathways, that do not alter the surface profile by more than 150 millimetres.

Carry out earthworks in accordance with a whole farm plan approved by the responsible authority and the relevant floodplain management authority.

Carry out works associated with dams with less than 3,000 cubic metres capacity, where no fill is imported to the site and where no embankment is proposed above natural ground level.

Carry out works associated with vine or horticulture trellises or watering systems.

Carry out routine and maintenance works that do not affect the height, length or location of a levee, embankment or road.

Carry out works associated with any roadside, pathway or access ways (public or private) including construction of driveways, vehicle crossovers, footpaths or bicycle paths if there is no change to existing surface levels up to 150 millimetres or if the relevant floodplain management authority has advised in writing that the impact on flood storage will be negligible and the flow path will not be obstructed.

Carry out works associated with the Princes Freeway – Traralgon Bypass, carried out by or on behalf of the relevant road authority, subject to the plans for the works being to the satisfaction of the relevant floodplain management authority.

Buildings and works

Buildings and works carried out by a Water Corporation to maintain and replace infrastructure related to sewer and water supply that do not alter existing surfaces.

4.0

28/05/2021
C122latr

Application requirements

The following application requirements apply to an application for a permit under Clause 44.03, in addition to those specified in Clause 44.03 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- Written advice from the relevant floodplain management authority which assesses the viability of the proposed development and specifies the Nominal Flood Protection Level as appropriate.
- A plan, drawn to scale, which shows:
 - A location plan showing the boundaries and dimensions of the site, surrounding uses and the layout of existing and proposed buildings and works
 - Elevation plans showing the natural ground level, finished ground level and the floor levels of any proposed buildings in relation to Australian Height Datum, taken by or under direction of a licenced surveyor where requested by the responsible authority or relevant floodplain management authority
 - The 1 per cent AEP flood level as specified in written advice by the relevant floodplain management authority where development is proposed for inland waterways.
 - Any additional information required and requested in writing by the relevant floodplain management authority

5.0

06/06/2019
C116latr

Decision guidelines

None specified.

19/08/2021
VC196

SCHEDULE 1 TO CLAUSE 44.07 STATE RESOURCE OVERLAY

Shown on the planning scheme map as **SRO1**.

GIPPSLAND BROWN COALFIELDS

1.0

19/08/2021
VC196

Statement of resource significance

The Gippsland Coalfields provide a secure long term energy source for base load power generation in Victoria, as well as providing an unique opportunity for other related significant developments.

2.0

02/10/2025
C149latr

Management objectives

To ensure the medium to long term extraction and use of the coal resource for power generation, buildings and works and subdivision of land over the resource should be designed in a way that does not inhibit the eventual productive use of that resource due to community significance or removal costs.

3.0

19/08/2021
VC196

Use of land

None specified.

4.0

19/08/2021
VC196

Subdivision

None specified.

5.0

19/08/2021
VC196

Buildings and works

None specified.

6.0

04/05/2022
VC210

Application requirements

Applications for buildings, works or subdivision which must be accompanied by a report, prepared in accordance with the requirements of Clause 44.07-3:

- To subdivide land which creates a lot with an area less than 20 hectares.
- To construct a building or construct or carry out works for:
 - cemetery.
 - educational centre.
 - exhibition centre.
 - function centre.
 - golf course.
 - hospital.
 - industry (other than rural industry).
 - major sports and recreational facility.
 - plantation
 - shop or office with a floor area exceeding 2,000 square metres.
 - accommodation if the total number of people to be accommodated exceeds 100 or the proposed development results in an increase of greater than 25% to the floor area of an existing accommodation building.

A fire management plan, to the satisfaction of the responsible authority, must be submitted with any application for building, works or subdivision within 1000 metres of a Mining Licence.

7.0

19/08/2021
VC196

Referral of applications

Kind of application	Referral authority	Type of referral authority
To subdivide land: which creates a lot with an area less than 20 hectares.	The Secretary to the Department administering the <i>Mineral Resources (Sustainable Development) Act 1990</i>	Determining referral authority
To develop land for: - cemetery. - educational centre. - exhibition centre. - function centre. - golf course. - hospital. - industry (other than rural industry). - major sports and recreational facility. - plantation. - shop or office with a floor area exceeding 2,000 square metres. - accommodation if the total number of people to be accommodated exceeds 100 or the proposed development results in an increase of greater than 25% to the floor area of an existing accommodation building.	The Secretary to the Department administering the <i>Mineral Resources (Sustainable Development) Act 1990</i>	Determining referral authority

8.0

19/08/2021
VC196

Exemption from notice and review

None specified.

9.0

19/08/2021
VC196

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 44.07, in addition to those specified in Clause 44.07 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The need to ensure development of the land does not inhibit the eventual development and use of the coal.
- The need to exclude urban development, including low density residential development, and rural living development, from this overlay area.
- The impact of the building and works on nearby existing or proposed brown coal mining or electricity generation and any nearby agricultural uses.

21/12/2023
C121latr

SCHEDULE 1 TO CLAUSE 44.08 BUFFER AREA OVERLAY

SHOWN ON THE PLANNING SCHEME MAP AS BAO1 MAJOR PIPELINE INFRASTRUCTURE

1.0

21/12/2023
C121latr

Statement of risk

Latrobe City is traversed by a number of licensed, high pressure pipelines that carry a range of volatile substances throughout Victoria. Pipeline failure resulting in the release of the pipeline contents can cause serious harm to people, property and the environment.

Licensed pipelines are required to be designed, constructed, operated and maintained so that threats to the pipeline, including damage caused by third parties and the consequences of pipeline failure are assessed and risks are reduced to as low as reasonably practicable.

Changes in land use and increases in development activity may pose threats to the pipeline, through penetration or puncture, and increase the consequences of pipeline failure.

Pipeline failure can impact human health through skin irritation, respiratory problems, severe internal and external injuries, burns, long term damage and fatalities. The impacts on property can result in severe damage to complete destruction through fire and explosions. The impacts on the environment can result in toxic pollution of water, soil and air, damaging flora and injuring fauna and causing fatalities. Natural gas is a potent greenhouse gas and its release contributes to climate change.

2.0

21/12/2023
C121latr

Objectives

To protect human life, property, and the environment from the impacts of pipeline failure.

To identify the location of licensed pipelines and the region where impacts from pipeline failure are greatest.

To ensure that land use and development around pipelines is appropriately designed and sited to minimise risks.

To protect the integrity of licensed pipelines.

3.0

02/10/2025
C149latr

Use of land

A permit is required to use land for:

- Accommodation (other than 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)

4.0

21/12/2023
C121latr

Subdivision

None specified.

5.0

21/12/2023
C121latr

Buildings and works

A permit is required to:

- construct a building or construct or carry out works associated with a use listed in Clause 3.0.
- construct two or more dwellings on a lot.

6.0

21/12/2023
C121latr

Application requirements

The following application requirements apply to an application for a permit under Clause 44.08, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A Safety Management Study reviewed by a suitably qualified pipeline licensee, addressing the following, where applicable:
 - How activities associated with the use of land, and buildings or works, may result in any additional threats to the integrity of licensed pipelines and how these threats will be controlled and minimised.
 - Emergency exit routes and external gathering spaces.
 - How the activities associated with the use of land, and buildings or works have been designed to reduce risks to human life in the event of pipeline failure.
 - How the location and storage of dangerous or explosive goods or chemicals reduces the risk of contributing to the escalation of a pipeline failure.

7.0

21/12/2023
C121latr

Exemption from notice and review

An application for construction of a building or to construct or carry out works is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act.

8.0

21/12/2023
C121latr

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 44.08, in addition to those specified in Clause 44.08 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The views of Energy Safe Victoria.
- Whether the proposal has been designed to reduce risks to human life in the event of pipeline failure, where practicable, including:
 - Opportunities to locate the development or activities associated with the land use away from the pipeline.
 - Directing emergency exit routes away from the pipeline.
 - Opportunities for siting external gathering spaces further away from the pipeline.

06/06/2019
C116latr

SCHEDULE 1 TO CLAUSE 45.09 PARKING OVERLAY

Shown on the planning scheme map as **PO1**.

TRARALGON ACTIVITY CENTRE

1.0

22/08/2024
C142latr

Parking objectives to be achieved

To provide car parking that supports the role of the Traralgon Activity Centre within Latrobe City and the broader Gippsland region.

To maximise opportunities for sharing car parking supply between different land uses.

To ensure car parking is managed in a manner that is fair and equitable for all users of the Activity Centre.

2.0

22/08/2024
C142latr

Permit requirement

None specified.

3.0

22/08/2024
C142latr

Number of car parking spaces required

If a use is specified in the Table below, the number of car parking spaces required for the use is calculated by multiplying the *Rate* specified for the use by the accompanying *Measure*.

Table: Car parking spaces

Use	Rate	Measure
None specified		

For all other uses listed in Table 1 of Clause 52.06-5, the *Rate* in Column B of Table 1 in Clause 52.06-5 applies.

4.0

22/08/2024
C142latr

Application requirements and decision guidelines for permit applications

The following application requirement applies to an application for a permit under Clause 45.09, in addition to those specified in Clause 45.09 and elsewhere in the scheme, and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A Green Travel Plan for major commercial, office and retail developments with a gross floor area over 1,000 square metres.

5.0

22/08/2024
C142latr

Financial contribution requirement

None specified.

6.0

06/06/2019
C116latr

Requirements for a car parking plan

None specified.

7.0

22/08/2024
C142latr

Design standards for car parking

Accessible spaces should be provided in a convenient location and be designed to have regard to the surrounding conditions, including grade, curbside conditions and other potential obstructions.

8.0

06/06/2019
C116latr

Decision guidelines for car parking plans

None specified.

9.0

02/10/2025
C149latr

Background document

Traralgon Car Parking Review (Ratio Consultants, 2023)

02/06/2023
C137latr

SCHEDULE 2 TO CLAUSE 45.09 PARKING OVERLAY

Shown on the planning scheme map as **PO2**.

MORWELL ACTIVITY CENTRE

1.0

02/06/2023
C137latr

Parking objectives to be achieved

To ensure that there is the appropriate provision of car parking spaces in the Morwell Activity Centre Parking Precinct shown on Map 1 to this schedule.

To maintain a balance between car parking supply and demand in the centre.

To encourage new and expanding retail and commercial developments within the Morwell Activity Centre.

To ensure car parking areas are designed to comply with safety, sustainability and urban design considerations.

2.0

06/06/2019
C116latr

Permit requirement

A permit may be granted to reduce (including a reduction to zero) the number of car parking spaces required under Clause 3 of this schedule for a proposed use and development within the Morwell Activity Centre Parking Precinct.

3.0

28/05/2021
C122latr

Number of car parking spaces required

If a use is specified in the Table below, the number of car parking spaces required for the use is calculated by multiplying the *Rate* specified for the use by the accompanying *Measure*.

Table: Car parking spaces

Use	Rate	Measure
Office	3	To each 100sqm of net floor area

For all other uses listed in Table 1 of Clause 52.06-5, the *Rate* is calculated using 75 per cent of the rate in Column B of Table 1 in Clause 52.06-5 applies.

4.0

28/05/2021
C122latr

Application requirements and decision guidelines for permit applications

None specified.

5.0

06/06/2019
C116latr

Financial contribution requirement

None specified.

6.0

06/06/2019
C116latr

Requirements for a car parking plan

None specified.

7.0

02/06/2023
C137latr

Design standards for car parking

Locate and design car parking to minimise negative impacts to the streetscape, pedestrian safety and amenity.

Avoid new car parking between building frontages and street property boundaries and seek to provide landscape softening where these areas exist.

Servicing and car parking access is to be accommodated from existing rear/side laneways to minimise vehicular crossovers along the 'key retail spine'.

Future development in retail and commercial areas should conceal car parking area to the rear and reserve frontages for active uses.

Require all new car parking to avoid excessive impermeable surfaces and contain landscape attributes.

8.0

06/06/2019
C116latr

Decision guidelines for car parking plans

None specified.

9.0

02/10/2025
C149latr

Background 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)

11/07/2019
C113latr

SCHEDULE TO CLAUSE 45.12 SPECIFIC CONTROLS OVERLAY**1.0**

02/10/2025
C149latr

Specific controls

PS Map Ref	Name of incorporated document
SCO1	Latrobe GovHub Incorporated Document, February 2019
SCO2	Gippsland Line Upgrade - Corridor Works Incorporated Document, November 2019
SCO3	73-83 Eastern Road, Traralgon
SCO4	Loy Yang Power Station & Coal Mine Incorporated Document (April 2020)
SCO5	Fourth Road, Hazelwood North, December 2020
SCO6	14 Stammers Road, Traralgon East (Lot 1 on PS637626)

31/07/2018
VC148

SCHEDULE TO CLAUSE 51.01 SPECIFIC SITES AND EXCLUSIONS

1.0

02/10/2025
C149latr

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)
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)

06/06/2019
C116latr**SCHEDULE TO CLAUSE 66.04 REFERRAL OF PERMIT APPLICATIONS UNDER LOCAL PROVISIONS****1.0**02/10/2025
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
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: ▪ cemetery. ▪ educational centre.	Secretary to the Department administering the <i>Minerals Resources</i>	Determining referral authority

LATROBE PLANNING SCHEME

Clause	Kind of application	Referral authority	Referral authority type
	- 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.	(Sustainable Development) Act 1990	
Clause 5.0 of Schedule 3 to Clause 42.01 (ESO)	All applications	Environment Protection Authority Victoria	Recommending referral authority
Schedule 1 to Clause 45.02 (AEO)	Uses listed in Schedule 1 to this clause.	Latrobe Regional Airport Board	Recommending referral authority
Schedule 2 to Clause 45.02 (AEO)	Uses listed in Schedule 2 to this clause.	Airport owner	Determining referral authority
Clause 3 of Schedule 3 to Clause 43.02 (DDO)	Uses listed in Schedule 3 to the clause	Roads Corporation	Determining referral authority
Clause 2.0 Schedule 5 to Clause 43.02 (DDO)	Buildings and Works applications where the height will exceed 56.44m above AHD	Department of Health	Determining referral authority
Clause 2.0 Schedule 6 to Clause 43.02 (DDO)	Buildings and Works applications where the height will exceed 68.4m above AHD	Department of Health	Determining referral authority

LATROBE PLANNING SCHEME

Clause	Kind of application	Referral authority	Referral authority type
Clause 2 of Schedule 7 to Clause 43.02 (DDO)	All applications	Latrobe Regional Airport Board	Recommending referral authority
Clause 2 of Schedule 8 to Clause 43.02 (DDO)	All applications	Latrobe Regional Airport Board	Recommending referral authority
Clause 2 of Schedule 10 to Clause 43.02 (DDO)	All applications	Latrobe Regional Airport Board	Recommending referral authority
Clause 2 of Schedule 11 to Clause 43.02 (DDO)	All applications	Latrobe Regional Airport Board	Recommending referral authority
Schedule 1 to Clause 44.07 (SRO)	An application for any use listed in Clause 3.0 of the Schedule.	Secretary to the Department administering the <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

13/12/2018
C104latr

SCHEDULE TO CLAUSE 72.03 WHAT DOES THIS PLANNING SCHEME CONSIST OF?

1.0

02/10/2025
C149latr

Maps comprising part of this planning scheme:

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

LATROBE PLANNING SCHEME

- 36, 36BMO, 36ESO, 36HO, 36SCO
- 37, 37BAO, 37BMO, 37DCPO, 37ESO, 37LSIO-FO
- 38, 38BAO, 38BMO, 38DCPO, 38ESO, 38HO, 38LSIO-FO
- 39, 39BMO
- 40, 40BMO, 40LSIO-FO
- 41, 41BMO, 41LSIO-FO
- 42, 42BMO, 42HO, 42LSIO-FO
- 43, 43BAO, 43BMO, 43DDO, 43ESO, 43LSIO-FO
- 44, 44AEO, 44BAO, 44BMO, 44DDO, 44DPO, 44ESO, 44HO, 44LSIO-FO
- 45, 45BAO, 45BMO, 45DPO, 45ESO, 45HO
- 46, 46BAO, 46BMO, 46DPO, 46ESO
- 47, 47BAO, 47BMO, 47DDO, 47DPO, 47ESO, 47HO, 47LSIO-FO
- 48, 48DDO, 48DPO, 48ESO, 48LSIO-FO
- 49, 49HO, 49LSIO-FO
- 50, 50DPO, 50LSIO-FO
- 51, 51BAO, 51DPO, 51SCO
- 52, 52BAO, 52DDO, 52DPO, 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, 59SCO
- 60, 60DDO, 60ESO, 60HO, 60LSIO-FO, 60PAO
- 61, 61DDO, 61DPO, 61ESO, 61LSIO-FO, 61PAO
- 62, 62DDO, 62DPO, 62ESO, 62PAO
- 63, 63BAO, 63DPO, 63ESO, 63HO, 63LSIO-FO
- 64, 64BAO, 64DDO, 64ESO, 64HO, 64LSIO-FO, 64PAO, 64SRO
- 65, 65BAO, 65BMO, 65ESO, 65HO, 65LSIO-FO, 65PAO, 65SRO
- 66, 66BAO, 66ESO, 66HO, 66LSIO-FO, 66SRO
- 67, 67BAO, 67BMO, 67PAO
- 68, 68BAO, 68BMO, 68ESO, 68HO, 68LSIO-FO, 68SCO
- 69, 69BMO, 69ESO, 69LSIO-FO, 69RXO, 69SCO
- 70, 70BAO, 70BMO, 70DDO, 70DPO, 70ESO, 70HO, 70LSIO-FO, 70SRO
- 71, 71BMO, 71DPO, 71ESO, 71LSIO-FO
- 72, 72BMO, 72DDO, 72DPO, 72ESO, 72LSIO-FO
- 73, 73BMO, 73DDO, 73DPO, 73ESO, 73LSIO-FO

LATROBE PLANNING SCHEME

- 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, 82SCO, 82SRO
- 83, 83BAO, 83DDO, 83ESO, 82HO, 83LSIO-FO, 83PAO, 83SCO, 83SRO
- 84, 84BAO, 84DDO, 84ESO, 84LSIO-FO, 84PAO, 84SRO
- 85, 85AEO, 85BAO, 85BMO, 85DDO, 85DPO, 85ESO, 85LSIO-FO, 85PAO, 85SCO, 85SRO
- 86, 86BMO, 86DDO, 86ESO, 86LSIO-FO, 86PAO, 86SCO, 86SRO
- 87, 87BAO, 87BMO, 87DDO, 87ESO, 87LSIO-FO, 87PAO, 87SCO, 87SRO
- 88, 88BAO, 88LSIO-FO, 88SRO
- 89, 89BMO
- 90, 90BAO, 90BMO, 90HO, 90SCO
- 91, 91BAO, 91BMO, 91ESO, 91HO, 91LSIO-FO, 91PAO, 91RXO, 91SCO, 91SRO
- 92, 92BAO, 92BMO, 92DPO, 92EAO, 92ESO, 92HO, 92LSIO-FO, 92SCO, 92SRO
- 93, 93BMO, 93DPO, 93ESO, 93LSIO-FO, 93SCO
- 94, 94DPO, 94ESO, 94HO, 94LSIO-FO
- 95, 95DPO, 95ESO
- 96, 96DPO, 96HO, 96LSIO-FO
- 97, 97BMO, 97DPO, 97LSIO-FO
- 98, 98BMO, 98DPO, 98ESO, 98SRO
- 99, 99BMO, 99DPO, 99LSIO-FO
- 100, 100BMO, 100DDO, 100LSIO-FO, 100SRO
- 101, 101BMO, 101LSIO-FO, 101SRO
- 102, 102BMO, 102LSIO-FO
- 103, 103BMO
- 104, 104BMO, 104LSIO-FO, 104SRO
- 105, 105BMO, 105SCO
- 106, 106BMO, 106ESO, 106 LSIO-FO, 106SRO, 106SCO
- 107, 107BMO, 107ESO, 107HO, 107LSIO-FO
- 108, 108ESO, 108HO, 108LSIO-FO, 108SRO
- 109, 109ESO, 109LSIO-FO, 109SRO
- 110, 110ESO, 110LSIO-FO, 110SRO
- 111, 111BMO, 111ESO, 111HO, 111LSIO-FO, 111SRO

LATROBE PLANNING SCHEME

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

SCHEDULE TO CLAUSE 72.04 INCORPORATED DOCUMENTS**1.0****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
Lake Narracan Native Vegetation Precinct Plan (October 2021)	C135latr
Lake Narracan Precinct Structure Plan (March 2015)	C86
Latrobe City Heritage Overlay – Planning Permit Exemptions & Application Requirements Incorporated Plan (April 2020)	C122latr
Latrobe City Heritage Study Volume 3: Heritage place & precinct Citations (July 2010)	C14
Latrobe GovHub Incorporated Document, February 2019	C113latr
Latrobe Regional Airport Master Plan (2019)	C092latr
Loy Yang Power Station & Coal Mine Incorporated Document (April 2020)	C123latr
Morwell Temporary Diesel-Powered Electricity Generation Incorporated Document (November 2017)	C107
NovaPower, Network Support Sub-station Incorporated Document (November 2012)	C80
Princes Highway Duplication, Traralgon East to Kilmany, Incorporated Document (November 2012)	C65
Small Lot Housing Code (August 2014)	C86
Traralgon East Service Station Signage (June 2018)	C112latr

SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS**1.0**02/10/2025
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)	C97 Clause 02 Clause 14
<i>Australian Paper: Maryvale Pulp Mill Buffer Requirements</i> (GHD Pty Ltd, July 2011)	C87pt1 Clause 02 Clause 13 Clause 14
<i>Car Parking Framework Review Traralgon & Morwell</i> (Traffix Group, August 2014)	C105 Clause 45.09 Schedules 1 and 2
<i>Churchill East West Link: Master Plan and Urban Design Framework</i> (Spiire Australia Pty Ltd, October 2013)	C97 Clause 02 Clause 11
<i>Churchill Town Centre Plan</i> (Beca Pty Ltd, July 2007)	C62 Clause 02, Clause 11 Clause 19 Clause 43.02 Schedule 9
<i>Clifton Street Precinct Urban Design Guidelines</i> (Tract Consultants, September 2008)	C76 Clause 02 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 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 18.05-1L
<i>Hazelwood Mine Fire Inquiry Report</i> (Hazelwood Mine Fire Inquiry, 2014)	C105

LATROBE PLANNING SCHEME

Name of background document	Amendment number clause reference
	Clause 02
	Clause 14.03-1L
<i>Healthy Urban Design Good Practice Guideline</i> (Latrobe City Council, June 2008)	Clause 02
	Clause 11
	Clause 15
	Clause 43.04 Schedules 4, 5 and 6
<i>Infrastructure Design Manual</i> (Local Government Infrastructure Design Association, 2022)	Clause 02
	Clause 19
<i>Land Over Coal and Buffer Area Study</i> (Ministry for Planning and Environment, February 1988)	Clause 02
	Clause 14.03-1L
<i>Latrobe City Bicycle Plan 2007-2010</i> (Latrobe City Council, December 2007)	C97
	Clause 02
	Clause 18.02-1L
	Clause 43.04 Schedules 5, 6, 7 and 9
<i>Latrobe City Council Bulky Good Retail Sustainability Assessment</i> (Macroplan Australia Pty Ltd, March 2009)	C39
	Clause 02
	Clause 11
	Clause 17
	Clause 43.02 Schedule 9
	Clause 43.04 Schedule 4
<i>Latrobe City Council Disability Action Plan 2018-2020</i> (Latrobe City Council, 2018)	C97
	Clause 02
<i>Latrobe City Council Residential and Rural Residential Land Assessment</i> (Essential Economics Pty Ltd, March 2009)	C97
	Clause 02
	Clause 11
	Clause 16
<i>Latrobe City Council Urban Design Guidelines</i> (Hansen Pty Ltd and Latrobe City Council, March 2021)	C136latr
	Clause 02
	Clause 11
	Clause 15
<i>Latrobe City Council Waste Management Strategy (2010-2017)</i> (Meinhardt Infrastructure and Environment Pty Ltd, 2010)	C97
	Clause 02
	Clause 13
	Clause 19

LATROBE PLANNING SCHEME

Name of background document	Amendment number clause reference
<i>Latrobe City Council Retail Strategy Review Background Research and Analysis (2019)</i>	
<i>Latrobe City Council Retail Strategy - Strategy and Implementation Plan (2019)</i>	
<i>Latrobe City Events and Tourism Strategy 2018-2022</i> (Latrobe City Council, 2018)	Clause 02 Clause 17
<i>Latrobe City Heritage Study</i> (Context Pty Ltd 2010)	C14 Clause 02 Clause 15 Clause 32.07 Schedule 2 Clause 43.01 Schedule
<i>Latrobe City Municipal Fire Management Plan 2018</i> (Latrobe City Council, 2018)	C97 Clause 02 Clause 13.02-1L
<i>Latrobe City Older Persons Strategy 2007-2021</i> (Latrobe City Council, 2007)	C62 Clause 02 Clause 16 Clause 19
<i>Latrobe City Play Space Improvement Plan 2016-2021</i> , (Latrobe City, 2016)	C91 Clause 02 Clause 19.02-6L
<i>Latrobe Regional Airport Master Plan 2015</i> (Updated 2019) (Rehbein Airport Consulting, 2019)	C92 Clause 02 Clause 11 Clause 17 Clause 18
<i>Latrobe Social and Affordable Housing Strategy</i> (SGS Economics & Planning and Latrobe City Council, 2021)	C136latr Clause 02 Clause 15 Clause 16
<i>Latrobe Structure Plans Background Report</i> (Beca Pty Ltd, August 2007)	C97 Clause 02 Clause 11 Clause 12 Clause 13 Clause 14

LATROBE PLANNING SCHEME

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

LATROBE PLANNING SCHEME

Name of background document	Amendment number clause reference
	Clause 16
	Clause 17
	Clause 18
	Clause 19
	Clause 43.04 Schedules
<i>Latrobe Structure Plans - Traralgon</i> (Beca Pty Ltd, August 2007)	C97
	Clause 02
	Clause 11
	Clause 12
	Clause 13
	Clause 14
	Clause 15
	Clause 16
	Clause 17
	Clause 18
	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
	Clause 11
<i>Live Work Latrobe Housing Strategy</i> (Latrobe City Council, MacroPlan Dimasi, RMCG and Planisphere, May 2019)	C105
	Clause 02
	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
	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
	Clause 14
	Clause 16
<i>Moe Activity Centre Plan</i> (Tract Consultants, December 2007)	C62
	Clause 02
	Clause 11

LATROBE PLANNING SCHEME

Name of background document	Amendment number clause reference
	Clause 17
<i>Moe and Newborough Structure Plan</i> (Metropolitan Planning Authority, March 2015)	C62 Clause 02 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 Clause 11 Clause 36.01
<i>Morwell Activity Centre Plan</i> (Latrobe City Council 2022)	C137 Clause 11 Clause 17 Clause 37.08s Clause 45.09s
<i>Morwell Activity Centre Plan Background Reports</i> (Latrobe City Council, 2022):	C137 Clause 11
<i>Morwell Activity Centre Community Infrastructure Assessment</i> (Latrobe City Council, March 2022)	Clause 17 Clause 37.08s
<i>Morwell Activity Centre Economic Assessment</i> (Latrobe City Council, March 2022)	Clause 45.09s
<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 Clause 17 Clause 18
<i>Morwell to Traralgon Employment Corridor Precinct Masterplan</i> (Urban Enterprise, 2020)	C115 Clause 02 Clause 11 Clause 17

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Name of background document	Amendment number clause reference
<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 Clause 19 Clause 42.01s
<i>Municipal Emergency Management Plan 2019</i> (Latrobe City Council, 30 July 2019)	C97 Clause 02 Clause 13
<i>Natural Environment Sustainability Strategy 2014-2019</i> (Latrobe City Council, 2014)	C97 Clause 02 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 Clause 14 Clause 16
<i>Positioning Latrobe City for a Low Carbon Emission Future</i> (MWH, 2010)	C97 Clause 02 Clause 15 Clause 17 Clause 18 Clause 19
<i>Project Implementation Plan - Gippsland Logistics Precinct Project</i> (Latrobe City Council, April 2009)	C97 Clause 02 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 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

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Name of background document	Amendment number clause reference
	Clause 43.04 Schedules 5, 6, 7 and 9
<i>Public Toilet Plan 2023-2030</i> (Latrobe City Council, July 2023)	C149
	Clause 02
	Clause 15
	Clause 19
<i>Retail Advice - Lake Narracan Structure Plan</i> (SGS Economics and Planning, July 2013)	C97
	Clause 02
	Clause 11
	Clause 17
<i>Review of Proposed Public Open Space Contributions Rates</i> (Urban Enterprise, October 2016)	C97
	Clause 02
	Clause 19
<i>Small Town Structure Plans: Boolarra, Glengarry and Tyers</i> (NBA Group Pty Ltd, April 2009)	C024pt2
	Clause 02
	Clause 11
	Clause 12
	Clause 13
	Clause 14
	Clause 15
	Clause 16
	Clause 17
	Clause 18
	Clause 19
<i>Strategic Outlook for Moe - Newborough and Lake Narracan</i> (Growth Areas Authority, 2013)	Clause 02
	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
	Clause 12

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Name of background document	Amendment number clause reference
	Clause 16 Clause 32.09 Schedule 5
<i>Toongabbie Structure Plan Background Reports</i> (Latrobe City Council, 2020)	C126latr Clause 11 Clause 12 Clause 16 Clause 32.09 Schedule 5
<i>Tracks, Trails and Paths Strategy</i> (Planisphere, April 2016)	C91 Clause 02 Clause 18 Clause 19
<i>Traralgon Activity Centre Plan</i> (Victorian Planning Authority and Latrobe City Council, September 2018)	C106pt1 Clause 02 Clause 11 Clause 37.08 Schedule 1
<i>Traralgon Activity Centre Plan Background Reports</i> (Hansen Partnership Pty Ltd, July 2010)	C106pt1 Clause 02 Clause 11 Clause 37.08 Schedule 1
<i>Traralgon Background Report: Traralgon Growth Areas Review</i> (Hansen Partnership and Parsons Brinkerhoff, August 2013)	C87pt2 Clause 02 Clause 11 Clause 19
<i>Traralgon Car Parking Review</i> (Ratio, 2023)	C142latr Clause 18 Clause 45.09 Schedule 1
<i>Traralgon Growth Area Framework Plan</i> (Hansen Partnership, August 2013)	C97 Clause 02 Clause 11 Clause 12 Clause 13 Clause 14 Clause 15 Clause 16 Clause 17 Clause 18

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Name of background document	Amendment number clause reference
	Clause 19
<i>Traralgon Station Precinct Master Plan</i> (Hansen Partnership and CPG Australia, April 2011)	C97 Clause 02 Clause 11 Clause 32.07 Schedule 2
<i>Traralgon West Structure Plan</i> (Hansen Partnership, August 2013)	C97 Clause 02 Clause 11 Clause 12 Clause 13 Clause 14 Clause 15 Clause 16 Clause 17 Clause 18 Clause 19
<i>Wood Encouragement Policy</i> (Latrobe City Council, 2014)	C97 Clause 02 Clause 14

SCHEDULE TO CLAUSE 74.01 APPLICATION OF ZONES, OVERLAYS AND PROVISIONS**1.0**02/10/2025
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.

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- 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.

SCHEDULE TO CLAUSE 74.02 FURTHER STRATEGIC WORK**1.0****Further strategic work**

Prepare small town structure plans for Yinnar, Traralgon South and Yallourn North.

Prepare an Integrated Transport and Social Infrastructure Plan for existing and future significant shared infrastructure across the municipality

Prepare a plan and facilitate the formal recognition of the Strzelecki-Alpine Biolink, incorporating plantation, public, private, road reserve land and mining areas ready or scheduled for rehabilitation through the application of zones and overlays.

Prepare an Industrial and Sensitive Use Strategy which looks at the viability for transition of industrial areas and alternative options to transition to allow for economic growth and protection of amenity.

Prepare a Rural Living Strategy and apply planning scheme tools to land identified as appropriate for Rural Living.

Prepare a bushfire framework plan to inform future settlement and urban growth planning.

Undertake a landscape assessment of rural areas and apply appropriate planning scheme tools to recognise locations of high hazard erosion and to protect significant landscapes, vistas or areas of significance.

Implement recommendations from the Traralgon Activity Centre Plan including:

- Preparing streetscape masterplans for the Traralgon Activity Centre.
- Preparing a masterplan for Post Office Place.
- Preparing the Latrobe Active Transport Plan.

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

Modify the flooding schedules in consultation with the West Gippsland Catchment Management Authority.

Develop Environmental Significance Overlays to protect natural assets and to water supply catchments.

Develop a Management Plan and maintain the Victory Park wetland in Traralgon.

Prepare Urban Design Guidelines for small towns.

Undertake further studies to document places of potential local significance that were identified but not assessed in detail by the Latrobe City Heritage Study 2010.

Identify, assess and document places of indigenous cultural heritage significance, where this is considered appropriate, in conjunction with indigenous communities or custodians.

Prepare a stormwater quality strategy.

Develop a policy and approach to development contributions for social and affordable housing.

Develop a policy to guide planning assessment (relating to design, neighbourhood character and site management), when they are required for Rooming Houses.

Preparation of a municipal wide signage strategy.

Investigate the implementation of a Vegetation Protection Overlay in the Low Density Residential Zone and Rural Living Zone to strengthen the protection of native vegetation and retain the amenity and character of these zones.

Investigate potential to increase Rural Conservation Zone Schedule 1 to other areas zoned Rural Living Zone that contain native vegetation.