

Latrobe Planning Scheme

Amendment C150

Explanatory Report

Overview

The proposed amendment seeks to apply a Special Use Zone – Schedule 9 (SUZ9) to 280A and 280B Princes Street, Traralgon (Traralgon Golf Club) and an Environmental Audit Overlay (EAO) to part of the Golf Club in Map 54. The proposed amendment will support the long-term sustainability of the Traralgon Golf Club and the overall economic output for the community. The proposed amendment will allow Latrobe City to retain the Golf Club in its current form; and

- Makes minor changes to the Municipal Planning Scheme (MPS)
- Clause 11.03-2L *Morwell to Traralgon Structure Plan*; and
- Clause 72.03 and Clause 74.01 to implement and reflect these recommendations

Where you may inspect this amendment

The proposed amendment can be inspected free of charge at the Latrobe City Council website at <https://www.latrobe.vic.gov.au/>

And

The proposed 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 Phillip Parade, Churchill

Office hours: 10am to 4pm, Monday to Friday

Moe Service Centre

1-29 George Street, Moe

Office hours: 8.30am to 5.15pm 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.

Submissions

Any person may make a submission to the planning authority about the amendment. Submissions about the amendment must be received by 23 February 2026.

A submission must be sent to:

Mail:

Latrobe City Council

Attention: Strategic Planning

PO Box 264,

MORWELL, VIC 3840

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

Online: yoursay.latrobe.vic.gov.au/C150

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- Directions hearing: Monday 25 May 2026.
- Panel hearing: Monday 22 June 2026.

Details of the amendment

Who is the planning authority?

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

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

Land affected by the amendment

The proposed amendment applies to 280A and 280B Princes Street, Traralgon as

part of the Morwell to Traralgon Structure Plan (MTTSP) area (Figure 1). The rezoning applies to the whole of the site.



Figure 1: 280A and 280B Princes Street, Traralgon (Traralgon Golf Club).

The proposed amendment applies the EAO to Map 54 as shown in Figure 2, and a proposed SUZ to Map 53, 54, 59 and 85 shown in Figure 3.

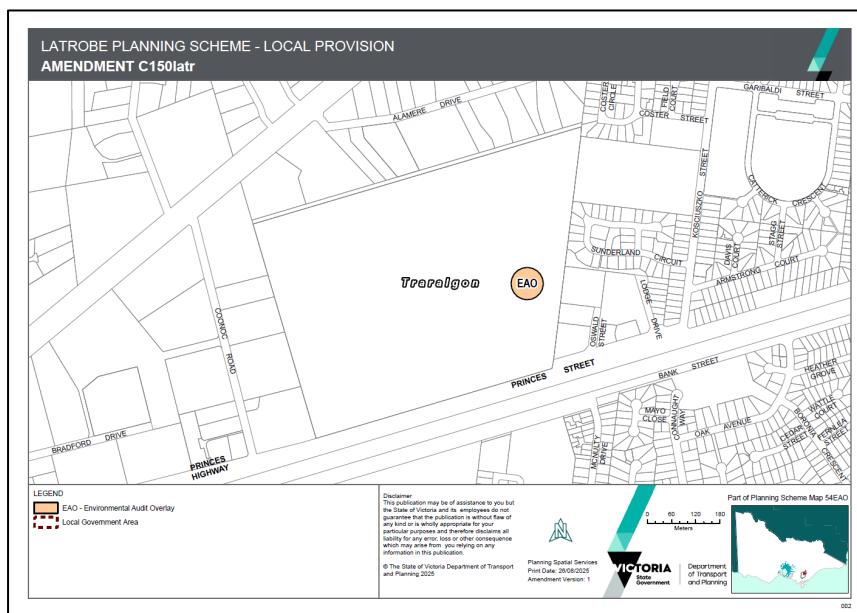


Figure 2: The proposed EAO on the site of 280A and 280B Princes Street, Traralgon

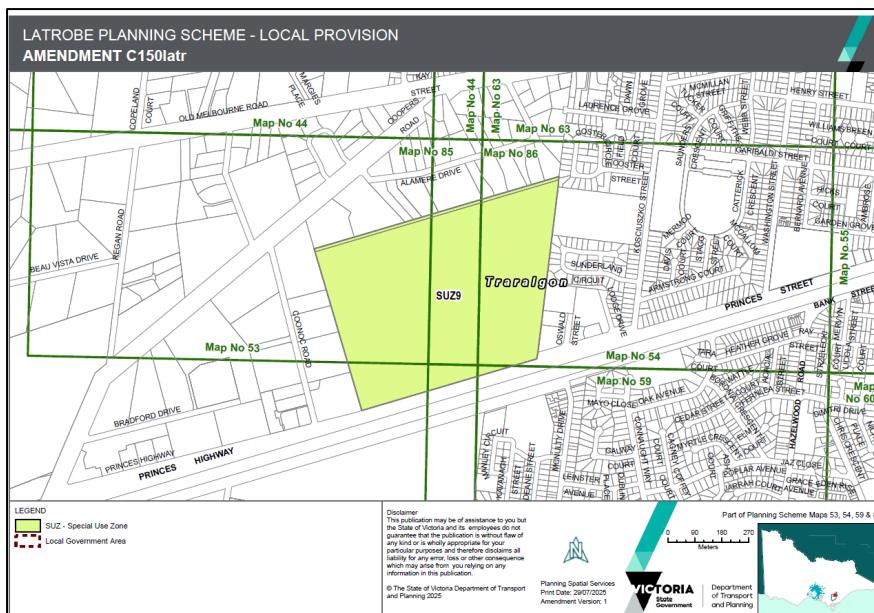


Figure 3: The proposed SUZ on Map 54, 54, 59 and 85

What the amendment does

The proposed 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 to part of 280A and 280B Princes Street, Traralgon.

Specifically, the amendment makes the following changes:

Zoning Maps

- Amends Map 53, 54, 59 and 85 to introduce the Special Use Overlay – Schedule 9.

Overlay Maps

- Inserts Planning Scheme Map No 54EAO, to apply the Environment Audit Overlay to part of 280A and 280B Princes Street, Traralgon.

Planning Scheme ordinance

- Amends Clause 02.04 Strategic framework plans – Traralgon-Morwell Growth Framework Plan to change the Traralgon Golf Club from ‘future residential’ to open space.
- Deletes reference to the relocation of 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.
- Amends the Morwell to Traralgon Structure Plan in Clause 11.03-2L to show the Traralgon Golf Course as ‘open space’ instead of ‘future residential’.
- Inserts a new Schedule 37.01 (Special Use Zone) to include Schedule 9 (SUZ9) Traralgon Golf Club.

- Amends the Schedule to Clause 72.03 (What does the Planning Scheme consist of?) to include mapping reference for the EAO.
- Amends Schedule to Clause 74.01 Application of zones, overlays and provisions to include Special Use Zone – Schedule 9 to the Traralgon Golf Club and amend Environmental Audit Overlay description.

Strategic assessment of the amendment

Why is the amendment required?

The proposed amendment to rezone the site at 280A and 280B Princes Street, Traralgon 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.

The proposed amendment 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 proposed 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 proposed 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.

A Preliminary Site Investigation (PSI), undertaken in accordance with Ministerial Direction No. 1 Potentially Contaminated Land, was conducted across the site with particular focus on the area known to have an Above-ground Storage Tank (AST). While the above-ground tank was found to be minor and ancillary to the current use, the PSI identified an exceedance of mercury levels and recommended the establishment of a 40-metre buffer zone. Within this buffer, conditions should be

applied to require further testing prior to any development for sensitive uses.

It is recommended that an Environmental Audit Overlay (EAO) be applied to the site. An environmental audit or preliminary risk screen assessment (PRSA) is not appropriate as this point in time as the current use is proposed to continue as a private golf course and the area affected will continue to be used for petroleum storage. Therefore, development of this portion of the site for sensitive uses should have regard to Clause 45.03 Environmental Audit Overlay, which outlines the relevant requirements should it ever be developed in the future for a sensitive use.

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

Section 4 of the *Planning and Environment Act 1987* outlines the key objectives of the sustainable, orderly and economic use and development of land. The proposed amendment will ensure the objectives of planning in Victoria are;

- Objective (1)(a) to provide for the fair, orderly and economic and sustainable use and development of land;
- Objective (1)(c) ensure a secure, pleasant, safe working, living and recreational environment for the community;
- Objective (1)(f) to facilitate development in accordance with the objectives set out in paragraphs (a), (c); and
- Objective (1)(g) to balance the present and future interests of all Victorians.

The proposed amendment meets these objectives by retaining the Golf Club as noted in the *Socio-Economic Analysis Report 2025*. Retaining the Golf Club at its present site supports a significantly wider net community benefit due to its long-standing presence in the Latrobe Community.

Council has had regard to Section 12(2) of the Act that requires strategic justification and considers the proposed Amendment C150 to be consistent with these requirements.

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

Social

The proposed amendment is supported by the *Socio-Economic Analysis* Section 4.2, in which the Golf Club remains committed to maintaining its strong community-focused identity. The Golf Club membership base has undergone strong growth reaching the highest membership level in 19 years at the end of 2023/2024.

Continued growth in membership is important to the ongoing operations of the Golf Club. The population and dwelling forecasts for the Traralgon-Traralgon East area indicates steady growth through to 2046. With a projected population increase of 28.0% and 40.7% rise in dwellings, the area is expected to account for 58.1% of the

total dwelling growth in Latrobe City.

This indicates the community surrounding the Golf Club is expected to grow, with evolving housing a recreational need. The proposed amendment will appropriately retain the Golf Club through site-specific controls which has considered the potential growth and demand of the facilities provided by the site.

The Golf Club runs a robust schedule of weekly events for a wide range of participants as well as hosting major annual events and draws participants from a wide catchment. It plays an important role in promoting community health by encouraging regular, moderate physical activity that is known to support overall whole-body fitness. These activities contribute to preventative health outcomes and may help reduce the long-term burden on the healthcare system.

Beyond physical benefits, the Golf Club promotes mental health well-being by offering a combination of exercise, social interaction, and time spent in natural environments through a variety of social and physical-health programs. It bridges between external health foundations by creating inclusive opportunities for its members to engage in physical and mental health programs.

Environmental

The proposed amendment considers the *Socio-Economic Analysis* Section 4.2, where the Golf Club site plays a critical role in maintaining valuable urban green spaces and supporting local biodiversity. It provides important ecological benefits through its wetlands, native vegetation, and preserved remnant trees, which together create habitats for a range of native fauna, including birds, frogs, and potentially threatened species. By retaining this large, contiguous green area within an increasingly urban setting, the Golf Club aids in mitigating the urban heat effects and contributes to improved air quality.

By rezoning to a site-specific control that encourages the ongoing operation of the Golf Club, it will support the site's environmental value through responsible landscape management practices. By removing the designation as 'future residential' from Clause 11.03-2L MTTSP, the wetlands and aquatic habitats will be maintained to support healthy ecosystems, reinforcing the Golf Club's role in promoting ecological health.

Economic

The proposed amendment considers the *Socio-Economic Analysis* Section 4.2 in which the annual economic contribution of the Golf Club to the Latrobe Local Government Area (LGA) was estimated using REMPLAN – *regional economic modelling and analysis system*. An Economic Impact Analysis (EIA) was undertaken to estimate the direct and flow-on benefits generated by the Club's operations and associated visitor activity. This analysis focused on two key components:

- **Ongoing operations and employment:** This includes annual revenue generated by the Golf Club and the wages paid for direct onsite employment.

- **Visitor expenditure:** This encompasses spending by non-local visitors who participate in casual rounds of golf and those attending the club's annual Pro-Am Classic event (players, supporting relatives and friends, and caddies). This component captures tourism-related activity such as spending on accommodation, food and beverages, retail, and transport within LCC.

Onsite economic activity as reflected by the payment of annual wages (\$0.5 million) and accrual of annual revenue (\$1.5 million), generate demand for local goods and services with Latrobe LGA these supply chain effects include multiple rounds of flow-on effects as servicing sectors increase their own economic activity and demand for local goods and services. Associated with this direct and supply chain activity is the payment of wages, some of which is consumption expenditure, in turn some of that consumption expenditure would be captured in Latrobe LGA. Therefore, the direct activity of the Golf Club is estimated to generate a total economic effect (i.e. direct, supply chain and consumption) valued at \$2.7 million in gross revenue within Latrobe LGA, annually. This gross revenue generates the equivalent of \$1.2 million in value-added, a directly contribution to Gross Regional Product (GRP) for Latrobe LGA.

The Golf Club supports the Latrobe LGA visitor economy by attracting casual golfers throughout the year and professional, amateur players and spectators during the Pro-Am Classic. The direct and indirect effects of the visitor expenditure associated with these visitors is estimated to support a total of \$211,535 in gross revenue.

The Golf Club actively engages with local businesses through event sponsorships and supports a range of charitable initiatives, including fundraising for mental health, cancer research, palliative care, and other local causes. Family-friendly events such as fundraisers, wakes, birthdays, and Golf Club engagements hosted at the club create multigenerational experiences.

The proposed amendment will ensure that the Golf Club continues to provide gross revenue output to the Latrobe LGA through removing reference to 'future residential' in Clause 11.03-2L MTTSP and rezoning the site to a control that will ensure the ongoing operations of the Traralgon Golf Club.

Does the amendment address climate change?

The proposed amendment has considered a Climate Change Consideration Report under Section 12(2A) of the Act and under Ministerial Direction Number 22 Climate Change Consideration a Report is not required due to the below reasons:

- The proposed amendment does not propose to rezone the land from a non-urban zone to an urban zone;
- The proposed amendment does not propose to significantly change to, or intensify the use and development of urban land; and
- The proposed amendment does not seek to provide a new use and development of the land that may be exposed to a natural hazard that arises

from, or is likely to arise from, the impacts of climate change.

Does the amendment address relevant bushfire risk?

The majority of the site sits outside the Bushfire Prone Area (BPA), Fire Rescue Victoria (FRV) will be notified of the Amendment during Exhibition.

As part of Amendment C115latr Morwell to Traralgon Employment Corridor (MTEC) the *Morwell to Traralgon Employment Corridor Investment Master Plan – Bushfire Planning consideration report* (December 2018) was prepared and considered the relevant bushfire policy in Clause 13.02. The Traralgon Golf Club was included with the assessment.

The proposed amendment meets bushfire policy in Clause 13.02 of the Planning Scheme because:

Landscape considerations

The MTEC Report identifies two bushfire scenarios which could affect the Golf Club, below:

Bushfire from the north

A fire run of 3km through the plantation is located north west of the Golf Club. The terrain is not steep and has some undulation, with trees grown in planting blocks. The fire is not a landscape fire, but a localised fire threat that can be mitigated by appropriate setbacks primarily achieved by adequate roadside management and the presence of urban infrastructure. The Golf Club is separated by low density development and therefore is considered a low risk to bushfire activity.

Grassfire

This fire is generally a localised threat and is mitigated by land management and typical urban infrastructure. A grassfire is not expected to impact greatly on the Golf Club as it is a managed landscape.

The bushfire risk at the site scale is low, based on the exposure benchmarks in the planning scheme. In addition, there will be no change in the current use.

Availability of safe areas

The clubhouse sits outside the bushfire prone area.

Site-based exposure

The BPA applies to parts of the Golf Club however given the nature of the vegetation on site and the management of the land the site is considered to be a managed landscape and therefore has a low bushfire threat.

It is not anticipated that the proposed amendment will create any further bushfire hazards. The Traralgon Golf Club is a managed landscape. The proposed amendment does not propose housing growth or an increase of vegetation; therefore

Clause 13.02 will not apply.

Views from the relevant fire authority

The views of Fire Rescue Victoria (FRV) were sought on Monday 1 September, Thursday 25 September and Tuesday 30 September 2025. A response was not provided, however FRV have further opportunity to comment during the Exhibition process.

The CFA provided comments on 18 November 2025. Their response concluded land used for a golf course is considered to contain low threat vegetation, due to the way the vegetation is managed and would not provide any further comments to the amendment.

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

The following Ministerial Directions apply to this Amendment:

- Ministerial Direction -The Form and Content of Planning Schemes (Section 7(5) of the Act);
- Ministerial Direction 1 – Potentially Contaminated Land;
- Ministerial Direction 11 - Strategic Assessment Guidelines;
- Ministerial Direction 15 – The Planning Scheme Amendment Process; and
- Ministerial Direction 19 – Impact on the Environment, Amenity and Human Health.
- Ministerial Direction 21 – Golf Course Redevelopment

Ministerial Direction Form and Content of Planning Schemes

The proposed amendment is consistent with *Ministerial Direction* the form and content of Planning Schemes by making changes to the Scheme that are made and consistent with this direction and utilises the relevant templates.

Ministerial Direction 1 – Potentially Contaminated Land

The proposed amendment is consistent with *Ministerial Direction 1 Potentially Contaminated Land. A Preliminary Site Investigation* (PSI) of the land located in Map 54 was taken in accordance with the *Environment Protection Act 2017*. The proposed amendment will include an Environmental Audit Overlay (EA), in which sensitive uses are not supported where it applies unless an environmental audit and appropriate mitigation measures are undertaken.

To support the application of an Environmental Audit Overlay (EA), a review of the *Preliminary Site Investigation – Traralgon West Precinct Development (2024)* was undertaken. The findings included:

- An Aboveground Storage Tank (AST) was identified on site.
- Due to the design and use of the AST, there is a potential risk of hydrocarbon contamination in the surrounding area resulting from historical fuel operations.

Subsequent investigations were carried out through the *Traralgon Golf Club Preliminary Site Investigation Report (2025)*, which provided further insight into contamination at the site and concluded:

- The above-ground fuel storage is minor and ancillary to the current use;
- However, elevated levels of mercury were detected in soil samples taken near the AST.
- Based on this contamination, a 40-metre buffer zone is recommended around the AST to manage risk.

In accordance with Clause 13.04-1S *Contaminated and Potentially Contaminated Land*, the preparation of a Preliminary Site Investigation (PSI) supports the application of an Environmental Audit Overlay (EAO).

Furthermore, under *Ministerial Direction No. 1*, the Traralgon Golf Club is required to obtain a Statement of Environmental Audit if any buildings or works are proposed on the affected land.

Ministerial Direction 11 Strategic Assessment Guidelines

The proposed amendment is consistent with the *Ministerial Direction 11 Strategic Assessment of Amendments* under Section 12(2) of the Act. An assessment of the planning scheme amendment has been made against the guidelines and details have been provided within this explanatory report.

Ministerial Direction 15 – Planning Scheme Amendment Process

The proposed amendment will be consistent with the *Ministerial Direction 15 of the Planning Scheme Amendment Process* under Section 12(2) of the Act by meeting timeframes set out by this direction. If timeframes cannot be met, exemptions will be sought.

Ministerial Direction 19 – Impact on the Environment, Amenity and Human Health

The proposed amendment complies with *Ministerial Direction No. 19 – Impact on the Environment, Amenity and Human Health*. The proposed amendment has been referred to the Environment Protection Authority on Monday 1 September and the advice provided is outlined in the section relating to the views of the relevant authorities.

The proposed amendment supports the views of the Environmental Protection Authority (EPA) by applying an Environmental Audit Overlay (EAO) at the site with contaminated land, should the Golf Club choose to develop it as a sensitive use.

Ministerial Direction 21 – Golf Course Redevelopment

The proposed amendment complies with *Ministerial Direction No. 21 Golf Course Redevelopment*, as it was used to form the basis for considerations in the Socio-Economic Analysis when considering whether the Golf Club should be relocated.

The Ministerial Direction involves the preparation of a planning scheme amendment to facilitate the redevelopment of a golf course. This includes, but is not limited to, changes to the zoning or planning controls applying to the land. Latrobe City has considered the relevant guidelines and provided a clear explanation of how the amendment responds to and addresses these guidelines in the Socio-Economic Analysis.

The Amendment has considered the *Planning Guidelines for Conversion of Golf Course Land and Other Purposes, May 2020* (Department of Environment, Land, Water and Planning).

The Socio Economic Analysis has the following found that the Traralgon Golf Club is considered to have a positive net benefit to the community to remain at its present site at 280A and 280B Princes Street, Traralgon. The analysis highlighted a net positive benefit of for ever \$1.00 spent a return of \$1.32 was given to remain at the current site. The implementation of the Traralgon Golf Club Masterplan (2025) will continue to support a growing capacity to cater for a larger membership-base through the introduction of an additional playing course.

The report highlights a strong demand for regional golfing facilities noting regional golfing facilities account for over 50% of all golf memberships in Victoria. Membership numbers of the Club are expected to moderately climb to a maximum number of 1,145 members by 2029, supporting the need for a regional golfing facility in Traralgon.

The Traralgon Golf Club has maintained a steady income capacity mainly through increasing membership numbers from 2018/2019 to 2023/2024. The growing membership base not only supports revenue from competition, pro shop sales, clubhouse and bar services, and sponsorships, but also reinforces the Traralgon Golf Club's role as a vibrant community hub.

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

The proposed amendment is consistent with the Planning Policy Framework (PPF), and it implements and supports the following State policies:

Clause 11.01-1R Settlement Gippsland

The proposed amendment will provide regional social infrastructure in Gippsland as a privately-owned, community-based sports area with a wide catchment of users.

Clause 11.02-1S Development Capacity

The proposed amendment affecting the Golf Club site would not significantly impact the supply of housing in Latrobe City. The site is roughly 40.5 hectares with a developable land area of 28 hectares which will equate to 308 lots for the Golf Club site.

Although this is roughly a year's supply (340 lots), the Live Work Latrobe Housing

Strategy (2019) has identified an additional 100,000 residents can be accommodated though the current zoning allotted to infill and greenfield development to meet the long-term demand of housing, this figure is consistent with the housing targets in this Clause.

Clause 11.03-2S Growth Areas

The proposed amendment supports the development of a local Growth Area Framework Plan by ensuring open space is retained for recreation, and biodiversity protection and/or flood risk reduction purposes, guided and directed by regional biodiversity strategies through changing the reference from 'future residential' to 'open space' in Clause 11.03-2L MTTSP.

Clause 11.03-2L Morwell to Traralgon Structure Plan

The proposed amendment makes changes to the Clause to ensure that it reflects the ongoing benefits that retaining the Golf Club in its current location provides.

Clause 12.01-1S protection of biodiversity

The proposed amendment will maintain waterways and aquatic environments through removing the 'future residential' status in Clause 11.03-2L MTTSP.

12.01-1L Protection of biodiversity

The proposed amendment protects habitats that contain indigenous flora and fauna, particularly where those are threatened by retaining the Golf Club and establishing appropriate decision guidelines which seek to minimise the impact of biodiversity and landscape values of the site.

The proposed amendment ensures that natural enhancement of biodiversity outcomes does not pose an unacceptable increase in bushfire risk to the community and infrastructure by retaining the Golf Club which is a managed landscape.

Clause 12.03-1S Rivers and riparian corridors, waterways, lakes, wetlands and billabongs

The proposed amendment supports the site as a golf course, in which it contributes to environmental sustainability through the preservation of green spaces and biodiversity.

Clause 17.01-1S Diversified economy

The proposed amendment will facilitate growth in tourism by offering a range of events in which the community can participate in.

Clause 17.04-1R Tourism – Gippsland and Clause 17.04-1L Major attractions and commercial tourism in Latrobe

The proposed amendment will facilitate tourism development as the Golf Club is in an existing urban environment. This ensures that access to the Golf Club remains accessible for a wide range of members of the community.

Clause 19.02-4L Social and cultural infrastructure

The proposed amendment preserves the site as a golf course, continuing its role as a valued recreational space used by a diverse community base. The facilities align with Traralgon's needs, character and socio-economic profile. The clubrooms are multipurpose, supporting a variety of activities.

Clause 19.02-6S Open space and Clause 19.02-6L Open space

The proposed amendment ensures that open space provision is fair and equitable with the aim of meeting the needs of all community members by removing reference to 'future residential' in Clause 11.03-2L MTTSP and retaining the Golf Club, which provides large scale open space, utilising existing waterway in an increasingly urban environment.

Is the amendment consistent with the delivery of the relevant housing target set out in the Planning Policy Framework?

The Amendment does not affect Latrobe City Council's ability to meet the housing targets. The Amendment proposes to remove the 'future residential designation' of the Traralgon Golf Club from the Structure Plans in the Latrobe Planning Scheme.

This will not impact the housing targets as there is enough suitable zoned land and other future residential land as identified in the Latrobe City Council Housing Strategy 2019 to allow Latrobe to meet its future housing demand.

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

The proposed amendment is consistent with the following clauses of the MPS:

Clause 02.03-2 Environment and Landscape Values as it will enhance Latrobe LGA's native vegetation, biodiversity, habitats and natural ecosystems. It will balance development with the protection of the natural environment, by retaining the site as a golf course.

Clause 02.03-3 Environmental Risks and Amenity as it will support the use and development that can adapt to the impacts of climate change and seeks to minimise its negative impacts, by preserving green spaces and biodiversity onsite.

Clause 02.03-7 Economic Development as it will facilitate the development of major destination attractions. It will facilitate tourism in rural areas that respect existing settlement patterns, landscape, amenity and environmental values.

Clause 02.03-9 Community Infrastructure and Open Space as it will support the retention of the Golf Club and therefore encourage the provision of a connected open space network that extends from the Traralgon Town Centre to the urban fringe.

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

The proposed amendment will support an appropriate zoning provision which is generally consistent across Victorian Local Government Areas. The *PSA Report 2025* completed a review of comparable sites across 27 Local Government Areas. These sites were considered due to a Special Use Zone being applied to a golf course. The findings of the comparable site review included:

- A significant number of privately owned golf clubs have a Special Use Zone with a schedule establishing purposes to the schedule of the zone; and
- A number of Councils use a more general ‘Golf Clubs’ Special Use Zone Schedule that applies to all privately owned golf courses in the Council area.

The proposed amendment makes proper use of the Victorian Planning Provisions by applying the SUZ and EAO.

The SUZ is a suitable zone as it allows for:

- Establishment of local purposes in relation to the Golf Club;
- The prescription of a flexible Table of Uses that ensures that the planning process is efficient and simple for uses that support the purpose of the zone; and
- Prescribed land use provisions that support appropriate development, simplify planning approvals and provide the Responsible Authority guidelines to assess planning applications.

The EAO is a suitable overlay as it allows for:

- Works to be carried out on the Golf Club site which are not affected by the EAO;
- Responsible management of onsite activities; and
- Applied to areas of potential contamination in Map 54.

To assist with preparing a comprehensive strategic evaluation of the amendment, the following Planning Practice Notes were utilised.

Planning Practice Note 03 – Applying the Special Use Zone (PN03)

Planning Practice Note 03 Applying the Special Use Zone (PN03) provides guidance on applying the Special Use Zone (SUZ). The SUZ is applied to a site when a standard zone or a combination of zones, overlays and local policies cannot give effects to the desired objectives or requirements, as well as when the site adjoins more than one zone. Applying a Special Use Zone (SUZ) to the Golf Club will provide a flexible framework for future development, allowing for uses that are consistent with golf-related activities. A Public Park and Recreation Zone (PPRZ) was not considered appropriate, as the site is privately owned, unlike publicly owned golf courses elsewhere in the municipality.

Planning Practice Note 30 – Potentially Contaminated Land (PN30)

Potentially Contaminated land is defined in *Ministerial Direction No. 1 – Potentially Contaminated Land* and Clause 73.01 General Terms of the *Victorian Planning Provisions* (VPP) as land:

- Used or known to have been used for storage of chemicals, gas, waste, or liquid fuel (other than minor above-ground storage that is ancillary to another use of the land).

Planning Practice Note 30 – Potentially Contaminated Land was used to guide a *Preliminary Site Investigation* for part of the site of the Golf Club, which has informed the application of the EAO on Map Reference 54EAO. The PSI concluded:

- That Clause 45.03 Environmental Audit Overlay (EAO) is the most appropriate planning tool to provide guidance on potential buildings and works for the site.

The proposed amendment has considered the *Planning for Potentially Contaminated Land Summary Guide*. The introduction of an EAO will help ensure the site is suitable for its intended use if any change in use is applied for in the future. This includes implementing an appropriate buffer around the Aboveground Storage Tank and requiring the landowner to address potential land contamination at the time of an application.

When assessing future permit applications for the site, Latrobe City should ensure the Golf Club meets its obligation to provide sufficient information regarding any contaminated or potentially contaminated land. This will involve undertaking the necessary environmental investigations and analyses.

Planning Practice Note 46 – Strategic Assessment Guidelines for preparing and evaluating planning scheme amendments (PN46)

Planning Practice Note 46 Strategic Assessment Guidelines for preparing and evaluating planning scheme amendments (PN46) was relied upon for guidance. The Strategic Assessment Guideline provides a consistent framework for preparing and evaluating a proposed planning scheme amendment and its outcomes.

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

Exhibition stage

Prior to the Amendment commencing the Amendment was referred to the EPA and FRV for comment.

The FRV's advice is outlined in the section regarding relevant bushfire risk.

The views of Fire Rescue Victoria (FRV) were sought on Monday 1 September, Thursday 25 September and Tuesday 30 September 2025.

The CFA provided comments on 18 November 2025. Their response concluded land used for a golf course is considered to contain low threat vegetation, due to the way the vegetation is managed and would not provide any further comments to the amendment.

The CFA will be notified again during Exhibition.

The EPA provided the following advice:

The EPA sought further guidance on what was triggering a sensitive use, how

extensive the testing across the site was, the possible source of the mercury contamination and duty to notify of contaminated land. In response, Latrobe City outlined that:

- Informal Outdoor recreation which is a section 1 use in the proposed Special Use Zone – Schedule 9 allows for a playground which is considered to be a sensitive use under Ministerial Direction No. 1.
- As such, an EAO is proposed to be applied, as it was not considered to be appropriate to undertake a PRSA given that the site will continue to be used as a golf course, and the area that the EAO applies will continue to be used as petroleum storage.
- In preparation of the PSI, 10 bore holes across the golf course were tested for potential contaminants, which is considered to be sufficient investigation across the site to determine the extent of contamination.
- The PSI has been amended to include reference to the possible source of contamination.

Latrobe City Council has passed on information about the duty to notify about contaminated land to the Traralgon Golf Course as they are the owners of the land, guided by the *Environment Protection Act 2017 Act* Section 40.

The EPA was notified with a follow up email on Thursday 25 September 2025 and with a further follow up email on Thursday 9 October 2025. No further response was provided, however, the EPA has further opportunity to comment during the exhibition process.

All relevant agencies will be notified of the amendment during exhibition.

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

The *Transport Integration Act 2010* establishes a framework for the provision of an integrated and sustainable transport system in Victoria. The Act provides for a system in which all transport activities and modes work together and recognise the interdependency of transport and land use.

The proposed amendment will not have a significant impact on the transport system, as defined by Section 3 of the Transport Integration Act.

There are no statements of policy principles applicable under Section 22 of the *Transport Integration Act 2010*.

How does the amendment have regard to the principles set out in the *Yarra River Protection (Wilip-gin Birrarung murron) Act 2017* in relation to Yarra River land and other land, the use or development of which may affect Yarra River land?

The amendment is not affected by the Yarra River Protection (Wilip-gin Birrarung murron) Act 2017.

Resource and administrative costs

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

The proposed amendment is unlikely to have a substantial impact on the resource and administrative cost to Latrobe City Council as it will reduce the number of permit triggers for uses pertaining to a golf club and ancillary uses through a flexible Table of Uses under Section 1 of Clause 37.01 Schedule 9.