

Moe Activity Centre Plan

Planning Scheme Amendment C155latr

The Moe Activity Centre Plan 2026 (MoACP) is a visionary document used to guide and facilitate future growth and development in the Central Business District (CBD) of Moe over the next 15-30 years.

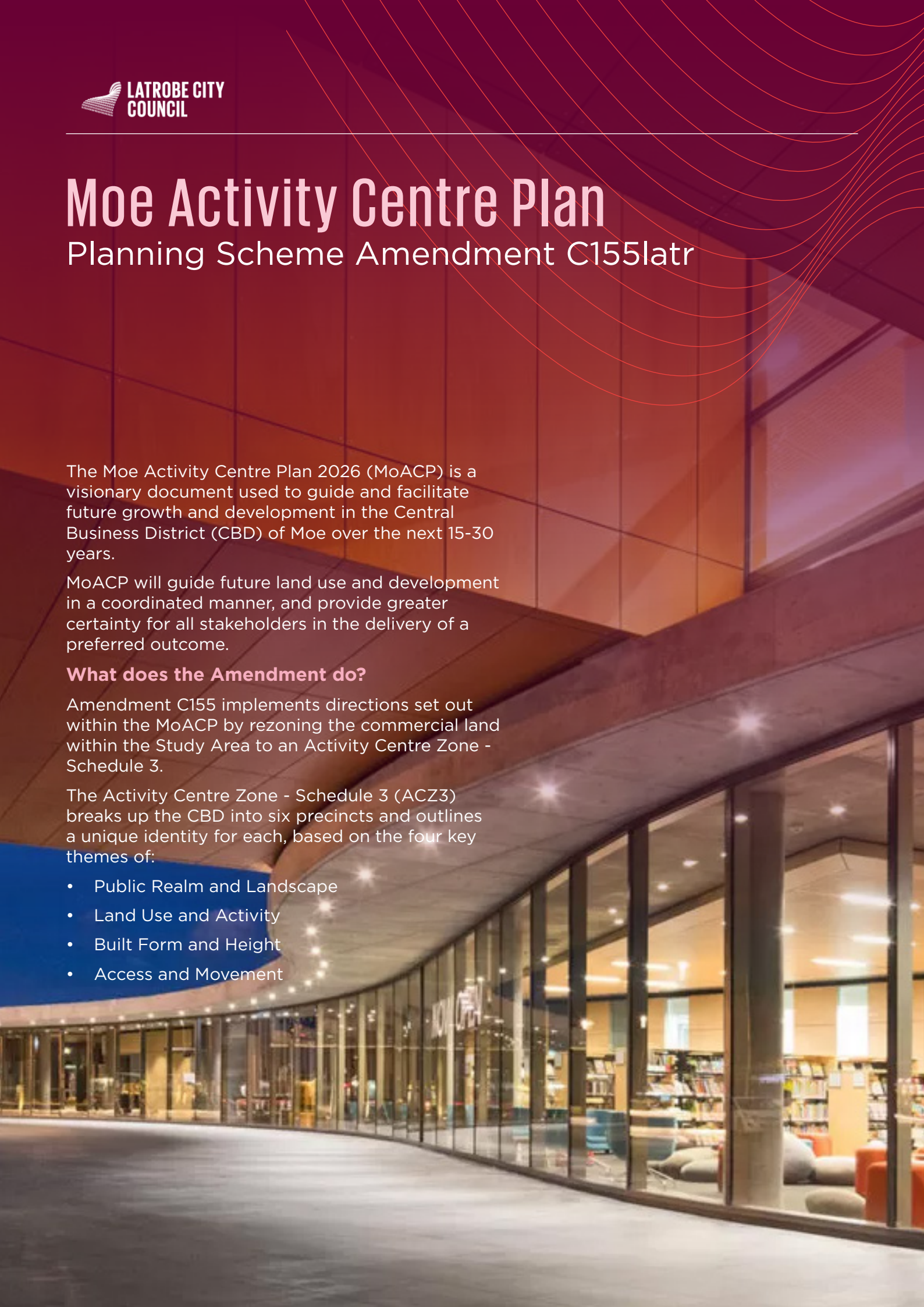
MoACP will guide future land use and development in a coordinated manner, and provide greater certainty for all stakeholders in the delivery of a preferred outcome.

What does the Amendment do?

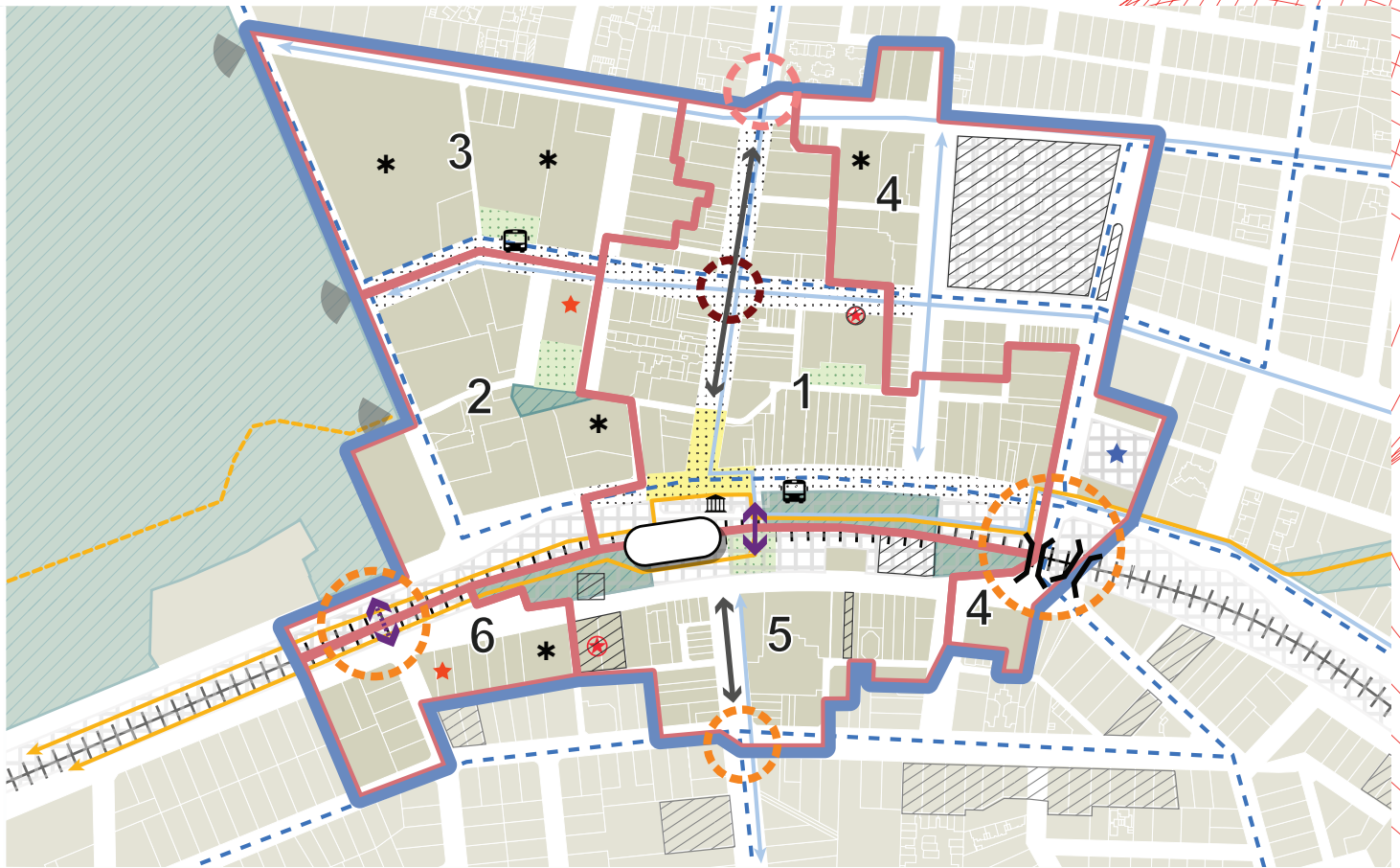
Amendment C155 implements directions set out within the MoACP by rezoning the commercial land within the Study Area to an Activity Centre Zone - Schedule 3.

The Activity Centre Zone - Schedule 3 (ACZ3) breaks up the CBD into six precincts and outlines a unique identity for each, based on the four key themes of:

- Public Realm and Landscape
- Land Use and Activity
- Built Form and Height
- Access and Movement



Moe Activity Centre



- | | | | | | |
|--|-----------------------------|--|------------------------------------|--|----------------------------|
| | Activity centre boundary | | Gateway & town centre identity art | | Library and Service Centre |
| | Precinct boundaries | | Tourism gateway | | Overpass Bridge |
| | Land excluded from ACZ | | Shared path | | Pedestrian Railway Cross |
| | Heritage Overlay | | Potential shared path | | Future Pedestrian Railway |
| | Parkland | | Bus route | | Iconic Artwork |
| | Pocket park / plaza | | Bike route | | |
| | Train line / station | | Key development sites | | |
| | Bus interchange | | Visual connection to parkland | | |
| | Retail axes | | Key view corridor | | |
| | Town centre hub | | Fire station | | |
| | Landmark building/structure | | Police station | | |

0m 200m

What has occurred so far?

Aims

The MoACP can help by:

- Creating greater economic activity and social vitality of the area - more jobs, more people;
- Creating a safer, more pedestrian and cyclist-friendly town centre, with better connections to the railway station, Moe-Yallourn Rail Trail and Moe Botanical Gardens;
- Promoting new development with better design outcomes for buildings and landscaping; and
- Creating a greener, more defined public realm.
- Making the best use of council resources and focus council investment to best serve the community.

Stages of the project and amendment

Stage 1 - Data Analysis

- Research
- Data collection
- Review and analysis of background information

Stage 2 - Community Consultation

- Undertaken between 21 November 2024 - 31 January 2025
- 5 Listening Posts
- 3 Workshops
- 1:1 meetings
- Preparation of Consultation Summary

Stage 3 - Preparation of Background Reports

- Preparation of seven background reports
- Preparation of Moe Activity Centre Plan endorsed of 27 July 2026

Stage 4 - Current Stage

- Authorisation to prepare and exhibit Amendment C155 granted by the Minister for Planning on 15 September 2026.
- Exhibition of the Amendment C155 and receipt of written submissions - 22 October 2026 to 24 November 2026.

Planning scheme amendment process



Officers draft Background Documents and draft the changes to the Planning Scheme.



Consideration of Background Documents and resolution to undertake the Amendment.

July 2026 Council Meeting



Minister gives Authorisation to undertake the Amendment.

15 September 2026



Exhibition of the Amendment.

22 October 2026 to 14 November 2026



Consideration of Submissions.

By Council at a Council Meeting



Independent Planning Panel Hearing (if required).

Six month process



Consideration of Planning Panel Report.

By Council at a Council Meeting



Council's decision on the Amendment.

By Council at a Council Meeting



Minister's decision on the Amendment.



Incorporation into the Latrobe Planning Scheme.

Victorian Government Gazette Notice

Exhibition details

View the details

The proposed maps, changes to the planning scheme ordinance, and supporting documentation can be viewed online at:

www.latrobe.vic.gov.au/c155 or
www.planning.vic.gov.au/public-inspection

Hard copies can be viewed at our service centres during business hours at:

- 34-38 Kay Street, Traralgon
- 141 Commercial Road, Morwell
- 1/29 George Street, Moe
- 9-11 Phillip Parade, Churchill

You can view the extent of the proposed zones and overlays at:

Council's ArcGIS GeoHub (GIS):
<https://geo-latrobecc.hub.arcgis.com/apps/b91ee29aef4f41568a7d1eb26fc00d44>

Come and see us

You can come and see us for at our drop-in sessions or listening posts to speak about the Amendment with a Council Officer at any time between the times: specified below:

Moe Town Hall 69 Albert Street, Moe	29 October 2026 8am to 1pm
Moe Skate Park 1/29 George Street, Moe	4 November 2026 10am to 2pm
Moe Library and Service Centre 1/29 George Street, Moe	12 November 2026 3pm to 7pm
In front of Moe Plaza 26-30 Moore Street, Moe	17 November 2026 10am to 2pm

If these days and times are not suitable, please phone us to discuss alternative options. You can also book a 1:1 session online at:

<https://outlook.office365.com/book/PlanningAppointments@latrobe.vic.gov.au/s/trFcEo3FmUOoNsdGSYRTbg2>

Have Your Say

We're looking for your feedback on proposed Amendment C155, here's how you can have your say:

Post

Latrobe City Council
Attention: Strategic Planning Department
PO Box 264 Morwell VIC 3840

Email

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

Online

www.yoursay.latrobe.vic.gov.au/C155

We appreciate and value your contribution and look forward to receiving your input.

Submissions close 24 November 2026, 5pm.

Privacy collection notice

Please note that all submissions must include your name and contact details to be considered.

Please note that in accordance with the Planning and Environment Act 1987, Council must make available for inspection, a copy of any submissions made to Amendment C155.

Frequently Asked Questions

What is the Planning Scheme?

A planning scheme is a statutory document enabled under the *Planning and Environment Act 1987* that sets out objectives, policies and provisions relating to the use, development, protection and conservation of land in the area to which it applies. A planning scheme regulates the use and development of land through planning provisions to achieve those objectives and policies.

What is a 'planning scheme amendment'?

Changes to the planning scheme are called amendments and the process is set out in the *Planning and Environment Act 1987* (the Act). An amendment may involve a change to a planning scheme map (for example: a rezoning of land), a change to the written part of the scheme, or both.

What is an Activity Centre?

An area that provides a focus for services, employment, housing, transport and social interaction. They include Latrobe's retail streets.

What is an Activity Centre Plan?

An Activity Centre Plan is a policy document to help manage, guide and facilitate change to land use, buildings and public spaces within individual activity centres, in accordance with the directions of State planning policy. It creates a long-term framework detailing how the centre is planned to develop and the actions needed to realise that framework.

For the MoACP, the key directions are as follows:

- Strengthen Moe's identity and sense of place.
- Create a vibrant, mixed 24-hour economy.
- Create connected, green and inclusive public spaces and streets.
- Support sustainable growth.

What is the Activity Centre Zone?

The Activity Centre Zone is a special purpose zone used for commercial areas that allows different uses to be directed to different precincts based on the preferred outcomes for that area. You can see the Precinct Map in Figure 1.

The zone also has built form and height controls included in the zone which simplifies planning permit triggers.

What does it mean if the Environmental Audit Overlay is applied to my land?

An Environmental Audit Overlay (EAO) identifies land that has had a potentially contaminating land use on the land (i.e., a petrol station).

If someone wanted to redevelop a site that has an EAO, for a sensitive use like accommodation or a children's playground than a Environmental Audit would need to be undertaken before that could proceed in accordance with the *Environment Protection Act 1970*.

If it is not a sensitive use, or the use is existing, it will not trigger the need for an Environmental Audit.

Does the rezoning and/or height controls affect my existing house/building?

No. The proposed changes will only relate to new development.

What does this mean for future planning permit applications in the Moe Activity Centre?

It will mean there is more clarity regarding built form and setbacks for future development in the Activity Centre and provide clearer guidance as to the planning and design issues Council believe are important in order to protect the village scale that the community loves.

Frequently Asked Questions

Are there any changes to Parking?

No, the Amendment does not make any changes to the parking provisions.

Any future changes are subject to a separate consultation process under the Latrobe City Council Parking Management Policy.

Why does the Moe Activity Centre Plan mention parking?

Activity Centres have defined areas that usually cannot grow outwards, the plan is in place to ensure that all types of activity are considered as activity grows in the CBD and the demand for space increases.

The plan signposts actions over the next 30 years to ensure that those demands can be managed. Parking is one of those demands that needs to be considered.

Why does the Moe Activity Centre Plan look at streetscapes?

This plan sets the long term strategic vision for the CBD. One of the issues mentioned by the community was safety and traffic management by the community. An active area will encourage more movement, so it is important that the streets are safe and well-designed for all modes of traffic, both day and night.

It is important to note that the MoACP does not redesign any streets, that will be undertaken through a separate process, if it is required.

Having possible streetscapes and other public realm improvements in the plan, means that funding can be sought for these projects like it was for the Moe Skate Park which was first identified as in need of an upgrade in the 2007 Moe Activity Centre Plan.

What is a Residential Zone?

Land that is predominantly used for housing.

Why is my land being rezoned to a Residential Zone?

All of the current land uses were reviewed where the land is currently zoned Commercial 1 Zone (C1Z).

As there is sufficient vacant land to cater to any growth in the Moe CBD over the next 30 years, land uses that were predominantly residential or could occur under a residential zone have been rezoned to a residential zone.

What is the difference between the Residential Growth Zone - Schedule 2 and Schedule 3

The main difference between the two schedules is that Residential Growth Zone - Schedule 2 (RGZ2) is applied where it is next a heritage overlay. The RGZ2 has additional criteria around setbacks to ensure that new development respects the heritage.

What are the proposed heights and setbacks for the centre?

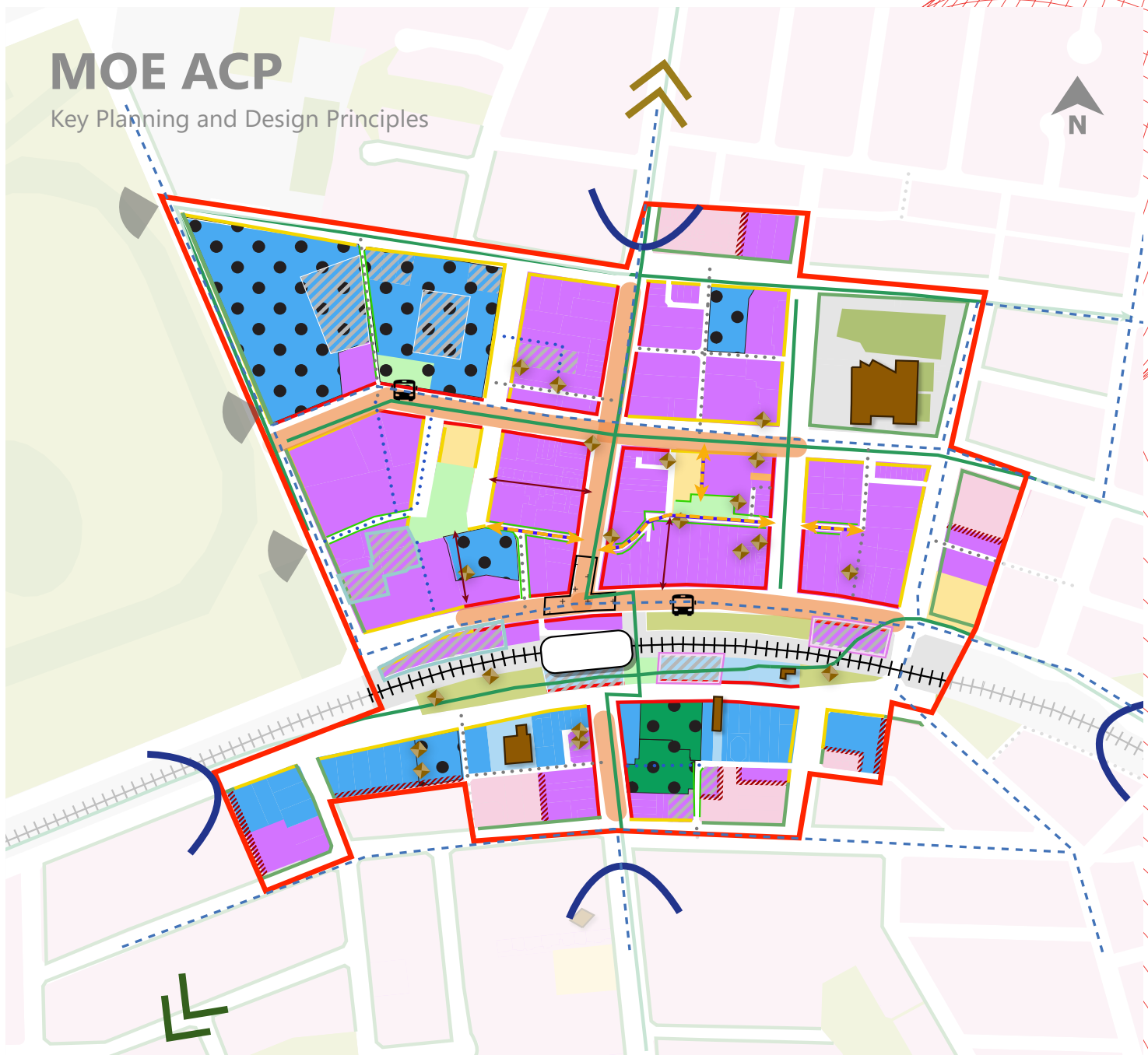
The preferred building heights for the centre range from 2 to 5 storeys. You can see this in Figure 2.

How has Council made sure that the heights proposed are appropriate for the centre?

A detailed height and setback study for the centre has been conducted and Council has carefully considered adjoining land uses. Concentrating height over a few key sites (Key Development Sites) will result in a lower to more moderate height across the balance of the centre.

The current zoning does not specify a height, which means any height could be built to. The proposed controls ensure clarity is given to developers on what the community would like to see.

Key Planning and Design Principles



LEGEND

- | | | |
|-----------------------------|--|------------------------------|
| Activity Centre Area | Town Centre Hub | Residential |
| Moe Train Station | Activated Laneway | Heritage building |
| Railway Line | Arcades | 9.5m Preferred Max Height |
| Freeway | Service Lanes | 13.5m Preferred Max Height |
| Bus routes | Proposed Laneways | 17m Preferred Max Height |
| Bus Interchange | Key Development Sites with integrated carparking | 20.5m Preferred Max Height |
| Proposed bike lanes | At-grade carpark | Key Views to the Strzeleckis |
| Reserves | Future multi-deck car park | Key Views to Mount Baw baw |
| Sports Facilities | Proposed at-grade car park | Civic uses |
| Future Pocket Park or Plaza | Interface - Transition Area | Gateways |
| Visual Connections | Key Retail Spine | |



Phone 1300 367 700

Post PO Box 264, Morwell 3840

Email latrobe@latrobe.vic.gov.au

www.latrobe.vic.gov.au

Service Centres & Libraries

Morwell

Corporate Headquarters
141 Commercial Road, Morwell

Morwell Library
63-65 Elgin Street, Morwell

Moe

Moe Service Centre and Library
1-29 George Street, Moe

Traralgon

Traralgon Service Centre and Library
34-38 Kay Street, Traralgon

Churchill

Churchill Community Hub
9-11 Philip Parade, Churchill

For more information

Strategic Planning

1300 367 700

latrobe@latrobe.vic.gov.au - Attention
Strategic Planning

To obtain this information in languages other than English, or in other formats, please contact Latrobe City Council on 1300 367 700.

This information in this document is correct as at the date of publication but is subject to change. Please check the Latrobe City Council website www.latrobe.vic.gov.au to make sure this is the latest version.

Date of publication: October 2026