

# Traralgon Golf Club Rezoning

## Planning Scheme Amendment C150

### Why is the Amendment Proposed?

Amendment C150 seeks to rezone the site at 280A and 280B Princes Street, Traralgon known as the Traralgon Golf Club. The Club is a valued community asset having been established in 1904. The site is unlikely to develop into the near future and is served better to continue as 'open space' for the Traralgon Community.

Amendment C150 will implement the findings from the Traralgon Golf Club Socio-Economic Analysis 2025 (Socio-Economic Analysis) and the Traralgon Golf Club Planning Scheme Amendment Report 2025 (PSA Report) through the application of local policy, zone and overlays to ensure the long-term sustainability of the Traralgon Golf Club and the economic output the Golf Club has on the community. Retaining the Golf Club would have a net community benefit of \$8.3 million over 20 years with a cost-benefit-ratio of 1:1.32 (for every \$1 spent \$1.32 is generated.)

The amendment is supported by a Socio-Economic Analysis which encourages the continued operations of the Golf Club at its existing location and does not encourage its relocation. The report concludes that the retention of the Golf Club would deliver long-term community, environmental, and economic benefit. Introducing a new zone will help sustain the Golf Club's existing activities and future operations, while safeguarding the amenity of nearby areas and the site's natural environment, including its flora and fauna.

The amendment will have a net community benefit, identified in the Socio-Economic Analysis as well as an expected net community benefit to be realised over the next 20 years.

The proposed amendment does not propose to introduce any requirements in the Planning Scheme that repeats existing policy. It is provided to complement the existing State Planning Provisions and Guidelines.





Special Use Zone Schedule 9 (SUZ9) Traralgon Golf Club

Environmental Audit Overlay (EAO)



0 100 200 m

# Planning scheme amendment process

## Aim

- The amendment rezones 280A and 280B Princes Street, Traralgon from Rural Living Zone Schedule 1 (RLZ1) to a Special Use Zone Schedule 9 (SUZ9) and applies an Environmental Audit Overlay (EAO) to part of 280A and 280B Princes Street, Traralgon.
- The amendment also makes changes to Clause 02.04 Strategic Framework Plans - Traralgon Morwell Growth Framework Plan to change the Traralgon Golf Club from 'future residential' to open space.
- The amendment changes reference to the relocation of the Traralgon Golf Course for development of residential purposes in Clause 11.03-2L Morwell to Traralgon Structure Plan and inserts a new strategy relating to the ongoing operations of the Traralgon Golf Club.



# Exhibition details

## View the details

The proposed maps, changes to the planning scheme ordinance, and supporting documentation can be viewed online at:

[www.latrobe.vic.gov.au/c150](http://www.latrobe.vic.gov.au/c150) or  
[www.planning.vic.gov.au/public-inspection](http://www.planning.vic.gov.au/public-inspection)

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

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

You can view the extent of the proposed changes at:

### Council's Neighbourhood

### Navigator (GIS):

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

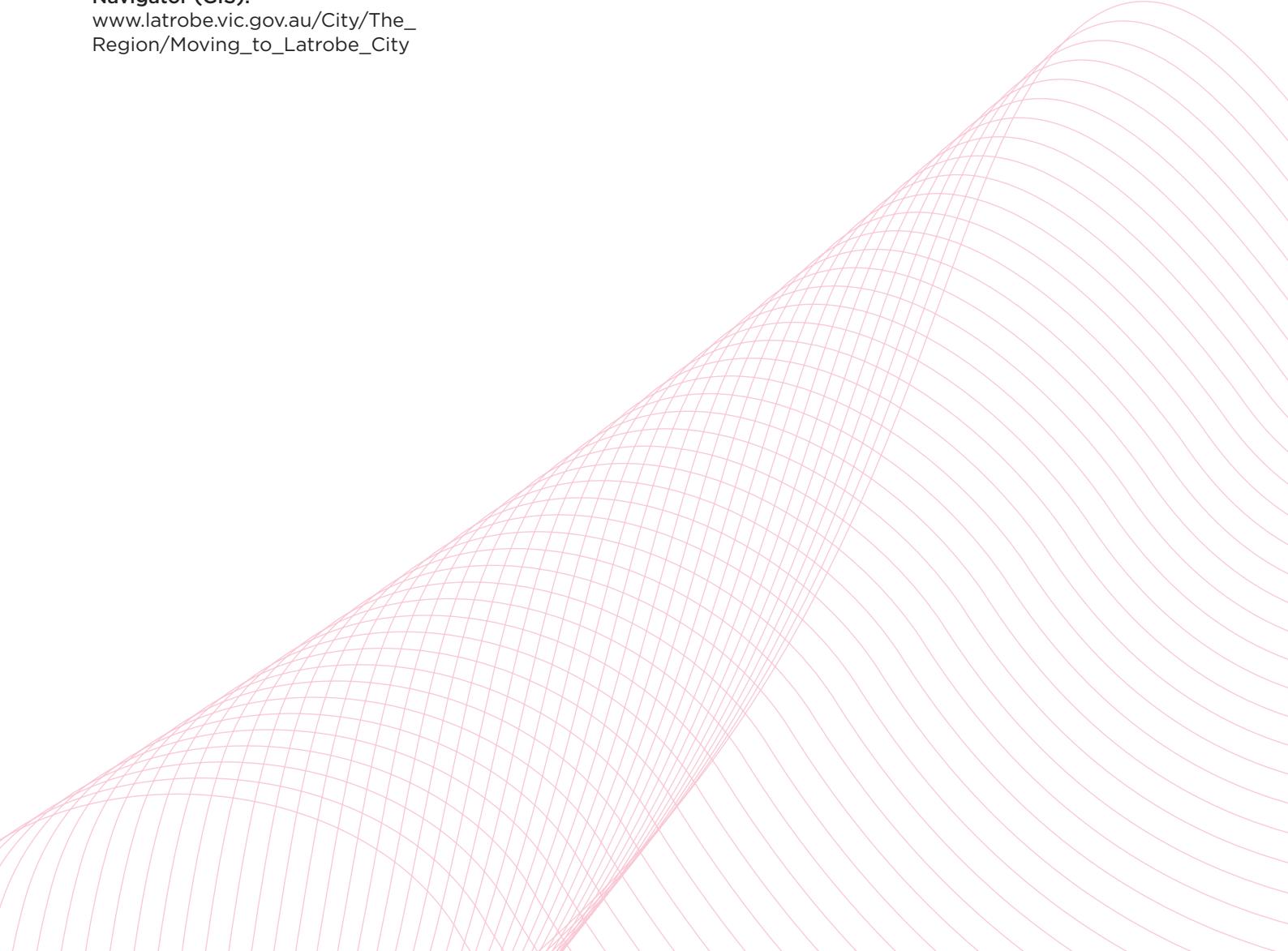
## Come and see us

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

**Traralgon Golf Club**  
280A and 280B Princes Street, Traralgon

12 February  
2pm to 7pm

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



## Have Your Say

We're looking for your feedback on proposed Amendment C150, here's how you can have your say:

### Post

Latrobe City Council  
Attention: Strategic Planning Department  
PO Box 264 Morwell VIC 3840

### Email

latrobe@latrobe.vic.gov.au  
Attention: Strategic Planning

### Online

[yoursay.latrobe.vic.gov.au/amendment-c150](http://yoursay.latrobe.vic.gov.au/amendment-c150)

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

### Privacy collection notice

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

Please note that in accordance with the Planning and Environment Act 1987, Council must make available for inspection, a copy of any submissions made to Amendment C150.

**Submissions close at 23 February 2026, 5pm.**

# Meaning of key terms

## **Incorporated and Background Documents**

A planning scheme may incorporate a document that relates to the use, development or protection of land. Incorporated documents may inform the planning scheme, guide decision making or affect the operation of the scheme.

An incorporated document is included in the list at Clause 72.04 of the planning scheme. The document then forms part of and carries the same weight as other parts of the scheme and can only be changed by a planning scheme amendment.

At the local level, planning authorities may wish to incorporate their own documents using the schedule to Clause 72.04. Development guidelines, incorporated plans or restructure plans are common types of incorporated documents.

If an external document is mentioned in a planning scheme, but has not been formally incorporated, it is only regarded as a background document and carries less weight than if it forms part of the planning scheme.

For further information on incorporated and background documents, refer to Chapter 6.6 of the Practitioner's Guide to Victoria's Planning Schemes.

## **Municipal Planning Strategy (MPS)**

The MPS at Clause 2 of the planning scheme operates in conjunction with the PPF to provide the local policy context and direction for a planning scheme. It outlines the strategic direction for the municipality that has informed the preparation of the planning scheme.

The MPS is a succinct expression of the overarching strategic policy directions of the municipality, providing:

- the foundation for local policy based on a municipality's location, regional context, history, assets and strengths, key attributes and influences;
- an understanding of the matters that are important to the municipality from a planning perspective;
- the context for the local planning policies in the PPF; and
- an outline of what planning outcomes the municipality seeks to achieve, which are then implemented through controls and policy within the planning scheme.

The MPS changes over time in response to the changing needs of the municipality.

## **Operational Provisions**

The operational provisions specify:

- How provisions of the planning scheme operate (for example, the Municipal Planning Scheme (MPS), Planning Policy Framework (PPF), zones, overlays, particular provisions and VicSmart).
- The administration and enforcement details of a planning scheme, including:
  - who the responsible authority is
  - what area a planning scheme applies to
  - incorporated documents
  - background documents.
- The meaning of terms used in a planning scheme.
- The strategic implementation details of a planning scheme, including:
  - the nature of zones, overlays and other provisions used in the planning scheme.
  - further strategic work proposed for the planning scheme.

## **Overlay**

The planning scheme map may show that a piece of land has an overlay as well as a zone affecting it. Not all land has an overlay. Some land may be affected by more than one overlay. If an overlay applies, the land will have some special feature such as a heritage building, significant vegetation or flood risk. The Heritage Overlay, for example, applies to heritage places of natural or cultural significance and describes the requirements that apply.

The overlay information will indicate if a planning permit is required for the construction of a building or other change to the land and sets out requirements for subdivision, and buildings and works that apply in addition to the requirements of the zone. For example, if a Heritage Overlay applies, a planning permit is required to demolish an existing building. The Heritage Overlay requires a council to consider, before it grants the permit, whether the demolition of the building will lessen the significance of the heritage place. An overlay may specify information that must be submitted with an application for a planning permit.

In some cases, an overlay will list classes of building and works eligible for assessment under VicSmart.

A use that is not specifically mentioned is covered by a reference to 'any other use'. These are usually found in section 2 and sometimes in section 3.

## Planning Policy Framework (PPF)

The Planning Policy Framework (PPF) is a collection of state, regional and local policies that guide land use and development decisions in Victoria. It is integrated into all planning schemes and provides a three-tiered structure (state, regional and local) to policy clearer, easier to navigate, and more consistent. The Framework sets the context for spatial planning and decision making, including how to accommodate population growth, manage housing change, and consider factors like neighbourhood character, infrastructure, and environmental impacts.

Victoria's long term strategy, Plan for Victoria is a plan to guide future growth and change over the next 25 years. The Plan has been integrated into the PPF through Amendment VC283 and all planning schemes, including the Latrobe City Planning Scheme has updated the PPF to give effect to Plan for Victoria's key strategic directions.

## Schedule

Victorian planning schemes work on the idea that all planning schemes use the same zones and overlays. Certain components of zones and overlays can be altered to allow area specific aims. These alterations are contained in schedules. Schedules act as a planning scheme specific variation to the main zone or overlay.

## Zone

All land is subject to a zone. The planning scheme zones land for particular uses, for example, residential, commercial, industrial or other. The zones are listed in the Latrobe Planning Scheme and each zone has a purpose and set of requirements. This information describes if a planning permit is required, and the matters that the council must consider before deciding to grant a permit.

A zone may also specify information that must be submitted with a planning permit application. The zone also contains information relating to land uses, subdivision of land, construction of new buildings and other changes to the land. The zone will also list any classes of building and works that can be assessed under the VicSmart shorter permit application process.

A zone sets out land use controls in a table of uses categorised into three sections:

- **Section 1:** Land uses that do not require a planning permit
- **Section 2:** Land uses that require a planning permit
- **Section 3:** Prohibited uses. Some uses are not allowed on land in a zone because they may conflict with other uses; for example, industry is prohibited in the General Residential Zone.

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A use that is not specifically mentioned is covered by a reference to 'any other use'. These are usually found in section 2 and sometimes in section 3.

Sometimes a use in section 1 or section 2 must meet specified conditions. If these conditions are not met, the use may require a permit or may be prohibited.

The table of uses refers specifically to the use of land and not to the development of land.



Phone 1300 367 700  
Post PO Box 264, Morwell 3840  
Email [latrobe@latrobe.vic.gov.au](mailto:latrobe@latrobe.vic.gov.au)  
[www.latrobe.vic.gov.au](http://www.latrobe.vic.gov.au)

## **Service Centres & Libraries**

### **Morwell**

Corporate Headquarters  
141 Commercial Road, Morwell  
Morwell Library  
63-65 Elgin Street, Morwell

### **Moe**

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

### **Traralgon**

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

### **Churchill**

Churchill Community Hub  
9-11 Philip Parade, Churchill

## **For more information**

**Daniel Mersin**  
**Strategic Planner**  
1300 367 700  
[daniel.mersin@latrobe.vic.gov.au](mailto:daniel.mersin@latrobe.vic.gov.au)

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

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

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