

Latrobe Planning Scheme

Amendment C155latr

Explanatory Report

Overview

Latrobe City Council has undertaken a review of the *Moe Activity Centre Plan 2007* and updated the plan to reflect contemporary planning objectives and strategic directions. The *Moe Activity Centre Plan 2026* (Latrobe City Council, 2026) (MoACP) seeks to encourage greater economic and social activity in the Moe CBD, promote placemaking, increase housing diversity, promote greater environmentally sustainable design, increase canopy cover and encourage sustainable transport choices. Moe Activity Centre (MoAC) will be a liveable, sustainable and walkable sub-regional activity centre, as the Moe Central Business District (CBD) is designated in the retail hierarchy.

The amendment seeks to implement the MoACP into the planning scheme by applying the Activity Centre Zone Schedule 3 (ACZ3) to the CBD. It also makes consequential changes to policy and rezones land that is currently used as residential from the Commercial 1 Zone (C1Z) to a Residential Growth Zone (RGZ).

Additional minor rezonings are proposed to correct minor zoning anomalies within the Latrobe Planning Scheme, including rezoning the Moe Bowling Club from a public zone to the ACZ. This aims to ensure the Scheme is more usable by amending planning processes that have created a situation that is unjust, unreasonable or clearly in error.

The previous plan used the transit city boundary as the Activity Centre boundary; however, to reduce redundant controls, this has been reduced in the new activity centre to the extent of the C1Z and Mixed Use Zone (MUZ). The residential and industrial areas are addressed by the *Live Work Latrobe Housing Strategy* and *Industry and Employment Strategy* (both 2019) and were implemented through Amendment C105.

Where you may inspect this amendment

The amendment can be inspected free of charge at the Latrobe City Council website at www.latrobe.vic.gov.au/c155

and

The amendment is available for public inspection, free of charge, during office hours

at the following places:

Latrobe City Council Corporate Headquarters

141 Commercial Road, Moe

Office hours: 9am to 5pm, Monday to Friday

Churchill Service Centre

9-11 Phillip Parade, Churchill

Office hours: 8:30am to 12noon and 1pm to 5:15pm, Monday to Friday

Moe Service Centre

1-29 George Street, Moe

Office hours: 8.30am to 5.15pm Monday to Friday and 9am to 12noon Saturday

Traralgon Service Centre

34-38 Kay Street, Traralgon

Office hours: 8.30am to 5.15pm Monday to Friday and 9am to 12noon Saturday

The amendment can also be inspected free of charge at the Department of Transport and Planning website at planning.vic.gov.au/public-inspection or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

Submissions

Any person may make a submission to the planning authority about the amendment. Submissions about the amendment must be received by 24 November 2026.

A submission must be sent to:

Mail:

Latrobe City Council

Attention: Strategic Planning

PO Box 264,

MOE VIC 3840

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

Online: yoursay.latrobe.vic.gov.au/C155

Panel hearing dates

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

- Directions hearing: Week of 26 April 2027
- Panel hearing: Week of 24 May 2027

Details of the amendment

Who is the planning authority?

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

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

Land affected by the amendment

The amendment applies to the MoAC, which is generally bounded by Bell Street, Haigh Street to the north, Anzac Parade, and Linton Ave to the east, Langford Street to the south and Kingsford Street and Saviges Road to the west. The Gippsland railway line, and Lloyd Street bisect the precinct. This is seen in Figure 1 (shown in yellow).

Figure 1: Land affected by the amendment



What the amendment does

The amendment proposes to implement the land use and development directions from the Moe Activity Centre Plan background reports and MoACP. The MoACP forms the basis of the amendment which will guide future decision making as it relates to planning and design matters in the MoAC. Generally, the amendment introduces new zones, overlays and local planning policy into the Latrobe Planning Scheme to improve clarity and certainty for stakeholders about the role of the MoAC in delivering increased housing, retail and employment opportunities.

Specifically, the amendment proposes to:

Planning Scheme Maps

Zone Maps

- Amend Planning Scheme Maps No 27 and 28 to:
 - Rezone the land within the MoAC, with the exception of the land at 8, 12, 12A-14, 12A, 28, 28A, 30, 30A Langford Street, Moe; Unit 1/4, Unit 2/4, 6 and 1-3 Linton Avenue, Moe; 9-11 Anzac Parade, Moe; and 27-29 Haigh Street, Moe, from C1Z to the ACZ3.
 - Rezone the land at 46-48 and 50-54 Langford Street, 2A and 2B Kingsford Street, 65-69, 71, 73, 75, 77-79, 81, 83, and 85 Lloyd Street, Moe, from MUZ1 to ACZ3.

- Rezone the land at 12, 12A-14, 12A Langford Street, Moe; Unit 1/4, Unit 2/4, 6, 8 and 1-3 Linton Avenue, Moe; 9-11 Anzac Parade, Moe; and 27-29 Haigh Street, Moe from C1Z to Residential Growth Zone Schedule 3 (RGZ3).
- Rezone the land at 28, 28A, 30, 30A Langford Street, Moe from C1Z to Residential Growth Zone Schedule 2 (RGZ2). Rezone the land at 5 Anzac Street, Moe from C1Z to Public Use Zone Schedule 7 (PUZ7)

Overlay Maps

- Insert new Planning Scheme Maps 27EAO and 28EAO to apply the Environmental Audit Overlay (EAO) to the land at 58, 92-96, 91, 93, 95-97, 106-108, 110-112 Albert Street, Moe, 7B, 15, 46A Moore Street, Moe, 1A and 1B Market Street, Moe, 8 Saviges Road, Moe, rear of 27-35 Kirk Street, Moe 37-39 Kirk Street, Moe, 10, 49, 53, 1/57, 2/57, 63, 65-69, 77, 81, 85 Lloyd Street, Moe, rear of 56-58 George Street, Moe, 46 Langford Street, Moe and east side of 1\PS312106 (Moe Plaza car park) to identify potentially contaminated land.

Planning Scheme Ordinance

- Amend Clause 11.01-1L-05 (Moe-Newborough) to include the MoACP and various background reports as policy documents and amend the Moe-Newborough Town Structure Plan.
- Delete Clause 11.03-1L-03 (Moe activity centre) as this is a redundant provision with the introduction of the ACZ3.
- Amend Clause 16.01-1L (Housing Supply) to replace the Moe-Newborough Housing Framework Plan to show the amended extent of the commercial area and residential areas.
- Insert a new Schedule 3 to Clause 37.08 (Activity Centre Zone) (ACZ3) to include the MoACP, define six precincts and prescribe the form of development in each precinct and sub-precinct. of the MoAC.
- Amend the Schedule to Clause 72.03 (What Does This Planning Scheme Consist of?) to include reference to the Planning Scheme Map 27EAO and 28EAO.
- Amend the Schedule to Clause 72.08 (Background Documents) to delete the *Clifton Street Precinct Urban Design Guidelines* (Tract consultants, September 2008) and to include the MoACP and various background reports as background documents including:
 - Moe Activity Centre Plan (Latrobe City Council, 2026)
 - Moe Activity Centre Plan Background Report: Social Infrastructure Needs Analysis (Latrobe City Council, 2026)
 - Moe Activity Centre Plan Background Report: Economic Analysis (Latrobe City Council, 2026)
 - Moe Activity Centre Plan Background Report: Planning Context Report (Latrobe City Council, 2026)

- Moe Activity Centre Plan Background Report: Transport, Movement and Parking Plan (Urban Transit Solutions, 2025)
- Moe Activity Centre Plan Background Report: Transport, Movement and Parking Plan Addendum (Ratio Consultants, 2026)
- Moe Activity Centre Plan Background Report: Urban Design and Built Form Plan (Niche Studio and Latrobe City Council, 2026)
- Moe Activity Centre Plan Background Report: Consultation Summary (Latrobe City Council, 2026)
- Amend the Schedule to Clause 74.01 (Application of Zones, Overlays and Provisions) to include the Moe Activity Centre as a location for the Activity Centre Zone.
- Amend the Schedule to Clause 74.02 (Further Strategic Work) to include work identified in the Moe Activity Centre Plan including the Retail gap analysis, night-time economy strategy, a wayfinding strategy and making the active transport strategy for the whole municipality instead of sitting under Traralgon Activity Centre Plan.

Strategic assessment of the amendment

Why is the amendment required?

The amendment is required to implement the strategic directions set out within the MoACP in relation to land use, built form and development, landscape and public realm and access and movement. The MoACP forms the basis of the amendment, which will guide future decision making as it relates to planning and design matters in the MoAC. Generally, the amendment is required to introduce new zones, overlays and local planning policy into the Latrobe Planning Scheme to improve clarity and certainty for stakeholders about the role of the MoACP in delivering increased housing, retail and employment opportunities.

The MoAC is an important sub-regional retail centre• that is part of the broader Latrobe City (networked city). The need to undertake activity centre planning for Moe was identified as part of the review program for strategic documents within the Latrobe Planning Scheme and in the Latrobe City Retail Strategy (Essential Economics, 2019), as it was last updated in 2007. Current policy supports developing a network of activity centres and facilitating growth in the Moe, Morwell, Traralgon and Churchill Town Centres.

The MoACP seeks to address long-term ambitions for growth and sustainability in Moe, while supporting its reactivation by removing unnecessary planning permit triggers, providing direction on preferred land uses and built form outcomes, facilitating improvements to the public realm, and consolidating and defining the activity centre core.

Moe Activity Centre (MoAC) and the Activity Centre Zone (ACZ)

The amendment is required to rezone most of the land within the MoAC to ACZ3. This is the appropriate tool to apply across most of the MoAC as it consolidates built form, design and development guidance within one control and removes the need to apply an overlay like the Design and Development Overlay. The ACZ3 is consistent with the requirements of the ACZ parent provision that requires a framework plan for the activity centre and a statement of the activity centre land use and development objectives to be achieved. While other tools such as the Built Form Overlay were considered, consideration must also be given to land use controls and the compatibility of adjoining land uses. This is necessary due to the industrial precinct north of Bell Street, may generate potential noise, dust or odour impacts.

The objective of the ACZ seeks to encourage a mixture of uses and intensive development of the Activity Centre as a focus for business, shopping, working, housing, leisure, transport and community facilities and to support sustainable urban outcomes that maximise the use of infrastructure and public transport. The ACZ encourages and supports a mixture of uses to maximise the proximity of Moe Train Station.

Rezoning MUZ1 to ACZ3 on the Activity Centre Zone Periphery

The amendment is required to rezone land on the periphery of the MoACP from MUZ1 to ACZ3 to give effect to the built form and land use objectives of the MoACP while recognising its location within the Moe Transit City Boundary.

Residential Zoning

The amendment is required to correct zoning which applies along Lloyd Street, Linton Avenue, Anzac Street and Haigh Street, Moe to reflect the correct zoning based on current land use and to identify the location of sites within the Transit City boundary of Moe. These changes are appropriate as they improve the operation of the planning scheme by aligning residential zones with the broader precinct or directly abutting zone.

See Appendix Table 1 for a list of affected properties and the proposed changes.

Applying the Environmental Audit Overlay (EAO)

The amendment is required to apply the EAO to several sites which are identified as having a medium to high potential for contamination based on previous and currently known land uses. The EAO requires an environmental audit to be prepared prior to that land being used for a 'sensitive use', such as developing housing, building a primary school or an early childhood centre. The application of the EAO is considered appropriate for those sites as having a medium to high potential for contamination in accordance with *Ministerial Direction 1 – Potentially Contaminated Land*.

See Appendix Table 2 for a list of affected properties and the proposed changes.

Operational provisions

Schedule to Clause 72.03 (What does this planning scheme consist of?)

The Schedule to Clause 72.03 lists all the maps contained within the Latrobe Planning Scheme, the Schedule has been amended to reflect the changes proposed by the amendment.

Schedule to Clause 72.08 (Background documents)

The Schedule to Clause 72.08 lists all the background documents that informed the development of the Latrobe Planning Scheme. The Schedule has been amended to include the MoACP and various background reports as background documents.

Schedule to Clause 74.01 (Application of zones, overlays and provisions)

The Schedule to Clause 74.01 provides a general explanation of the controls on the use and development of land within the Latrobe Planning Scheme and the relationship between the MPS. The Schedule has been amended to include the application of the Activity Centre Zone to the MoAC.

Schedule to Clause 74.02 (Further Strategic Work)

The Schedule to Clause 74.02 provides a list of items identified as further strategic work. The Schedule has been amended to include the strategic items identified as further work within the MoAC.

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

- a) *To provide for the fair, orderly, economic and sustainable use, and development of land;*

The amendment seeks to facilitate the rejuvenation and redevelopment of the MoAC as an important sub-regional retail centre by providing further guidance on land use, built form and development, landscape and public realm and access and movement requirements.

- (c) *To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;*

The amendment seeks to improve the public realm and access to public transport, increase pedestrian permeability and passive surveillance within the activity centre, and offer more diverse housing, shopping, employment and recreational opportunities.

- (d) *To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;*

The amendment seeks to enhance significant landmarks and heritage areas within the MoAC by identifying them, increasing knowledge of them, and improving access, while ensuring development respects the character of heritage buildings and provides transitional setbacks to minimise overshadowing.

- (f) *To facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e);*

The amendment ensures that clear directions are set for each precinct allowing for a more efficient and fair process to facilitate development and achieve greater activity within the area.

- (fa) *To facilitate the provision of affordable housing in Victoria;*

The amendment seeks to allow the provision of smaller units and apartments within the MoAC to facilitate the provision of affordable housing.

- (g) *To balance the present and future interests of all Victorians.*

The amendment seeks to balance social, economic and environmental issues by streamlining planning controls, promoting economic activity and applying the EAO to potentially contaminated land.

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

Environment

The amendment will give statutory effect to the MoACP, which includes Environmentally Sustainable Design objectives for new development. The amendment will help improve the built environment by ensuring integrated development that incorporates high-quality design and energy efficiency in the MoACP. It will also increase active transport by improving walkability and public transport access, reducing reliance on automobiles.

A review of all land within the study area has been undertaken to attempt to identify potentially contaminated land based on current and previous land uses in accordance with *Planning Practice Note 30: Potentially Contaminated Land and Ministerial Direction No. 1 Potentially Contaminated Land*. The application of the EAO will ensure remediation works occur on contaminated portions of the land without disrupting the balance of the site for future development.

In addition, it identifies greater canopy cover to promote a cooler environment and greater walkability.

Social

The amendment is expected to have a positive social impact by improving the range of commercial, employment and housing opportunities available in the centre. It promotes healthy lifestyle options and could reduce social isolation by increasing social interaction through increased foot traffic and increased public events/activities.

Economic

The amendment will promote economic growth by stimulating private and public investment in Moe-Newborough, increasing competitiveness in the retail environment, and providing a range of direct and indirect employment opportunities.

Does the amendment address climate change?

The amendment considers climate change in accordance with *Ministerial Direction 22 Climate Change Consideration*. In particular, it focuses on highquality architecture with environmentally sustainable design and water sensitive urban design incorporated into the plan.

The MoACP encourages greater use of public and active transport and identifies where infrastructure could improve accessibility and safety, making these transport modes more palatable.

In addition, it also identifies locations for more electric vehicle charging points to minimise greenhouse gas emissions.

The MoACP also encourages greater canopy cover within the CBD and identifies opportunities for this to promote walkability and increase climate change resilience.

Does the amendment address relevant bushfire risk?

The Amendment meets bushfire policy in Clause 13.02 of the Planning Scheme, as the land is not affected by the Bushfire Management Overlay and is not located within a designated bushfire-prone area. Therefore, the amendment is not required to address bushfire risk.

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

Ministerial Direction on the Form and Content of Planning Schemes under Section 7(5) of the Act.

The proposed amendment is consistent with the *Ministerial Direction on the Form and Content of Planning Schemes* by making changes to the Scheme that align with this direction and use the relevant templates.

The amendment also complies with other applicable Minister's Directions under Section 12(2)(a) of the Act as follows:

Ministerial Direction No. 1 - Potentially Contaminated Land

The amendment includes an assessment of potential site contamination through the

Potentially Contaminated Land Report (Moe Activity Centre Plan Background Reports - Planning Context Report, Appendix 3, Latrobe City Council, 2026), prepared in accordance with Ministerial Direction 1 and Ministerial Direction 19. The Amendment proposes further evaluation and remediation using an EAO, which is proposed to apply to sites identified in the report as having a medium to high potential for land contamination based on current and previous land uses. This approach supports timely, staged development. The level of remediation will depend on future land use, with commercial areas likely requiring less remediation than areas used for sensitive uses.

Ministerial Direction 11 - Strategic Assessment Guidelines.

The amendment complies with Ministerial Direction No. 11 (Strategic Assessment of Amendments) under section 12 of the Planning and Environment Act 1987. The amendment is consistent with this direction, which ensures a comprehensive strategic evaluation of a planning scheme amendment and its outcomes, as outlined in this Explanatory Report.

Ministerial Direction 15 – the planning scheme amendment process.

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

Ministerial Direction 19 – The Preparation and Content of Amendments that may Significantly Impact the Environment, Amenity and Human Health.

A Potentially Contaminated Land report was prepared in accordance with Planning Practice Note 30 – Potentially Contaminated Land (PPN30). It identified 24 sites that the EAO should apply to. It is appropriate to defer the audit system requirement (using the EAO) because land use outcomes within the EAO area could vary, as it extends across commercial areas. In addition, the current land use is not proposed to change.

In addition, conditions in the Table of Uses of the Activity Centre Zone – Schedule 3 are proposed on sensitive uses within close proximity to the industrial area to the north of the Moe Activity Centre that require an assessment of the separation distances required from uses with the industrial precinct, whether there are noise, dust or odour impacts and if there are, whether they can be appropriately mitigated through the Application requirements.

This will ensure that human health and amenity are appropriately considered.

EPA advice was sought on 14 May 2026. The EPA was generally satisfied with the application of the EAO. Regarding mitigation measures for amenity impacts from the nearby industrial precinct, the EPA suggested prohibiting accommodation within

Precinct 3 to meet the 'avoid' principle within the separation distances. However, an adjoining residential precinct already significantly compromises the separation distances from the industry. As such, the next step is to mitigate, which has been addressed through the Activity Centre Zone. The EPA also sought further mitigation measures for accommodation along Saviges Road to offset noise impacts from the adjoining racecourse. Additional application requirements were added to mitigate the compounding noise effects.

Ministerial Direction 22 – Climate Change Consideration.

The proposed amendment is consistent with Ministerial Direction 22 as it proposes providing greater infrastructure for active and public transport. It promotes Environmentally Sustainable Design and Water Sensitive Urban Design in new developments. It identifies locations for electric charging stations to minimise greenhouse gas emissions as the MoAC grows.

It promotes greater climate change resilience by increasing canopy cover across the MoAC, particularly in car parks.

How does the amendment support or implement the Planning Policy Framework?

The amendment directly supports the following Clauses of the State Planning Policy Framework:

Clause 11 (Settlement)

The amendment supports the objective and strategies of the MoACP, as it:

- Provides an updated, contemporary planning framework for the MoAC;
- Focuses investment and growth in Latrobe City (a regional city);
- Encourages development and investment opportunities along existing and planned transport infrastructure;
- Promotes and capitalises on opportunities for urban renewal and infill redevelopment;
- Ensures retail, office-based employment, community facilities and services are concentrated in central locations;
- Creates vibrant and prosperous town centres that are clearly defined and provide commercial service activities that respond to changing population and market conditions;
- Ensures effective planning and management of the land use and development of an area;
- Encourages the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community;

- Supports an activity centre with a focus for high-quality development, activity and living;
- Supports the role and function of the centre in the context of its classification, the policies for housing intensification, and development of the public transport network;
- Provides clear direction on preferred locations for investment;
- Encourages a diversity of housing types at higher densities in and around activity centres;
- Reduces the number of private motorised trips by concentrating activities that generate high numbers of (non-freight) trips in highly accessible activity centres;
- Improves access by walking, cycling and public transport to services and facilities;
- Supports 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;
- Encourages economic activity and business synergies; and
- Improves the social, economic and environmental performance and amenity of activity centres.

Clause 12 (Environmental and Landscape Values)

The amendment supports the objective and strategies of the MoACP, as it:

- Facilitates development that will house increased population growth within the MoAC, capitalising on opportunities for a larger population to live within a relatively small ecological footprint. In addition, by improving pedestrian permeability, it will encourage greater physical activity, reducing car usage; and
- Provides for greater connections to the existing parkland and facilitates greater walkability.

Clause 13 (Environmental Risk and Amenity)

The amendment supports the objective and strategies of the MoACP, as it:

- Ensures use or development of land is compatible with adjoining and nearby land uses and that any adverse off-site impacts are avoided or otherwise minimised through land use separation, siting, building design and operational measures;
- Identifies risk of harm to the environment, human health, and amenity through the application of the EAO to potentially contaminated land; and
- Ensures any sensitive uses in the CBD in proximity to the industrial area consider noise, dust and odour impacts and whether they can be effectively mitigated before development occurs.

Clause 15 (Built Environment and Heritage)

The amendment supports the objective and strategies of the MoACP, as it:

- Ensures that new land uses and development respond to the built form and prevailing town identity context of the centre;
- Ensures all land uses and development appropriately respond to their surrounding landscape and character, valued built form and cultural context;
- Protects places and sites with significant heritage, architectural, aesthetic, natural, scientific and cultural value;
- Facilitates functional, accessible, safe and diverse physical and social environments, through the appropriate location of use and development and through high-quality buildings and urban design;
- Encourages built form that provides and enhances passive surveillance;
- Encourages all retail outlets to provide active street frontages, including low level signs to street frontages and minimising blank walls to street facades;
- Improves the visual appearance of key transport routes, main road approaches to urban centres, streets and town entrances through urban design and landscaping;
- Supports upgrades to degraded areas;
- Protects and enhances heritage areas and significant landmarks; and
- Supports low energy forms of transport, such as walking and cycling, to promote healthy lifestyles and physical activity.

Clause 16 (Housing)

The amendment supports the objective and strategies of the MoACP, as it:

- Facilitates well located, integrated and diverse housing that meets the community needs. In particular higher density housing within the MoAC that is well located in relation to jobs, services and public transport;
- Encourages medium and high-density housing typologies in and within 400 metres of the Primary Activity Centre of Moe; and
- Encourages multi-level residential development in the form of low scale apartments, townhouses, shop tops and units.

Clause 17 (Economic Development)

The amendment supports the objective and strategies of the MoACP, as it:

- Protects and strengthens existing and planned employment areas;
- Encourages development that meets the community's needs for retail, entertainment, office and other commercial services;
- Provides an adequate supply of commercial land in appropriate locations;
- Ensures that the centre has opportunities for commercial, social, cultural and residential growth by providing a framework for the location and management of that growth within the centre;
- Facilitates tourism development, such as accommodation and hospitality, that supports visitation to Latrobe's events and attractions, including its industrial heritage; and

- Encourages commercial tourism development to locate within urban areas.

Clause 18 (Transport)

The amendment supports the objective and strategies of the MoACP, as it:

- Encourages and facilitates growth and development within the MAC which is well served by public transport;
- Improves walking and cycling networks to support use of the public transport system as well as to provide alternative, accessible, safe and comfortable transport modes, reducing related greenhouse gas emissions and supporting health and wellbeing;
- Advocates for better network-wide efficiency and coordinated operation;
- Ensures the 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;
- Promotes the efficient use of car parking spaces through the consolidation of car parking facilities;
- Ensures that car parking does not adversely affect the amenity of the locality; and
- Ensures 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 19 (Infrastructure)

The amendment supports the objective and strategies of the MoACP, as it:

- Encourages arts, cultural and entertainment facilities within the MoAC and new facilities at locations well served by public transport;
- Identifies future gaps in social and cultural infrastructure and supports their development within the MoAC;
- Supports a network of public open spaces within the MoAC and facilitates opportunities to enhance their use and accessibility;
- Supports the development of community facilities that are multi-functional;
- Supports recreation and community facilities that are compatible with the needs, character and socio-economic profile of the local area;
- Locates community centres close to schools, public transport, civic areas and parks; and
- Supports the creation of a network of public plazas and pocket parks within MAC.

How does the amendment support or implement any relevant strategic plan or policy statement adopted by a Minister, government department or public authority?

Plan for Victoria 2025

Plan for Victoria is the long-term plan to achieve more homes, more jobs, and great communities. It has been shaped by the community's views. The plan commits to careful planning and investment in open space, shared community places, transport, streets, and the many diverse places Victorians call home.

The plan is structured around five pillars:

- Self-determination and caring for Country;
- Housing for all Victorians;
- Accessible jobs and services;
- Great places, suburbs and towns; and
- Sustainable environments.

The MoACP supports the broad objectives of Plan for Victoria by planning for more homes that promote sustainable building choices in activity centres that are close to jobs and sustainable transport options. The MoACP promotes placemaking within the MoAC, which will make it a vibrant, resilient and inclusive place to live.

Housing Statement 2024-2034

On current trends, Victoria is expected to build around 540,000 homes over the next decade. The work being done in the Housing Statement will facilitate an extra 250,000 homes being built in Victoria over the next ten years – and it'll support 16,000 jobs. It seeks to:

- Make good decisions faster;
- Cheaper housing, closer to work;
- Protecting renter's rights;
- Provide more social housing; and
- Provide a long-term housing plan.

The MoACP meets the objectives of the housing statement by increasing housing choice in activity centres, increasing housing diversity in an area that is close to public transport, jobs and the Latrobe Community Health Centre and Priority Care Centre and ensuring streamlined decision making and planning certainty.

In addition, it seeks to encourage footpath upgrades and create new pocket parks.

Experience Victoria 2033

Experience Victoria seeks to create business opportunities and job growth across

metropolitan and regional areas. To drive visitor growth, it is planned to prioritise:

- First Peoples-led experiences;
- Wellness;
- Arts and Culture; and
- Nature.

The MoACP seeks to capitalise on the high-quality street art within the MoAC and its location between Mount Baw Baw and the Strzelecki Ranges.

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

The amendment is consistent with the housing targets established for Latrobe. While Latrobe currently has sufficient provision to reach its target of 13,000 dwellings, this amendment supports sufficient housing capacity in locations close to jobs, services, and public transport.

In particular, the amendment supports shop-top housing in the MoAC, which will support the delivery of a mix of quantity, quality and type of housing that is currently available in Moe, which will provide a diversity of housing choice and a potentially higher density for a range of income groups in areas close to jobs, services, and public transport.

In addition, it rezones land currently used for residential uses to a residential growth zone, allowing higher density than the Commercial 1 Zone.

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

The amendment directly supports the Vision of the Municipal Planning Strategy by promoting a creative, healthy, sustainable and connected activity centre.

- The MoACP ensures that a sub-regional centre contributes to Latrobe City being a diverse, connected and resilient community, supporting the equitable diversification of our economic base and transition toward a low emissions future.
- The MoACP supports high quality recreational and cultural facilities.

The amendment directly supports the strategic directions of the Municipal Planning Strategy by:

- Supporting Moe-Newborough's role as a key service centre and a peri-urban lifestyle option near Melbourne.
- Facilitating the development of the MoAC as an important sub-regional retail centre which aims to ensure the long-term viability and sustainable growth of the area, creating greater economic activity and job opportunities as the economy of Latrobe City transitions away from coal-based industries.

- Supporting the development of a network of activity centres that satisfy a range of local and regional retail, entertainment, commercial, government and community service needs in accordance with the Latrobe City Retail Centre Hierarchy.
- Facilitating the growth and viability of Latrobe's Activity Centres.
- Support use and development that can adapt to the impacts of climate change and seeks to minimise its negative impacts.
- Encourage energy-efficient building design including the incorporation of energy efficient technologies.
- Creating vibrant, high quality, walkable, safe and active retail areas.
- Protecting places of heritage, cultural and social significance.
- Encouraging a substantial increase in housing density and diversity to maximise access to existing services, transport and infrastructure in Substantial Change Areas.
- Enabling the community to prosper from the transition to a low carbon future by supporting the diversification of employment opportunities.
- Facilitating the growth of service sector jobs targeting regional health services, tertiary education, retail, entertainment and government administration.
- Support the retention of buffers between industrial and sensitive use areas where amenity is impacted.
- Facilitating infrastructure that encourages alternative transport options, including walking and bicycle transport options.
- Supporting a range of health, social and recreational facilities including the expansion of educational facilities.
- Supporting hubs of integrated community services.
- Encouraging community facilities to locate in or near activity centres and be accessible by public transport.
- Encouraging the provision of a connected open space network that extends from urban to rural areas and has both north-south and east-west linkages.
- Encouraging the development of linear parks, habitat corridors and linkages between key open spaces, community destinations and employment precincts to improve connectivity.

How does the amendment balance any competing policy objectives or strategies?

The amendment applies the EAO to land that is identified as having a medium to high potential for contamination. While this may create a barrier to further development, it balances the need to protect human health and amenity. In Precinct 3 of the ACZ, where land use is potentially incompatible, additional requirements have been added to ensure human health remains paramount and that any

development adequately addresses offsite amenity impacts.

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

The amendment makes proper use of the Victoria Planning Provisions by introducing changes to the planning scheme which will give statutory effect to the MoACP:

- The Activity Centre Zone (ACZ) has been developed to improve and simplify the planning of activity centres by avoiding the need for often complex layering of conventional zones and overlays. The ACZ provides a simpler planning structure in the centre, tailored via the schedule to implement the preferred land use and built form outcomes for the activity centre. Additionally, the ACZ encourages a mixture of uses and the intensive development and delivery of a diversity of housing at higher densities to make optimum use of the facilities and services. It also ensures land uses can appropriately mitigate offsite amenity impacts.
- Applying the EAO to potentially contaminated land ensures that land is appropriately remediated prior to sensitive uses occurring on site.
- Correcting zones to ensure the planning scheme is orderly and fit for purpose by rezoning residential uses to a residential zone.
- It also improves planning processes by removing policy and controls that are redundant. It minimises duplication with other relevant legislation or planning scheme provisions.

To support a comprehensive strategic evaluation of the amendment, the following Planning Practice Notes were used. The amendment addresses the following relevant Planning Practice Notes:

Planning Practice Note 17 – Urban Design Frameworks (PPN17)

The purpose of this Practice Note is to provide guidance about the preparation and use of Urban Design Frameworks. Frameworks are strategic planning tools that set out an integrated design vision for the desired future development of urban place.

An Urban Design and Built Form Plan was developed for the MoACP in accordance with this Practice Note to deliver open space, high quality building design and pedestrian oriented streets.

Planning Practice Note 22 – Using the Car Parking Provisions (PPN22)

Planning Practice Note 22 provides guidance about the car parking provisions of Clause 52.06 (Car Parking) and Clause 45.09 (Parking Overlay) and calculating car parking requirements. This was used to assess the car parking requirements for the Moe Activity Centre over the next 15 years in the Traffic, Movement and Car Parking Plan and the addendum to the plan.

Planning Practice Note 30 – Potentially Contaminated Land (PPN30)

Potentially Contaminated land is defined in *Ministerial Direction No.1 – Potentially Contaminated Land*, and *Planning Practice Note 30 – Potentially Contaminated Land*

was used to guide a *Potentially Contaminated Land Report 2026* for review of site histories within the MoAC, which has informed the application of the EAO.

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

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

Planning Practice Note 56 – Activity Centre Zone (PPN56)

Planning Practice Note 56 provides guidance on where to apply the ACZ. Applying the ACZ to the MoAC is appropriate as it is identified as a sub-regional centre within Latrobe City, which is a regional city.

Planning Practice Note 57 – Parking Overlay (PPN57)

Planning Practice Note 57 provides guidance to councils about the preparation and application of the Parking Overlay. The Parking Overlay manages car parking in a precinct, rather than on a site-by-site basis. It can be used for any precinct where local parking issues are identified, and a common strategy can be adopted to respond to them. This guided whether applying a Parking Overlay was necessary within MoAC. However, given the changes to the Car parking provisions through Amendment VC277, this was found to be unnecessary.

Planning Practice Note 58 – Structure Planning for Activity Centres (PPN58)

Planning Practice Note 58 provides guidance to councils on the activity centre structure planning process. It covers the reasons for structure planning in activity centres, the policy context, and possible inputs and outputs of the process. This guided which background documents were needed to prepare to inform the MoACP.

Planning Practice Note 59 – The Role of Mandatory Provisions in Planning Scheme (PPN59)

Planning Practice Note 59 sets out criteria that can be used to decide whether mandatory provisions may be appropriate in planning schemes. This was used to determine how to manage land use conflicts and what should be a mandatory provision within the ACZ.

Planning Practice Note 60 – Height and Setback Controls for Activity Centres (PPN60)

Planning Practice Note 60 provides guidance on the department's preferred approach to the application of height and setback controls for activity centres. This Practice Note has been used to guide the preferred building heights and setbacks in the ACZ schedule.

Planning Practice Note 91 – Using the Residential Zones (PPN91)

Planning Practice Note 91 outlines the role and application of the residential zones. The amendment is consistent with this Practice Note, as the Residential Growth Zone is applied to areas suitable for housing diversity and higher-density housing in locations with good access to services, jobs, and public transport. It is proposed to be applied in an area that provides a transition between areas of more intensive uses and development such as activity centres and other residential areas by being applied to areas that are currently residential but within a commercial zone but located within the transit city boundary.

Planning Practice Note 92 – Managing Buffers for Land use Compatibility (PPN92)

Many industrial and other land uses have the potential to produce off-site impacts, such as noise, dust, odour and hazardous air pollutants. The purpose of Planning Practice Note 92 is to provide guidance on planning for land use compatibility in the Planning Policy Framework and requirements in planning provisions relating to the management of buffers, including Clause 53.10 Uses and activities with potential adverse impacts. As industrial land borders the north of the MoAC, the amendment puts controls in place to ensure sensitive land uses appropriately address offsite amenity impacts before development occurs, through application requirements and conditions in the table of uses.

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

Informal consultation was also undertaken with the Department of Transport, Regional Development Victoria, Latrobe Valley Bus Lines, Victoria Police, V/Line, and Victrack during the development of the MoACP, and this has been incorporated into the plan. Further consultation will be undertaken as a part of the Exhibition process.

The EPA provided advice on 12 June 2026 and requested changes to the amendment which include:

Changes to the Explanatory Report

The explanatory report to say 'medium to high' potential for contamination, which has been made.

Allow the use or development of land within a buffer or separation distance for industry

The EPA has recommended that a risk assessment be undertaken to justify a variation to the separation distance for a use within the adjoining industrial precinct, or to prohibit sensitive land uses within the recommended separation distance from the use, to prevent potential land use conflicts within Precinct 3.

The threshold distance is already significantly compromised by adjoining residential development; dwellings within Precinct 3 also create land use conflict that cannot be avoided. Instead, the amendment seeks to mitigate the potential conflict through

application requirements in this precinct.

Moe Racing Club and noise exposure

EPA also notes that residential rezoning directly opposite the Moe Racing Club introduces a potential for ongoing noise impacts on future sensitive land uses.

Additional application requirements have been added for sensitive uses along Saviges Road beside the Moe Racing Club to mitigate the effects of noise exposure in Precincts 2 and 3.

The formal exhibition process will provide further opportunity for stakeholders and relevant agencies to provide comment.

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

The amendment complies with the relevant requirements of the *Transport Integration Act 2010*, specifically Part 2, Division 2 - Integration of transport and land use by recognising the need to:

- Promote forms of transport which have the least impact on the natural environment and reduce the overall contribution of transport-related greenhouse gas emissions;
- Improve access and accommodation for coaches, buses and taxis;
- Provide car parking spaces for commuters;
- Upgrade facilities at the train and bus station;
- Provide safe and direct pedestrian access into, within and through the precinct; and
- Encourage the location of housing, employment and services in close proximity to a major rail and bus transport interchange.

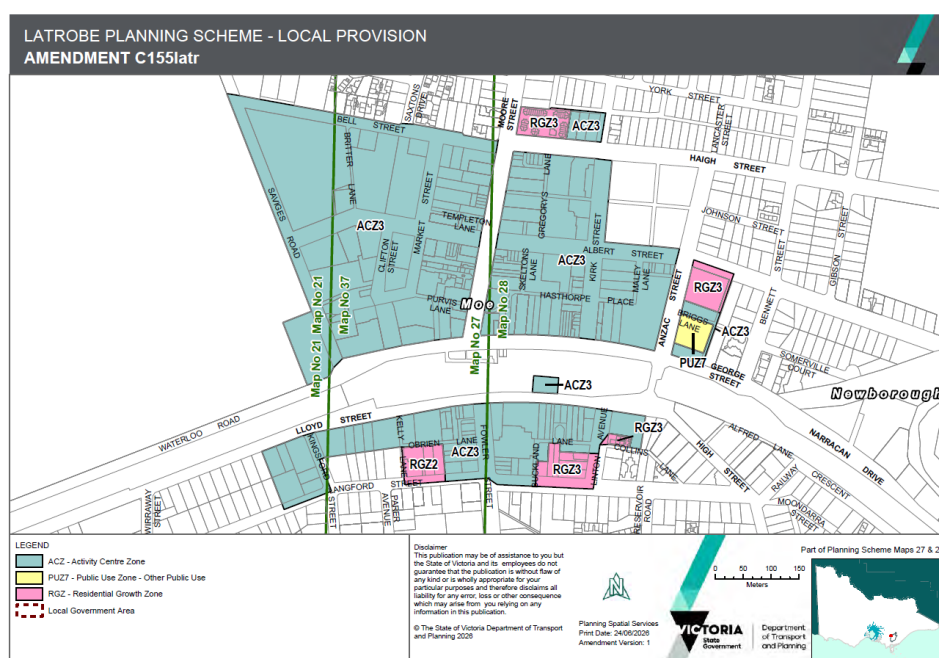
Resource and administrative costs

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

The new planning scheme provisions are expected to positively affect the resource and administrative costs of Latrobe City Council by providing greater clarity and simplicity for the MoAC. Additionally, more streamlined permit requirements within the ACZ3 are likely to have positive impacts on the resource and administrative costs of the responsible authority.

Attachment 1 – Zoning mapping reference table

Location	Land /Area Affected	Mapping Reference	Address	Proposed Zone changes
Moe Primary Activity Centre	Moe Primary Activity Centre	Latrobe C155latr znMap27 Exhibition Latrobe C155latr znMap27 Exhibition	Area broadly bounded by Haigh Street, Anzac Parade, Linton Ave, Langford Street, Kingsford Street, Saviges Road and Bell Street.	From C1Z to ACZ3
Moe Primary Activity Centre	South of the Railway line	Latrobe C155latr znMap27 Exhibition	28, 28A, 30 and 30A Langford Street, Moe	From C1Z to RGZ2
Moe Primary Activity Centre	South of the Railway line	Latrobe C155latr znMap27 Exhibition	65-85 Lloyd Street, Moe, 2A Kingsford Street, 46-54 Langford Street, Moe	From MUZ1 to ACZ3
Moe Primary Activity Centre	South of the Railway line	Latrobe C155latr znMap28 Exhibition	12-14 Langford Street, 4-8 Linton Avenue, Units 1-6 of 3 Linton Ave, Moe	From C1Z to RGZ3
Moe Primary Activity Centre	North of the Railway line	Latrobe C155latr znMap28 Exhibition	9-11 Anzac Parade, Units 1-44 of 48 Haigh Street, and 29 Moore Street, Moe	From C1Z to RGZ3
Moe Primary Activity Centre	North of the Railway line	Latrobe C155latr znMap28 Exhibition	5 Anzac Street, Moe	From C1Z to PUZ7



Attachment 2 – Overlay mapping reference table

Location	Land /Area Affected	Mapping Reference	Address	Proposed Overlay changes
Moe Primary Activity Centre	South of the Railway line	Latrobe C155latr Map27eao Exhibition	53, 1/57, 2/57, 63, 65-69, 77, 81, 85 Lloyd Street, and 46 Langford Street, Moe.	Apply the EAO
Moe Primary Activity Centre	South of the Railway line	Latrobe C155latr Map28eao Exhibition	10, and 49 Lloyd Street, Moe	Apply the EAO
Moe Primary Activity Centre	North of the Railway line	Latrobe C155latr Map27eao Exhibition	92-96, 91, 93, 95-97, 106-108, 110-112 Albert Street, 46A Moore Street, 1A and 1B Market Street, 8 Saviges Road, rear of 56-58 George Street, 46 Langford Street, Moe and east side of 1\PS312106 (Moe Plaza car park)	Apply the EAO
Moe Primary Activity Centre	North of the Railway line	Latrobe C155latr Map28eao Exhibition	58, Albert Street, 7B, 15 Moore Street, rear of 27-35 Kirk Street, and 37-39 Kirk Street, Moe	Apply the EAO

