

# **Latrobe Planning Scheme**

## **Amendment C149latr**

### **Explanatory Report**

#### **Overview**

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

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

#### **Where you may inspect this amendment**

The amendment can be inspected free of charge at the Latrobe City Council website at [https://www.latrobe.vic.gov.au/Property/Development/Planning\\_Scheme\\_Amendments/Current\\_Planning\\_Scheme\\_Amendments](https://www.latrobe.vic.gov.au/Property/Development/Planning_Scheme_Amendments/Current_Planning_Scheme_Amendments).

And

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

Latrobe City Council Corporate Headquarters, 141 Commercial Road, Morwell

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

Churchill Service Centre, 9-11 Philip Parade, Churchill

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

Moe Service Centre, 1-29 George Street, Moe

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

Traralgon Service Centre, 34-38 Kay Street, Traralgon

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

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

## **Details of the amendment**

### **Who is the planning authority?**

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

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

### **Land affected by the amendment**

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

A mapping identifying properties affected by mapping changes is included at Attachment A to this Explanatory Report.

### **What the amendment does**

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

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

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

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

### **Maps**

#### **Zone Maps**

The amendment makes the following changes to zone maps in the planning scheme, as set out in Attachment 1. The changes are summarised as follows:

- Amend zone maps 6, 7, 8, 9, 17, 19, 26, 27, 28, 29, 30, 33, 35, 36, 42, 44, 45, 46, 47, 48, 49, 50, 53, 54, 55, 56, 57, 61, 62, 72, 75, 76, 77, 78, 81, 82, 85, 93, 94, 97, 98, 99, 102, 103, 107, 108, 117, 118, 119 and 120 to include schedule number for Township Zone Schedule 1 from 'TZ' to 'TZ1', Mixed Use

Zone Schedule 1 from 'MUZ' to 'MUZ1' and Low Density Residential Zone Schedule 1 from 'LDRZ' to 'LDRZ1'. This is to comply with *Ministerial Direction on the Form and Content of Planning Schemes* and include the schedule number in the map code. This change is administrative only.

- Amend zone maps 11, 14, 15, 37 and 44 to include schedule numbers in map code to reference Rural Conservation Zone schedules RCZ1, RCZ2 and RCZ3 separately. This is required to reflect the ordinance change that separates the three existing minimum subdivision area sizes in Schedule 1 into three separate Schedules with corresponding mapping notations of RCZ1, RCZ2 and RCZ3. This change is administrative and will not affect existing subdivision requirements.

### Overlay Maps

The amendment makes changes to the various overlay maps in the planning scheme as set out in Attachment 1. The changes are summarised as follows:

- Amend overlay maps 57DPO and 62DPO to delete redundant DPO2 area and replace it with overarching DPO6 (Residential Growth Areas). The corresponding ordinance, schedule 2 to the Development Plan Overlay, is also deleted.
- Amend overlay map 63BAO to include an additional 250 metre long section of the Victorian Transmission System along the Traralgon-Maffra Road, that the energy infrastructure business APA Group identified was omitted through the approval of Amendment C121latr in May 2024.
- Insert overlay map 51SCO to include Specific Control Overlay 3 (SCO3) at 73 - 83 Eastern Road, Traralgon East. The site specific control and incorporated document provide for use and development of the land for a network support substation was introduced through Amendment C080 in 2012.
- Insert overlay map 52SCO to include SCO6 at 14 Stammers Road, Traralgon East. The relevant site specific control and incorporated document '*Traralgon East Service Station Signage*' was introduced through Amendment C112 in 2018.
- Amend overlay maps 11ESO, 12ESO, 13ESO, 14ESO, 37ESO, 38ESO, 43ESO, 125ESO, 126ESO, 127ESO, 128ESO and 133ESO and insert overlay maps 116ESO and 134ESO; to adjust the accuracy of areas covered by the ESO2 with declared special water supply catchment areas as intended.
- Amend Overlay maps 74ESO and 75ESO to remove the ESO1 area from land that consists of road and nature strip, in order to align the overlay with Farming Zone boundary located to the middle of road.

### **Ordinance**

The amendment makes the following changes to ordinance in the planning scheme:

#### Municipal Planning Strategy

- Amend Clause 02.01 (Context) to include updated Australian Bureau of Statistics data and recognise the strategic directions for environmental risks including flooding and bushfire.
- Amend Clause 02.02 (Vision) to incorporate details of Council's latest strategic directions by utilising language and terms from Council adopted policy documents.
- Amend Clause 02.03 (Strategic Directions) to include minor corrections and increase compliance with the *Ministerial Direction – The Form and Content of Planning Schemes*, along with specific changes to:
  - Clause 02.03-3 (Environmental risks and amenity) amended to include consideration to native vegetation removal within bushfire prone areas under the bushfire subsection. Existing planning controls relevant to flood prone areas acknowledged in the Floodplain management subsection.
  - Clause 02.03-4 (Natural resource management) to include transition to a low or zero net emission future due to relevance of coal mines under Coal subsection.
  - Clause 02.03-6 (Housing) to include consideration of environmental impacts on biodiversity and native vegetation in association with rural living land use and development under Rural residential development subsection.

#### Planning Policy Framework

- Amend Clause 11.01-1L (Latrobe settlement patterns) and Clause 11.03-1L (Activity centres) to include subclause numbering to each Town Structure Plan, re-arrange towns to be in alphabetical order and make minor corrections to increase compliance with the *Ministerial Direction – The Form and Content of Planning Schemes*.
- Amend Clause 12.01-1L (Protection of biodiversity) to include a new strategy under subclause 'ensure that development does not result in a net loss of native vegetation and biodiversity'; and make other minor corrections to increase compliance with the *Ministerial Direction – The Form and Content of Planning Schemes*.
- Amend Clauses 13.02-1L (Bushfire prone areas) to amend the subclause numbering and insert wording to clarify the policy application.
- Amend Clause 13.07-1L (Land use compatibility) to insert wording to clarify the policy application, update the clause references to Clause 11.03-2L and Clause 11.01-1L, and make minor corrections to increase compliance with the *Ministerial Direction – The Form and Content of Planning Schemes*.
- Amend Clause 14.01-1L (Protection of Agricultural land) to include subclause numbering, insert wording to clarify policy application, and make minor corrections to increase compliance with the *Ministerial Direction – The Form and Content of Planning Schemes*

- Amend Clause 15.01-1L (Urban design) and Clause 19.03-2L (Infrastructure design and provision) to insert the policy document '*Public Toilet Plan 2023-2030 (Latrobe City Council, 2023)*' that is an existing background document included in the planning scheme via Amendment C91latr.
- Amend Clause 15.01-3L (Subdivision design) to insert a new strategy to 'incorporate remnant native vegetation as reserves and parklands where possible' and insert the policy guideline: '*Waterway Management Plan Guidelines for Urban Development in Gippsland*'. Other minor corrections are made to ensure local policy aligns with the requirements of the *Ministerial Direction: the Form and Content of Planning schemes*.
- Amend Clause 16.01-1L (Housing Supply) to make minor corrections are made to ensure local policy aligns with the requirements of the *Ministerial Direction: the Form and Content of Planning schemes*.
- Amend Clause 17.01-1L (Diversified economy) to correct the spelling mistake in heading.
- Amend Clause 17.02-1L (Business) and Clause 17.03-1L to reference the new subclause numbers for each township in Clause 11.01-1L (Latrobe settlement patterns)
- Amend Clause 17.04-1L (Sustainable industry) to insert subclause numbers for each local policy heading.
- Amend Clause 18.02-2L (Sustainable personal transport) to replace the Clause heading to 'Cycling'
- Amend Clause 19.02-2L (Education facilities) to improve the sentence structure of the strategy.
- Amend Clause 19.02-4L (Social and cultural infrastructure) by inserting three new strategies each relating to Council's latest strategic directions about cultural safety, universal design and health environments.
- Amend Clause 19.03-2L (Infrastructure design and provision) to correct the reference to the Infrastructure Design Manual.

### Zones

- Amend all the Schedules to Clauses 32.03 (Low Density Residential Zone), 32.04 (Mixed Use Zone), and 32.05 (Township Zone) to include their corresponding mapping notation numbers.
- Amend Schedules 1, 2, 3, & 4 to Clause 32.07 (Residential Growth Zone) to delete repetition and make changes to conform with *Ministerial Direction: the Form and Content of Planning schemes* and *Planning Practice Note 91: Using the residential zones*.
- Amend all the Schedules to Clauses 32.08 (General Residential Zone) and 32.09 (Neighbourhood Residential Zone) to delete repetition, include decision guidelines relating to car storage facilities (including garage and carport) being setback 5.5 metres from the frontage, and to make changes to conform with *Ministerial Direction: the Form and Content of Planning schemes* and *Planning Practice Note 91: Using the residential zones*.

- Amend Schedules 1, 2 & 3 to Clause 35.03 (Rural Living Zone) to reduce the minimum setback from a waterway, wetlands or designated floodplain from 100 metres to 60 metres.
- Amend the Schedules to 35.06 (Rural Conservation Zone) by amending Schedule 1 and inserting new Schedules 2 and 3 to separate the three existing minimum subdivision area sizes in Schedule 1 into three separate Schedules with corresponding mapping notations of RCZ1, RCZ2 and RCZ3. This change is administrative and will not affect existing subdivision requirements.
- Amend Schedules 1 and 2 to Clause 35.07 (Farming Zone) to reduce the minimum setback from a waterway, wetlands or designated floodplain from 100 metres to 60 metres.
- Amend Schedules 1, 2, 3, 6, 7 & 8 to Clause 37.01 (Special Use Zone) to insert, amend and remove some listed uses within the Section 1, 2 and 3 tables. General changes are provided to improve form and content.
- Amend all the Schedules to Clauses 37.07 (Urban Growth Zone) and 37.08 (Activity Centre Zone) to include minor form and content corrections

#### Overlays

- Amend all the Schedules to Clauses 42.01 (Environmental Significance Overlay) and 43.02 (Design and Development Overlay) to include minor form and content corrections.
- Delete Schedule 2 to Clause 43.04 (Development Plan Overlay) as the control is no longer required and amend all the remaining Schedules under this clause to include minor form and content corrections.
- Amend all the Schedules to Clauses 44.03 (Floodway Overlay), 44.07 (State Resource Overlay) and 44.08 (Buffer Area Overlay) to include minor form and content corrections.
- Amend Schedules 1 and 2 to Clause 45.09 (Parking Overlay) to delete map diagrams from Reference document subsections.
- Amend the Schedule to Clause 45.12 (Specific Controls Overlay) to include specific sites SCO3 – 73-83 Eastern Road, Traralgon East, and SCO6 – 14 Stammers Road, Traralgon.

#### Particular Provisions

- Amend Schedule to Clause 51.01 (Provisions that apply to only a specified area) to remove 73 - 83 Eastern Road, Traralgon East and 14 Stammers Road, Traralgon.

#### General Provisions

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

#### Operational Provisions

- Amend the Schedule to Clause 72.03 (What does this planning scheme consist of) to reflect relevant mapping changes through this amendment.

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

## **Strategic assessment of the amendment**

### **Why is the amendment required?**

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

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

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

The amendment implements the following objectives of planning in Victoria included at Section 4(1) of the P&E Act:

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

out in paragraphs (a), (b), (c), (d) and (e).

- Section 4(1)(g) - to balance the present and future interests of all Victorians.

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

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

### Environmental

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

### Social

The amendment includes updates to Council policy documents to ensure future development aligns with strategic goals. These documents are diverse and provide social benefits to the community, including *Latrobe Council Plan 2021-2025* and *Latrobe Public Toilet Plan 2023-2030*

### Economic

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

## **Does the amendment address relevant bushfire risk?**

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

The Country Fire Authority was consulted during the process of the PSR and has not objected to any of the changes.

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

The amendment complies with the following Ministerial Directions:

- The Ministerial Direction (The Form and Content of Planning Schemes) - as required under Section 7(5) of the P&E Act. The amendment was drafted using the correct templates and the appropriate provisions.

- Ministerial Direction No. 11 (Strategic Assessment of Amendments) - under Section 12 of the P&E Act. The amendment is consistent with this direction which seeks to ensure that a comprehensive strategic evaluation of a Planning Scheme Amendment is undertaken.
- Ministerial Direction No. 15 (The Planning Scheme Amendment Process) - the amendment is able to comply with the timeframes and processes set out in this direction.

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

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

This ensures that the local planning policy in the PPF responds to a demonstrated need, is linked to a strategic direction in the MPS and is designed to assist the responsible authority in assessing planning permit applications and proponents in understanding whether a proposal is likely to be supported or not.

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

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

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

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

- Clause 02.03-6 to include consideration of environmental impacts on biodiversity and native vegetation in association with rural living land use and development under Rural residential development subsection.

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

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

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

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

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

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

### **Does the amendment address relevant requirements of the Transport Integration Act 2010?**

The amendment has no impact on the transport system or the decision making principles of the *Transport Integration Act 2010*.

## **Resource and administrative costs**

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

The amendment has no significant effect on the resource and administrative costs of the responsible authority as it implements mostly policy neutral changes and administrative corrections and updates to the Latrobe Planning Scheme.

## Attachment A – Mapping reference table

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

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

| Location         | Land /Area Affected                                                                              | Mapping Reference                   | Address                                                | Proposed Zone changes |
|------------------|--------------------------------------------------------------------------------------------------|-------------------------------------|--------------------------------------------------------|-----------------------|
| Toongabbie       | Land on the South-East intersection of Cowen Street, King Street                                 | Latrobe C149latr znMap06 Exhibition | 2 Cowen Street                                         | TZ1                   |
| Toongabbie       | Properties between Main street and Campbell Street                                               | Latrobe C149latr znMap07 Exhibition | 77, 79 and 81 Main Street                              | LDRZ1                 |
| Toongabbie       | Properties bound by King Street, Main Street and Cowen Street.<br>Properties East of Rise Street | Latrobe C149latr znMap08 Exhibition | Various properties to both zone changes                | TZ1, LDRZ1            |
| Toongabbie       | Properties West of Heywood Street.<br>Properties North on Main Street                            | Latrobe C149latr znMap09 Exhibition | 77, 79 and 81 Main Street.<br>Various other properties | LDRZ1, LDRZ1          |
| Tanjil South     | 3 properties South of Purvis Road                                                                | Latrobe C149latr znMap11 Exhibition | 30, 60, 62 Purvis Road                                 | RCZ1                  |
| Tyers            | 4 properties West of Rintoul Creek                                                               | Latrobe C149latr znMap14 Exhibition | 85, 81 Bradys Road, 147 Mays Road, 26 Faulkner Rise    | RCZ2                  |
| Tyers, Glengarry | 2 separate properties                                                                            | Latrobe C149latr znMap15 Exhibition | 85 Bradys Road, 297 Burnet Park Road                   | RCZ2, RCZ3            |
| Glengarry        | Properties along Main street                                                                     | Latrobe C149latr znMap17 Exhibition | Various                                                | TZ1                   |
| Glengarry        | 1 property West of Railway Avenue.<br>Various properties on Cairnbrook Road and Main Street      | Latrobe C149latr znMap19 Exhibition | 152 Railway Avenue.<br>Various                         | TZ1                   |
| Moe              | Large lot properties North of Waterloo Road                                                      | Latrobe C149latr znMap26 Exhibition | 122-130, 132 and 134 Waterloo Road                     | MUZ1                  |
| Moe              | 1 Property on Mitchells Road,                                                                    | Latrobe C149latr                    | 16-18 Mitchells Road, precinct of zone on Llyod        | MUZ1                  |

| Location       | Land /Area Affected                                                                                                                                                | Mapping Reference                   | Address                                                                                                                                                         | Proposed Zone changes |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
|                | various properties along Lloyd Street                                                                                                                              | znMap27 Exhibition                  | Street, Kingsford Street and Langford Street                                                                                                                    |                       |
| Moe            | 1 property located on intersection of High Street and Bayley Street                                                                                                | Latrobe C149latr znMap28 Exhibition | 50 High Street                                                                                                                                                  | MUZ1                  |
| Newborough     | 6 properties on intersection of Newark Avenue and Old Sale Road. Zone precinct on intersection of Monash Road and Rutherglen Road. 2 large lots on Ollerton Avenue | Latrobe C149latr znMap29 Exhibition | Various                                                                                                                                                         | MUZ1                  |
| Newborough     | Zone precinct Along Ellinbank and Boolarra Avenue                                                                                                                  | Latrobe C149latr znMap30 Exhibition | Various                                                                                                                                                         | MUZ1                  |
| Moe            | 7 properties on Elizabeth Street                                                                                                                                   | Latrobe C149latr znMap33 Exhibition | 29-31, 33-35, 37, 39, 41-45, 47 and 49-51 Elizabeth Street                                                                                                      | MUZ1                  |
| Newborough     | Property on intersection of Narracan Drive and Monash Road. Precinct of properties on Rutherglen Road                                                              | Latrobe C149latr znMap35 Exhibition | 2 Monash Road, various properties on Rutherglen Road                                                                                                            | MUZ1                  |
| Newborough     | 1 property on the intersection of Rutherglen Road and Balfour Street                                                                                               | Latrobe C149latr znMap36 Exhibition | 2-10 Rutherglen Road                                                                                                                                            | MUZ1                  |
| Tanjil South   | 2 large lot properties                                                                                                                                             | Latrobe C149latr znMap37 Exhibition | 30 and 62 Purvis Road                                                                                                                                           | RCZ1                  |
| Yallourn North | Various                                                                                                                                                            | Latrobe C149latr znMap42 Exhibition | TZ1 properties surrounded by Old Latrobe River Road, Carmel Street and Reserve Street.<br>MUZ1 property at 44 North Road and PUZ1 proerty at 7A Marshall Street | MUZ1, TZ1             |

| Location         | Land /Area Affected                                                                                                                                                         | Mapping Reference                   | Address                                                        | Proposed Zone changes |
|------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------|----------------------------------------------------------------|-----------------------|
| Tyers, Traralgon | Various                                                                                                                                                                     | Latrobe C149latr znMap44 Exhibition | 56 Halifax Rise, 26 Faulkner Rise, and 147 Mays Road           | LDRZ1, RCZ2           |
| Tyers            | Three LDRZ1 properties located on South of Main Street, TZ1 precinct throughout town centre.                                                                                | Latrobe C149latr znMap45 Exhibition | 36 Main Road, 50 and 52 Main street and various TZ1 properties | LDRZ1, TZ1            |
| Tyers            | Properties located North and South of Main Road                                                                                                                             | Latrobe C149latr znMap46 Exhibition | Various                                                        | LDRZ1, TZ1            |
| Traralgon        | South of Traralgon West Road.                                                                                                                                               | Latrobe C149latr znMap47 Exhibition | 6 properties South of Traralgon West Road                      | LDRZ1                 |
| Traralgon        | 1 property on intersection of Johnson Crescent and Gilmour Street.                                                                                                          | Latrobe C149latr znMap48 Exhibition | 12 Gilmour Street, Murray Grey Avenue                          | MUZ1                  |
| Traralgon        | 5 properties in precinct West on Barker Crescent.                                                                                                                           | Latrobe C149latr znMap49 Exhibition | 23, 25, 27, 29 and 31 Barker Crecent.                          | MUZ1                  |
| Traralgon        | 1 property on the intersection of Smith Street and Park Lane                                                                                                                | Latrobe C149latr znMap50 Exhibition | 1 Smith Street                                                 | MUZ1                  |
| Traralgon        | Properties to the North and South of Old Melbourne Road                                                                                                                     | Latrobe C149latr znMap53 Exhibition | Various                                                        | LDRZ1                 |
| Traralgon        | 4 Mixed Use properties on Hazelwood Road, 5 Mixed Use properties on Grubb Avenue, Grey Street and Elizabeth Street. Residential Zone properties South of Old Melbourne Road | Latrobe C149latr znMap54 Exhibition | Various                                                        | MUZ1, LDRZ1           |
| Traralgon        | Properties on intersection of Henry                                                                                                                                         | Latrobe C149latr                    | Various                                                        | MUZ1                  |

| Location  | Land /Area Affected                                                                                          | Mapping Reference                   | Address                                                                                        | Proposed Zone changes |
|-----------|--------------------------------------------------------------------------------------------------------------|-------------------------------------|------------------------------------------------------------------------------------------------|-----------------------|
|           | Street and Ambrose Avenue. Hickox street, Dunbar Road, Shakespeare Street Collins Street and Queens Parade   | znMap55 Exhibition                  |                                                                                                |                       |
| Traralgon | 3 separate precincts for Mixed use. 8 residential properties West of Mapleson Drive                          | Latrobe C149latr znMap56 Exhibition | Various                                                                                        | MUZ1, LDRZ1           |
| Traralgon | 5 properties located on intersection of Allen Crescent and Hyland Street                                     | Latrobe C149latr znMap57 Exhibition | 11, 13-15, 17, 19 and 21 Hyland Street                                                         | MUZ1                  |
| Traralgon | 6 properties located to the West of Mapleson Drive, 3 properties located to the West of Traralgon Creek Road | Latrobe C149latr znMap61 Exhibition | Various                                                                                        | LDRZ1                 |
| Traralgon | 1 property located to the West of Cameron Street                                                             | Latrobe C149latr znMap62 Exhibition | 45 Cameron Street                                                                              | MUZ1                  |
| Morwell   | 4 properties located to the East of Bruton Street                                                            | Latrobe C149latr znMap72 Exhibition | 1-5, 7, 9 and 11 Bruton Street                                                                 | MUZ1                  |
| Morwell   | 8 properties located on the intersection of Godridge Road and Catherine Street                               | Latrobe C149latr znMap75 Exhibition | 4A, 4B, 6, 8 and 10 Godridge Road, 41, 43 and 45 Catherine Street                              | MUZ1                  |
| Morwell   | 3 separate properties located throughout Morwell                                                             | Latrobe C149latr znMap76 Exhibition | 73-83 Church Street, 2-10 Flemming Street, 291-295 Princes Drive                               | MUZ1                  |
| Morwell   | Various properties throughout Morwell                                                                        | Latrobe C149latr znMap77 Exhibition | 1-5, 7, 9-11, 13, 15, 17, 19-21, 23, 25-27 and 29-31 Rintoull Street and 14 Rintoul Street.    | MUZ1                  |
| Morwell   | 5 properties located on intersection of Opal Place and Bridle Road. 1                                        | Latrobe C149latr znMap78 Exhibition | 1/5,2/5 and 3/5 Opal Place, 61 Bridle Road and CM2 PS810217 Bridle Road. 112-128 Princes Drive | MUZ1                  |

| Location        | Land /Area Affected                                                               | Mapping Reference                    | Address                                                      | Proposed Zone changes |
|-----------------|-----------------------------------------------------------------------------------|--------------------------------------|--------------------------------------------------------------|-----------------------|
|                 | property located on intersection of Tramway Road and Princes Drive                |                                      |                                                              |                       |
| Morwell         | 1 property on intersection of White Street and Elgin Street                       | Latrobe C149latr znMap81 Exhibition  | 27 White Street                                              | MUZ1                  |
| Morwell         | 5 properties located on intersection of Princes Drive and Monash Way              | Latrobe C149latr znMap82 Exhibition  | 24-30, 32 34 and 40-48 Princes Drive and 2/2 Monash Way      | MUZ1                  |
| Traralgon       | 7 properties located to the North of Princes Highway                              | Latrobe C149latr znMap85 Exhibition  | 15, 29, 35 and 55A Bradford Drive, 15, 20 and 31 Coonoc Road | LDRZ1                 |
| Churchill       | 1 property and 1 reserve located on the intersection of Acacia Way and Monash Way | Latrobe C149latr znMap93 Exhibition  | 2-4 Acacia Way, Res1 LP 215154 Monash Way                    | MUZ1                  |
| Churchill       | 1 Large lot property located to the East of McDonald Way                          | Latrobe C149latr znMap94 Exhibition  | L2 PS317587                                                  | LDRZ1                 |
| Churchill       | 2 separate properties located in Churchill                                        | Latrobe C149latr znMap97 Exhibition  | 3/17 Churinga Drive and L2 PS 317587 MacKeys Road            | LDRZ1, MUZ1           |
| Churchill       | Land lot located South on Glendonald Road                                         | Latrobe C149latr znMap98 Exhibition  | Laughton Rise                                                | LDRZ1                 |
| Churchill       | Land lot located South on Glendonald Road                                         | Latrobe C149latr znMap99 Exhibition  | Laughton Rise                                                | LDRZ1                 |
| Traralgon South | Properties located North-East of Traralgon-Balook Road                            | Latrobe C149latr znMap102 Exhibition | Various                                                      | TZ1                   |
| Traralgon South | Properties to the West of Cashmere Firebreak                                      | Latrobe C149latr znMap103 Exhibition | Various                                                      | TZ1                   |

| <b>Location</b> | <b>Land /Area Affected</b>                                                              | <b>Mapping Reference</b>                   | <b>Address</b> | <b>Proposed Zone changes</b> |
|-----------------|-----------------------------------------------------------------------------------------|--------------------------------------------|----------------|------------------------------|
| Yinnar          | Properties located along Main Street                                                    | Latrobe C149latr<br>znMap107<br>Exhibition | Various        | TZ1                          |
| Yinnar          | Properties located along Main Street                                                    | Latrobe C149latr<br>znMap108<br>Exhibition | Various        | TZ1                          |
| Boolarra        | Propoerties located along Duke Stree,<br>Christian Street and Boolarra-Mirbo North Road | Latrobe C149latr<br>znMap117<br>Exhibition | Various        | TZ1                          |
| Boolarra        | Properties located throughout Boolarra township                                         | Latrobe C149latr<br>znMap118<br>Exhibition | Various        | TZ1,<br>LDRZ1                |
| Boolarra        | Properties located to the South and East of Boolarra township                           | Latrobe C149latr<br>znMap119<br>Exhibition | Various        | LDRZ1                        |
| Boolarra        | Properties located to the East of Boolarra township                                     | Latrobe C149latr<br>znMap120<br>Exhibition | Various        | LDRZ1                        |