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# Traralgon Golf Club Planning Scheme Amendment Report

Latrobe City Council

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## Glossary

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Acronym	Definition
<b>DDO</b>	Design and Development Overlay
<b>ESO</b>	Environmental Significance Overlay
<b>GRZ</b>	General Residential Zone
<b>LCC</b>	Latrobe City Council
<b>LDRZ</b>	Low Density Residential
<b>MPS</b>	Municipal Planning Strategy
<b>MTEC</b>	Morwell Traralgon Employment Corridor
<b>MTTSP</b>	Morwell to Traralgon Structure Plan
<b>NAC</b>	Neighbourhood Activity Centre (NAC)
<b>PPF</b>	Planning Policy Framework
<b>PSA</b>	Planning Scheme Amendment
<b>RLZ</b>	Rural Living Zone
<b>SUZ</b>	Special Use Zone
<b>TGAR</b>	Traralgon Growth Areas Review
<b>TGC</b>	Traralgon Golf Club
<b>TTSP</b>	Traralgon Town Structure Plan
<b>TRZ</b>	Transport Road Zone

## 1. INTRODUCTION AND PURPOSE

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Latrobe City Council (LCC) is seeking to ascertain whether it is appropriate to undertake a Planning Scheme Amendment (PSA) to amend the relevant part of the Latrobe Planning Scheme to incorporate policy that is more appropriate for the Traralgon Golf Club (TGC) given the current use of the site as a golf club.

The study area, shown in Figure 2-1, is located at 280A and 280B Princes Street, Traralgon. It is approximately 41.38 Hectares and currently zoned Rural Living Zone (RLZ) – Schedule 1. The TGC sits at the western gateway into Traralgon. It was identified for 'future residential development' in the *Traralgon Growth Areas Review (TGAR) 2013* which was implemented into the Latrobe Planning Scheme through Amendment C87 in 2017.

Established in 1904, the Club is a longstanding community asset in the Latrobe City Council local authority area. It features an 18-hole championship golf course with tree-lined fairways and well-maintained greens. In addition to the high-quality course, the Club features a functional clubhouse, pro shop, practice facilities, and a function space. Regular competitions, including initiatives for women, juniors, and seniors promote inclusivity and participation, while its status as a community organisation ensures affordable fees and reinvestment into facilities.

Serving as a local hub and a drawcard for visitors from Greater Melbourne and beyond, the Club contributes to regional economic growth by supporting tourism and local businesses. By enhancing accessibility, recreation, and health, the TGC plays a vital role in community enrichment and Gippsland's reputation as a destination for outdoor activities.

The Council decision to progress with the PSA was undertaken at a Council Meeting held on 16 December 2024. The motion was carried to 'undertake all necessary strategic planning work, as a matter of urgency, for the preparation of a planning scheme amendment to facilitate the rezoning of the land at:

- 280A Princes Street, Traralgon (Traralgon Golf Course) to a more appropriate zone given its current use as a golf course<sup>1</sup>

This report documents the assessment undertaken to establish a policy and land use zone that best delivers the above Council resolution. It includes:

- A Socio-Economic Analysis of the TGC
- A strategic assessment of the site, relevant planning policy and objectives to be achieved through the PSA
- Recommendations in relation to:
  - Appropriate planning controls to be applied, including draft schedule
  - LCC PPF review
  - Any further assessments required to support a future PSA
  - Implementation plan
  - Administrative costs for the planning authority of proceeding with the amendment.

The assessment and report align with the Planning Practice Note 46 (Strategic Assessment Guidelines for Preparing and Evaluating Planning Scheme Amendments). Planning Practice Note 46 is used to guide a strategic assessment under Minister's Direction No. 11 (Strategic Assessment of Amendments). Planning Practice Note 46 sets out the types of amendments that require various levels of assessment against the strategic considerations outlined in the Practice Note. The Practice Note identifies amendments that only require a 'brief' assessment against the strategic considerations in the Practice Note.

Amendments that rezone land to 'reflect its current use or ownership', require a 'brief' assessment against the strategic considerations. Although there are some complexities involved with the rezoning in relation to community expectations, the assessment assumes that the PSA report will 'briefly' assess the amendment against the strategic considerations in the Practice Note.

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<sup>1</sup> <https://www.latrobe.vic.gov.au/sites/default/files/Council%20Meeting%20Minutes%202016%20December%202024.pdf>

## 2. THE SITE

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### 2.1 REGIONAL CONTEXT

In a regional context, the Moe/Newborough, Morwell, Churchill and Traralgon network of towns as Latrobe City is one of the key regional centres in Victoria. Traralgon is the largest of a series of towns which stretch out towards Lakes Entrance on the Victorian coast which include Drouin, Warragul, Moe, Morwell, Traralgon, Sale and Bairnsdale. Regional facilities include the Latrobe Regional Hospital located in Traralgon West and a Federation University campus at Churchill, 10 kilometres to the southwest of Traralgon.

### 2.2 SITE AND LOCAL CONTEXT

The TGC is located directly to the west of the existing Traralgon township on the Prince Highway. The site is located 164km to the east of Melbourne along the Princes Highway. The land to the north and west of the site is made up of RLZ and Low Density Residential (LDRZ) lots and public reserves. These RLZ and LDRZ parcels make up the Traralgon West Future Residential Area; a significant area of land strategically located between the Latrobe City towns of Morwell and Traralgon identified in the Settlement Policy (Clause 11.03-2L Morwell to Traralgon Structure Plan) of the Latrobe Planning Scheme.

A detailed flora and fauna assessment has not been undertaken for the site. However it is noted there are a number of well established trees on the site, along with an understorey of native vegetation.

There is a large constructed 'lake' within the course. Water in the catchment is likely to naturally drain towards Boyds Creek with some areas of naturally draining towards the unnamed waterway traversing the TGC.

There are recent and ongoing upgrades to the Bank Street/Princes Highway intersection. The signal upgrades are complete and will begin operating when a communications link with the adjacent railway crossing on Bank Street is complete. The Bank Street railway crossing will be upgraded as part of the Gippsland Line upgrade works. The Traralgon future bypass alignment is to the south of the Princes Highway.

The Latrobe Regional Airport and the Latrobe Regional Hospital are located to the west of the site. The hospital also supports a number of associated uses such as consulting suites. The Opal Australian Papermill is to the north-west of the site. The Environmental Significance Overlay - Schedule 3 (ESO3) that manages the amenity impacts of the Paper Mill does not impact on the site. There is an existing plantation and sand quarry to the north and north west of the site. The TGC is outside of the separation distance of the sand quarry and there is no potential for any impacts from the sand quarry occurring.

Figure 2-1 Latrobe Golf Club (Study Area)



### 3. POLICIES, PLANS AND ASSESSMENTS INFORMING THE REPORT

#### 3.1 POLICY REVIEW

##### 3.1.1 State and Regional Policy

###### *Gippsland Regional Growth Plan*

The Gippsland Regional Growth Plan identifies Gippsland's key assets and responds positively to challenges that lie ahead. It adopts an integrated approach with a package of objectives and strategies for the economy, environment, regional living, infrastructure and transport.

The Gippsland region is forecast to become a fast-growing part of Victoria as more people relocate to the region from Melbourne. The Gippsland Regional Growth Plan considers the implications of growing the region to a population of 386,000 by 2041, an increase of 116,0000 people. Latrobe City, as the regional city comprising Moe/Newborough, Morwell, Traralgon and Churchill, has the capacity to accommodate this level of population and economic growth.

Growth in Gippsland has been planned for six urban centres being Latrobe City, Bairnsdale, Leongatha, Sale, Warragul/Drouin and Wonthaggi. Latrobe City (Traralgon, Morwell, Moe/Newborough and Churchill) has been planned as Gippsland's Regional City. Latrobe City will be a focal point for growth, infrastructure, and service investment. Growth will be planned in a way that integrates the four centres, so they function as a single urban system. The Growth Plan will provide a focus for future regional investment and support continued growth in the Princes Highway corridor, including the regional centres of Warragul, Sale and Bairnsdale.

### 3.1.2 Plan for Victoria (2025)

Plan for Victoria (2025) aims to provide guidance around how more homes are created near transport, job opportunities and essential services in vibrant, liveable and sustainable suburbs, towns and regions over the next 30 years.

This Plan discusses many projections and guides for development from a very wide scope. Reference is made to increase housing quantity and quality across regional Victoria. Regions with already well-serviced public facilities such as Traralgon will also have a decentralisation of employment opportunities and essential services while facilitating the digital and physical infrastructure. The plan highlights the importance of delivering residential development for regional centres like Traralgon, which again places pressure on municipalities like Latrobe City to source viable land to develop on without impeding on current land uses like the TGC.

Plan for Victoria specifies the requirement of supporting residential developments with adequate commercial and recreational land uses. It sets a target of an additional 13,000 dwellings in Latrobe City by 2051.

### 3.1.3 Latrobe Planning Scheme

#### *Live Work Latrobe Housing Strategy*

The strategies contained in this document support Latrobe City to accommodate 100,000 residents, encouraging Morwell and Traralgon to grow together to create a single regional city centre. A major policy direction of the Housing Strategy is 'where appropriate, identify opportunities for sustainable growth in existing urban areas'. With 70% of all population growth in Latrobe City being driven by age groups 70 years and over, a key message for housing is to 'encourage well designed, diverse housing types to be built in new developments or in renewal sites across the municipality that are conducive to the needs of the elderly or those wishing to age in place.'

The report states that Latrobe is anticipated to accommodate an additional 5,000 new houses in infill and greenfield development, with an average of 330 new dwellings anticipated to be required each year for the next 15 years. Traralgon will accommodate most of this growth. There are also limitations to the amount of greenfield development which can occur due to land use and environmental constraints.

The Housing Strategy identifies Traralgon-Morwell to be a primary population centre and to 'promote' future growth. The Housing Strategy applies the 'Limited Change' potential to the land surrounding the TGC. The 'Limited Change' potential is characterised by providing for a 'limited degree of housing growth and change in established residential areas' and being generally 'beyond reasonable walking distances of public transport and services.' Limited Change areas 'will encounter some housing change in the form of townhouse, unit and dual occupancy in locations with good access to an identified Local or Neighbourhood Activity Centre,' while 'new development in the wider Limited Change Area will comprise dual occupancies and detached houses.' The Housing Strategy recommends that this 'Limited Change' area be zoned General Residential Zone (GRZ). Due to changes in State Policy, the NRZ became the zone which was applied to 'limited change areas'.

#### *Municipal Planning Strategy (MPS) (2021)*

Latrobe City Council's MPS (2021) underlines a clear understanding that the community is currently undergoing a significant economic and social transition. The plan provides a focus on employment, economic growth, liveability, and a connected Latrobe City.

The MPS focusses on five key objectives:

- supporting job creation and industry diversification
- encourage training and education outcomes
- improving liveability and connectedness
- providing an engaged and safe community environment
- to grow civic pride and solidify the thought of Latrobe City a key regional city.

The MPS highlights the key role that Traralgon will play having the largest projected population growth of any surrounding township. Traralgon as a key Regional Retail Centre is mentioned, including a clear aim to strengthen retail growth. Increasing residential growth is the main way to boost local spending and support Traralgon as a retail epicentre of Latrobe City. This will naturally build pressure on Council to consult large landowners such as the TGC to support residential growth.

The MPS highlights the need for recreational and educational facilities in soon to be more densely populated townships such as Traralgon. The Latrobe Regional Airport is highlighted as an integral to the region's transport network and provides a range of employment and recreation opportunities, however the TGC is not mentioned.

#### *Planning Policy Framework (PPF) Latrobe Planning Scheme*

The PPF for LCC underlines the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure.

The Morwell to Traralgon Structure Plan (Clause 11.03-2L) encourages the relocation of the Traralgon Golf Course (MTTSP Area 2) and its development for residential purposes which is competing with the amendment.

Clause 11.03-2L also identifies the TGC as a strategic development site that should be developed with medium density urban 'villages' within a landscape context', including a 'Local Activity Centre'.

#### *Relevant Zoning and Overlays*

The Rural Living Zone (RLZ) – Schedule 1 applies to the land. The purpose of the zone is to provide residential use in a rural environment, support agricultural land uses without impacting amenity, protect and enhance natural resources, biodiversity and heritage as well as encourage the use and development of land based on comprehensive sustainable land management practices.

Schedule 1 to the RLZ sets a minimum subdivision area and minimum area for which no permit is required to use land for a dwelling of 2ha.

The Design and Development Overlay - Schedule 10 (DDO10) applies to the land. The schedule applies a height limit on all developments to ensure that flight paths are protected and not encroached upon. This Overlay is unlikely to trigger any permit applications for development on the TGC site.

#### *Relevant Particular Provisions*

Particular provisions are planning controls that apply only to certain uses and development or to particular aspects of certain uses and development.

#### **52.05-Signs**

The purpose of the provision is to regulate the development of land for signs and associated structures, to ensure signs are compatible with the amenity and visual appearance of an area, including the existing or desired future character, to ensure signs do not contribute to excessive visual clutter or visual disorder, to ensure that signs do not cause loss of amenity or adversely affect the natural or built environment or the safety, appearance or efficiency of a road.

Clauses 52.05-11 to 52.05-14 specify categories of sign control. The zone provisions specify which category of sign control applies to the zone. Each category is divided into three sections. Land within the RLZ is in the Category 3 (High Amenity Areas).

#### **52.06- Car Parking**

The purpose of the provision is to ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework, to ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality, to support sustainable transport alternatives to the motor car, to promote the efficient use of car parking spaces through the consolidation of car parking facilities, to ensure that car parking does not adversely affect the amenity of the locality, to ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.

Clause 52.06 includes the following car park requirements:

- 4 car parks per hole
- 50% of the relevant requirement of any ancillary uses.

## 52.17 Native Vegetation

The purpose of the provision is to ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation. This is achieved by applying the following three step approach in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017) (the Guidelines):

- Avoid the removal, destruction or lopping of native vegetation
- Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided
- Provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation
- To manage the removal, destruction or lopping of native vegetation to minimise land and water degradation.

## 52.29 Land Adjacent to the Principal Road Network

The purpose of the provision is to ensure appropriate access to the Principal Road Network or land planned to form part of the Principal Road Network.

To ensure appropriate subdivision of land adjacent to Principal Road Network or land planned to form part of the Principal Road Network.

It should be noted that the TGC is adjacent to the Transport Zone (TRZ2). If access is created or altered, or land subdivided, a permit will be required.

### 3.1.4 Review of Relevant Amendments

#### *Planning Scheme Amendment C7: Rezoning to LDRZ (2004)*

Amendment C7 in 2004 rezoned much of the Precinct from RLZ to LDRZ, with the exception of the Traralgon Golf Course, east of Regans Road, Copeland Court and Freemans Road and south of Traralgon West Road. The amendment implemented the findings of the Rural Living Study and allowed subdivision with a minimum lot size of 0.4ha while keeping in line with the planning policy at the time to maintain a non-urban break between Morwell and Traralgon. This resulted in the fragmentation and resizing of lots within the rezoned area.

#### *Amendment C42: Traralgon Bypass (2009)*

The Amendment applies to protect land on a proposed alignment described as Options W1C and E2D in the Planning Assessment Report for the Princes Highway – Traralgon Bypass, between the Princes Highway – Morwell Bypass, at Morwell East and the Princes Highway at Sheepwash Creek Road, east of Traralgon. The Amendment also applies to land required for proposed interchange ramps on the Princes Freeway at Tramway Road and land on both sides of the proposed route alignment.

#### *Amendment C62 and the Traralgon-Morwell Corridor Concept Plan (2010)*

Amendment C62 implemented a review of the planning scheme in 2010 and instigated a policy shift in relation to the potential for urban development in the Morwell-Traralgon Corridor. The planning scheme review implemented through Amendment C62 involved the review of the structure plans for Traralgon, Morwell, Churchill and Moe/ Newborough which was undertaken by Beca, on behalf of Council, in 2007.

There is no specific mention regarding residential redevelopment at the Golf Club site, however, Amendment C62 marked a clear policy shift away from maintaining a non-urban break in the Morwell-Traralgon Corridor. Because the Golf Club is located within this corridor, it could therefore indirectly encourage the redevelopment of the Golf Club for residential growth.

#### *Amendment C87 – Traralgon Growth Areas Review (TGAR) (2017)*

The amendment provides clear direction for the growth and development at Morwell, Traralgon, the Traralgon West Growth Corridor, and the small towns of Glengarry and Tyers. It aims to target the growth of the region for the next 30-40 years with reference to the Traralgon West Structure Plan (TWSP).

The TWSP aims to facilitate the transition of the Morwell Traralgon Employment Corridor to an area which better reflects the opportunities available within the Traralgon West precinct, while responding appropriately to the constraints which exist within the area. Although there is no specific mention of the importance of

retaining recreational land uses such as the Golf Club, C87 highlights that over time it aims to encourage a higher density residential corridor in the areas closest to the Princes Highway.

#### *Morwell Traralgon Employment Corridor (MTEC) (2020)*

The MTEC undertook further detailed assessment regarding the specific uses and opportunities for the corridor and re-affirmed the future residential area identified in the Traralgon West Structure Plan. The MTEC highlights the potential for a Neighbourhood Activity Centre (NAC) located on the Hollydale Strategic Development Site at the intersection of the Princes Highway and Bradford Drive.

There is no specific reference made to the redevelopment of the TGC or the retention of other recreational infrastructure over residential development.

### **3.2 TGC SOCIO-ECONOMIC ASSESSMENT**

The TGC Socioeconomic Assessment process evaluated the most appropriate future use of the site and the TGC's role in delivering community, health, and environmental outcomes. This report presents a socio-economic analysis of two options for the future use of the TGC site:

- A business as usual scenario, underpinned by the Club's Strategic Plan and Course Masterplan
- A hypothetical relocation option.

The business as usual scenario indicates a strong and sustainable future for TGC, projecting a net community benefit of \$8.3 million over 20 years with a cost-benefit ratio of 1:1.32. Planned improvements, including a new 19th hole, are expected to enhance member participation, financial stability, and the Club's role as a major community hub. Conversely the hypothetical relocation scenario, based on preliminary assumptions, carries substantial risks. Relocation would require an estimated \$50 million investment, generate a temporary decline in membership and revenue, and threaten established community ties. It would result in a negative net community benefit of -\$17.1 million over 20 years, with a cost-benefit ratio of 1:0.70. The relocation option also risks the loss of existing environmental assets and increases uncertainty around accessibility for current members. It is noted that the relocation analysis was based on preliminary information and would require detailed feasibility investigations if pursued.

Based on the findings of this assessment, the continued operation of TGC at its existing site is the preferred option for delivering long-term community, environmental, and economic benefits. The TGC plays a vital role in supporting physical and mental health outcomes, fostering social cohesion, contributing to the visitor economy, and preserving valuable green open space and biodiversity within an increasingly urbanised area. Retaining TGC at its current site offers a greater degree of certainty, lower risk, and a more immediate and measurable community benefit. Continued investment in the current facility will allow the Club to build upon its strong historical foundations, enhance its contribution to community health and wellbeing, and secure its position as a vital social and recreational asset for the Latrobe community into the future.

### **3.3 TGC MASTERPLAN**

TGC have recently finalised a Masterplan (Traralgon Golf Club- Golf Course Masterplan March 2025) for the course.

The Masterplan addresses current and growing boundary concerns and the opportunity to reposition and rebuild greens to address their deteriorating agronomy and provide for a variety pin options. The Masterplan provides greater teeing options, provides improved enjoyment for a range of physical demographics while also addressing the differences between winter and summer course conditions. The proposed new layout will support a tactical approach by TGC to progressively address growing issues, and in parallel, transform and position the course to continually attract players into the long term.

One key strategic imperative of the Masterplan is to mitigate key risks – player and neighbour safety, limited land, tight design and boundary encroachment. Rerouting of some holes are proposed to address this risk.

It is proposed to rebuild some of the greens on the course. The Masterplan also proposes the construction of a 19<sup>th</sup> green to allow for minimal disruption while green rebuilding is occurring.

The Masterplan proposes reducing the reliance on dense tree corridors to define play. It is assumed that this will require the removal of vegetation.

The Masterplan also proposes to relocate the cart storage to a more desirable location which has fewer safety risks and less disruption to golf.

## 4. KEY STAKEHOLDER ENGAGEMENT

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In the development of this advice, a stakeholder engagement plan in accordance with LCC's Community Engagement Policy was implemented.

The objective of the stakeholder engagement was to understand from key stakeholders including the TGC and Councillors, how the Club and course is valued by the community and stakeholders and the opportunities to be realised and the constraints to be addressed by strategic land use planning for the Club.

Topics discussed during the engagement phase included:

- Current operations of the Golf Club including membership, golf and community programs and financial status
- Golf Club social and community impact
- Strategic development opportunities for the Golf Club, including masterplanning, membership growth and future golf programs
- Future opportunities to be realised through the strategic planning for the Club
- Implications for retaining the Golf Club in its current locations, and relocating the Club.

Key stakeholders for the project include:

- TGC Committee and members were engaged through a variety of mediums. The engagement identified the objectives the committee and members have for the future of the Club
- Councillors: Councillors from all nine (9) wards were briefed on the project on the 2 of June 2025
- Other stakeholders, including Golf Australia.

As the PSA progresses into the formal statutory phase, further engagement with the TGC, local community, state authorities, adjoining properties and other stakeholders will be undertaken.

## 5. CASE STUDIES- COMPARABLE SITE REVIEW

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A review of comparable sites was undertaken (see Appendix C for list of sites reviewed).

The findings of the comparable site review include:

- A significant number of privately owned golf clubs have a Special Use Zone (SUZ) with a schedule establishing Purposes to the schedule of the zone
- A number of Councils use a more general 'Golf Clubs' SUZ Schedule that applies to all privately owned golf courses in the Council area.

### Purpose

- Purposes in the Schedule to SUZs vary depending on the type of issues to be addressed. Purposes include:
  - To provide for the use and development of land as a golf course and associated land uses
  - To provide for the use of the land for a golf course and ancillary activities
  - To ensure that the development of these facilities takes place in an orderly and proper manner and does not cause a loss of amenity to the neighbourhood
  - To ensure that the use and development of land for the golf course and associated activities does not adversely affect the amenity of surrounding areas and does not affect existing native vegetation on site.

### Table of Uses:

- Tables of Uses table are tailored to support uses that align with the purpose to the SUZ schedule, for example, SUZs schedules with the Purpose of facilitating development of land as a golf course and associated land uses, include:
  - Section 1 uses, such as golf course, golf driving ranges, car parking (when associated with certain uses), leisure and recreation
  - Section 2 uses that may support the purpose in the Schedule to the SUZ that may be considered by Council, such, accommodation, offices, place of assembly.

### Use Requirements

Various use requirements are included in SUZ schedules. Examples of the use requirements included in various relevant SUZ schedules include:

- Use application requirements to show how the proposed use achieves or is complementary to the purpose of the schedule
- Requirement that the use of land must not adversely affect the amenity of surrounding land
- Decision Guidelines including consideration of the effect the use will have on nearby land, and existing use, impact on traffic, whether the use is consistent with the purpose in the Schedule to the SUZ.

### Subdivision Requirements

Various subdivision requirements are included in SUZ schedules. Examples of the subdivision requirements included in various relevant SUZ schedules include:

- Decision Guidelines that require Council consider interface with adjoining land, the effect of subdivision on the potential of the land to accommodate existing and future uses that are consistent with the purpose of the zone.
- The role that the land plays in providing a substantial area of open space and habitat.

### Buildings and Works Requirements

Various Buildings and Works requirements are included in SUZ schedules. Examples of the buildings and works requirements included in various relevant SUZ schedules include:

- No permit is required for minor earthworks associated with the ongoing maintenance or operation of the existing golf course, providing the Australian course rating is not reduced.
- Requirement for a Landscape Plan

- Decision Guidelines that require Council consider the need to maintain a buffer from land uses on the site (if appropriate) to adjoining land uses
- Views to and from the site
- Impacts on native vegetation
- Treatment and disposal of wastewater
- Connection to services
- Required assessment of the land for potential contamination
- Footprints of buildings and impact on stormwater management
- Exemption from notice and review for buildings and works applications associated with a golf course and golf driving range are exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

### Signs

The majority of SUZ schedules reviewed did not include sign requirements. SUZ2 in the Wodonga Planning Scheme specified the sign requirements are at Clause 52.05 is in Category 3

## 6. STRATEGIC CONSIDERATIONS

### 6.1 STRATEGIC ASSESSMENT

Minister's Direction No. 11: Strategic Assessment of Amendments, requires a Planning Authority to evaluate and document how an amendment addresses specified strategic considerations. A strategic assessment of the proposed PSA that aligns with the Planning Practice Note 46 (Strategic Assessment Guidelines for Preparing and Evaluating Planning Scheme Amendments) has been undertaken. Planning Practice Note 46 is used to guide a strategic assessment under Minister's Direction No. 11 (Strategic Assessment of Amendments).

Planning Practice Note 46 sets out the types of amendments that require various levels of assessment against the strategic considerations outlined in the Practice Note. The Practice Note identifies amendments that only require a 'brief' assessment against the strategic considerations in the Practice Note.

Amendments that rezone land to 'reflect its current use or ownership', require a 'brief' assessment against the strategic considerations. Although there are some complexities involved with the rezoning in relation to community expectations, the assessment has assumed that the PSA report will 'briefly' assess the amendment against the strategic considerations in the Practice Note.

As required by Practice Note 46, only strategic considerations relevant to the amendment, have been provided. The level of justification needed for each consideration is proportional to the impact the amendment will have.

Table 6-1 summarises how the PSA must respond to the relevant strategic considerations.

Table 6-1 Strategic Considerations

Strategic Consideration	Comment
Why is an amendment required?	What does the amendment intend to do and what is its desired outcome?
	How does it intend to do it?
	Is it supported by or is it a result of any strategic study or report?

Strategic Consideration		Comment
	Will the planning policy, provision or control result in the desired planning outcome?	operation of the TGC would deliver long-term community, environmental, and economic benefits.
	Will the amendment have a net community benefit?	Yes, it will apply planning controls that support the current use and future operations of the TGC, while protecting amenity of surrounding areas and on site flora and fauna
	Will the community benefit outweigh the cost of the new control?	Yes. The Socio-Economic Analysis showed a net community benefit from the continued operation of the TGC in its current location
	Does the amendment repeat provisions already in the planning scheme?	Yes. The net community benefit is expected to be realised over the next 20 years and requires planning improvements that will be supported by the amendment and are required to maximise benefit.
	Is the planning scheme the most appropriate means of controlling the issue or can other existing regulatory or process mechanisms deal with the issue?	No. The zoning will be site specific. Particular Provisions (e.g. Clause 52.17 (Native Vegetation) 52.05 (Signs), 52.06 (Car Parking) will apply and not be duplicated by the amendment.
	Is the matter already dealt with under other regulations?	Yes. The planning scheme is the mechanism that will best support the current and future use and development of the site.
Does the amendment implement the objectives of planning and address any environmental, social and economic effects?	Does the amendment implement the objectives of planning in Victoria? (Refer to section 4 of the Planning and Environment Act 1987.)	Yes, particularly in relation to securing a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;
	Does the amendment adequately address any environmental effects?	Yes
	Does the amendment adequately address any social effects?	Yes
	Does the amendment adequately address any economic effects?	Yes
	Does the amendment meet the objective and give effect to the strategies to address the risk to life as a priority, property, community infrastructure and the natural environment from bushfire in the Planning Policy Framework (Clause 13.02 of the planning scheme)?	The site is not within a bushfire prone area. It is not anticipated that the amendment will create any further bushfire hazard
Does the amendment address relevant bushfire risk?	Has the view of the relevant fire authority been sought in formulating the amendment?	No (to be undertaken during PSA preparation)
	If the planning scheme includes a Local Planning Policy Framework at Clause 20, is the amendment consistent with the objectives and strategies that apply to bushfire risk?	NA
	Is local policy for bushfire risk management required to support the amendment?	No

Strategic Consideration	Comment	
Does the amendment comply with all the relevant Minister's Directions?	<p>Does the amendment comply with the requirements of the Ministerial Direction - The Form and Content of Planning Schemes?</p> <p>Do any other Minister's Directions apply to the amendment? If so, have they been complied with?</p> <p>Is the amendment accompanied by all of the information required by a Minister's Direction?</p>	<p>Yes</p> <p>Ministerial Direction 1 (Potentially Contaminated Land) applies to land that is potentially contaminated. As the PSA allows land to be used for a sensitive use, the planning authority must satisfy itself whether or not the land or parts of the land are contaminated.</p> <p>Yes</p>
Does the amendment support or implement the PPF?	<p>Does the amendment support or give effect to the PPF?</p> <p>Are there any competing PPF objectives and how are they balanced?</p>	<p>No. The Morwell to Traralgon Structure Plan (Clause 11.03-2L) encourages the relocation of the Traralgon Golf Course (MTTSP Area 2) and its development for residential purposes.</p>
		<p>Yes. The Morwell to Traralgon Structure Plan (Clause 11.03-2L) encourages the relocation of the Traralgon Golf Course (MTTSP Area 2) and its development for residential purposes which is competing with the amendment. It is recommended that Clause 11.03-2L is amended to align with the retention of the golf club in the current location.</p>
	<p>Does the amendment support or give effect to any relevant adopted state policy?</p> <p>If the planning scheme includes a Municipal Planning Strategy (MPS) at Clause 02 and the amendment seeks to introduce or amend a local planning policy in the PPF:</p> <p>Does the new or amended local planning policy:</p> <ul style="list-style-type: none"> <li>respond to a demonstrated need?</li> <li>implement a strategic direction in the MPS?</li> <li>relate to a specific discretion or group of discretions in the planning scheme?</li> <li>assist the responsible authority to make a decision?</li> <li>assist any other person to understand whether a proposal is likely to be supported?</li> <li>respond to a demonstrated need?</li> </ul> <p>Does the amendment affect any existing local planning policy or tool?</p> <p>Is a local planning policy necessary OR is the issue adequately covered by</p>	<p>Yes</p> <p>N/A</p>

Strategic Consideration	Comment
Does the amendment make proper use of the VPP?	<p>another planning tool or decision guideline?</p> <p>Does the amendment use the most appropriate VPP tool to achieve the strategic objective of the planning scheme?</p> <p>Does the amendment affect, conflict with or duplicate another existing provision in the planning scheme that deals with the same land, use or development? If so, have the provisions been reconciled?</p> <p>Does the control capture matters that do not specifically relate to the purpose or objectives of the control or matters that should not be dealt with under planning?</p> <p>Does the amendment make any existing provision in the planning scheme redundant?</p> <p>Is the amendment consistent with any relevant planning practice note?</p>
	<p>Yes. A Special Purpose Zone is proposed. A standard zone or a combination of zones, overlays and local policies cannot give effect to the desired objectives or requirements.</p> <p>The strategic basis for the use of a Special Purpose Zone has been established. The prescribed schedule provides flexibility to cater for the required variety of land uses to ensure orderly development outcomes for the site and surrounds.</p> <p>No</p> <p>No</p> <p>No</p> <p>Yes. Planning Practice Note 02 (Applying the Special Use Zone) Planning Practice Note 46 (Strategic Assessment Guidelines for Preparing and Evaluating Planning Scheme Amendments).</p>
How does the amendment address the views of any relevant agency?	
	<p>Agency engagement to be undertaken during PSA preparation)</p>
Does the amendment address the requirements of the Transport Integration Act 2010 (TIA)?	<p>Is the amendment likely to have a significant impact on the transport system, as defined by section 3 of the TIA?</p> <p>If so, explain how the amendment addresses the transport system objectives and decision making principles set out in Part 2, Divisions 2 and 3 of the TIA.</p> <p>Are there any applicable statements of policy principles prepared under section 22 of the TIA?</p> <p>If so, assess how the amendment addresses any specified policy principles that apply to the proposal.</p>
	<p>No</p> <p>NA</p> <p>No</p> <p>NA</p>
What impact will the new planning provisions have on the resource	<p>Has the council considered the cost implications in implementing and administrating the new planning provisions? including:</p>
	<p>There will be costs in relation to:</p> <ul style="list-style-type: none"> <li>• Further technical assessments to support the amendment (if required)</li> <li>• Council officer time spent managing the amendment</li> </ul>

Strategic Consideration	Comment	
and administrative costs of the responsible authority?	<p>estimated increase in number of planning permit applications</p> <p>planning staff resources</p> <p>other miscellaneous costs including legal or other professional advice, for example, heritage advisers</p> <p>capacity to consider the new application within the prescribed time?</p>	<ul style="list-style-type: none"> <li>Costs associated with the exhibition of the Planning Scheme Amendment</li> <li>Cost and Council Officer time associated with referral to Planning Panels Victoria (if required)</li> </ul>

### 6.1.1 Why is the amendment required?

Currently the land parcel is zoned Rural Living Zone – Schedule 1 (RLZ1) under the Latrobe Planning Scheme. This zoning is typically applied to areas where residential development occurs in a rural setting, often with larger lots that provide a transition between urban and rural land uses. The RLZ1 zoning reflects the site's location on the peri-urban fringe of Traralgon and permits land uses that are compatible with rural living, low-density residents' development, and limited agricultural activities. While not specifically a recreational zone, use of the site as a golf course is consistent with the zone's discretionary uses, provided relevant planning approvals have been granted or maintained.

Over the past six years, TGC's membership base has undergone strong growth reaching the highest membership level in 19 years at the end of 2023/24. Continued growth in membership is important to the viability of the Club. The population and dwelling forecasts for the Traralgon-Traralgon East area indicate steady growth through to 2046, presenting both challenges and opportunities for the region. With a projected population increase of 28.0% and a 40.7% rise in dwellings, the area is expected to account for 58.1% of total dwelling growth in Latrobe.

This indicates the community surrounding the TGC is expected to grow, with evolving housing and recreational needs. The anticipated population growth presents an opportunity for the TGC to grow its membership base and enhance community engagement. As more residents move into the area, the Club is well positioned as a central recreational and social hub, catering to the diverse needs and interests of the community.

Considering the potential growth and demand for the recreational facilities provided by the TGC that will be required as populations grow in the region, it is important that the planning controls for the site are supportive in allowing the club to respond to need to improve, update and redevelop certain aspects of the Club and provide the Club with confidence to continuing to invest.

The most appropriate site-specific planning control to support the future growth of the club is the SUZ. The SUZ allows for:

- the establishment of local purposes in relation to the 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
- Prescribed land use provisions that support appropriate development, simplify planning approvals and provide the Responsible Authority guidelines to assess planning applications.

## 7. PROPOSED TOOLS AND IMPLEMENTATION

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### 7.1 PLANNING SCHEME AMENDMENT PURPOSE AND OBJECTIVES

The objective of the Planning Scheme Amendment should be established to guide the purpose, table of uses and land use provisions to be implemented through the Schedule to the SUZ.

The TGC Masterplan proposes a number of upgrades including:

- Rerouting of some holes
- Rebuilding of some of the greens
- Construction of a 19<sup>th</sup> green to allow for minimal disruption while green rebuilding is occurring
- Removal of vegetation
- Relocation of the cart storage.

It is proposed that where possible the proposed SUZ should support the proposed use, buildings and works required to implement the Masterplan.

The Section 1 Uses have been identified as uses that:

- Will support the future growth and prosperity of the TGC
- Will meet the purpose of the SUZ schedule in relation to values of the site and amenity of surrounding areas.
- Align with Traralgon Golf Club-Golf Course Masterplan March 2025.

Key Section 1 Uses and Conditions to support the Masterplan include:

- Golf course
- Store (Must be associated with use of land for a Golf Course).

Other uses that may be required to support future development of the TGC have been identified as Section 1 Uses.

Other Key Section 1 Uses include:

- Golf Driving Range
- Informal outdoor recreation
- Restricted recreation facility
- Caretakers House
- Office (must be ancillary to a Golf course and not greater than 100 sqm in floor area)
- Shop (must be ancillary to a Golf course and not greater than 100 sqm in floor area)
- Car Park (Must be associated with use of land for a Golf Course).

## 7.2 PLANNING POLICY FRAMEWORK

A comprehensive review of the PPF in relation to the TGC was undertaken. The review identified any amendments required to ensure the PPF aligns with the proposed site-specific planning scheme amendment.

The Morwell to Traralgon Structure Plan (Clause 11.03-2L) encourages the relocation of the Traralgon Golf Course (MTTSP Area 2) and its development for residential purposes which is competing with the amendment.

Clause 11.03-2L also identifies the TGC as a strategic development site that should be developed with medium density urban 'villages' within a landscape context', including a 'Local Activity Centre'.

It is recommended that Clause 11.03-2L is amended to align with the retention of the golf club in the current location.

It should be noted that the Traralgon Housing Framework Plan (Clause 16.01-1L Housing Supply) does not include the TGC. This indicates that the retention of the TGC will not impact on the delivery of the required housing supply for Traralgon.

## 7.3 PROPOSED SPECIAL USE ZONE FOR THE TGC

A Schedule to the SUZ consistent with Ministerial Direction Section 7(5) (Form and Content of the Planning Scheme) has been drafted to support the growth and development of the TGC.

### 7.3.1 Purpose

To provide for the use and development of a private golf course and associated uses.

To ensure that the use and development of land for the purpose of private golf course and associated uses does not prejudice the amenity of surrounding areas.

To ensure that the use and development of land for golf courses and associated activities retains and enhances biodiversity and landscape values of the site.

### 7.3.2 Table of Uses

Table 7-1 Section 1 Uses- Permit Not Required

Use	Condition
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres
Golf course	
Golf Driving Range	
Informal outdoor recreation	Must be associated with use of land for a Golf Course)
Restricted recreation facility	
Caretakers House	
Office	Must be ancillary to a Golf course and not greater than 100 sqm in floor area
Shop	Must be ancillary to a Golf course and not greater than 100 square metres in floor area
Store	Must be associated with use of land for a Golf Course)
Car Park	Must be associated with use of land for a Golf Course)
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Table 7-2 Section 2 Uses- Permit Required

Use	Condition
Energy generation facility	
Fuel depot	
Indoor recreation facility	
Function Centre	
Freezing cool storage	
Food and drink premises	
Convenience restaurant	
Conference Centre	
Place of assembly	
Any use in Section 1 if the condition is not met	
Any other use not in Section 1 or 3	

Table 7-3 Section 3 Uses- Prohibited

Use	Condition
Industry (other than Automated collection point)	
Accommodation (other than caretakers house)	
Earth and Energy Resources Industry	If Requirement of Clause 52.08 not met
Recreational boat facility	
Gambling Premises	
Landscape Garden Supplies	
Manufacturing sales	
Car sales	
Primary produce	
Transport Terminal	

### 7.3.3 Use Requirements

Any application must show how the proposed use achieves or is complementary to the purpose of the schedule.

The use of land must not adversely affect the amenity of surrounding properties, including through:

- Increased traffic and car parking generated by the use
- Transportation of materials, goods or commodities
- Appearance of any building, works or materials
- Emission of noise, vibration, artificial light, odour, dust, wastewater, waste products, oil or similar.

An application to use land under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme must be accompanied by the following information, as appropriate, to the satisfaction of the responsible authority:

- The purpose of the use and type of activities to be carried out
- How the proposed use supports, or is ancillary to the use of the land for a golf course
- The likely effects, if any, on adjoining land, including noise levels, traffic, the hours of delivery and dispatch of goods and materials (including waste collection), hours of operation and potential light spill
- A statement of how the proposed use achieves or is complementary to the purpose of this schedule.

#### **Decision guidelines**

Before deciding on an application to use land under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme, the responsible authority must consider, as appropriate:

- The purpose of the zone
- The need for the proposed use, and the extent to which the use will contribute to the benefit of, and promote the golf course as a viable recreation and community venue
- The effect of traffic to be generated on the existing road network
- Any impact upon the amenity of the existing primary use of the land for a golf course, and any impacts upon the amenity of the surrounding area
- The provision of car parking
- Any impact on biodiversity and landscape values
- The provision of landscaping.

#### **7.3.4 Subdivision Requirements**

None Specified

#### **7.3.5 Buildings and Works Requirements**

No permit is required for minor earthworks associated with the ongoing maintenance or operation of the existing golf course, providing the Golf Australia course rating is not reduced.

#### **Exemption from notice and review**

Buildings and works associated with a golf course are exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

#### **Decision Guidelines**

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

- The purpose of the schedule to the zone
- The need to minimise any adverse impact on the biodiversity and landscape values of the site
- Views to and from the site
- Whether the height, bulk and design of buildings is in keeping with the low rise, low scale neighbourhood character
- The footprint of buildings and the potential to collect and reuse rainwater
- The storage of rubbish and material for recycling.

#### **7.3.6 Signs**

None specified

## 7.4 PROVISION 52.16 NATIVE VEGETATION PRECINCT PLAN

An NVPP provides for the strategic management of native vegetation for a defined area or precinct. It is established via a planning scheme amendment to incorporate the NVPP and list it in the schedule to Clause 52.16. An NVPP identifies the native vegetation that can be removed and the vegetation to be protected, based on the conservation significance and land protection role of the vegetation, the identified values of vegetation within the planning scheme such as amenity and landscape, and the broader strategic planning objectives for the precinct.

Clause 52.16 of the planning scheme applies to land where an NVPP applies. This clause requires a planning permit to remove, destroy or lop native vegetation unless the native vegetation removal is in accordance with an NVPP or is exempted under Clause 52.16-8. Clause 52.17 of the planning scheme does not apply to land where an NVPP applies.

## 7.5 FURTHER ASSESSMENTS REQUIRED

Ministerial Direction 1 (Potentially Contaminated Land) applies to land that is potentially contaminated. As the PSA allows land to be used for a sensitive use, the planning authority must satisfy itself whether or not the land or parts of the land are contaminated.

As the proposed SUZ permits an accommodation use (i.e. caretakers house), it is recommended that the Planning Authority confirm whether there is any risk of contamination from the current golf course. There is potential for contamination through storage of chemicals or fuel on the site. It is recommended that Council undertake a Preliminary Site Investigation for the TGC to confirm if there is a risk of contamination on the site.

The preparation of an NVPP requires an assessment of the importance of the native vegetation for biodiversity, land and water protection, landscape and cultural values. If an assessment indicates that flora and fauna on the site is of sufficient value, the use of an NVPP may be appropriate.

## 7.6 ESTIMATED ADMINISTRATIVE COSTS

An estimate of the costs associate with the PSA are provided in Table 7-4. Elements and costs estimated may not be required.

**Table 7-4 Estimated Administrative Costs**

Task	Comments	Estimated Costs
Further technical assessments to support the amendment (if required)	<ul style="list-style-type: none"> <li>• Flora and Fauna Assessment</li> <li>• NVPP (if required)</li> <li>• Preliminary Site Investigation (contamination)</li> </ul>	<ul style="list-style-type: none"> <li>• \$10k</li> <li>• \$20k</li> <li>• \$5k</li> </ul>
Council officer time spent managing the amendment	Assumes 0.25 Full Time Equivalent (FTE) Planning Officer, management and administrative support for the period of the amendment process (12 months)	<ul style="list-style-type: none"> <li>• \$40k</li> </ul>
Costs associated with the exhibition of the Planning Scheme Amendment	Costs such as materials for exhibition, venue hire, webpage development and management	<ul style="list-style-type: none"> <li>• \$5k</li> </ul>
Cost and Council Officer time associated with referral to Planning Panels Victoria (if required)	<ul style="list-style-type: none"> <li>• Planning Panels Victoria fees</li> <li>• Representation at Panel</li> <li>• Expert evidence at Panel</li> </ul>	<ul style="list-style-type: none"> <li>• \$5k</li> <li>• \$20k</li> <li>• \$20k</li> </ul>

## 8. CONCLUSION AND RECOMMENDATIONS

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The assessment and report align with the Planning Practice Note 46 (Strategic Assessment Guidelines for Preparing and Evaluating Planning Scheme Amendments).

Although there are some complexities involved with the rezoning in relation to community expectations, the assessment assumes that the PSA report will 'briefly' assess the amendment against the strategic considerations in the Practice Note.

The amendment is inconsistent with the MTTSP (Clause 11.03-2L) which encourages the relocation of the Traralgon Golf Course (MTTSP Area 2) and its development for residential purposes. It is recommended that Clause 11.03-2L is amended to align with the retention of the golf club in the current location.

The continued operation of TGC at its existing site is the preferred option for delivering long-term community, environmental, and economic benefits.

The TGC Masterplan proposes a number of upgrades including:

- Rerouting of some holes
- Rebuilding of some of the greens
- Construction of a 19<sup>th</sup> green to allow for minimal disruption while green rebuilding is occurring.
- Removal of vegetation.
- Relocation of the cart storage

The findings of the comparable site review include:

- A significant number of privately owned golf clubs have a SUZ with a schedule establishing Purposes to the schedule of the zone
- A number of Councils use a more general 'Golf Clubs' SUZ Schedule that applies to all privately owned golf courses in the Council area.

Considering the potential growth and demand for the recreational facilities provided by the TGC that will be required as populations grow in the region, it is important that the planning controls for the site are supportive in allowing the Club to respond to need to improve, update and redevelop certain aspects of the Club and provide the Club with confidence to continuing to invest. The most appropriate site-specific planning control to support the future growth of the club is the SUZ.

It is proposed that where possible the proposed SUZ should support the proposed use, buildings and works required associated with use of land for a Golf Course.

## Appendix A TGC Socio-Economic Assessment

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## Appendix B TGC Masterplan

## Appendix C Comparable Site Review

Council	Schedule	Purpose	Application	Content
Alpine Shire	SUZ6 (Golf Courses)	To provide for the use and development of land as a golf course and associated land uses.	All privately owned Golf courses in the Shire	Table of Uses
Ballarat	SUZ11 (Ballarat Golf Course)	To provide for the use of the land for a golf course and ancillary activities.	Ballarat Golf Course	Table of Uses Use Requirements Subdivision Requirements Building and Works Requirements (Exemption from Notice and Review and Decision Guidelines)
Boroondara	SUZ1 (Golf Courses)	To provide for land in private ownership to be used and developed as a golf course.  To ensure that the development of these facilities takes place in an orderly and proper manner and does not cause a loss of amenity to the neighbourhood.	All privately owned Golf courses in the Council	Table of Uses Building and Works Requirements (Decision Guidelines)
Central Goldfields	SUZ2 (Maryborough Golf Course)	To provide for the use and development of the Maryborough golf course and associated activities which are beneficial to the whole community.  To ensure that the use and development of land for the Maryborough golf course and associated activities does not adversely affect the amenity of surrounding areas and does not affect existing native vegetation on site.  To protect and conserve areas of native vegetation.	Maryborough Golf Course 125 Park Road Maryborough	Table of Uses Use Requirements Subdivision Requirements Building and Works Requirements (Decision Guidelines)

Council	Schedule	Purpose	Application	Content
Frankston	SUZ1 (Golf Courses)	To provide for land in private ownership to be used as a golf course.	All privately owned Golf courses in the Council	Table of Uses Use Requirements Subdivision Requirements Building and Works Requirements (Decision Guidelines)
Gannawarra	SUZ2 (Private Golf Course)	To provide for areas to be used for a golf course and associated uses.	All privately owned Golf courses in the Council	Table of Uses Buildings and Works Requirements
Glenelg	SUZ2( Golf Courses)	To provide for areas to be used for a golf course and associated uses.	All privately owned Golf courses in the Council	Table of Uses
Golden Plains	SUZ4 Bannockburn Golf Course)	To provide for the use and development of the land for a golf course and ancillary activities.	Bannockburn Golf Course 300 Bannockburn-Shelford Rd, Bannockburn VIC 3331	Table of Uses Use Requirements Buildings and Works Requirements (Permit Requirements, Decision Guidelines) Subdivision Requirements (Decision Guidelines)
Greater Bendigo	SUZ4 (Private Sport and Recreation Facilities)	To allow for areas in private ownership to be used for a minor sports and recreation facility including golf courses, golf driving ranges and bowling clubs.  To ensure that the use and development of these facilities takes place in an orderly and proper manner and does not cause loss of amenity to the neighbourhood.	All privately owned Golf courses in the Council	Table of Uses Use Requirements Buildings and Works Requirements (Permit Requirements, Decision Guidelines)
Greater Geelong	SUZ3 (Private Golf Courses)	To provide for the use and development of private golf courses.  To ensure that the use and development of land for the purpose of private golf courses does not prejudice the amenity of surrounding areas.	All privately owned Golf courses in the Council	Table of Uses Use Requirements Buildings and Works Requirements (Permit Requirements, Decision Guidelines)

Council	Schedule	Purpose	Application	Content
Hepburn	SUZ1 (Private Golf Courses)	To provide for the use and development of the Clunes, Hepburn and Trentham golf courses and associated uses.	Clunes, Hepburn and Trentham golf courses	Table of Uses Use Requirements Buildings and Works Requirements (Permit Requirements, Decision Guidelines)
	SUZ2 (Creswick Golf Course)	To provide for the use and development of the Creswick golf course and associated uses.	Creswick Golf course	Table of Uses Use Requirements Buildings and Works Requirements (Permit Requirements, Decision Guidelines)
Horsham	SUZ1 (Horsham Golf Course)	To provide for the use and development of the Horsham Golf Club.  To ensure that the use and development of land for the purpose of the Horsham Golf Club does not prejudice the amenity and development of nearby land.	304 Golf Course Rd, Haven VIC 3401	Table of Uses Use Requirements Buildings and Works Requirements (Permit Requirements, Decision Guidelines)
Hume	SUZ2 (Goonawarra Golf Course)	To provide for areas in private ownership to be used as private sportsgrounds.  To encourage the orderly planning and development of these facilities in a manner which does not adversely affect the amenity of the neighbourhood.	Goonawarra Golf Course	Table of Uses Use of Land Requirements (Amenity of the neighbourhood), Decision Guidelines Subdivision Requirements (Decision Guidelines) Buildings and Works Requirements (Permit Requirements, Application Requirements, Decision Guidelines)
Kingston	SUZ1 (Golf Courses)	To provide for the use and development of land as a golf course and associated uses.	All privately owned Golf courses in the Council	Table of Uses
Macedon Range	SUZ3 (Private Golf Courses)	To provide for golf courses and associated uses.	All privately owned Golf courses in the Council	Table of Uses Buildings and Works Requirements (Decision guidelines)

Council	Schedule	Purpose	Application	Content
Manningham	SUZ1 (Private Education Centres, Golf Courses and Sports Grounds)	To provide for land in private ownership to be used and developed as an education centre, golf course or sports ground.  To ensure that the development of these facilities takes place in an orderly and proper manner and does not cause a loss of amenity to the surrounding neighbourhood.	Multiple sites including privately owned golf course	Table of Uses Use of Land Requirements (Amenity of the neighbourhood), Decision Guidelines Subdivision Requirements (Decision Guidelines) Buildings and Works Requirements (Permit Requirements, Application Requirements, Decision Guidelines)
Monash	SUZ3 (Metropolitan and Huntingdale Golf Course)	To provide for the use and development of land as a golf course and associated uses.	Metropolitan and Huntingdale Golf Courses	Table of Uses
Moorabool	SUZ3 (Golf Courses)	To provide for golf courses and uses compatible with enhancing golf courses as an entertainment and recreation venue.	All privately owned Golf courses in the Council	Table of Uses Use Requirements (Conditions, application requirements, decision guidelines) Subdivision (application requirements, decision guidelines) Buildings and Works (application requirements, decision guidelines)
Nillumbik	SUZ1 (Heritage Golf and Country Club)	To provide for Stage Two of the Heritage Golf and Country Club Development in accordance with the Site Concept Plan forming part of this schedule and an approved development plan as set out in section 4.0 below.	Heritage Golf and Country Club	Table of Uses Use (Conditions, application requirements, decision guidelines) Subdivision (Application requirements, decision guidelines) Buildings and Works (application requirements, decision guidelines)
Pyrenees	SUZ1 (Private Golf Club (Beaufort))	To provide for land in private ownership to be used as a private golf club.  To ensure that development of these facilities takes place in an orderly and proper manner and does not cause	Beaufort Golf Course	Table of Uses Buildings and Works Applications (permit application requirements)

Council	Schedule	Purpose	Application	Content
		loss of amenity to the surrounding neighbourhood.		
Southern Grampians	SUZ2 (Private Golf Course)	To provide for areas to be used for a private golf course.	All privately owned Golf courses in the Council	Table of Uses
Surf Coast	SUZ7 (Golf Courses)	To provide for the use and development of land for golf course and associated activities, including tourist activities.  To ensure the use and development of land for golf courses and associated activities:  Does not adversely affect the residential amenity of surrounding areas. Respects the neighbourhood character of the adjacent land and surrounding areas. Respects the natural environment and landscape values of the site and surrounding area.	All privately owned Golf courses in the Council	Table of Uses Use Requirements (Decision Guidelines) Subdivision Requirements (Decision Guidelines) Buildings and Works Requirements (Application Requirements, Decision Guidelines)
Wangaratta	SUZ4 (Golf Course ) (Wangaratta Golf Club)	To provide for the use of the Wangaratta Golf Club for a range of sporting, entertainment and commercial uses.  To ensure that the combination of uses, their density, and the scale and character of any development do not prejudice the amenity of surrounding land.	Wangaratta Golf Club	Table of Uses Use Requirements (Decision Guidelines) Buildings and Works Requirements (Application Requirements, Decision Guidelines)

Council	Schedule	Purpose	Application	Content
West Wimmera	SUZ2 (Golf Course)	<p>To ensure that use and development of land associated with the Harrow Golf Course does not prejudice the amenity of surrounding land.</p> <p>To ensure that the development takes place in an orderly and proper manner.</p>	Harrow Golf Course	<p>Table of Uses Use Requirements (Amenity , application requirements, decision guidelines)</p> <p>Subdivision Requirements (Decision Guidelines)</p> <p>Buildings and Works Requirements (Preparation of a Development Plan)</p>
Wodonga	SUZ2 (Golf Courses and Associated Development)	To provide for the use of land for a major recreational and sporting club facilities and their associated development including accommodation, convention and residential opportunities.	Multiple major recreational and sporting club facilities (Wodonga Golf Course)	<p>Table of Uses Use Requirements (Requirements for a Specific Site)</p> <p>Subdivision Requirements (Permit requirements, application requirements, decision guidelines)</p> <p>Buildings and Works Requirements (Application Requirements, Decision Guidelines)</p> <p>Signs</p>
Yarra	SUZ1 (Latrobe Golf Course- Farm Road Alphington)	To recognise use of the land as a private golf course and ancillary purposes.	Latrobe Golf Course- Farm Road Alphington	<p>Table of Uses Use Requirements (Amenity of the neighbourhood, application requirements, decision guidelines)</p> <p>Buildings and Works Requirements (Decision Guideline)</p>
Yarra Ranges	SUZ9 (Eastern Golf Club)	<p>To provide for use and development of the land for an outdoor recreation facility (golf course), Restricted recreational facility and Function centre, Crop raising (turf farm), a limited licence for the function room and golf carts and full club licence for the Club House, buildings and works associated with a dwelling and group accommodation, the removal of vegetation and the</p>	Eastern Golf Club	<p>Table of Uses Use Requirement (the land may be used and developed in accordance with the specific controls in the incorporated document "Eastern Golf Club Yering, February 2013".)</p> <p>Subdivision Requirements (Minimum Lot Size)</p> <p>Buildings and Works Requirements</p>

Council	Schedule	Purpose	Application	Content
		<p>erection of signage.</p> <p>To ensure that the use and development of the land minimises adverse impact on the use and development of nearby land.</p>		



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