

**11.03**

31/07/2018  
VC148

**PLANNING FOR PLACES**

**11.03-1S**16/04/2026  
VC300**Activity centres and precincts****Objective**

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

**Strategies**

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

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

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

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

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

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

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

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

**Policy documents**

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)
- *Apartment Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2021)
- *Precinct Structure Planning Guidelines: New Communities in Victoria* (Victorian Planning Authority, 2021)
- *Mid-Rise Design Guide* (Department of Transport and Planning, 2026)

### 11.03-1L-01 Activity centres

02/10/2025  
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#### Strategies

Facilitate development of regional commercial significance to locate within the Traralgon Primary Activity Centre.

Facilitate major office and institutions within the primary activity centre of Morwell.

Facilitate development in the activity centres of Morwell and Moe that support their role as sub regional retail centres.

Facilitate development in Churchill that supports its role as a large town centre.

Support localised convenience retail, community and small business service needs within Neighbourhood and Local Activity Centres.

Establish Neighbourhood and Local Activity Centres in Traralgon, Morwell, Moe, Churchill as outlined in the Traralgon Town Structure Plan, Morwell Town Structure Plan, Moe-Newborough Town Structure Plan and Churchill Town Structure Plan in Clause 11.01-1L.

Discourage the establishment of new centres unless:

- There is demand to sustain its viability.
- Its establishment will not detrimentally affect existing centres, particularly existing main town neighbourhood and small town retail centres.

#### Policy documents

Consider as relevant:

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

**11.03-1L-02 Churchill activity centre**

02/10/2025  
C149latr

**Policy application**

This policy applies to land within the Churchill Town Centre Plan (CTCP) included in this clause.

**Strategies**

Encourage all retail or commercial development in the Churchill Town Centre to be consolidated within the primary activity centre (CTCP Area 1).

Establish regional education and research facilities in the service, community and civic use areas directly north and east of Northways Road (CTCP Area 2).

Encourage the expansion of the university facility to the east of Northways Road (CTCP Area 2).

Strengthen the east-west link between the existing Churchill primary activity centre and the University to the east by encouraging retail, office and mixed use residential developments along the link (CTCP Area A).

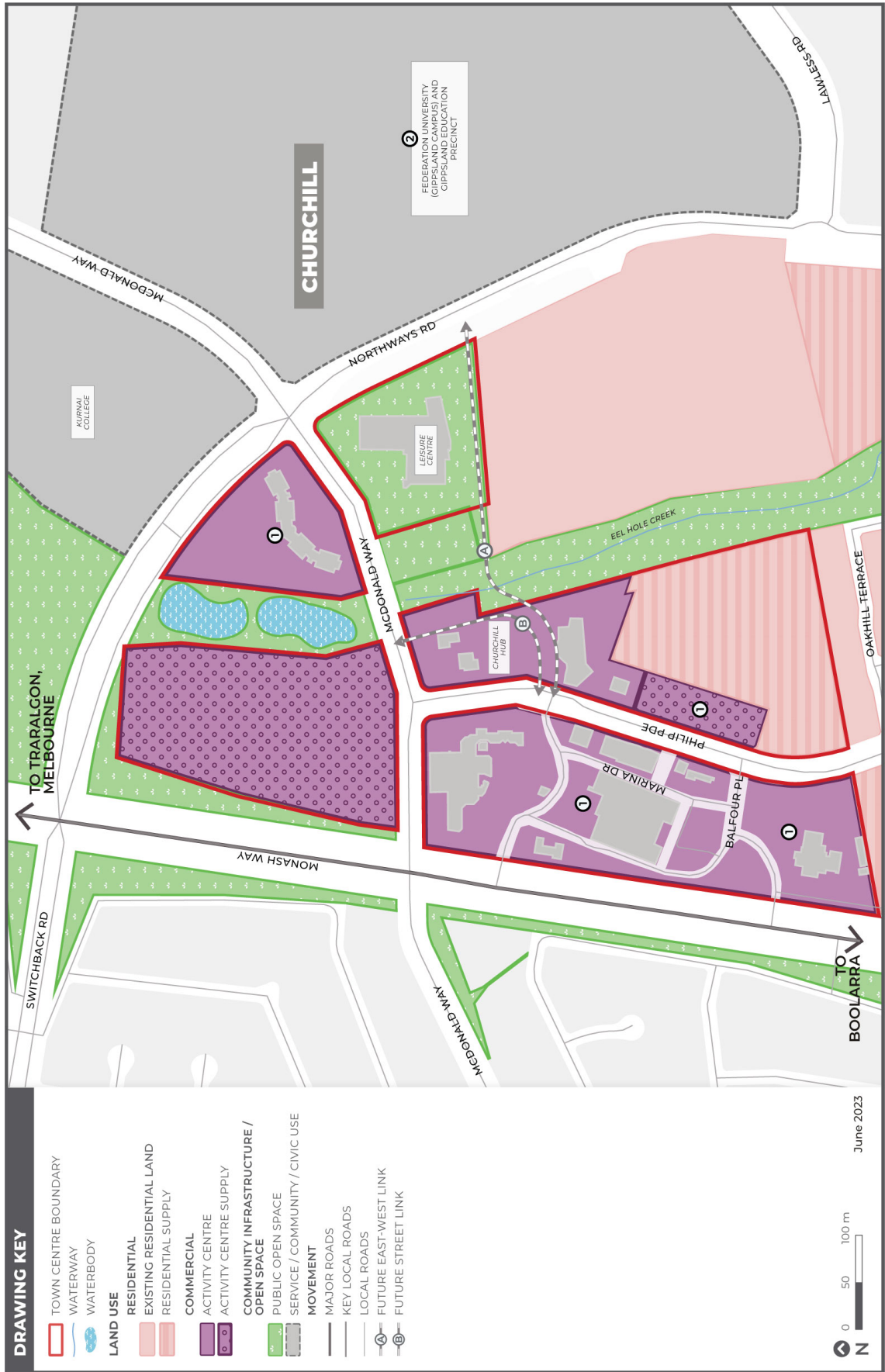
Design buildings with active frontages on the street and pedestrian links of Balfour Place and between Monash Way and Phillip Parade.

**Policy documents**

Consider as relevant:

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

Churchill activity centre plan



**11.03-1L-03 Moe activity centre**02/10/2025  
C149latr**Policy application**

This policy applies to land within the Moe Activity Centre Plan (MACP) included in this clause.

**Strategies**

Encourage retail, office and residential mixed use developments within Moe Primary Activity Centre.

Facilitate development of key sites adjacent to public transport, including bus routes and the Moe Train Station, that encourage pedestrian linkages between the private and public realm, including the expansion of shopping centres.

Develop the northern side of the railway line as an active urban environment and the southern side as a landscape focused area with passive recreation community spaces.

Enhance the image of the Railway Precinct as the focal point of Moe by establishing a civic hub at the Precinct that includes a pedestrian plaza and community-based facilities.

Design development to maintain views to and from the Rail Precinct and Station.

Activating the central green open spaces in the Railway Precinct by encouraging localised commercial activity and transit-oriented development.

Locate convenience retailing between the west end of the Service Station (opposite 37 Lloyd Street, Moe) and the south Station forecourt to provide active frontages to the pedestrian crossing in the Railway Precinct.

Encourage landscaping at the Lloyd Street frontage of the Service Station and the open space to the east.

Reinforce Moore Street as the primary shopping street in the town.

Support development that provides a high level of pedestrian amenity at Hasthorpe Place Precinct including pedestrian arcades to Moore Street and George Street (MACP Area 2).

Facilitate development that fronts car parking and the pedestrian network at the Clifton Street Precinct (MACP Area 1).

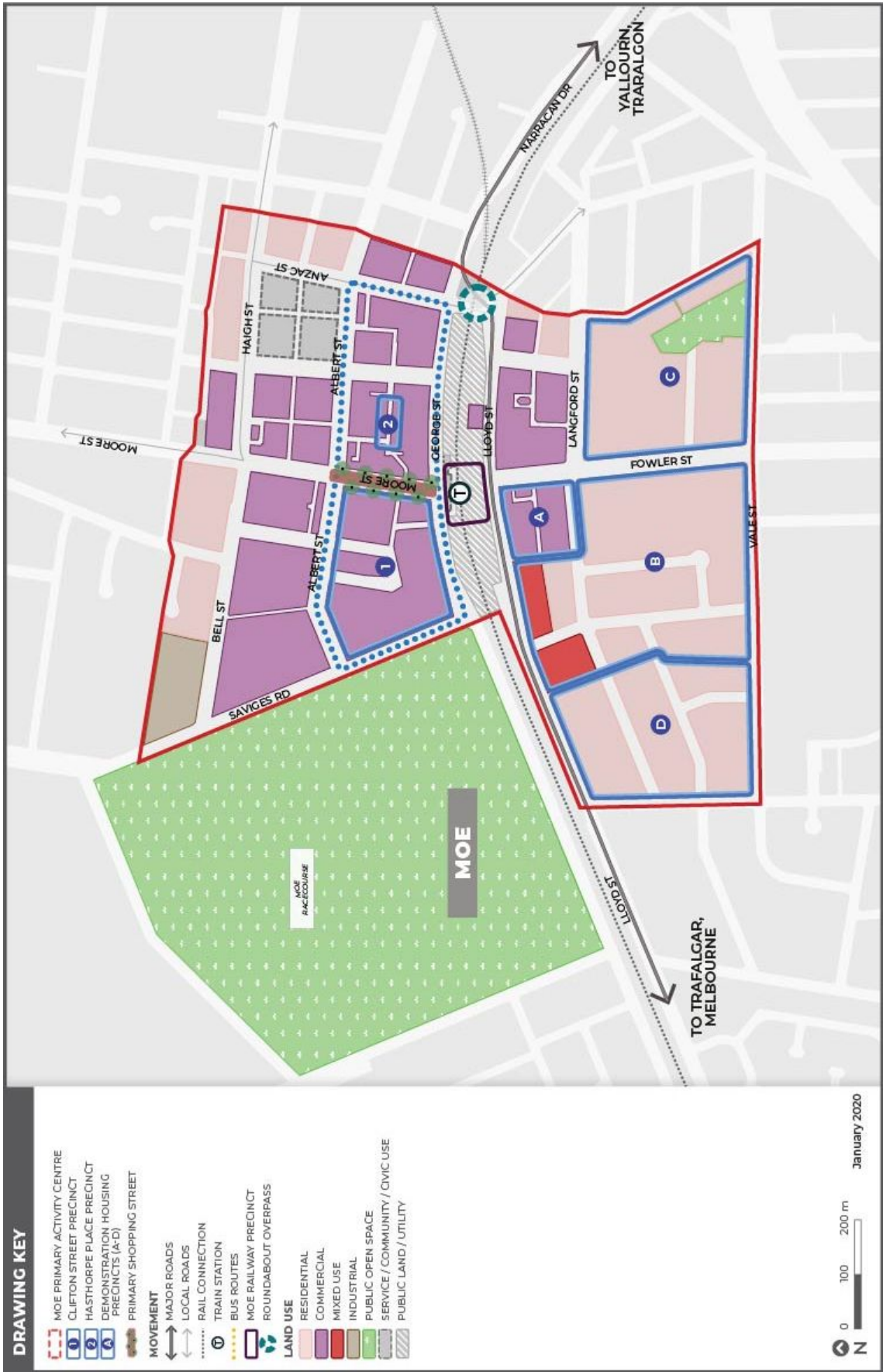
Support the redevelopment of higher density housing to the south of Moe town centre and train station through a demonstration project (MACP Area A to D).

**Policy documents**

Consider as relevant:

- *Moe Activity Centre Plan* (Tract Consultants, 2007)
- *Moe Rail Precinct Revitalisation Project: Master Plan* (SJB Urban, SJB Architects, McCormick Rakin Cagney & Slattery Australia, 2009)
- *Clifton Street Precinct Urban Design Guidelines* (Tract Consultants, 2008)

Moe activity centre plan



**11.03-2S**

02/09/2025  
VC283

**Growth areas**

**Objective**

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

**Strategies**

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

Implement the strategic directions in the growth corridor plans.

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

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

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

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

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

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

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

Provide a diversity of housing type and distribution.

Retain unique characteristics of established areas impacted by growth.

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

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

Develop and implement plans for growth areas that will:

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

## LATROBE PLANNING SCHEME

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

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

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

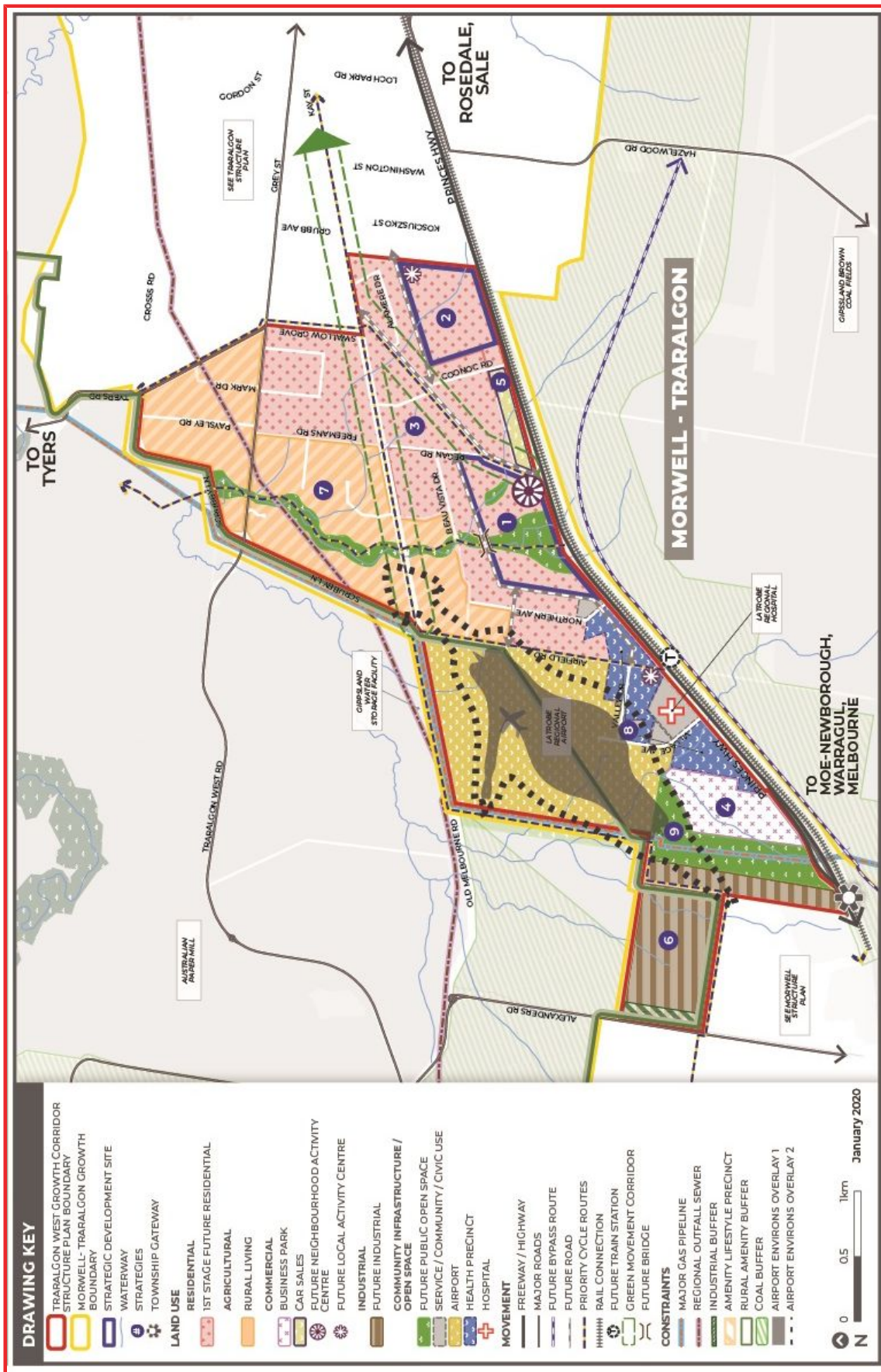
### **Policy documents**

Consider as relevant:

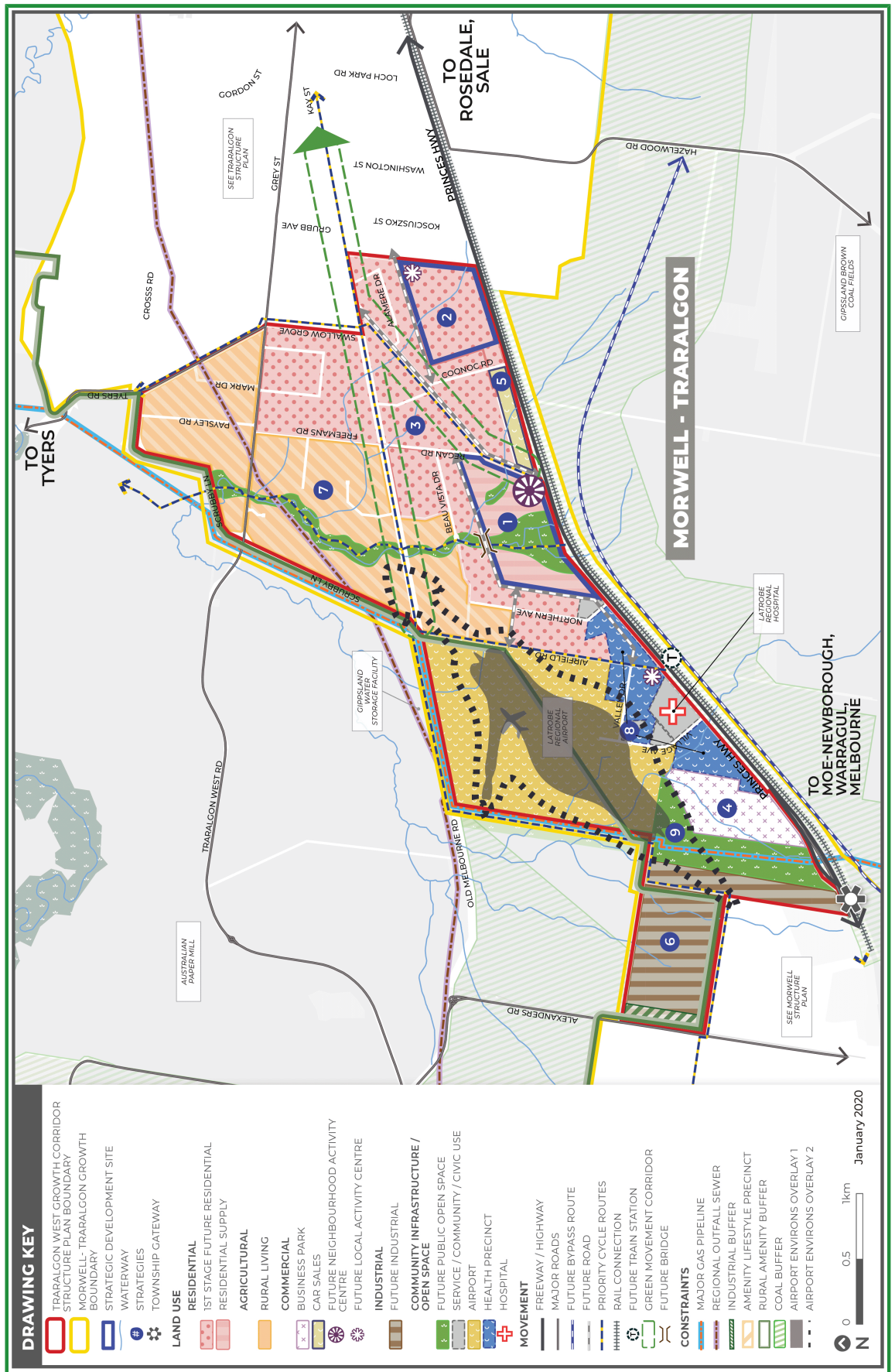
- *North Growth Corridor Plan* (Victorian Planning Authority, 2012)
- *West Growth Corridor Plan* (Victorian Planning Authority, 2012)
- *Sunbury Growth Corridor Plan* (Victorian Planning Authority, 2012)
- *South East Growth Corridor Plan* (Victorian Planning Authority, 2012)
- *Precinct Structure Planning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



Morwell to Traralgon Structure Plan (MTTSP)



# LATROBE PLANNING SCHEME



**11.03-3S**

02/09/2025  
VC283

**Peri-urban areas**

**Objective**

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

**Strategies**

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

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

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

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

Improve connections to regional and metropolitan transport services.

**11.03-4S**

02/09/2025  
VC283

**Coastal settlement**

**Objective**

To plan for sustainable coastal development.

**Strategies**

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

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

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

Protect areas between settlements for non-urban use.

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

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

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

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

Prevent the development of new residential canal estates.

**Policy documents**

Consider as relevant:

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

**11.03-5S**13/02/2026  
VC245**Distinctive areas and landscapes****Objective**

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

**Strategies**

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

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

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

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

Protect the identified key values and activities of these areas.

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

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

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

Protect areas that are important for food production.

**Policy documents**

Consider as relevant:

- *Bellarine Peninsula Statement of Planning Policy* (Victorian Government, 2023)
- *Macedon Ranges Statement of Planning Policy* (Victorian Government, 2019)
- *Mornington Peninsula Localised Planning Statement* (Victorian Government, 2014)
- *Surf Coast Statement of Planning Policy* (Victorian Government, 2022)
- *Yarra Ranges Localised Planning Statement* (Victorian Government, 2017)

**11.03-6S**31/07/2018  
VC148**Regional and local places****Objective**

To facilitate integrated place-based planning.

**Strategies**

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

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