

System Note: The following ordinance will be added after 15.01-1L Urban design

15.01-1L-01 Signs

C151latr

Policy application

This policy applies to all development of land for signs.

Objectives

- To ensure signs respond to the natural setting and/or urban context in which they are located.
- To ensure signs do not alter or obscure views of significant natural or built features.
- To avoid signs that interfere with movements and viewlines of the public realm.
- To enhance the appearance of development in Latrobe through well presented signs.

Strategies

- Encourage signs that are integrated into built form and consider architectural or landscape features of the host building or site.
- Minimise the number and repetition of signs on a single site and streetscape.
- Prioritise business identification signs as the main type of signage.
- Avoid signs that will impair the movement, visibility and functionality of the public realm and infrastructure.
- Avoid digital, illuminated and electronic signs in urban areas that impact on amenity.

Policy Guidelines

- Avoid signs that are a distraction and/or impact on movement and/or sight lines of active transport, road users and rail corridors.
- Encourage the appearance, size, illumination and other aspects of signs to complement the building, or site on which they are displayed and not detract from the character of the surrounds.
- Prioritise signage that does not obstruct the natural line of sight through windows.
- Limit the number of signs on a site through placement in strategic locations that present directly to the target audience.
- Support digital, illuminated and electronic signs in urban areas that:
 - Maintain views and vistas along streetscapes;
 - Minimise visual distraction and saturation of advertising in public areas;
 - Retain trees and high quality landscaping;
 - Retain architectural elements and features;
 - Minimise disturbance and impacts on places of heritage significance;
 - Are sited away from CBD gateways, town gateways and/or tourism gateways.

Heritage Places

Policy application

This policy applies to all development of land for signs within a heritage overlay.

Strategies

- Discourage buildings being painted in corporate colours.
- Discourage buildings and works related to signs that may damage or alter beyond repair of the significant building fabric or features.
- Avoid sign structures that detract from heritage features and values.
- Avoid digital, illuminated and electronic signs.
- Avoid colours that appear in contrast of the heritage features of the building or place.

Major Promotion Signs

Policy application

This policy applies to all development of land for major promotion signs.

Strategies

- Discourage major promotion signs that may restrict the development potential of a site.
- Encourage signs that are incorporated into the built form over freestanding sign structures.
- Avoid major promotion signs that interface with sensitive land use areas.

Policy Guidelines

- Discourage more than one major promotion sign at any intersection.
- Provide a minimum of 800 metre separation between major promotion signs on the same road; and
- Support major promotion signs within 800 metres on the same street if they are within regional and sub-regional centres and activate an existing blank wall, provided they are fixed to a building, wholly within the built form and do not project outside of the building footprint.

Policy documents

Consider as relevant:

- *Latrobe City Signage Strategy (Latrobe City Council, 2025)*

System Note: The following ordinance will be modified in Sub-Clause:37.08 ACTIVITY CENTRE ZONE, Schedule:SCHEDULE 1 TO CLAUSE 37.08 ACTIVITY CENTRE ZONE

4.3

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Buildings and works

No permit is required to construct a building or construct or carry out works for the following:

- The installation of an automatic teller machine.
- An alteration to an existing building façade provided:

- The alteration does not include the installation of an external roller shutter.
- At least 80 per cent of the building facade at ground floor level is maintained as an entry or window that retains line of sight through glazing.
- An awning that projects over a road if it is authorised by the relevant public land manager.

System Note: The following ordinance will be modified in Sub-Clause: 37.08 ACTIVITY CENTRE ZONE, Schedule: SCHEDULE 1 TO CLAUSE 37.08 ACTIVITY CENTRE ZONE

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Design and development

The following design and development requirements apply to an application to construct a building or construct or carry out works:

General

- New development within the town centre must be of high design quality and must respect the key features of the town centre setting.
- New development should be constructed to the preferred maximum building height.
- If new development must be below the preferred maximum building height, an application should demonstrate that the development can structurally accommodate a taller built form in the future.
- New development must respond sensitively to heritage interfaces where they affect or abut a heritage site.
- Promote upper level residential development in key upper level residential areas identified on the Precinct Maps.

Building heights and setbacks

- Building heights and setbacks should meet the precinct requirements specified at Clause 5 of this schedule.
- Preferred maximum building heights do not include non-occupiable architectural features or landmarks, architectural features (such as domes, towers, masts) and building services, (including enclosed stairwells) that do not exceed the preferred maximum height by more than four metres. The combined floor area of these features should not exceed ten percent of the gross floor area of the top building level.
- The street edge wall height (where a building is on sloping land) is the height of the wall at the mid-point on the front title boundary where there is no front setback.
- Built form abutting an identified activated laneway or a heritage building (where it does not abut a residential zone) must ensure that any levels above three storeys are set back a minimum five metres from that interface except where specified in Clause 5 of this schedule.
- Where built form abuts a residential zone, any levels above two storeys must be setback a minimum of five metres above the abutting wall height.

Streetscapes and facades

- Buildings on sloping sites should be articulated to reduce visual bulk and improve the appearance of new development. The ground floor of new buildings should be at the same level as the existing footpath, where possible.
- Development should respond to the sloping topography to minimise the need for cut and fill.

- The siting and design of new development should be sensitive to and reinforce the locally distinctive topography and views to surrounding areas, including through maintaining building setbacks and street plantings to frame key view corridors.
- Development at gateway locations and Key Development Sites should be of high quality, distinctive and emphasise the importance of their corner location to act as a local landmark.
- All retail and commercial developments must present an active and attractive street frontage at ground level to ensure that ground floor frontages:
 - are pedestrian oriented;
 - allow passive surveillance to the street;
 - add interest and vitality;
 - avoid blank walls; and
 - avoid painted or fixed signage on windows.
- Encourage windows on ground floor frontages that retain line of sight through glazing.
- New infill development in the town centre should be contemporary and complementary to the existing built form and heritage places.
- Entrances to buildings should be clearly articulated through the use of awnings, parapets or vertical articulation and should be orientated to the street front.
- Design buildings to improve pedestrian safety on streets that will accommodate higher levels of foot traffic.
- All retail and commercial developments interfacing with an identified activated laneway or through-block link should present an active frontage to the laneway to increase levels of activity and passive surveillance.
- Windows and balconies at upper levels should be incorporated into the design to provide greater visibility to the public realm.
- Large development sites should incorporate vertical and horizontal articulation through design detailing.
- Existing canopy vegetation should be retained and incorporated into the design of new development.
- Where street setbacks are proposed, new built form should incorporate landscape planting as part of the overall site design, including but not limited to canopy trees, shrubs and ground covers.
- Where new landscaping is proposed, ensure the height of the selected species will not adversely affect pedestrian safety (i.e. low scale vegetation to car parks). Promote hardy, drought tolerant species to minimise maintenance costs and maximise resilience.

Materials

- The use of contemporary materials including timber is strongly encouraged.

Access

- Large developments should incorporate through-block links (north to south and east to west) to encourage pedestrian permeability.
- Secondary pedestrian access to buildings should be incorporated into buildings that abut an identified activated laneway.

- Vehicle access and loading areas should be separated from pedestrian access, preferably located at the side and rear of development (loading bays should be within service lanes), and screened from view.
- If vehicle access is proposed to be located to the front of the development (and an alternative location cannot reasonably be provided), priority should be given to pedestrian movement.
- Ensure on-site car parking has a minimal visual impact on the streetscape. Avoid parking between building frontages and the street.
- Require redevelopment of key development sites and any multi-level buildings to incorporate car parking within their form.
- Support multi-level car parks in identified locations.

Sustainability

- Encourage passive and active sustainability principles in the design and operation of new development.
- Encourage the incorporation of water sensitive urban design (WSUD) principles and ecologically sustainable design (ESD) measures in both the public and private realms.
- Encourage the design of new development to include window positions that allow for natural cross-ventilation.
- Continuous weather protection measures (awnings, verandahs, shade cloths or canopies) should be provided along key pedestrian areas to allow winter sun and restrict summer sun.

Public Realm

- Protect and enhance street trees in the town centre and key landscape features including the Kay Street corridor, the Traralgon Court House and Post Office and Traralgon Creek.
- All infrastructure and services should be contained underground within service trenches and pits, and not be discernible within the public realm.
- Ensure bin storage areas are located to the side or rear of commercial buildings and are screened from view within the public realm.
- Site air conditioning units (or other such plant facilities) behind the roofline so they are not visible from the street.

Signage and Lighting

- Signage on the building façade must be limited, windows and doors should retain line of sight through glazing to ensure passive surveillance and an active interface with the streetscape.
- Discourage signage that protrudes past built form, particularly above the parapet.
- The proportion and scale of signage should not detract from public view lines and views of the surrounding landscape.
- Encourage lighting that promotes a safe environment.
- Avoid signage that impacts movement of active transport.
- Tall pole flood lighting is discouraged.
- Encourage illumination of building façades where lighting is well integrated into the façade design, subject to no light spilling into adjoining sensitive use areas.
- Discourage sign structures that interfere with streetscape views or building features.

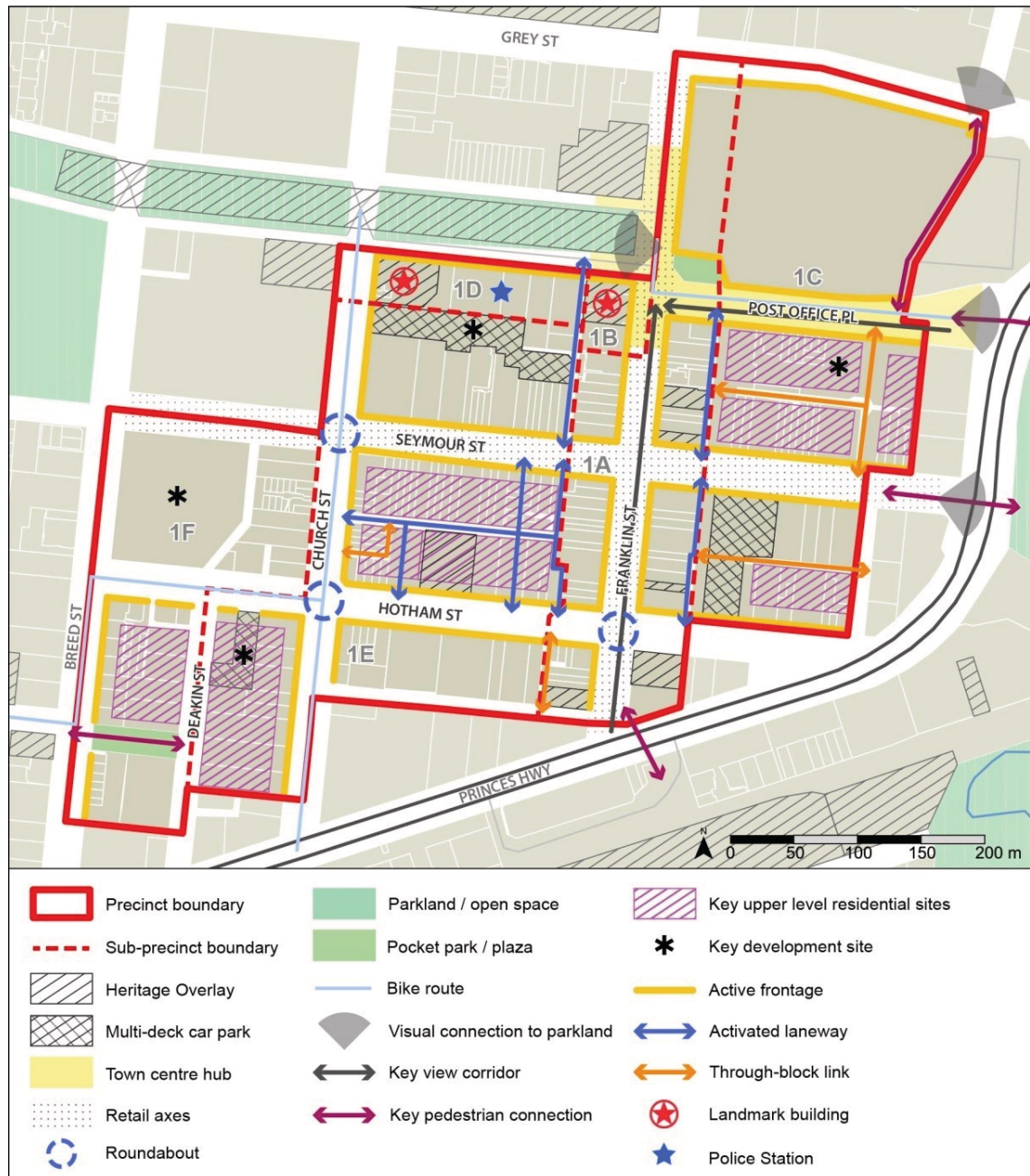
System Note: The following ordinance will be modified in Sub-Clause:37.08 ACTIVITY CENTRE ZONE, Schedule:SCHEDULE 1 TO CLAUSE 37.08 ACTIVITY CENTRE ZONE

5.0 C151latr

Precinct provisions

5.1 Precinct 1 – Town Centre Core

5.1-1 Precinct map



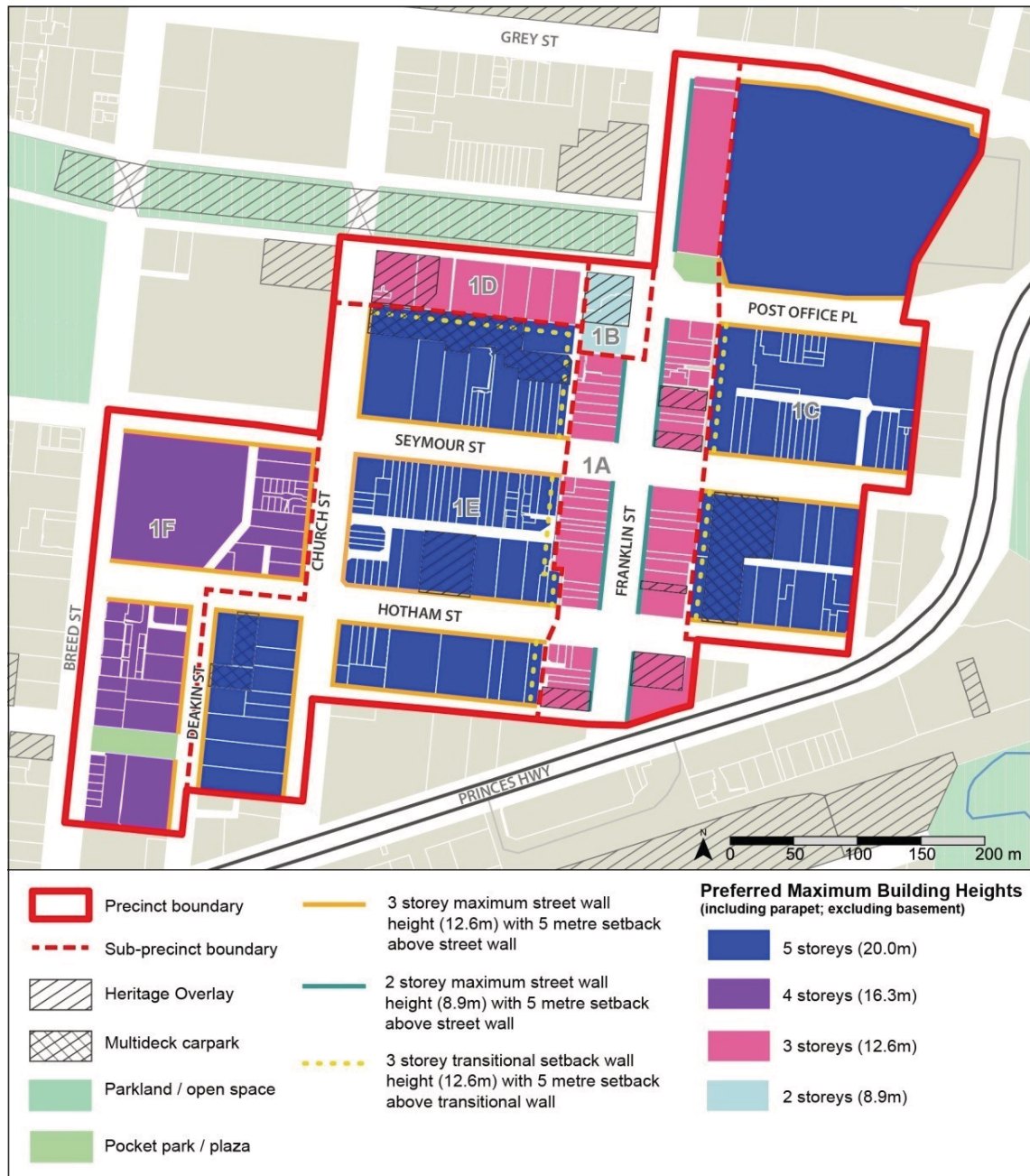
5.1-2 Precinct objectives

- To achieve sensitive consolidation of the town centre core, and provide the opportunity to develop underutilised sites.
- To establish a consistent street wall arrangement that reiterates the grid street network of the town centre.

- To encourage residential development within the town centre.
- To strengthen the role of the key retail axes of Franklin and Seymour Streets as a vibrant dining, retail and commercial hub.
- To ensure a distinction between the historic Franklin Street corridor and the contemporary streetscapes of Seymour and Hotham Streets.
- To create a shared community space around Post Office Place, Kay Street and Franklin Street that can be utilised for civic occasions.

5.1-3

Precinct requirements



5.1-4

Precinct guidelines

- Properties fronting Franklin Street should not exceed three storeys and should have a two storey street wall to maintain view lines to the Traralgon Court House and Post Office, except for sub-precinct 1B which should not exceed two storeys.

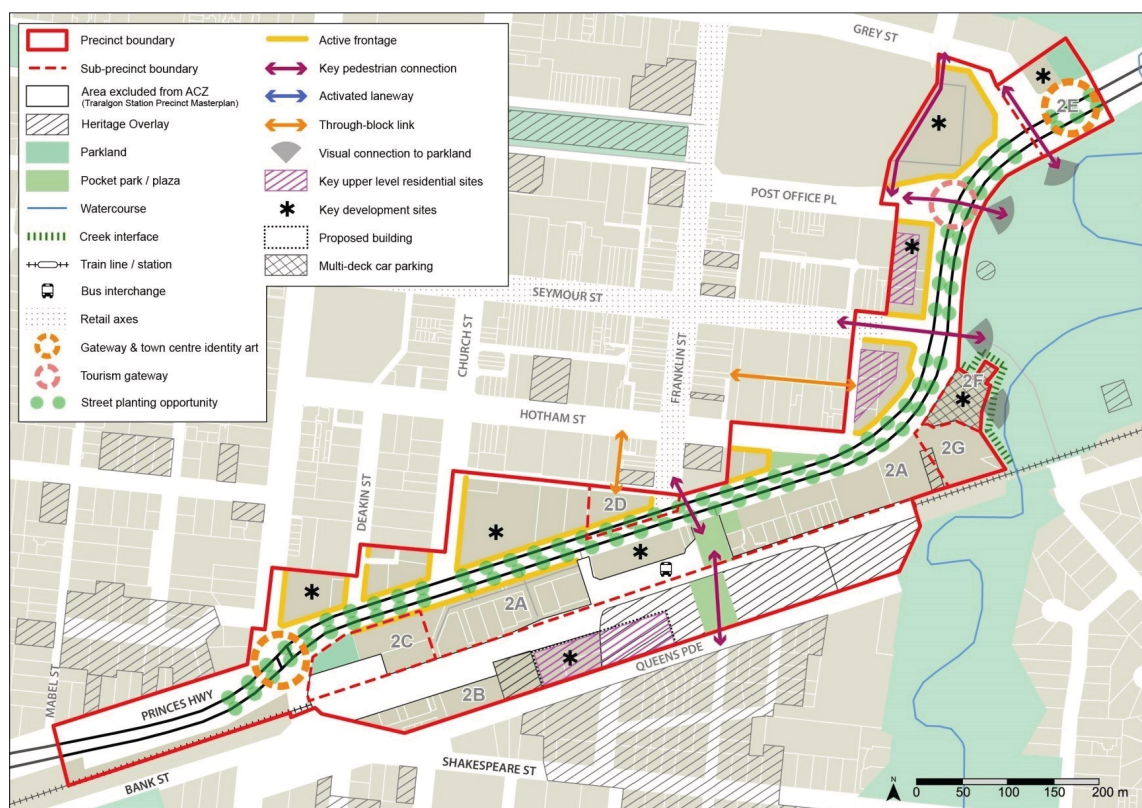
- Any sites identified with a preferred maximum building height of five storeys must ensure that any levels above three storeys are set back a minimum five metres from the street frontage to be recessive in appearance.
- Redevelopment of any heritage buildings should be sympathetic to the traditional fabric of the building, including its principal street wall or façade.
- New development should maintain and contribute to the fine grain character along the main commercial streets.
- All retail and commercial developments must present an active and attractive street frontage at ground level to ensure that ground floor frontages provide continuity of ground floor shops.
- Treat Post Office Place as a public plaza, incorporating paving treatments, public art and street furniture.
- Improve pedestrian connections between Wright Street and the east end of Post Office Place.
- Discourage illuminated, electronic or digital signage that distracts road users or impacts pedestrian movement.

5.1-5 Any other requirements

None specified.

5.2 Precinct 2 – Princes Highway and Station Corridor

5.2-1 Precinct map

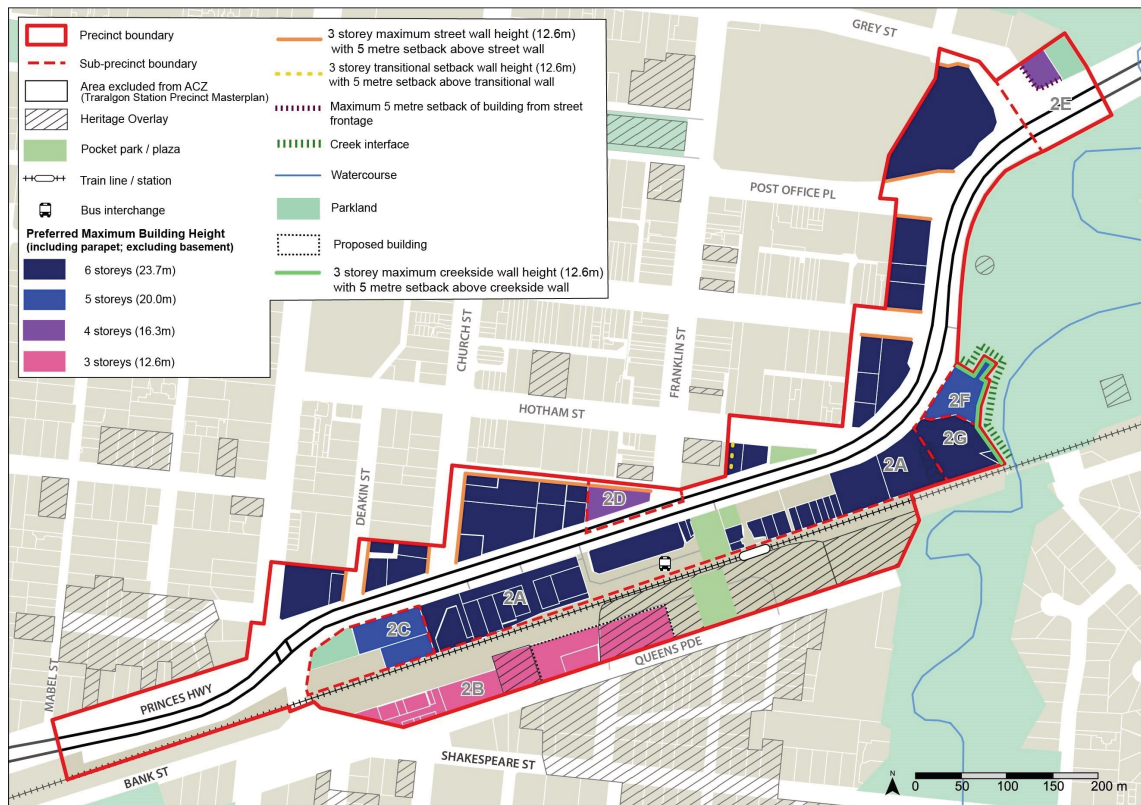


5.2-2 Precinct objectives

- To ensure a defined urban form along the Princes Highway corridor that reinforces the presence of the town centre and its position as the commercial centre of Gippsland's regional city.

- To ensure complementary redevelopment of the southern side of the train station that encourages higher density residential and mixed use developments and improves pedestrian access to ensure the integration of the station precinct with the surrounding area.
- To allow for a demarcation of gateway buildings at the north-east and south-western corners to announce the arrival and departure from the town centre.

5.2-3 Precinct requirements



5.2-4 Precinct guidelines

- Any sites identified with a preferred maximum building height of six storeys that interface with sites of three storeys or less (as identified in Clause 5.2-3) must ensure that upper levels above three storeys are set back at interfaces to ensure a sensitive transition in built form.
- New development on the northern and western side of the highway should be built to the street edge (no setback).
- Variation in front setbacks for commercial and other non-retail uses are possible on the southern side of Princes Highway and within the station precinct, subject to the provision of front landscaping.
- Key Development Sites along the Princes Highway should be architecturally interesting, innovative, high quality and well designed to provide a visually interesting presentation to the Highway and to define key gateways into the Traralgon Activity Centre.
- New development within the precinct abutting the creek and parkland should provide active and visually interesting edges to improve surveillance and activation of the public realm.
- Support the inclusion of a public plaza fronting the Princes Highway, creating linkages to Franklin Street, as outlined in 5.2-1.

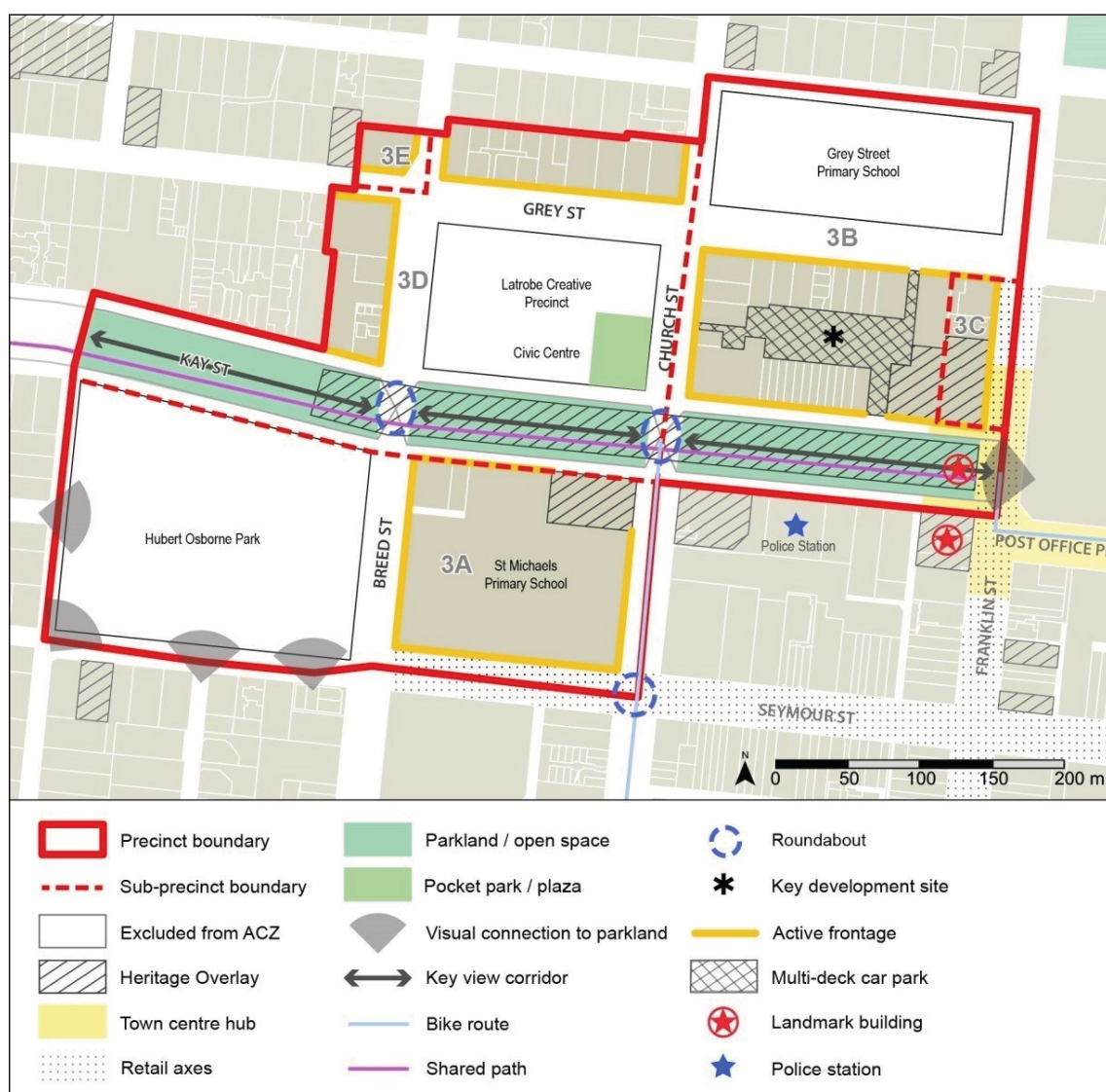
- Support a landscape boulevard along the highway.
- Discourage illuminated, electronic or digital signage that distracts road users or impacts pedestrian movement.

5.2-5 Any other requirements

None specified.

5.3 Precinct 3 – Kay Street and Civic Corridor

5.3-1 Precinct map



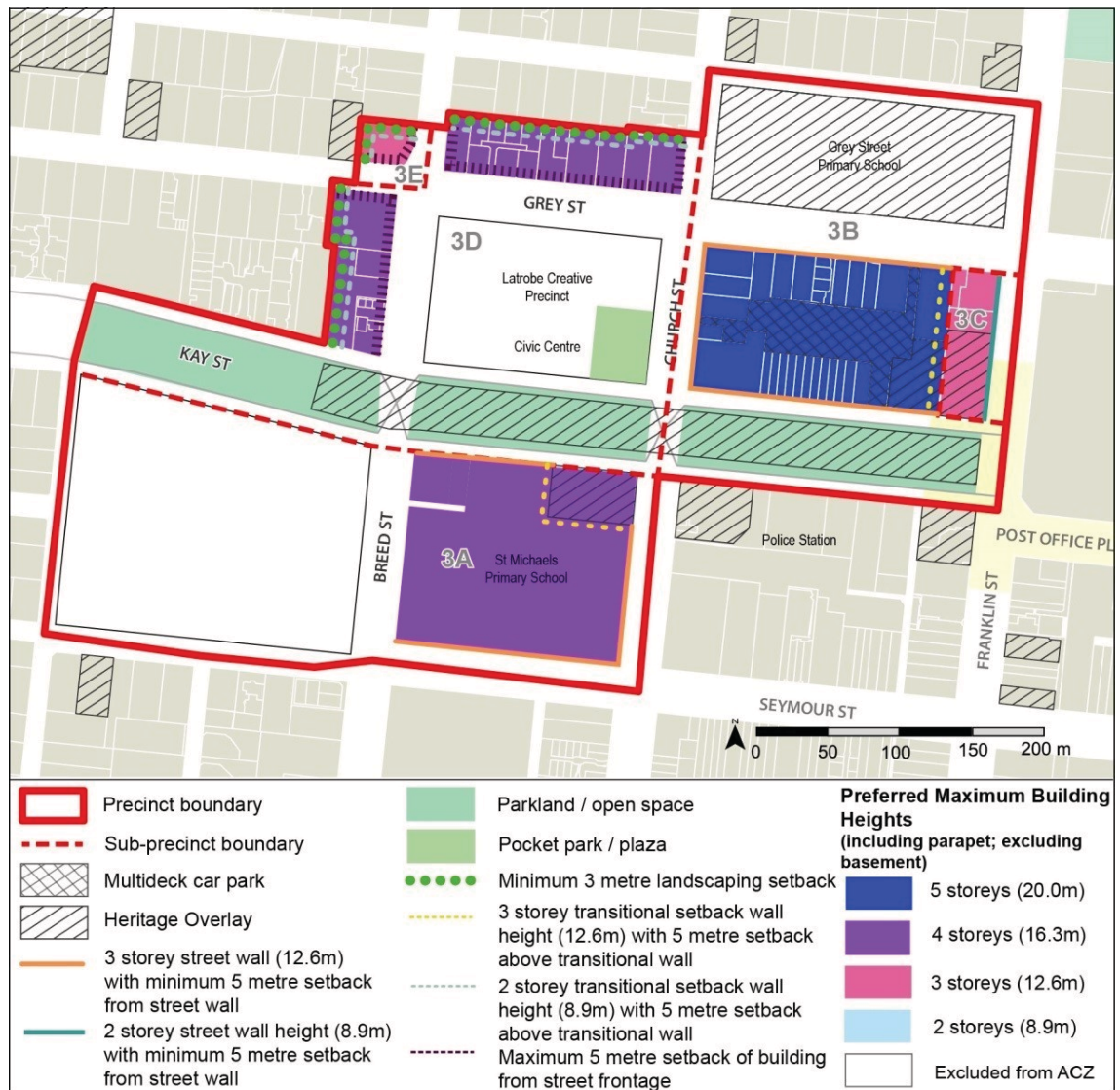
5.3-2 Precinct objectives

- To recognise the importance of landscaping and built heritage elements along Kay Street as an historic point of arrival into Traralgon, including view lines towards the Franklin Street junction and views of the church at the intersection of Church and Kay streets.

- To recognise Kay Street as a green corridor, with the opportunity to enhance the boulevard through further landscaping on either side of the streetscape.
- To take advantage of open space and civic assets between Breed and Franklin Streets, including Hubert Osborne Park, the Latrobe Creative Precinct and the Traralgon Court House and Post Office.

5.3-3

Precinct requirements



5.3-4

Precinct guidelines

- Any sites identified with a preferred maximum building height of five storeys must ensure that any levels above three storeys are set back a minimum five metres from the street frontage to be recessive in appearance.
- Buildings must have a minimum three metre rear setback to allow a landscaping buffer to be established along the residential interface in sub-precincts 3D and 3E.
- Where built form abuts a residential zone any levels above two storeys must be setback a minimum of five metres above the abutting wall height
- New development should be a minimum of three storeys.

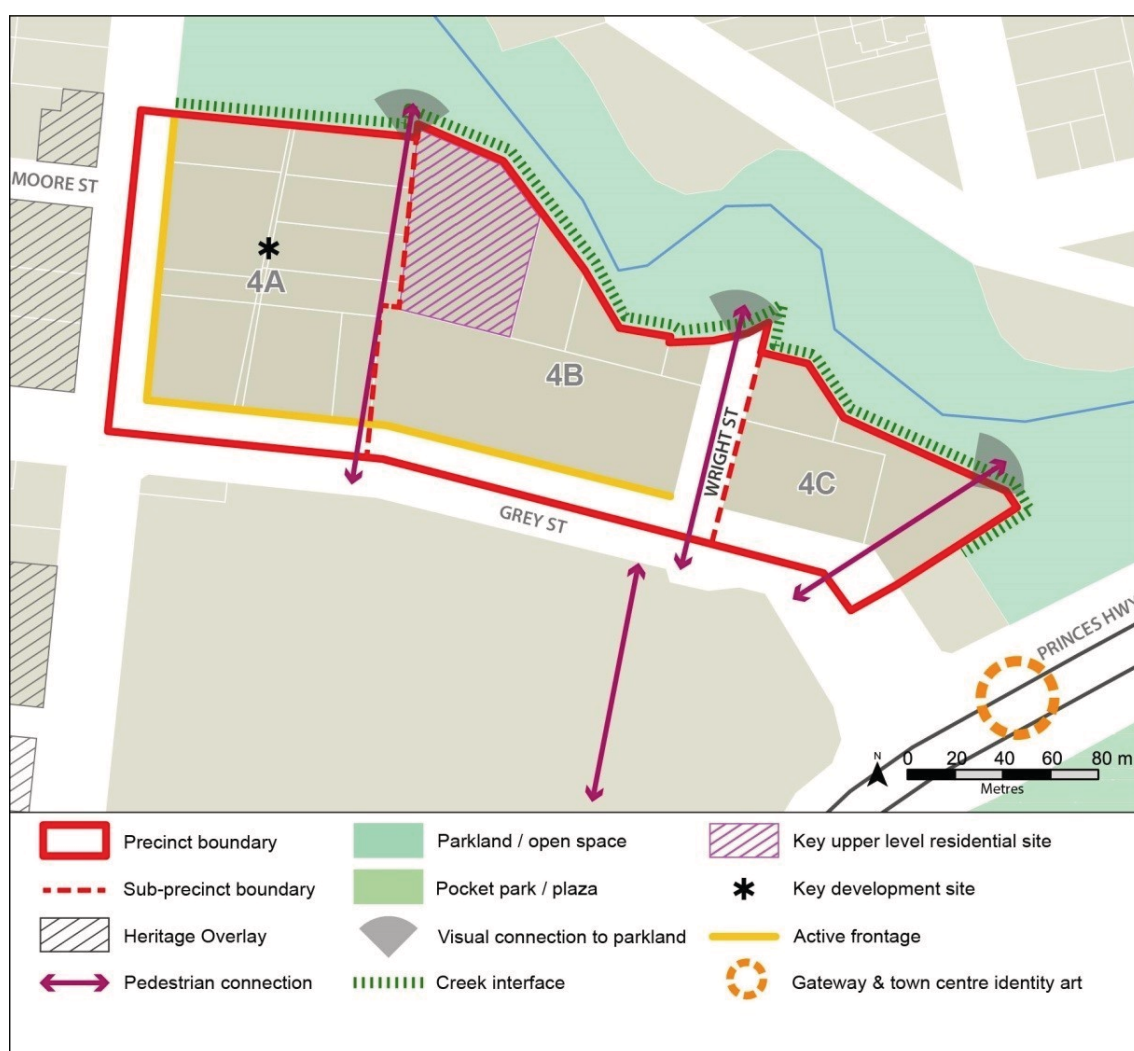
- All retail and commercial development should establish a consistent street wall at ground level in sub-precincts 3A, 3B and 3C.
- Front setbacks incorporating forecourts and landscape elements are supported within sub-precincts 3D and 3E.
- Fencing along the primary street frontage should be avoided.
- The scale and location of signage should be complementary to the built form and site features.

5.3-5 Any other requirements

None specified.

5.4 Precinct 4 – Creekside Office

5.4-1 Precinct map



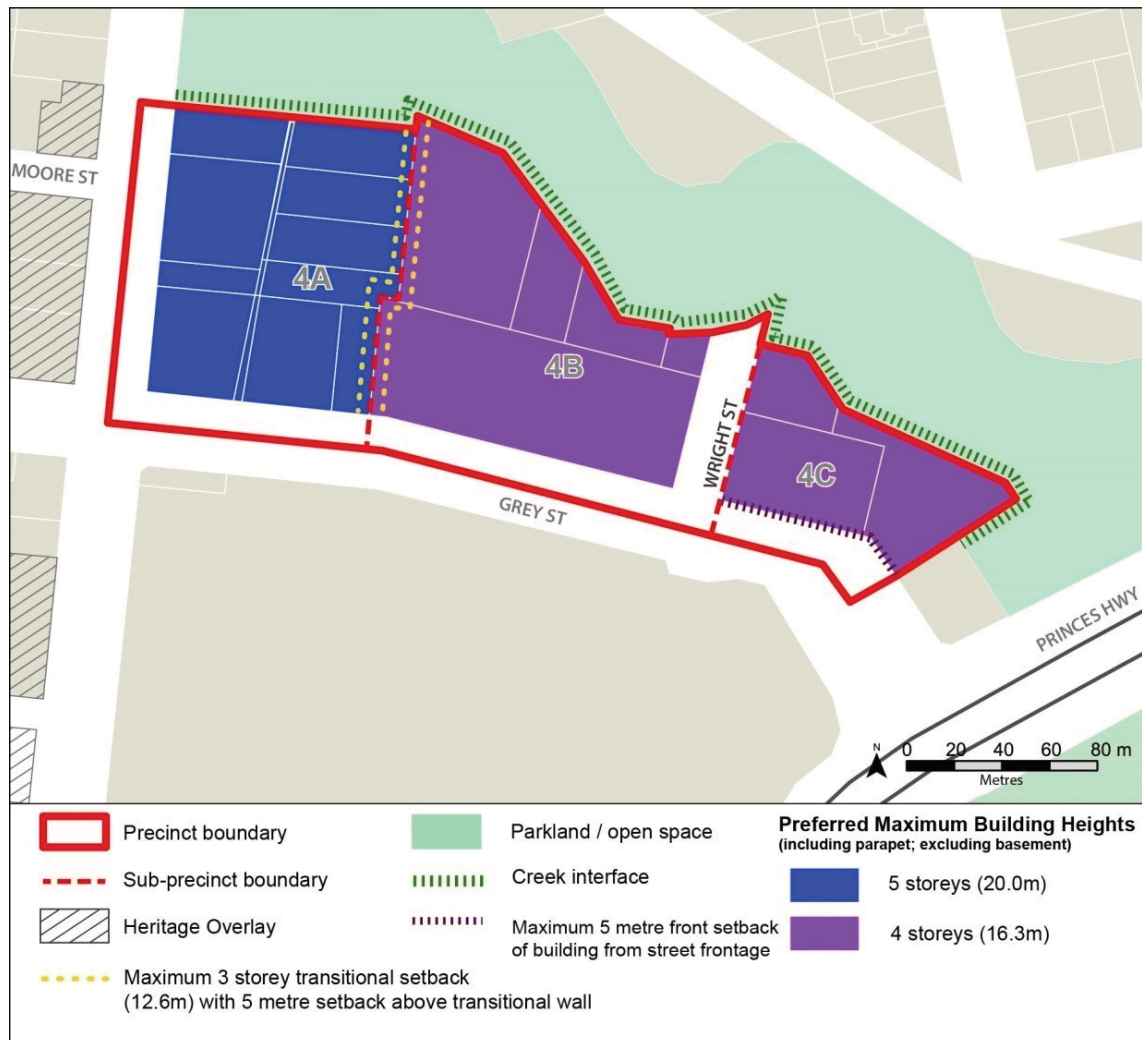
5.4-2 Precinct objectives

- To recognise the distinction between town centre development and Grey Street and Franklin Street development leading to the creek.
- To ensure future design responds to the natural landform and landscape to the north along the creek.

- To ensure an attractive aspect towards Grey Street from the northern residential areas and the creekside.
- To provide clear, legible pedestrian and visual connections to Traralgon Creek.

5.4-3

Precinct requirements



5.4-4

Precinct guidelines

- Overall building heights should not exceed five storeys in sub-precinct 4A and four storeys in sub-precincts 4B and 4C above natural ground level.
- Buildings should include front setbacks to Grey Street for landscaping in sub-precinct 4C.
- Fencing along streets or along boundaries is discouraged.
- Buildings should include side setbacks that allow view lines between the town centre and the parkland.
- Building design should consider the preferred mixed use land use; the interface with public open space; and respond to slope, flooding and local drainage constraints.
- New buildings on sloping land should be broken into modules and stepped with the landform. The use of split level buildings is supported.
- The development of new buildings on sloping land should limit the extent of cut and fill, and avoid the removal of established vegetation.

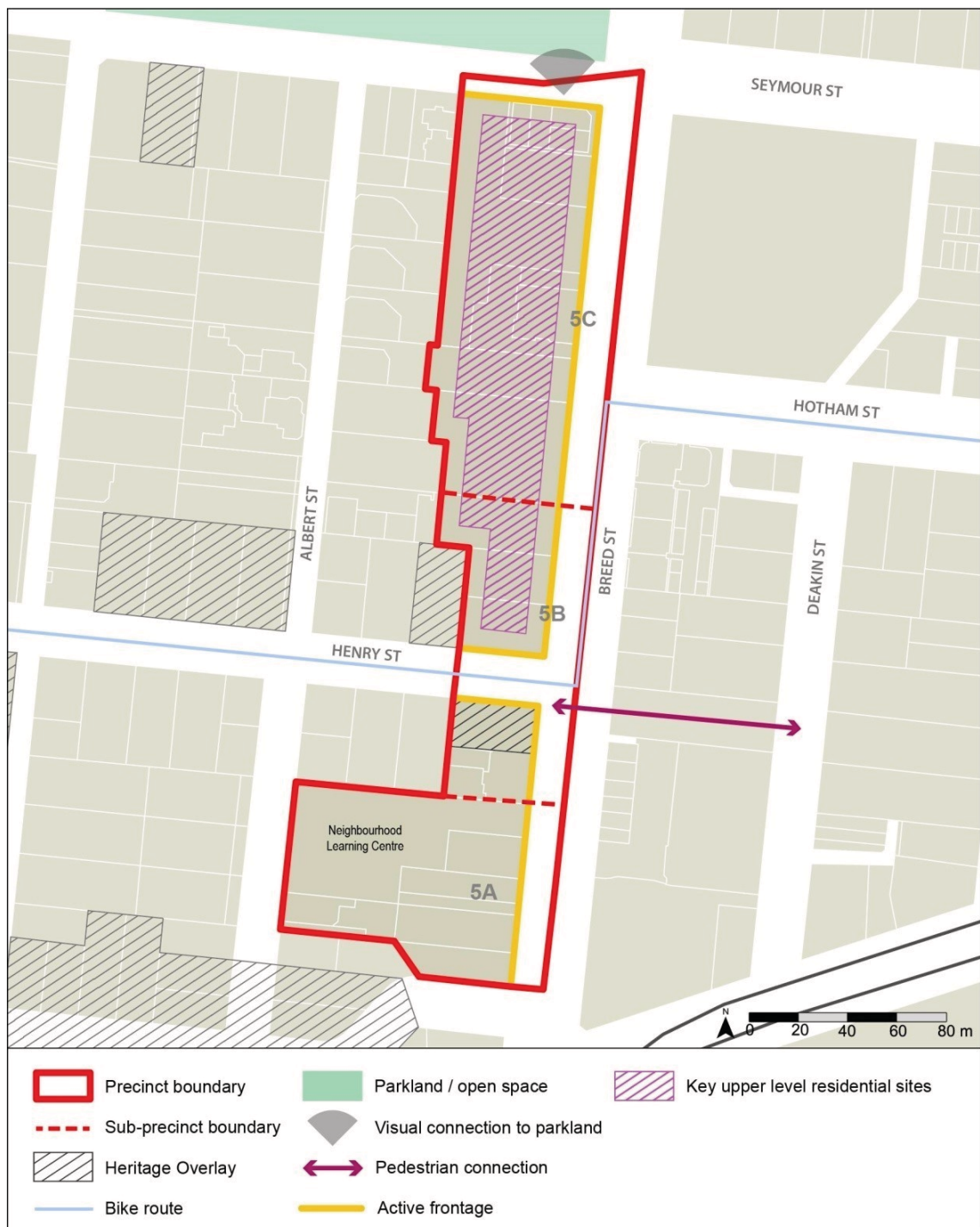
- Where street setbacks are proposed, new built form should incorporate landscape planting as part of the overall site design, including but not limited to canopy trees, shrubs and ground covers.
- The scale and location of signage should be complementary to the built form and site features.

5.4-5 Any other requirements

None specified.

5.5 Precinct 5 – Breed Street

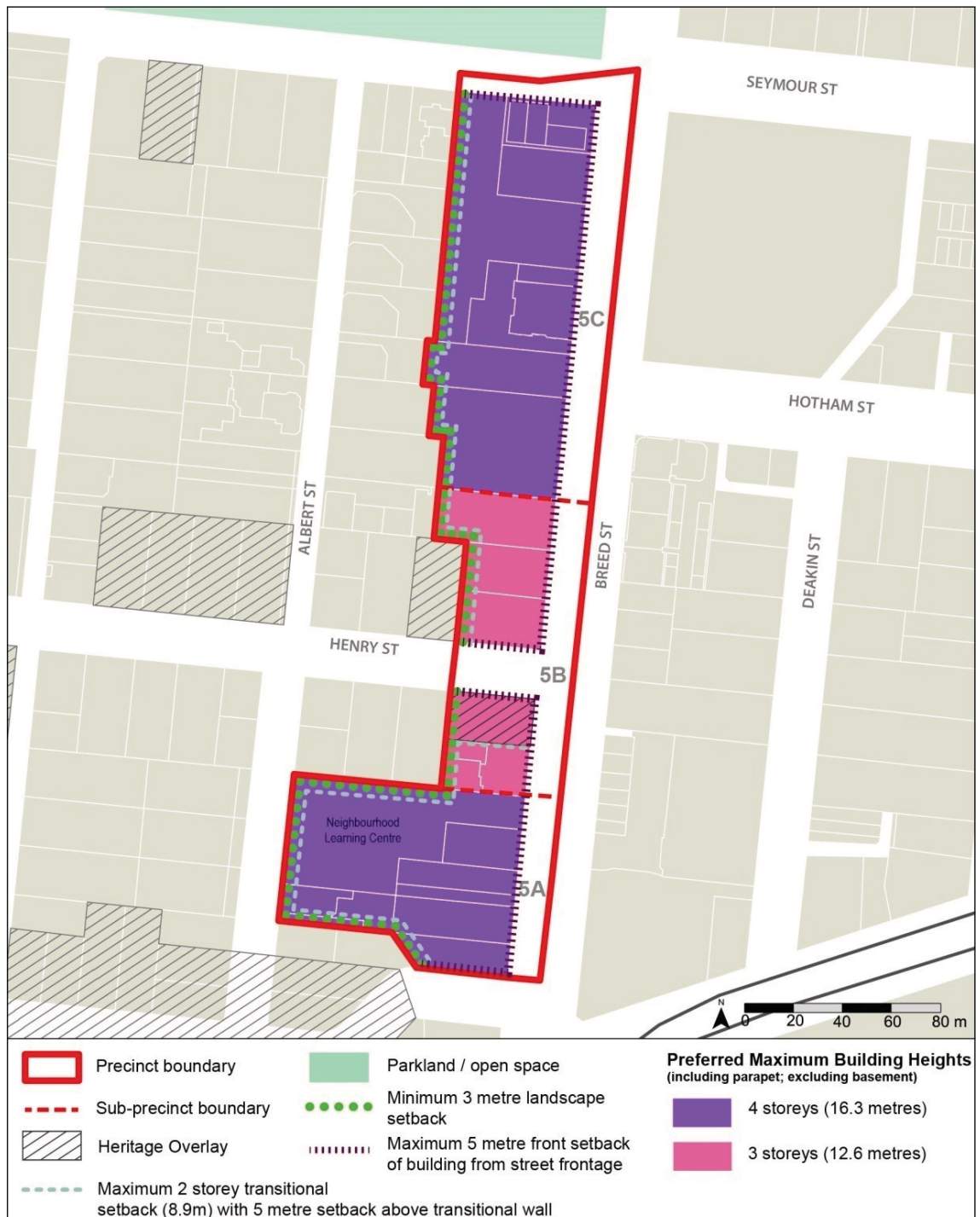
5.5-1 Precinct map



5.5-2 Precinct objectives

- To recognise the Breed Street corridor as an area of transition between the city and surrounding residential areas.
- To encourage a transformation of the western side of Breed Street so that it is consistent with the town centre form.
- To support the development of service based uses and residential opportunities.
- To discourage retail uses.

5.5-3 Precinct requirements



5.5-4 Precinct guidelines

- Overall building heights should not exceed four storeys in sub precincts 5A and 5C and should not exceed three storeys in sub-precinct 5B.
- Buildings must have a minimum three metre setback from the western boundary, to allow a landscaping buffer to be established along the residential interface.
- Where built form abuts a residential zone any levels above two storeys must be setback a minimum of five metres above the abutting wall height.
- Support variation in front and side setbacks for commercial and other non-retail uses, subject to the provision of landscape treatments.
- Where street setbacks are proposed, new built form should incorporate landscaping as part of the overall site design, including but not limited to canopy trees, shrubs and ground covers.
- New development should present an active and attractive street frontage with a high level of interaction between the property and the street front.
- Buildings should incorporate vertical and horizontal articulation of a human scale through design detailing.
- Fencing along the primary street frontage should be avoided.
- The scale and location of signage should be complementary to the built form and site features.

5.5-5 Any other requirements

None specified.

System Note: The following ordinance will be modified in Sub-Clause:37.08 ACTIVITY CENTRE ZONE, Schedule:SCHEDULE 1 TO CLAUSE 37.08 ACTIVITY CENTRE ZONE

11.0 Background documents

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Traralgon Activity Centre Plan – Background Reports 2010

Traralgon Station Precinct Masterplan 2011 (as amended)

Car Parking Framework Review – Traralgon & Morwell 2014

Traralgon Activity Centre Plan 2018(as amended)

Latrobe City Signage Strategy (Latrobe City Council, 2025)

System Note: The following ordinance will be modified in Sub-Clause:37.08 ACTIVITY CENTRE ZONE, Schedule:SCHEDULE 2 TO CLAUSE 37.08 ACTIVITY CENTRE ZONE

4.3 Buildings and works

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No permit is required to construct a building or construct or carry out works for the following:

- The installation of an automatic teller machine.
- An alteration to an existing building facade provided:
 - The alteration does not include the installation of an external roller shutter.
 - At least 70 per cent of the building facade at ground level is maintained as an entry or window that retains line of sight through glazing.
- An awning that projects over a road if it is authorised by the relevant public land manager.

System Note: The following ordinance will be modified in Sub-Clause:37.08 ACTIVITY CENTRE ZONE, Schedule:SCHEDULE 2 TO CLAUSE 37.08 ACTIVITY CENTRE ZONE

4.4

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Design and development

The following design and development requirements apply to an application to construct a building or construct or carry out works:

General

- Development at key development sites and entries into precincts in the Activity Centre should be of high quality, use contemporary materials and emphasise their important strategic positions as local landmarks.
- New development should be constructed to the preferred maximum building height.
- New development must respond sensitively to heritage interfaces where they affect or abut a heritage site, including views to heritage features and roof lines.
- Development of sites with wide frontages should be arranged as a 'suite of forms', rather than a single development envelope - reflecting the fine grain character of the precinct.
- Development with commercial and retail uses should avoid ground level setbacks to streets and present active and engaging public interfaces.

Building Heights and Setbacks

- Ensure that sites identified with a preferred maximum building height above 9 metres adopt a 2 storey street wall with additional upper levels setback a minimum 5 metres from the street frontage to be recessive in appearance.
- Preferred maximum building heights do not include non-occupiable architectural features or landmarks, architectural features (such as domes, towers, masts) and building services, (including enclosed stairwells) that do not exceed the preferred maximum height by more than four metres. The combined floor area of these features should not exceed ten percent of the gross floor area of the top building level.
- Where built form abuts a General Residential Zone or Residential Growth Zone development must be set back a minimum 3 metres from the property boundary -with levels above 2 storeys setback a minimum 4 metres.
- Where built form abuts a Neighbourhood Residential Zone development must be set back a minimum 6 metres from the property boundary - with levels above 2 storeys setback a minimum of 4 metres.
- Where built form abuts a heritage building (not in a residential zone) any levels above 2 storeys must be setback a minimum of 5 metres above the abutting wall height.
- Where built form abuts an identified activated laneway, any levels above 2 storeys must be set back a minimum of 4.5 metres from the laneway centreline.
- Where built form abuts an identified activated laneway encourage secondary building entries and visual connections between the public realm and activities within the building through the use of glazing.
- New development in residential streetscapes should retain or match adjoining landscaped front setbacks, providing vegetation and tree plantings to contribute to the public realm character of the setting.

Streetscapes and Facades

- Upper levels at key development sites should be oriented to capture views towards any landscape attribute. Windows and balconies should be orientated towards streetscapes and public open spaces to increase passive surveillance.
- All retail and commercial developments must present an active and attractive street frontage at ground level to ensure that ground floor frontages:
 - are pedestrian orientated;
 - allow passive surveillance to the street;
 - add interest and vitality;
 - avoid blank walls;
 - avoid painted or fixed signage to windows (a minimum 70% of the street frontage should include glazing that retains line of sight); and
 - have clearly legible entrances.

Access

- Development in retail and commercial areas should conceal car parking areas to the rear and reserve frontages for active uses.
- Encourage widening (minimum of 3 metres) and potential extension of existing laneways to facilitate safe vehicular and pedestrian access as identified on the precinct maps.
- Key development sites should provide integrated car parking, concealed from streetscapes.
- Key development sites should seek to increase pedestrian permeability throughout the Activity Centre by expanding and creating new shared pedestrian/vehicle laneways and/or arcade connections.
- Vehicle crossovers in the ‘key retail spine’ should be avoided and discouraged in streets with pedestrian focus. Where this is not possible, surface treatments should be used to indicate pedestrian priority.

Public Realm

- Building servicing and rubbish bin storage should be sited to the rear of properties, away from primary retail and commercial frontages.
- Public art and further Morwell Branding initiatives should be encouraged on blank walls throughout the Activity Centre to increase vibrancy in streetscapes.
- Streets with a pedestrian focus should be well lit with feature lighting to encourage vibrancy and safety after dark.
- Avoid new car parking between building frontages and street property boundaries and seek to provide landscape softening where these areas exist.

Signage and Lighting

- Business identification signage should form part of the overall design of the building as to not be visually dominant.
- Signage on the building façade must be limited, windows and doors should retain line of sight through glazing to ensure passive surveillance and an active interface with the streetscape.
- Discourage signage that protrudes past built form, particularly above the parapet.
- The proportion and scale of signage should not detract from public view lines and views of the surrounding landscape.
- Encourage illumination of building façades where lighting is well integrated into the façade design, subject to no light spilling into adjoining sensitive use areas.

- Street panel signs are discouraged as well as projecting signs above cantilevered awnings.
- Encourage lighting that promotes safety to the environment.
- Avoid signage that impacts movement of active transport.
- Discourage sign structures that interfere with streetscape views or building features.

Sustainability

- Encourage passive and active sustainability principles in the design and operation of new development.
- Encourage the incorporation of water sensitive urban design (WSUD) principles and ecologically sustainable design (ESD) measures in both the public and private realms.
- Encourage the design of new development to include window positions that allow for natural cross ventilation.
- Continuous weather protection measures (awnings, verandahs or canopies) should be provided along key pedestrian areas.

System Note: The following ordinance will be modified in Sub-Clause:37.08 ACTIVITY CENTRE ZONE, Schedule:SCHEDULE 2 TO CLAUSE 37.08 ACTIVITY CENTRE ZONE

11.0

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Background documents

Morwell Activity Centre Plan (Latrobe City Council 2022)

Morwell Activity Centre Plan Background Reports (Latrobe City Council 2022):

- *Morwell Activity Centre Community Infrastructure Assessment* (Latrobe City Council, March 2022)
- *Morwell Activity Centre Economic Assessment* (Latrobe City Council, March 2022)
- *Morwell Activity Centre Planning Context Report* (Latrobe City Council, March 2022)
- *Morwell Activity Centre Transport Assessment and Parking Plan* (Movement and Place Consulting, June 2021)
- *Morwell Activity Centre Urban Design and Built Form Plan* (Hansen Partnership, June 2021)
- *Morwell Activity Centre Urban Design and Built Form Discussion Paper* (Hansen Partnership, June 2021)

Latrobe City Urban Design Guidelines (2021)

Latrobe City Signage Strategy (Latrobe City Council, 2025)

System Note: The following ordinance will be modified in Sub-Clause:37.08 ACTIVITY CENTRE ZONE - (Schedule:SCHEDULE 2 TO CLAUSE 37.08 ACTIVITY CENTRE ZONE)

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Table of uses

Section 1 - Permit not required

Use	Condition
Accommodation (other than Community care accommodation, Corrective Institution, Camping and caravan park, Host farm, Residential village, Retirement village and Rooming house.	Any frontage at ground floor level must not exceed 2 metres.
Art and craft centre	

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Use	Condition
Bus terminal Cinema Cinema based entertainment facility	
Community care accommodation	Must not be located in sub-precinct 1A, 1B, 1C or precinct 3 and 4. Any frontage at ground floor level must not exceed 2 metres. Must meet the requirements of Clause 52.22-2.
Education centre	Must be located in precinct 4.
Exhibition centre Home based business Informal outdoor recreation	
Office	If located in sub-precinct 1A or 1B it must be located above ground floor level except for entry foyers. Any frontage at ground level must not exceed 2 metres. If located in sub-precinct 1C the leasable floor area must not exceed 250 square metres at ground level.
Railway station Retail premises (other than Landscape gardening supplies, Manufacturing sales, Motor vehicle, boat or caravan sales, Primary produce sales, shop and Trade supplies)	
Restricted Retail	Must not be located in sub-precinct 1A or 1B, precinct 3 or 4.
Rooming House	Any frontage at ground level must not exceed 2 metres. Must meet the requirements of Clause 52.23-2.
Shop (other than Adult sex products shop)	
Any use listed in Clause 62.01	Must meet requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Adult sex product shop	Must be at least 200 metres (measured by the shortest route reasonably accessible on foot) from a residential zone or, land use for a hospital, primary school or secondary school or land in a Public Acquisition Overlay to be acquired for a hospital, primary school or secondary school.
Car Wash	Must be located in Precinct 2.
Place of Worship	Must not be located in sub-precinct 1A or 1B or precinct 4. The gross floor area of all buildings must not exceed 250 square metres.

Use	Condition
Restricted Place of Assembly	Must not be located in sub-precinct 1A or 1B.
Service Station	Must be located in Precinct 2.
Utility installation (other than Minor utility installation and Telecommunications facility)	Must not be a purpose listed in the table to Clause 53.10
Any other use not in Section 1 or 3	

Section 3 – Prohibited

Use
Agriculture
Camping and caravan park
Cemetery
Corrective institution
Crematorium
Display home centre
Funeral Parlour
Hospital
Host Farm
Industry (other than car wash)
Landscape gardening supplies
Major sports and recreation facility
Manufacturing sales
Motor racing track
Motor vehicle, boat or caravan sales
Open sports ground
Outdoor recreation facility
Primary produce sales
Recreational boat facility
Residential village
Retirement village
Saleyards
Tramway
Transfer station
Transport terminal (other than Railway station and Bus terminal)
Warehouse
Winery

System Note: The following ordinance will be modified in Sub-Clause:72.08
BACKGROUND DOCUMENTS, Schedule:SCHEDULE TO CLAUSE 72.08
BACKGROUND DOCUMENTS

Background documents

Name of background document	Amendment number clause reference
<i>Assessment of Agricultural Quality of Land in Gippsland</i> (Ian R Swan and Andrew G Volum, August 1984)	C97latr Clause 02

AMENDMENT C151LATR

Name of background document	Amendment number clause reference
	Clause 14
<i>Australian Paper: Maryvale Pulp Mill Buffer Requirements</i> (GHD Pty Ltd, July 2011)	C87latr pt1 Clause 02 Clause 13 Clause 14
<i>Car Parking Framework Review Traralgon & Morwell</i> (Traffix Group, August 2014)	C105latr Clause 45.09 Schedules 1 and 2
<i>Churchill East West Link: Master Plan and Urban Design Framework</i> (Spiire Australia Pty Ltd, October 2013)	C97latr Clause 02 Clause 11
<i>Churchill Town Centre Plan</i> (Beca Pty Ltd, July 2007)	C62latr Clause 02, Clause 11 Clause 19 Clause 43.02 Schedule 9
<i>Clifton Street Precinct Urban Design Guidelines</i> (Tract Consultants, September 2008)	C76latr Clause 02 Clause 11 Clause 15
<i>Cultural Diversity Action Plan 2020-2024</i> (Latrobe City Council, October, 2019)	C97latr Clause 02
<i>Economic Development Strategy 2016-2020</i> (Latrobe City Council, May 2016)	C97latr Clause 02 Clause 17
<i>Framework for the Future</i> (Latrobe Region, October 1987)	C97latr Clause 02
<i>Gippsland Logistics Precinct Project</i> (Latrobe City Council, April 2009)	C97latr Clause 02 Clause 18.05-1L
<i>Hazelwood Mine Fire Inquiry Report</i> (Hazelwood Mine Fire Inquiry, 2014)	C105latr Clause 02 Clause 14.03-1L
<i>Healthy Urban Design Good Practice Guideline</i> (Latrobe City Council, June 2008)	Clause 02 Clause 11 Clause 15

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Name of background document	Amendment number clause reference
	Clause 43.04 Schedules 4, 5 and 6
<i>Infrastructure Design Manual</i> (Local Government Infrastructure Design Association, 2022)	Clause 02 Clause 19
<i>Land Over Coal and Buffer Area Study</i> (Ministry for Planning and Environment, February 1988)	Clause 02 Clause 14.03-1L
<i>Latrobe City Bicycle Plan 2007-2010</i> (Latrobe City Council, December 2007)	C97latr Clause 02 Clause 18.02-1L Clause 43.04 Schedules 5, 6,7 and 9
<i>Latrobe City Council Bulky Good Retail Sustainability Assessment</i> (Macroplan Australia Pty Ltd, March 2009)	C39latr Clause 02 Clause 11 Clause 17 Clause 43.02 Schedule 9 Clause 43.04 Schedule 4
<i>Latrobe City Council Disability Action Plan 2018-2020</i> (Latrobe City Council, 2018)	C97latr Clause 02
<i>Latrobe City Council Residential and Rural Residential Land Assessment</i> (Essential Economics Pty Ltd, March 2009)	C97latr Clause 02 Clause 11 Clause 16
<i>Latrobe City Council Urban Design Guidelines</i> (Hansen Pty Ltd and Latrobe City Council, March 2021)	C136latr Clause 02 Clause 11 Clause 15
<i>Latrobe City Council Waste Management Strategy (2010-2017)</i> (Meinhardt Infrastructure and Environment Pty Ltd, 2010)	C97latr Clause 02 Clause 13 Clause 19
<i>Latrobe City Council Retail Strategy Review Background Research and Analysis</i> (2019)	
<i>Latrobe City Council Retail Strategy - Strategy and Implementation Plan</i> (2019)	
<i>Latrobe City Events and Tourism Strategy 2018-2022</i> (Latrobe City Council, 2018)	Clause 02 Clause 17

AMENDMENT C151LATR

Name of background document	Amendment number clause reference
<i>Latrobe City Heritage Study</i> (Context Pty Ltd 2010)	C14latr Clause 02 Clause 15 Clause 32.07 Schedule 2 Clause 43.01 Schedule
<i>Latrobe City Municipal Fire Management Plan 2018</i> (Latrobe City Council, 2018)	C97latr Clause 02 Clause 13.02-1L
<i>Latrobe City Older Persons Strategy 2007-2021</i> (Latrobe City Council, 2007)	C62latr Clause 02 Clause 16 Clause 19
<i>Latrobe City Play Space Improvement Plan 2016-2021</i> , (Latrobe City, 2016)	C91latr Clause 02 Clause 19.02-6L
<i>Latrobe City Signage Strategy</i> (Latrobe City Council, 2025)	C151latr Clause 15.01-1L-01 Clause 37.08 Schedule 1 Clause 37.08 Schedule 2
<i>Latrobe Regional Airport Master Plan 2015</i> (Updated 2019) (Rehbein Airport Consulting, 2019)	C92latr Clause 02 Clause 11 Clause 17 Clause 18
<i>Latrobe Social and Affordable Housing Strategy</i> (SGS Economics & Planning and Latrobe City Council, 2021)	C136latr Clause 02 Clause 15 Clause 16
<i>Latrobe Structure Plans Background Report</i> (Beca Pty Ltd, August 2007)	C97latr Clause 02 Clause 11 Clause 12 Clause 13 Clause 14 Clause 15 Clause 16 Clause 17

AMENDMENT C151LATR

Name of background document	Amendment number clause reference
	Clause 18 Clause 19 Clause 43.04 Schedules
<i>Latrobe Structure Plans - Churchill</i> (Beca Pty Ltd, August 2007)	C97latr Clause 02 Clause 11 Clause 12 Clause 13 Clause 14 Clause 15 Clause 16 Clause 17 Clause 18 Clause 19 Clause 43.04 Schedules
<i>Latrobe Structure Plans - Moe and Newborough</i> (Beca Pty Ltd, August 2007)	C97latr Clause 02 Clause 11 Clause 12 Clause 13 Clause 14 Clause 15 Clause 16 Clause 17 Clause 18 Clause 19 Clause 43.04 Schedules
<i>Latrobe Structure Plans - Morwell</i> (Beca Pty Ltd, August 2007)	C97latr Clause 02 Clause 11 Clause 12 Clause 13 Clause 14 Clause 15 Clause 16 Clause 17 Clause 18

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Name of background document	Amendment number clause reference
	Clause 19 Clause 43.04 Schedules
<i>Latrobe Structure Plans - Traralgon</i> (Beca Pty Ltd, August 2007)	C97latr Clause 02 Clause 11 Clause 12 Clause 13 Clause 14 Clause 15 Clause 16 Clause 17 Clause 18 Clause 19 Clause 43.04 Schedules
<i>Latrobe Transit Centred Precincts</i> (David Lock Associates, SGS Economics and Planning PBAI Australia, December 2004)	C50latr Clause 02 Clause 11
<i>Live Work Latrobe Housing Strategy</i> (Latrobe City Council, MacroPlan Dimasi, RMCG and Planisphere, May 2019)	C105latr Clause 02 Clause 11 Clause 15 Clause 16
<i>Live Work Latrobe Industrial and Employment Strategy</i> (Latrobe City Council, MacroPlan Dimasi, RMCG and Planisphere, May 2019)	C105latr Clause 02 Clause 11 Clause 17
<i>Live Work Latrobe Rural Land Use Strategy</i> (Latrobe City Council, MacroPlan Dimasi, RMCG and Planisphere, May 2019)	C105latr Clause 02 Clause 14 Clause 16
<i>Moe Activity Centre Plan</i> (Tract Consultants, December 2007)	C62latr Clause 02 Clause 11 Clause 17
<i>Moe and Newborough Structure Plan</i> (Metropolitan Planning Authority, March 2015)	C62latr Clause 02

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Name of background document	Amendment number clause reference
	Clause 11
	Clause 17
<i>Moe Rail Precinct Revitalisation Project Master Plan</i> (SJB Urban, SJB Architects, McCormick Rankin Cagney, Slattery Australia, November 2009)	C79latr
	Clause 02
	Clause 11
	Clause 36.01
<i>Morwell Activity Centre Plan</i> (Latrobe City Council 2022)	C137latr
	Clause 11
	Clause 17
	Clause 37.08s
	Clause 45.09s
<i>Morwell Activity Centre Plan Background Reports</i> (Latrobe City Council, 2022):	C137latr
	Clause 11
<i>Morwell Activity Centre Community Infrastructure Assessment</i> (Latrobe City Council, March 2022)	Clause 17
	Clause 37.08s
<i>Morwell Activity Centre Economic Assessment</i> (Latrobe City Council, March 2022)	Clause 45.09s
<i>Morwell Activity Centre Planning Context Report</i> (Latrobe City Council, March 2022)	
<i>Morwell Activity Centre Transport Assessment and Parking Plan</i> (Movement and Place Consulting, June 2021)	
<i>Morwell Activity Centre Urban Design and Built Form Plan</i> (Hansen Partnership, June 2021)	
<i>Morwell Activity Centre Urban Design and Built Form Discussion Paper</i> (Hansen Partnership, June 2021)	
<i>Morwell Logistics Precinct Master Plan</i> (Beca Pty Ltd, Meyrick and Associates, and Traffix Group, 2005)	Clause 02
	Clause 17
	Clause 18
<i>Morwell to Traralgon Employment Corridor Precinct Masterplan</i> (Urban Enterprise, 2020)	C115latr
	Clause 02
	Clause 11
	Clause 17
<i>Municipal Domestic Waste Water Management Plan</i> (Infocus Management Group, WDMS Pty Ltd, Municipal Domestic Wastewater Management & Latrobe City Council, December 2006)	C97latr
	Clause 02
	Clause 19
	Clause 42.01s

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Name of background document	Amendment number clause reference
<i>Municipal Emergency Management Plan 2019</i> (Latrobe City Council, 30 July 2019)	C97latr Clause 02 Clause 13
<i>Natural Environment Sustainability Strategy 2014-2019</i> (Latrobe City Council, 2014)	C97latr Clause 02 Clause 12 Clause 15 Clause 19
<i>Planning for Intensive Agriculture in Gippsland - Regional Development Australia Gippsland</i> (RMCG, 24 August 2016)	C105latr Clause 02 Clause 14 Clause 16
<i>Positioning Latrobe City for a Low Carbon Emission Future</i> (MWH, 2010)	C97latr Clause 02 Clause 15 Clause 17 Clause 18 Clause 19
<i>Project Implementation Plan - Gippsland Logistics Precinct Project</i> (Latrobe City Council, April 2009)	C97latr Clause 02 Clause 15 Clause 17 Clause 18 Clause 19
<i>Project Findings Report: Latrobe City Council DDO1 Major Pipeline Infrastructure Review</i> (GPA Engineering/Auld Planning & Projects, May 2020)	C121latr Clause 02,19.01-3L Clause 44.08 Schedule 1
<i>Public Art Policy 2018</i> (Latrobe City Council - City Development Division, November 2018)	C91latr Clause 02
<i>Public Open Space Strategy Volume 1: Strategy and Recommendations</i> (Latrobe City Council, Insight Leisure Planning, Davis Planning Solutions, FFLA, March 2013)	C91latr Clause 02 Clause 19.02-6L Clause 43.04 Schedules 5, 6, 7 and 9
<i>Public Toilet Plan 2023-2030</i> (Latrobe City Council, July 2023)	C149latr Clause 02 Clause 15

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Name of background document	Amendment number clause reference
	Clause 19
<i>Retail Advice - Lake Narracan Structure Plan</i> (SGS Economics and Planning, July 2013)	C97latr Clause 02 Clause 11 Clause 17
<i>Review of Proposed Public Open Space Contributions Rates</i> (Urban Enterprise, October 2016)	C97latr Clause 02 Clause 19
<i>Small Town Structure Plans: Boolarra, Glengarry and Tyers</i> (NBA Group Pty Ltd, April 2009)	C024latr pt2 Clause 02 Clause 11 Clause 12 Clause 13 Clause 14 Clause 15 Clause 16 Clause 17 Clause 18 Clause 19
<i>Strategic Outlook for Moe - Newborough and Lake Narracan</i> (Growth Areas Authority, 2013)	Clause 02 Clause 11 Clause 12 Clause 13 Clause 14 Clause 15 Clause 16 Clause 17 Clause 18 Clause 19
<i>Toongabbie Structure Plan Report</i> (Latrobe City Council, 2020)	C126latr Clause 11 Clause 12 Clause 16 Clause 32.09 Schedule 5
<i>Toongabbie Structure Plan Background Reports</i> (Latrobe City Council, 2020)	C126latr Clause 11

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Name of background document	Amendment number clause reference
	Clause 12
	Clause 16
	Clause 32.09 Schedule 5
<i>Tracks, Trails and Paths Strategy</i> (Planisphere, April 2016)	C91latr
	Clause 02
	Clause 18
	Clause 19
<i>Traralgon Activity Centre Plan</i> (Victorian Planning Authority and Latrobe City Council, September 2018)	C106latr pt1
	Clause 02
	Clause 11
	Clause 37.08 Schedule 1
<i>Traralgon Activity Centre Plan Background Reports</i> (Hansen Partnership Pty Ltd, July 2010)	C106latr pt1
	Clause 02
	Clause 11
	Clause 37.08 Schedule 1
<i>Traralgon Background Report: Traralgon Growth Areas Review</i> (Hansen Partnership and Parsons Brinkerhoff, August 2013)	C87latr pt2
	Clause 02
	Clause 11
	Clause 19
<i>Traralgon Car Parking Review</i> (Ratio, 2023)	C142latr
	Clause 18
	Clause 45.09 Schedule 1
<i>Traralgon Growth Area Framework Plan</i> (Hansen Partnership, August 2013)	C97latr
	Clause 02
	Clause 11
	Clause 12
	Clause 13
	Clause 14
	Clause 15
	Clause 16
	Clause 17
	Clause 18
	Clause 19
<i>Traralgon Station Precinct Master Plan</i> (Hansen Partnership and CPG Australia, April 2011)	C97latr
	Clause 02
	Clause 11

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Name of background document	Amendment number clause reference
	Clause 32.07 Schedule 2
<i>Traralgon West Structure Plan</i> (Hansen Partnership, August 2013)	C97latr
	Clause 02
	Clause 11
	Clause 12
	Clause 13
	Clause 14
	Clause 15
	Clause 16
	Clause 17
	Clause 18
	Clause 19
<i>Wood Encouragement Policy</i> (Latrobe City Council, 2014)	C97latr
	Clause 02
	Clause 14