LATROBE CITY COUNCIL

AGENDA FOR THE COUNCIL MEETING

TO BE HELD IN KERNOT HALL, MORWELL AND VIA AUDIO-VISUAL LINK AT 6:00 PM ON 26 OCTOBER 2026 CM641

Please note:

Opinions expressed or statements made by participants are the opinions or statements of those individuals and do not imply any form of endorsement by Council.

By attending a Council Meeting via audio-visual link those present will be recorded or their image captured. When participating in the meeting, consent is automatically given for those participating to be recorded and have images captured.

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Community members that register to observe or speak at this meeting, must adhere to the protocols of the meeting, to ensure we can extend the appropriate courtesy and respect throughout the meeting. Please adhere to the following:

- If you arrive late, quietly enter the Chamber.
- Don’t move about unnecessarily.
- If you have registered to speak, adhere to the speaking times and any instructions from the Chair.
- Remain quiet while the meeting is in progress, and don’t interject, applaud, converse, or take part in debate.
- Don’t harass those attending the meeting, including Councillors, officers and other visitors.
- Remember that photography or any audio or audio-visual recording of the meeting is prohibited.
- Switch off or change your mobile devices to silent mode when in the Chamber.

1. ACKNOWLEDGEMENT OF THE TRADITIONAL OWNERS OF THE LAND

I would like to acknowledge that we are meeting here today on the traditional land of the Brayakaulung people of the Gunaikurnai nation and I pay respect to their elders past and present.

If there are other Elders present I would also like to acknowledge them.

2. MOMENT OF REFLECTION

(no requirement for people to stand)

Before we proceed with the agenda, I invite everyone to observe a minute of silence to reflect on our responsibility to the community we serve. Let us take this time to consider the impact of our decisions and to maintain a spirit of collaboration and respect. Please take this time in your own way.

3. APOLOGIES AND LEAVE OF ABSENCE

4. ADOPTION OF MINUTES

Proposed Resolution:

That Council confirms the minutes of the Council Meeting held on 5 October 2026.

5. DECLARATION OF INTERESTS

6. ACKNOWLEDGEMENTS

Councillors may raise any formal acknowledgements that need to be made at this time, including congratulatory or condolences.

7. PUBLIC PARTICIPATION TIME

Public Questions on Notice

In accordance with the Governance Rules, members of the public can lodge a question on notice by no later than midday one business day before the Council meeting in order for the question to be answered at the meeting.

Public Speakers

An opportunity for members of the public to speak to an item on the agenda will be made available by necessary means. To participate, members of the public must have registered before 12noon on the day of the Council meeting.

NOTICES OF MOTION

8. NOTICES OF MOTION

Item Number 8.1 26 October 2026 Investment and Growth

2026/04 STRENGTHENING TERTIARY EDUCATION AND FUTURE WORKFORCE DEVELOPMENT IN LATROBE CITY

I, Cr Steph Morgan, hereby give notice of my intention to move the following motion at the Council Meeting to be held on Monday, 26 October 2026:

That Council:

1. **recognises the critical role of tertiary education in driving economic growth, workforce development, research and innovation, and social prosperity across Latrobe City and the broader Gippsland region;**
2. **acknowledges the ongoing contribution of Federation University in providing local access to higher education, vocational training, research, and industry partnerships;**
3. **advocates for the expansion and diversification of locally delivered courses offered by Federation University to meet known skills shortages, emerging workforce needs, and the overall offerings and tertiary qualifications available for Latrobe and Gippsland, particularly in:**
   a) **Engineering;**
   b) **Renewable energy;**
   c) **Advanced manufacturing;**
   d) **Sciences;**
   e) **Digital technologies and cybersecurity;**
   f) **Construction and infrastructure delivery;**
   g) **Business, entrepreneurship, and leadership;**
   h) **Performing and Visual Arts;**
4. **writes to the Vice-Chancellor of Federation University Australia, expressing Council's concern that Federation University are no longer providing courses that will support the future workforce needs of Latrobe and the broader Gippsland region;**
5. **requests that Officers engage with Federation University, Gippsland TAFE, local industry and new employers to identify future workforce skills requirements, and available training placements; and**

6. **requests Officers engage with Federation University to identify future joint advocacy opportunities for increased funding to enable the provision of a broader range of tertiary qualifications in Gippsland.**

Signed
Cr Steph Morgan
19 October 2026

Attachments

Nil

2026/05 POTENTIAL HOME OF THE LATROBE CITY SPORTING HALL OF FAME

I, Cr Dale Harriman, hereby give notice of my intention to move the following motion at the Council Meeting to be held on Monday, 26 October 2026:

That Council:

1. **requests officers prepare a briefing report outlining potential options for the establishment of a physical location for the Latrobe City Sporting Hall of Fame, including:**
   - **a) estimated capital and operational costs;**
   - **b) potential locations and delivery models;**
   - **c) key advantages and disadvantages of each option;**
   - **d) any other strategic, operational or financial considerations; and**
2. **receives the briefing report for consideration by no later than 30 June 2027.**

Signed
Cr Dale Harriman
12 October 2026

Attachments

Nil

2026/06 DEFERRING THE ELECTION OF THE MAYOR AND DEPUTY MAYOR

I, Cr Dale Harriman, hereby give notice of my intention to move the following motion at the Council Meeting to be held on Monday, 26 October 2026:

That Council:

1. **defers the meeting scheduled for Monday 9 November 2026 at 6pm to elect the Mayor and Deputy Mayor, to Monday 16 November 2026 at 6pm, to allow the maximum number of Councillors the opportunity to participate in the meeting; and**
2. **authorises the Chief Executive Officer to confirm the location and then notify the public on Council's website and social media of the date, time and place of the meeting.**

Signed
Cr Dale Harriman
19 October 2026

Attachments

Nil

STRATEGIC ITEMS FOR DECISION

9. STRATEGIC ITEMS FOR DECISION

Item Number 9.1 26 October 2026 Investment and Growth

LATROBE CITY COUNCIL SUBMISSION TO ARTIFICIAL INTELLIGENCE AND DATA CENTRES PARLIAMENTARY INQUIRY

PURPOSE

To seek Council's retrospective endorsement of the submission to the Australian Parliament's Inquiry into Artificial Intelligence (AI) and Data Centres and endorsement of a proposed additional recommendation on community engagement.

EXECUTIVE SUMMARY

- The Senate Environment and Communications References Committee commenced an inquiry into AI and data centres, including existing regulation and impacts on communities, industry, energy, water and the environment.
- The inquiry is relevant to Latrobe City given growing data-centre interest, including the proposed $10 billion Keppel development in Morwell.
- A draft submission was provided to Councillors on Friday 28 August 2026. On Monday 31 August, officers briefed Councillors on the potential economic, community and environmental impacts of AI and data-centre investment and sought feedback on the draft.
- Councillor feedback focused on environmental and community impacts, including buffer zones, waste heat and environmental monitoring, meaningful community engagement, and opportunities to support Australian-made manufacturing and supply chains.
- This feedback was incorporated into the submission (**Attachment 1**), which was lodged on 3 September 2026 following an extension to 8 September.
- Following further officer review after the submission was lodged on 3 September 2026, an additional recommendation was proposed to require proactive and ongoing communication and community engagement by data-centre proponents to build community understanding, address concerns and maintain social licence to operate. This proposed addition has been included as a tracked change for Councillors to consider before the lodged submission is amended and resubmitted.
- The submission lodged on 3 September contained seven recommendations. If the proposed amendment is supported, the amended submission will contain eight recommendations, including a new requirement for major data-centre proponents to prepare and implement Community Engagement Plans.

OFFICER'S RECOMMENDATION

That Council:

1. **retrospectively endorses Latrobe City Council's submission to the Australian Parliament's Inquiry into Artificial Intelligence and Data Centres, lodged on 3 September 2026;**
2. **endorses the proposed additional recommendation requiring major data-centre proponents to prepare and implement Community Engagement Plans, as shown in Attachment 1; and**
3. **authorises the amended submission to be resubmitted.**

BACKGROUND

The Senate Environment and Communications References Committee commenced its Inquiry into Artificial Intelligence and Data Centres on 13 May 2026, with submissions originally due by 1 September 2026. Council was granted an extension until 8 September 2026 to allow officers to brief Councillors and provide further context on the opportunities and risks associated with AI and data-centre investment in Latrobe City.

The Inquiry's Terms of Reference consider:

1. the effectiveness of existing regulatory frameworks in managing the growth of data centres in Australia, including arrangements between the Australian Government and global AI companies;
2. the impacts of AI and data centres on communities, industries, the environment, water and energy; and
3. any other related matters.

The inquiry is relevant to Latrobe City due to growing interest from data-centre proponents, including the proposed $10 billion Keppel development in Morwell. Latrobe City has several advantages for this type of investment, including appropriately zoned industrial land, electricity and transmission infrastructure, water resources, digital connectivity, a cool climate and a workforce with transferable industrial skills.

Data-centre investment also presents an opportunity to diversify Latrobe City's economy and create new employment as Victoria's coal-fired power stations and associated mines close.

ANALYSIS

Council's submission (**Attachment 1**) supports AI and major data-centre investment as an opportunity to create new industries, jobs and economic activity in Latrobe City, subject to appropriate national safeguards.

The submission included seven recommendations to the Australian Government:

1. establish national standards for large data centres covering energy, water, local amenity, whole-of-life environmental performance, community benefit and engagement;
2. require proponents to manage energy and grid impacts and meet their share of connection costs;
3. require responsible water use, including prioritising non-potable or recycled water where appropriate;
4. establish an independent rating and public reporting system covering energy, water performance and environmental impacts;

5. require Community Benefit Agreements or equivalent arrangements for major data centres;
6. develop a long-term National Energy Strategy that considers cumulative future electricity demand and assesses viable generation technologies consistently; and
7. use major data-centre investment to build regional industry clusters through investment incentives, local procurement and employment, Australian supply-chain development and coordinated government policy.

Councillor feedback focused on strengthening the submission in four key areas. These included nationally consistent protections for neighbouring land uses and whole-of-life impacts, from construction through to decommissioning, reuse and recycling; broader national reporting on environmental impacts such as waste generation, waste heat and noise, including measures to mitigate these impacts; ensuring host communities receive direct and lasting benefits and are meaningfully engaged; and maximising the use of Australian-made equipment, components and materials where feasible.

This feedback was incorporated into Recommendation 1: National Standards for Data Centres, Recommendation 4: Independent Rating and Public Reporting, and Recommendation 7: Using Major Data-Centre Investment to Support Technology and Industry Clusters.

The submission was lodged on 3 September 2026 and supports AI and data-centre investment in Latrobe City where appropriate safeguards are in place to minimise environmental and community impacts and maximise local economic benefits.

Following further review and input from officers, an additional recommendation was suggested to require early and ongoing community engagement by data-centre proponents to build community understanding, address concerns and help establish and maintain social licence throughout planning, development and operation. This would be supported through mandatory Community Engagement Plans established through Commonwealth requirements. The proposed addition has been included as a tracked change (**Attachment 1**) for Councillors to consider.

If supported by Council, the amended submission will contain eight recommendations and will be resubmitted with the new Community Engagement Plan requirement inserted as Recommendation 2 and the existing recommendations renumbered accordingly.

RISK ASSESSMENT

RISK	RISK RATING	TREATMENT
COMPLIANCE Failure to participate in the inquiry could reduce Council's ability to influence emerging Commonwealth policy affecting major data-centre investment in Latrobe City.	**Medium** *Possible x Minor*	Council lodged a submission setting out seven specific recommendations and Latrobe City's position as a potential host of major data-centre investment.
STRATEGIC National policy settings that do not maximise local jobs, procurement and associated investment could limit the economic benefits generated for host communities.	**Medium** *Possible × Minor*	Advocate for place-based investment incentives, industry clustering, local employment and procurement, Australian supply-chain development and Community Benefit Agreements.

CONSULTATION

A draft submission was provided to Councillors by email on Friday 28 August 2026, ahead of an officers' presentation on AI and Data Centres held Monday 31 August 2026. The briefing outlined the opportunities and risks large-scale data-centre development presents for Latrobe City and seeking further direction from Councillors on the draft submission.

COMMUNICATION

Council's submission was lodged on 3 September with the Senate Environment and Communications References Committee and is intended to inform the Committee's consideration of future Commonwealth policy and regulatory settings for AI and data-centre development.

Following publication by the Committee, the submission will also be made available through Council's Advocacy webpage.

DECLARATIONS OF INTEREST

Officers preparing this report have declared they do not have a conflict of interest in this matter under the provisions of the *Local Government Act 2020*.

APPENDIX 1 IMPACT ASSESSMENT

Gender

A Gender Impact Assessment (GIA) under the *Gender Equality Act 2020* has not been conducted as this matter does not involve a program, service or policy with a significant and direct impact on the community.

Social

The submission seeks to ensure communities hosting large-scale data-centre infrastructure are appropriately engaged and receive lasting benefits, including employment, workforce development and community investment.

Cultural

No direct impacts on cultural values or belief systems have been identified through this report. Future data-centre developments would remain subject to relevant statutory and planning requirements.

Health

The submission advocates for management and reporting of amenity and environmental impacts, including noise, waste heat, water use and impacts on neighbouring areas.

Environmental

The submission supports national standards covering energy, water, local amenity and whole-of-life environmental impacts, including construction, operation, waste, decommissioning and opportunities to reuse or recycle infrastructure and equipment.

Economic

Data-centre investment has the potential to support economic diversification, new employment and associated private investment within Latrobe City. The submission seeks to maximise these benefits through local procurement and employment, Australian supply-chain development, industry clustering and place-based investment incentives.

Financial

There are no direct financial implications for Council arising from lodging the submission.

Attachments

1. Latrobe City Council's Submission to Australian Parliament's Inquiry into AI and Data Centres with tracked changes

9.1

Latrobe City Council submission to Artificial Intelligence and Data Centres Parliamentary Inquiry

1 Latrobe City Council's Submission to Australian Parliament's Inquiry into AI and Data Centres with tracked changes 19

LATROBE CITY COUNCIL

Latrobe City Council's Submission to:

Parliament of Australia Inquiry into Artificial Intelligence and Data Centres

August 2026



Introduction

Latrobe City Council (Council) welcomes the opportunity to make a submission to the Senate Environment and Communications References Committee's Inquiry into Artificial Intelligence (AI) and Data Centres.

Council supports investment in future industries that can enable the growth and diversification of our region, create new economic opportunities and new jobs for the future. This is critical for Latrobe City that is experiencing a significant economic transformation due to the closure of coal fired power stations. Data Centre and AI business investment in Latrobe City can both support our City's industry diversification needs and Australia's sovereign AI infrastructure ambitions.

Large data centres however can also place significant demands on electricity, water and infrastructure often competing with existing households, businesses and industries for finite capacity and resources. It is therefore necessary to consider the required planning controls to address known amenity impacts, that communities are appropriately engaged to gain social license and a there is a National policy to ensure that the communities hosting data centres receive a direct and lasting benefit.

Latrobe City is well placed to provide a regional perspective on these issues. The municipality has approximately 80,000 residents, supports around 38,950 jobs and generates more than $8 billion in Gross Regional Product each year. At the same time, Latrobe City is undergoing major economic change, with all of Victoria's coal-fired power stations and their associated mines located within the municipality scheduled to close or have closed. Council's analysis indicates more than 5,000 direct, indirect and supply-chain jobs will be lost by the closure of the coal-fired power stations and mines. Attracting new industries and creating replacement employment is therefore one of Council's highest priorities. In Council's view, data centres can form an important part of this economic diversification.

Additionally, Latrobe City has many characteristics that make it a suitable location for data centre infrastructure development including power connectivity, water resources, strong digital connectivity, appropriately zoned and investment ready land, a cool climate and a specialised workforce with transferrable skills.

In January 2026, a proposed $10 billion Keppel data centre development in Morwell was announced. The proposed 123-hectare site near the former Hazelwood Power Station has access to appropriately zoned industrial land, the electricity grid and an existing non-potable water source. Latrobe City also has access to major transmission infrastructure and dark fibre connectivity to Melbourne. Council is aware of several other potential projects within the municipality.

The significant interest in Latrobe City demonstrates both the opportunity presented by data centres and the importance of having clear national rules governing their development and operation as well as the necessary planning controls to deal with amenity impacts.

Council's recommendations

Council recommends that the Australian Government:

1. **Establish national standards for large data centres**, covering energy, water, local amenity and whole-of-life environmental performance, community benefit and minimum expectations for engagement with host communities.

2. **Require major data-centre proponents to prepare and implement a Community Engagement Plan**, ensuring early, ongoing and meaningful engagement with host communities throughout project planning, development and operation.
3. **Require data centre proponents to manage their energy and grid impacts**, including meeting their share connection costs rather than transferring these costs to other consumers.
4. **Require data-centre proponents to responsibly manage water use**, including transparent water planning, prioritising non-potable or recycled water where available, and meeting infrastructure costs created by their development.
5. **Require an independent rating and public reporting system** for the ongoing energy, water performance and environmental impacts of large data centres.
6. **Require a Community Benefit Agreement or equivalent scheme for large data centres**, with benefits directed to the communities that host the infrastructure.
7. **Develop a long-term National Energy Strategy** that accounts for the cumulative electricity demand arising from artificial intelligence, data centres, electrification, population growth and industrial transformation and evaluates all viable energy generation technologies on a consistent whole-of-life environmental, economic and reliability basis.
8. **Use major data centres investment to support regional industry clusters**, through place-based investment incentives, local procurement and employment requirements, Australian supply-chain development, streamlined approvals and coordinated Commonwealth and state policies that encourage associated businesses to establish in the communities hosting large-scale data-centre infrastructure.

Recommendation 1: Establish national standards for large data centres

Council supports nationally consistent rules rather than different requirements applying depending on where a data centre is built.

The Australian Government has already established national Data Centre Expectations covering energy, water, employment, local capability and engagement with host communities. The Government has also announced its intention to establish Australian Standards for AI, including requirements relating to new power supply, grid connection costs, water efficiency and community input.

Council supports this direction but considers the key requirements should be measurable for large new and expanded data centres, rather than relying only on voluntary commitments.

The same requirements should apply where the Commonwealth enters agreements with, provides support to, or facilitates investment by global AI and technology companies. Government support should not allow projects to avoid obligations that would otherwise apply to Australian developments.

A consistent national framework would also provide greater certainty for investors and create a more level playing field between states. Without consistent national requirements, different state energy policies could influence where data centres choose to invest. For example, Queensland’s current energy policy allows its state-owned coal-fired power stations to operate for as long as they are needed and economically viable, while other jurisdictions are progressing towards earlier coal closures. National standards would help ensure investment decisions are not driven by different regulatory or energy requirements between states, and that all jurisdictions compete on consistent terms.

National standards should also require proponents to identify and manage local amenity and environmental impacts, including noise, waste heat and impacts on neighbouring land uses. These requirements should consider the full lifecycle of a data centre, including construction, operation, decommissioning and opportunities to reuse, repurpose or recycle infrastructure and equipment at the end of its useful life.

Recommendation 2: Require major data-centre proponents to prepare and implement a Community Engagement Plan

Council recommends that major data-centre proponents be required to prepare and implement a Community Engagement Plan for the communities in which they propose to operate.

Engagement should commence as early as practicable, before key site, planning and infrastructure decisions are finalised, and continue throughout planning, construction and operation. The plan should require proponents to:

- provide regular and accessible updates on the project and key milestones;
- explain expected impacts, including energy and water use, amenity, infrastructure, employment and community benefits;
- provide clear opportunities for community feedback while decisions can still be influenced;
- demonstrate how community feedback has been considered in project planning; and
- for major projects, provide a dedicated local contact, liaison officer or community information point.

The Commonwealth should establish minimum requirements for these plans and work with states and territories to incorporate them into relevant approval processes.

Recommendation 3: Require data centre proponents to manage their energy and grid impacts

Large data centres should not increase electricity costs for households or existing businesses.

Council supports requirements for proponents to:

- comply with national standards and requirements;
- pay their share of connection infrastructure;
- participate in demand-management arrangements where practical; and
- publicly report annual electricity consumption and peak demand.

These principles are consistent with the Commonwealth's current Data Centre Expectations, which state that new data centres should not place upward pressure on energy prices and should secure additional clean energy and meet their share of network infrastructure costs.

This is particularly important in regions such as Latrobe City, where existing electricity infrastructure can make locations attractive to data-centre investors. Existing infrastructure should be used to support new investment, but the cost of upgrades required by an individual development should not be transferred to the surrounding community.

Recommendation 4: Require data-centre proponents to responsibly manage water use

Water requirements must be considered at the beginning of the approval process.

Large data-centre proposals should be required to provide a clear water plan identifying expected annual demand, how the type of water that will be required to operate and opportunities to use recycled or other lower-quality water.

Where suitable alternatives exist, data centres should prioritise non-potable or recycled water rather than drinking water.

The proposed Morwell development demonstrates how appropriate site selection can assist. The site was identified partly because it has access to an existing non-drinkable water source as well as major electricity infrastructure.

Proponents should also meet the cost of water infrastructure required specifically for their development and publicly report their ongoing water consumption.

Recommendation 5: Require an independent rating and public reporting system

Council supports an appropriate national rating and reporting system for large data centres that provides transparency on their energy and water performance and environmental impacts.

NABERS already provides a one-to-six-star Energy rating for data centres based on their actual operating performance and Power Usage Effectiveness.

Council recommends that a NABERS Energy rating, or an equivalent nationally recognised standard, be mandatory for large data centres, supported by consistent national reporting requirements for water use and other environmental impacts. This should be supplemented by reporting of:

- total annual electricity consumption;
- peak electricity demand;
- renewable and other electricity sources;
- total annual water consumption;
- potable and non-potable water use; and
- progress against energy and water efficiency commitments made during project approval;
- relevant environmental impacts, including waste generation, waste heat, noise and measures taken to avoid or mitigate these impacts.

Reporting total consumption and environmental impacts is important. An efficient data centre can still consume very large amounts of electricity and water because of its overall size and can create impacts for surrounding areas. Communities and decision-makers therefore need to understand both efficiency and total resource use, and relevant environmental impacts.

Recommendation 6: Require a Community Benefit Agreement or equivalent scheme for large data centres

Council recommends that large data centres be required to establish a Community Benefit Agreement or equivalent scheme with their host community.

A framework should be established nationally so that community benefit is a normal cost of developing major resources intensive industries including data-centre infrastructure rather than negotiated inconsistently from project to project.

Contributions could support measures such as:

- local workforce training and apprenticeships;
- transition pathways for workers moving from closing industries;
- local infrastructure directly affected by the development;
- community facilities and social or well-being services;
- digital skills and inclusion programs; and
- initiatives that strengthen local businesses and supply chains.

The level of contribution should reflect the scale of the development and its use of local infrastructure and resources. Importantly, these benefits should flow to the community that hosts the data centre and experiences its impacts. They should not be diluted across a much broader region where the demand on land, water, energy and infrastructure is concentrated within one municipality.

Latrobe City Council is also considering a pooled community benefit model, where contributions from major projects are invested on behalf of the community rather than distributed through one-off grants. This could include establishing a Latrobe City community trust or fund, drawing on models such as the Gippsland Emergency Relief Fund or Bass Coast Community Fund, to provide an enduring source of funding for community priorities and ensure benefits from major infrastructure investment continue well beyond individual project construction periods.

This is particularly relevant to Latrobe City. Our community has hosted nationally and state-significant energy infrastructure for generations and will continue living with the economic, environmental and physical legacy of that infrastructure for decades. New nationally significant infrastructure should leave a lasting benefit for the communities that accommodate it.

Recommendation 7: Develop a National Energy Strategy

While this inquiry focuses on artificial intelligence and data centres, Council considers that the issue extends beyond these industries alone. The rapid growth in electricity demand associated with AI and data-centre infrastructure highlights a broader national challenge regarding Australia's future energy requirements.

Energy demand is expected to increase significantly over coming decades as a result of growing digital infrastructure requirements, increasing electrification of homes and businesses, the transition of transport and industry away from fossil fuels, population growth and the emergence of new energy-intensive industries. Collectively, these changes will place increasing demands on Australia's electricity system at the same time as major changes occur within the nation's existing generation fleet.

Council considers that the Australian Government should undertake realistic long-term energy planning that accurately assesses future electricity demand and identifies the generation, storage and network infrastructure required to maintain reliable, affordable and sustainable energy supply.

In undertaking this work, policy settings should remain technology-neutral and informed by evidence-based assessment of all viable energy generation options. While renewable energy will play a critical role in Australia's future energy mix, it is important that governments continue to assess all technologies capable of contributing to long-term energy security, reliability, affordability and emissions reduction objectives.

Such assessments should consider whole-of-life environmental impacts rather than focusing solely on operational emissions. This includes consideration of resource extraction, manufacturing requirements, land use, transmission infrastructure, asset replacement cycles, waste management and end-of-life disposal, alongside broader economic and reliability considerations.

As Australia seeks to attract investment in emerging industries such as AI and advanced digital infrastructure, an energy policy framework that is realistic, technology-neutral and focused on long-term system outcomes will be essential to ensuring future demand can be met without adversely impacting households, businesses or regional communities.

Recommendation 8: Use data centres to build regional industry clusters

Large-scale data centres should be treated as an opportunity to attract broader investment into the regions that host them, rather than as isolated developments.

Where significant data-centre investment occurs, governments should deliberately create the conditions for associated businesses, suppliers and industries to locate nearby. This would increase the number and diversity of local jobs created from the initial investment and strengthen regional supply chains.

Council recommends that the Australian Government work with state and local governments to develop place-based investment settings around major data-centre precincts. Measures could include:

- Commonwealth investment and tax incentives for eligible businesses locating or expanding within designated data-centre and digital industry precincts;
- minimum local procurement and local employment requirements for government-supported projects, including measures that maximise the use of Australian-manufactured equipment, components and materials where technically and commercially feasible;
- requirements for data-centre operators and associated businesses to use local suppliers and establish permanent operations within host regions; and
- faster and more coordinated regulatory and approval processes for strategically important regional investment such as investment needed to support areas most impacted by Australia’s shift to net zero emissions economy.

This approach is particularly relevant to Latrobe City. Council is separately advocating for a time-limited, ring-fenced Economic Support Package to attract investment, diversify the local economy and create secure jobs as the municipality responds to the closure of Victoria's coal-fired power stations and mines. Proposed measures include temporary tax relief, local procurement and employment requirements, reinvestment of windfall gains tax locally generated into economic development of host communities, and practical reforms to streamline investment approvals.

Similar place-based principles could be applied nationally around major data-centre investments. A $10 billion data centre should not be viewed only as one project. With the right policy settings, it can become an anchor for a broader cluster of digital, technology, energy, advanced manufacturing, Australian supply-chain and service businesses.

For regional communities, the measure of success should therefore be not only the value of the data centre investment itself, but how much additional private investment, local employment and economic activity it attracts to the community hosting it.

Conclusion

Latrobe City Council supports Australia attracting investment in AI and data-centre infrastructure, with appropriate safeguards, benefits and protections in place for host communities.

Latrobe City is particularly well placed to support this industry because of its industrial land, existing electricity and transmission infrastructure, access to water and digital connectivity. Investment such as the proposed Morwell data centre could make an important contribution to economic diversification as the Latrobe Valley moves away from coal-fired power generation.

In Council’s view, this type of investment should proceed within a clear national framework that protects water and energy resources, prevents costs being transferred to other consumers, requires transparent performance reporting and guarantees a direct benefit for the communities that host this nationally significant infrastructure.

Getting these settings right will support investment while also building the community confidence and social licence required for the long-term growth of Australia's data-centre industry.

Please contact Latrobe City Council's Senior Strategy and Advocacy Advisor Kate Cumming on Kate.Cumming@latrobe.vic.gov.au or 0409 327 314, should you wish to discuss any of the content outlined in this submission in greater detail.

Yours Sincerely

Steven Piasente
Chief Executive Officer

LATROBE CITY COUNCIL SUBMISSION TO ENVIRONMENT EFFECTS STATEMENT FOR THE HAZELWOOD REHABILITATION PROJECT

PURPOSE

To seek endorsement of Council's submission and planning comments on the Hazelwood Rehabilitation Project Environment Effects Statement (EES).

EXECUTIVE SUMMARY

- The Hazelwood Rehabilitation Project EES and draft Planning Scheme Amendment C159latr are on public exhibition until 2 November 2026. ENGIE proposes a pit lake and associated landform, drainage, remediation and infrastructure works.
- ENGIE proposes filling the former Hazelwood mine pit with about 637 gigalitres of water to create a lake. Filling is expected to take 10–20 years, or up to 35 years in a worst-case scenario.
- Councillors were briefed by Dartmouth Consulting (Dartmouth) on 6 July 2026 about its technical review of the Hazelwood Rehabilitation Project EES. This review informed Council's submission.
- Council's submission asks where the water will come from, how contamination and lake water quality will be managed, and how the mine walls and surrounding land will be kept stable.
- **Attachment** 1 provides a short summary of Council's 21 recommendations on the EES and draft Planning Scheme Amendment C159latr. **Attachment 2** contains the full submission, explaining each recommendation and its reasons. **Attachment 3** contains Council's detailed planning assessment of draft Planning Scheme Amendment C159latr.
- The submission supports rehabilitation proceeding without unnecessary delay. It calls for risks in ENGIE's proposal that could affect the project's safety and acceptability to be assessed and addressed before approval. Where investigations can only occur after ponds are drained or later works are completed, responsibilities and funding must be confirmed, and the findings independently checked before those areas are accepted as rehabilitated.
- The submission also seeks Victorian or Commonwealth Government ownership, with a dedicated and properly funded government body responsible for ongoing management.

- The position Council does not support taking ownership or management responsibility for the lake, remaining mine land, retained mine infrastructure or associated liabilities is also reinforced in the submission.
- Alongside conditions on ENGIE's rehabilitation works, Council asks the Victorian Government to coordinate rehabilitation across the mines, fund and deliver existing land-use plans, maintain shared infrastructure needed by remaining operations, and secure replacement community facilities and lasting benefits for Latrobe City.
- Subject to endorsement, officers will lodge the submission by 2 November and request that Council be heard by the Inquiry and Advisory Committee (IAC).

OFFICER'S RECOMMENDATION

That Council:

1. **endorses Latrobe City Council's submission to the Hazelwood Rehabilitation Project's Environmental Effects Statement (EES); and**
2. **authorises the Chief Executive Officer, or delegate, to represent Council's submission to the EES Advisory Committee at the public hearing.**

BACKGROUND

The Hazelwood Power Station and Mine closed in 2017. In February 2022, the Minister for Planning required an EES for ENGIE's rehabilitation proposal. The Minister's environmental assessment will inform the Declared Mine Rehabilitation Plan (DMRP), planning amendment and other approval decisions.

Council's previous submissions on the Latrobe Valley Regional Rehabilitation Strategy (LVRRS) and ENGIE's draft DMRP sought safe rehabilitation, protected water resources, clear long-term responsibilities and beneficial future uses.

Council participated in the Technical Reference Group (TRG) and commissioned Dartmouth to independently review key draft EES documents. Dartmouth presented its findings on 6 July 2026 and reviewed the submission. That advice, Councillor concerns, previous Council submissions and the exhibited EES have also informed the submission. Officers compared the exhibited EES with the documents reviewed by Dartmouth and used the findings to update the submission.

ANALYSIS

The recommendations summary (**Attachment 1**) provides a short overview. The submission (**Attachment 2**) explains each recommendation and cites the relevant EES documents. The planning assessment (**Attachment 3**) provides the detailed comments on C159latr.

The submission responds to the five EES evaluation objectives:

- water resources and environmental values;
- landform safety and stability;
- biodiversity and ecological values; cultural heritage; and
- amenity, socio-economic and land use.

Council broadly supports Gunaikurnai Land and Waters Aboriginal Corporation's (GLaWAC's) submission and makes no separate numbered recommendation under cultural heritage.

Key matters for consideration

Issue	Why it matters	Proposed Council position on EES
Water supply, aquifers and stability	Surface water supplied through Gippsland Water has no guaranteed minimum. Groundwater pumping and pressure recovery affect stability. Drought, interrupted filling and poor water quality could require changes to the filling program.	Confirm lawful and contracted supply before each filling stage. Use stage-specific pumping controls, lake-level ranges, monitoring and funded responses that protect aquifers while maintaining stability. Coordinate use of existing regional water assessments and drought responses.
Contamination and Cooling Pond	Some areas remain incompletely assessed, including sediments that cannot be fully examined until the Cooling Pond is drained. Existing assessments do not establish suitability for every future use.	Resolve issues affecting project acceptability before approval. Fund staged investigations, publish findings and require independent verification of remediation for agreed uses before affected land is accepted as rehabilitated or opened for reuse.
Post-closure ownership and cost	A binding future owner and manager have not been secured. Monitoring, maintenance, public safety and corrective works may continue for decades. References to Council or the former Mine Land Rehabilitation Authority do not establish an agreed handover.	Seek government ownership and a dedicated, funded government manager. Establish the pathway before approval and binding arrangements before relinquishment or transfer. Require adequate financial assurance and continuing ENGIE obligations. Council must not receive mine assets or their associated liabilities.
Future land use and access	Demolition, capping or limited remediation could restrict future uses and leave costly clean-up to future users. Safe areas could remain unavailable for years without a staged reuse process.	Implement existing land-use plans with named delivery parties, budgets and timeframes. Confirm intended uses and remediation standards, protect useful assets and access corridors, and open verified safe areas progressively under coordinated ownership.

Issue	Why it matters	Proposed Council position on EES
Public value and community legacy	The Mine Fire, abrupt closure and loss of Pondage recreation, clubs, tourism and facilities caused community losses that ordinary site remediation does not replace.	Ask the Minister to recommend State-led negotiations with ENGIE and Council for an enforceable agreement funding replacement benefits and a protected intergenerational Latrobe City fund, additional to water charges, rehabilitation, remediation and financial assurance.

The remaining recommendations address habitat restoration, infrastructure reuse, walking and cycling, practical mineral and geothermal enquiries, visual amenity, dust, noise, traffic and public safety. The submission defers to GLaWAC on Gunaikurnai cultural heritage and priorities for Country; this does not imply GLaWAC's agreement to ENGIE's proposal.

The EES informs the Minister's environmental assessment and subsequent approvals. Council seeks clear requirements, staged checks, monitoring, independent review and funded responses through the relevant approval and management processes.

Draft Planning Scheme Amendment C159latr is exhibited with the EES because rehabilitation of the Cooling Pond and Salt Pond requires planning approval. These areas are outside the mining licence but within the EES project area. The amendment would introduce specific controls and require later Detailed Development Plans and an Environmental Management Plan. The Minister for Planning decides whether to approve it; Council's TRG participation is not endorsement.

The Strategic Planner Assessment (**Attachment 3**) seeks clear intended uses and funded delivery, consultation on later plans, references to contamination advice, restrictions on preparatory access and native vegetation works, justified completion periods and clear administrative responsibilities. ENGIE has advised that no separate PSA consultation is planned. Therefore, officers suggest the Strategic Planner Assessment accompany Council's EES submission.

Subject to endorsement, the submission will be lodged before the EES consultation's 2 November 2026 deadline. The submission also includes a request to appear before the Inquiry and Advisory Committee to present and speak to its submission.

RISK ASSESSMENT

RISK	RISK RATING	TREATMENT
COMPLIANCE EES approval before material water, contamination, stability or safety issues are resolved could leave long-term impacts for the community and environment.	**High** *Possible x Major*	Request enforceable conditions, independent review, hold points, monitoring, public reporting and funded corrective action as part of the submission.
FINANCIAL Unclear post-closure arrangements could transfer ownership, maintenance, emergency response or corrective-work costs to Council.	**High** *Possible x Major*	Clearly state in the submission that Council has not agreed to accept these responsibilities and require consent, adequate funding and financial assurance before any transfer.
STRATEGIC A weak submission could reduce Council's ability to influence approvals and long-term outcomes for the municipality.	**Medium** *Possible x Moderate*	Seek Councillor feedback, consult key stakeholders such as GLaWAC and use independent technical advice and lodge an endorsed submission before the exhibition closes.

CONSULTATION

The Advocacy and Sustainability and Environment teams prepared the submission with Dartmouth's technical expert. Officers have also engaged GLaWAC and considered its submission. The Victorian Government is conducting the formal public exhibition; community members and organisations can submit their own responses by 2 November.

The recommendations summary (**Attachment 1**), submission (**Attachment 2**) and planning assessment (**Attachment 3**) were emailed to Councillors on 13 October 2026 for review. Councillor feedback will be sought on 20 October 2026, when the CB2 and Council Meeting reports are considered together. The submission will then be updated following Councillor feedback and presented for endorsement at the Council Meeting on 26 October 2026.

COMMUNICATION

Subject to endorsement, officers will lodge the submission and planning comments by 2 November and indicate on the submission form that Council wishes to be heard. Council will publish the endorsed documents and a media release explaining its recommendations and the community outcomes sought.

The IAC Public Hearing is scheduled for the week beginning 1 February 2027. Officers will review the IAC's directions, ENGIE's response and the issues to be addressed before arranging appropriate officer, planning, technical or, if required, legal representation.

DECLARATIONS OF INTEREST

Officers preparing this report have declared they do not have a conflict of interest in this matter under the provisions of the *Local Government Act 2020*.

APPENDIX 1 IMPACT ASSESSMENT

Gender

A Gender Impact Assessment (GIA) under the *Gender Equality Act 2020* has not been conducted as this matter does not involve a program, service or policy with a significant and direct impact on the community.

Social

The submission seeks safe rehabilitation, clear information about lake use, future public access, replacement recreation and community facilities, and an enduring community legacy. These matters respond to the long-term social effects of the Mine Fire, closure and loss of the Pondage.

Cultural

The submission states Council broadly supports GLaWAC's submission and defers to it on Gunaikurnai cultural heritage and priorities for Country.

Health

The submission seeks dust, noise, traffic and safety controls, with lake-water monitoring, public warnings, emergency response and management of unsafe access and dumping.

Environmental

The main environmental issues raised in the submission includes water supply, aquifer pressures, lake quality, contamination, stability, Cooling Pond rehabilitation and biodiversity, supported by monitoring and funded responses.

Economic

Rehabilitation could enable tourism, recreation, conservation, agriculture, industry and suitable residential or mixed-use development. The submission seeks prompt delivery of existing plans, staged safe reuse, protected infrastructure and targeted business cases would preserve opportunities for investment and beneficial uses.

Financial

Preparing and lodging the submission has involved officer time and commissioned technical advice. Any additional hearing representation costs has been identified and will be subject to approval through Council's budget processes.

Attachments

1. Summary of Council's Recommendations
2. Latrobe City Council Submission to the Hazelwood Rehabilitation Project Environment Effects Statement
3. Strategic Planner Assessment - Draft Planning Scheme Amendment C159latr

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Latrobe City Council submission to Environment Effects Statement for the Hazelwood Rehabilitation Project

1 Summary of Council's Recommendations 36

2 Latrobe City Council Submission to the Hazelwood Rehabilitation Project Environment Effects Statement 38

3 Strategic Planner Assessment - Draft Planning Scheme Amendment C159latr 55

Summary of Council's Recommendations

Council's 23 recommendations are organised under the five Environment Effects Statement (EES) evaluation objectives. They seek enforceable project safeguards and complementary Victorian-led action on government ownership, coordinated delivery and community benefits. The full submission explains each recommendation and its reasons.

Evaluation objective 1 — Water resources and environmental values

1. **Coordinated regional water management.** Require State-led coordination of all three mines' water demands, filling schedules, drought priorities and public reporting, using and updating existing assessments.
2. **Site-wide contamination and remediation.** Publish contamination studies and audit findings, complete outstanding investigations and require ENGIE to remediate each area for its agreed intended use.
3. **Water-supply certainty and adaptive filling.** Require ENGIE to secure lawful water supplies for each filling stage and set clear actions for shortages, water-quality problems and unexpected ground movement.
4. **Aquifer protection.** Require ENGIE to monitor aquifer levels, pressures and water quality, adjust pumping as filling progresses and act when approved groundwater or safety triggers are exceeded.
5. **Lake water quality and the Morwell Main Drain.** Require ENGIE to monitor lake water quality, manage pollutant inputs, assess feasible treatment of Drain inflows and provide public warnings and use restrictions.
6. **Hazelwood Cooling Pond.** Require ENGIE to complete funded post-drainage investigations and verified remediation, protect and replace affected habitat, and secure replacement recreational and community benefits.

Evaluation objective 2 — Landform safety and stability

7. **Post-closure ownership, governance and funding.** Secure Victorian or Commonwealth government ownership and a dedicated, funded government manager for the rehabilitated mine, with no transfer of mine assets or associated liabilities to Council.
8. **Complete assessment before approval.** Identify outstanding investigations, resolve decision-critical matters before approval and impose funded, independently verified completion points for work dependent on drainage or later stages.
9. **Enduring statutory mine rehabilitation framework.** Request a State-led review to strengthen existing arrangements or establish an enduring legislated framework for coordinated mine rehabilitation, water, shared infrastructure and post-closure management, preserving operator responsibilities and community participation.
10. **Community safety, security and lake use.** Fund controls for dumping, unauthorised access, fire, water safety and emergencies, with clear public-use rules and responsibility assigned to ENGIE and the government manager.
11. **Long-term stability.** Require stage-specific monitoring of lake levels, groundwater pressures and ground movement, with approved safety triggers, funded maintenance and timely corrective action.
12. **Bushfire and mine-fire management.** Require ENGIE to implement and update the existing Fire Risk Management Plan for vegetation and exposed coal, including delayed filling, drought and falling lake levels, with clear response triggers, emergency access, water supply, responsibilities and funded maintenance.
13. **Progressive safe access and reuse.** Enable staged, independently verified safe access and reuse across the former Hazelwood precinct under coordinated government ownership, without piecemeal land sales.

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Evaluation objective 3 — Biodiversity and ecological values

14. **Nature and biodiversity.** Require ENGIE to protect high-value habitat, establish connected reserve areas and replacement habitat, meet offset obligations and coordinate ecological restoration with the fire-management requirements in Recommendation 12.

Evaluation objective 4 — Cultural heritage

Council broadly supports GLaWAC's position and defers to it on Gunaikurnai cultural heritage and priorities for Country. The recommendation below concerns historic and industrial heritage.

15. **Historic and industrial heritage.** Assess remaining historic and industrial heritage before non-essential demolition, with former-worker and community input. Retain or adapt significant assets where safe, record and interpret heritage where removal is necessary, and assign delivery, funding and ongoing care.

Evaluation objective 5 — Amenity, socio-economic and land use

16. **Public value and community legacy agreement.** Request that the Minister recommend State-led negotiations with ENGIE and Council for an enforceable agreement acknowledging public losses from the Mine Fire, abrupt closure and Pondage closure, funding replacement benefits and establishing a protected intergenerational fund for Latrobe City. This must be additional to water charges, rehabilitation, remediation and financial assurance.
17. **Delivery of existing land-use plans and business cases.** Fund State-led delivery of existing land-use plans: confirm intended uses, remediation standards, protected assets and access, responsible agencies, budgets, milestones and targeted business cases.
18. **Air quality, noise, traffic and emissions.** Require proportionate preventive controls for remaining rehabilitation works, including monitoring, public reporting, complaints responses, road protection and intervention triggers.
19. **Infrastructure reuse.** Assess remaining infrastructure before non-essential demolition, protect useful assets and recreation access, apply the heritage requirements in Recommendation 15, and agree funded continuity of shared services.
20. **Walking, cycling and public access.** Protect and progressively deliver safe trails, community connections and lookouts, with ownership and funded maintenance on rehabilitated mine land assigned to the government manager.
21. **Critical minerals and geothermal reuse.** Assess lawful, safe recovery of ash resources and reuse of surplus bores, while retaining infrastructure required for groundwater control, monitoring and lake maintenance.
22. **Princes Freeway gateway and visual amenity.** Improve approaches to Morwell through fire-safe landscaping, screening and protected lookout sites, with State-led investigation of visitor facilities and transmission-infrastructure improvements.
23. **Planning scheme amendment and enforceable controls.** Require PSA C159latr and its Incorporated Document to address Council's final planning assessment. Specify intended uses and funded delivery, public plans and consultation, references to contamination advice, restrictions on preparatory access and native vegetation works, completion requirements and funding for Council's additional planning workload.

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LATROBE CITY COUNCIL

Latrobe City Council Submission

Hazelwood Rehabilitation Project Environmental Effects Statement October 2026

A positive legacy for the environment, our community and the economy



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Executive Summary

Latrobe City hosts Victoria's three declared coal mines: Hazelwood, Yallourn and Loy Yang. Their rehabilitation will affect the municipality's environment, economy and land use for decades.

Following the 2017 closure of Hazelwood Power Station, ENGIE proposes to rehabilitate the mine principally through a pit lake, drainage changes, land remediation and infrastructure removal or retention.

The Hazelwood Rehabilitation Project Environmental Effects Statement (EES) is on public exhibition from 21 September until 2 November 2026. The Minister for Planning's Assessment will inform subsequent decisions concerning the Declared Mine Rehabilitation Plan (DMRP), environmental requirements, planning controls and other necessary approvals.

Council wishes to be heard by the Inquiry and Advisory Committee and will advise the Committee of its representatives and any supporting evidence in accordance with its directions.

Basis of Council's submission

Council has participated in the project's Technical Reference Group and commissioned Dartmouth Consulting Pty Ltd to undertake an independent technical review. This submission is informed by that review, the exhibited EES, previous Council submissions and matters raised by Councillors and the community.

It also builds on Council's 2019 response to the Latrobe Valley Regional Rehabilitation Strategy, its 2025 submission on ENGIE's draft DMRP and its submissions on the proposed Loy Yang and Yallourn rehabilitation water entitlements.

Council seeks timely, safe and sustainable rehabilitation with lasting environmental, community and economic benefits. Potential safety and acceptability issues must be resolved before approval, with enforceable completion points for investigations dependent on drainage or later stages. Council seeks coordinated government ownership and a dedicated, properly funded government manager. Council does not support or accept ownership or management of the pit lake, residual mine land, retained mine infrastructure or associated liabilities.

Council makes 23 recommendations under the EES's five evaluation objectives. The exact EES evaluation objectives are reproduced beside the detailed sections below. Recommendations are grouped under their primary objective, although some address more than one objective.

Evaluation objective 1: Water resources and environmental values

Avoid and, where avoidance is not possible, minimise adverse effects on water resources and their environmental values (including existing and potential future values downstream of the project area) and uses (including cultural, recreational and agricultural) including licensed uses of surface water, groundwater and related catchment values over the short and long term. (EES Chapter 6, Assessment framework, Table 6-1.)

The water system has been substantially altered by mining and power generation. Council's recommendations seek restoration of environmental functions while preventing further harm during rehabilitation.

1. Coordinated regional water management

Council's recommendation
Request that the Victorian Government coordinate implementation of the existing regional water assessments with ENGIE, Gippsland Water, Southern Rural Water, GLaWAC, the West Gippsland Catchment Management Authority and the other mine operators. Publish a common register of mine-filling schedules, expected supply, groundwater use, return flows, entitlement constraints and actual annual water use.

Agree drought priorities, information-sharing and review triggers across the three mines. Update the existing assessments when other rehabilitation proposals are confirmed, filling schedules overlap

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differently, supplies change or monitoring falls outside predicted ranges or exceeds approved response triggers. Consider environmental and cultural needs and water for existing users and future growth. This must inform each entitlement and licence decision without commissioning repeat modelling across every hypothetical scenario. *(Chapter 9, report pp. 9-19–9-21; Technical Report B, report pp. 105–114.)*

Rationale
Regional water modelling has already examined climate change and mine-filling scenarios. The EES also recognises overlapping demands and Hazelwood's potential effect on the proposed return of Moondarra water to the Tyers River environment. Council's priority is coordinated implementation and transparent reporting of how water is actually allocated and used. *(Chapter 9, report pp. 9-7–9-12 and 9-17–9-21.)*

Technical Report B recommends review as other mine proposals are confirmed because its cumulative assessment relies on assumptions about them. Agreed drought responses and updated assessments would show whether approved filling programs can operate together without shifting supply risks to communities or other water users, avoiding repeated modelling of uncertain scenarios. *(Technical Report B, report pp. 105–108 and 110–114.)*

2. Site-wide contamination and remediation

Council's recommendation
Require ENGIE to publish completed contamination studies and EPA audit findings, together with a register of outstanding investigations, excluded areas, waste repositories and remediation obligations. Use the existing statutory audit process to verify remediation and identify remaining assessment gaps in the contamination assessment.

Before any area is disturbed, capped, inundated, demolished or released, require adequate investigation and independent audit of the mine void, Hazelwood Ash Retention Area, ash repositories and landfills, buried waste and asbestos, PFAS, potential acid sulfate soils, the Cooling Pond and Works Effluent Pond, and excluded areas that could affect the site. Remediation must suit each area's agreed intended use under the coordinated precinct delivery program, drawing on the LVRRS land-use vision, ENGIE's Concept Master Plan and rehabilitation studies. Current Clean Up Plan assumptions must not unnecessarily foreclose other suitable uses. Where investigation must await dewatering, impose a hold point preventing rehabilitation acceptance, access or reuse or licence relinquishment until remediation is independently verified. *(Chapter 13, report pp. 13-4–13-5 and 13-16–13-21.)*

Rationale
The EES relies on continuing EPA processes and acknowledges that comprehensive Cooling Pond sediment assessment must follow drainage. Council seeks publication of completed findings and enforceable stages for the work that remains. Ash ponds within the Eastern Overburden Dump are outside the project scope but must be considered where they affect intended future uses. *(Chapter 13, report pp. 13-6 and 13-8–13-11.)*

Sampling may miss small buried areas, and PFAS and potential acid sulfate soils require further work. Suitability for current Clean Up Plan uses does not establish suitability for more sensitive recreation, tourism or residential uses. The LVRRS land-use vision and ENGIE's Concept Master Plan identify potential uses; they do not establish approval or contamination suitability for each area. Agreed uses and transparent audit outcomes can avoid passing assessment and clean-up costs to future users. *(Chapter 13, report pp. 13-16–13-17 and 13-26.)*

3. Water-supply certainty and adaptive filling

Council's recommendation
Before each filling stage, require ENGIE to demonstrate that the proposed surface water and groundwater use is lawful and any third-party supply is contractually secured. Seek confirmation from the Minister for Water that Gippsland Water's Blue Rock and Moondarra entitlements permit the proposed rehabilitation supply, supported by an agreement specifying volumes, duration, priorities and drought restrictions. Any necessary entitlement change must undergo the applicable public assessment process. *(Technical Report B, report pp. 3 and 56–57.)*

Southern Rural Water must confirm that groundwater licences permit the proposed volumes and use for mine filling, with any necessary renewal or variation approved before the relevant extraction. Morwell River floodwater must not be relied upon until the required access arrangements and approvals are secured; the EES identifies trading or a new entitlement as possible pathways. *(Chapter 9, report pp. 9-15, 9-19 and 9-22; Technical Report B, report pp. 2–3.)*

Require a staged filling plan with clear decision points, reporting and response actions for drought, competing demand, interrupted supply, poor water quality and unexpected batter, shoreline or mine-floor movement. Specify when rates, sources or stages will change, while maintaining the balance between lake levels and groundwater pressures needed for safety. Responses to algal blooms must include public warnings and access restrictions, without assuming that the whole lake can be treated. Any fast-fill or connected-lake preference must be limited to the comparative catchments assessment and weighed against water availability, approvals and other technical findings.

Rationale
Filling the mine to RL +45 metres AHD requires about 637 gigalitres (GL). ENGIE proposes 20–30 GL of surface water and 15–23 GL of groundwater annually. *(Chapter 4; Technical Report B, report pp. 2–3.)*

ENGIE holds no relevant bulk entitlements, and its Gippsland Water agreement guarantees no minimum supply. Surface-water availability depends on climate, infrastructure constraints and Gippsland Water's other customer obligations *(Technical Report B, report p. 3)*. Groundwater volumes and use for mine filling remain subject to licensing, so filling rates and timing are not guaranteed.

Faster filling may shorten some catchment impacts and reduce overlap with Yallourn and Loy Yang, but the assessment identifies increased risks under extended drought and dry-climate conditions. Connected scenarios also have greater potential for eutrophic conditions and algal blooms, and Morwell River floodwater cannot readily be accessed under existing arrangements. A staged plan must explain how these constraints change filling decisions rather than assume the preferred scenario can proceed unchanged. *(Technical Report D, report pp. 7–9; Technical Report C, Executive Summary, report p. vi; Chapter 9, report pp. 9-19 and 9-22.)*

4. Aquifer protection

Council's recommendation
Require ENGIE to implement groundwater management plans and Trigger Action Response Plans for filling, lake maintenance and post-closure. Use the EES groundwater model and observed conditions to set stage-specific controls on pumping rate, location and duration, aquifer pressures and lake levels. Review the controls as filling and pressure recovery progress; fixed extraction limits must not override the pumping needed to maintain a safe landform.

Record existing aquifer conditions and specify monitoring locations, frequency, public reporting, intervention triggers, response times and funding. Track the Haunted Hills Formation, M1 and M2 aquifers, water quality, seepage, groundwater users and groundwater-dependent ecosystems. Compare observations with model predictions and revise controls when results fall outside the predicted range or exceed approved response triggers. The management plans must specify those ranges, measurable triggers and required actions. Clarify how the surface-water assessment accounts for groundwater currently or otherwise discharged to Eel Hole Creek and the Morwell River that would instead enter the pit, and disclose any change in downstream flows. *(Chapter 11, report p. 11-14; Chapter 12, report pp. 12-29 and 12-37–12-38; Technical Report E.)*

Mandatory responses must protect aquifers and users while preserving stability: adjust pumping rate or location, investigate impacts, revise modelling where justified, undertake remedial works or use contingency depressurisation. Retain bores required for monitoring and pressure control, and fund management for as long as risks remain, including flowing artesian bores. *(Chapter 12, measures GWMM01–02 and GWMC01–10, report pp. 12-37–12-38.)*

Rationale
Decades of pumping have substantially depressurised Hazelwood's aquifers. The EES proposes about 15–23 GL of groundwater a year, compared with approximately 12 GL in its existing-use description. It also describes baseline excess groundwater discharge through the Cooling Pond to

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Eel Hole Creek. Mine filling can therefore change both extraction and downstream return flows. *(Chapter 9, report p. 9-15; Chapter 12, report pp. 12-28–12-29.)*

Pumping requirements change as water in the pit counterbalances recovering groundwater pressures. The EES predicts limited effects on most existing users and water quality, but regional depressurisation has already constrained groundwater use. Existing model predictions provide the basis for management; monitoring is needed to establish whether actual conditions remain within the expected range. *(Chapter 12, report p. 12-28.)*

The EES already proposes adjusting pumping rate, location and duration. Council seeks enforceable implementation, public reporting and funded responses, rather than a second model or a permanent extraction cap. Continued lake top-up and the overlapping rehabilitation of the other mines must be considered as pressures recover. *(Chapter 12, report pp. 12-32–12-38; Technical Report E: Groundwater.)*

5. Lake water quality and the Morwell Main Drain

Council's recommendation
Before redirecting the Morwell Main Drain, require ENGIE to fund and implement a lake water-quality monitoring and response plan covering filling and post-closure. Set stage and use appropriate objectives for nutrients, cyanobacteria and toxins, dissolved oxygen, salinity, metals, PFAS, pathogens and other relevant contaminants. Specify sampling across lake depths and inflows, public reporting, warning and access-restriction triggers, feasible source-management measures, response responsibilities and ongoing funding. *(Chapter 10, report pp. 10-35–10-39; measures WQMC01–06.)*

Monitor the Drain's flows and pollutant loads, reconcile the catchment and lake-model inputs, and assess feasible measures to reduce litter, sediment and contaminants before they enter the lake. Source controls or treatment must be supported by hydraulic, geotechnical and maintenance assessments. Wetlands or reed beds must not be prescribed on unstable batters or where infiltration could undermine stability. ENGIE must retain responsibility for the mine-related Morwell Main Drain diversion, lake-inflow and treatment assets within its control until any lawful transfer to the designated government manager. Council must not be assigned ownership, management or maintenance of these project assets; its existing municipal drainage duties continue.

Rationale
The Drain carries Morwell urban runoff and Hazelwood site runoff. The proposed diversion changes where sediment and contaminants enter the water system, and the EES identifies zinc above the applied aquatic-ecosystem guideline. It reports about 1 GL of median-year runoff reaching the existing wetland while the lake model uses about 0.4 GL. The assumptions and any resulting difference in pollutant load should be explained. *(Chapter 10, report pp. 10-13–10-20; Chapter 11, report pp. 11-14 and 11-40.)*

The proposed lake's scale limits practical whole-lake treatment, so management should emphasise reducing avoidable pollutant inputs, monitoring and protecting people from unsafe uses. Connected scenarios have greater potential for eutrophic conditions and toxin-producing algae. The EES defers use-specific responses until a productive use is chosen; a baseline response plan is still needed during filling and before access is permitted. Treatment measures must be technically feasible and compatible with stability. *(Chapter 10, report pp. 10-35–10-39.)*

Council's position on the Drain is also informed by Hazelwood Power Partnership v Latrobe City Council [2016] VSCA 129. The Court of Appeal held that taking into account all the relevant facts and circumstances, the Morwell Main Drain was not a public drain and should remain managed by Hazelwood Power Partnership.

6. Hazelwood Cooling Pond

Council's recommendation
Require ENGIE to publish and implement the proposed Cooling Pond Rehabilitation Plan (CAMM09) and Works Effluent Pond Trigger Action Response Plan (CAMM10). Once water-transfer timing is approved, specify funded stages, sediment testing as areas become accessible, hold points, regulator-approved remediation criteria, public reporting and independent completion

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verification. Testing must address PFAS, hydrocarbons, metals, potential acid sulfate soils and buried waste, with controls protecting Eel Hole Creek while testing, remediation and vegetation establishment occur.

Before dewatering, confirm fauna-protection measures and the design, delivery and funding of replacement habitat and Eel Hole Creek restoration. Establish replacement habitat before loss wherever practicable and stage other restoration as drainage progresses. Secure replacement recreational and community benefits through the legacy agreement, with named delivery parties and deadlines. Accept rehabilitation as complete only when the relevant investigation, remediation and ecological completion criteria are independently met. *(Chapter 13, report pp. 13-18–13-19; Chapter 15, report pp. 15-23–15-29.)*

Rationale
The EES already acknowledges that comprehensive sediment investigations depend on draining the Cooling Pond, and that water transfer must be coordinated with pit filling. Council is not asking for inaccessible sediments to be investigated before project approval. It seeks assurance that the proposed testing and remediation will be funded, completed and independently verified at the appropriate stage. Accessible areas contain PFAS, hydrocarbons and metals; drainage also changes the Works Effluent Pond pathway to Eel Hole Creek. *(Chapter 13, report pp. 13-6, 13-11 and 13-18–13-19.*)

Dewatering would remove habitat used by listed species including Australian Little Bittern and Lewin's Rail. It would also permanently remove a former recreation and fishing destination that attracted more than 5,000 anglers and contributed over $700,000 to the local economy during one four-month period. The outcome must therefore replace both ecological habitat and public value. *(Chapter 15, report pp. 15-1 and 15-23–15-29; Technical Report O, report p. 51.)*

Evaluation objective 2: Landform safety and stability

Achieve a safe and stable landform in an environmentally sustainable way that protects public safety, current and planned infrastructure and supports proposed outcomes for future land use. (EES Chapter 6, Assessment framework, Table 6-1.)

7. Post-closure ownership, governance and funding

Council's recommendation

Seek an agreed pathway to Victorian or Commonwealth Government ownership of the pit lake, residual mine land and retained mine infrastructure, with management by a dedicated, properly funded government entity. Establish this pathway before approval and secure legally binding ownership, management and funding arrangements before licence relinquishment or asset transfer. Assign responsibility for lake levels, groundwater management, monitoring, maintenance, security, public safety, emergency response and corrective works for as long as risks remain. Council does not support or accept ownership or management of these assets or their associated liabilities.

Before relinquishment or transfer, require independently reviewed whole-of-life costing covering routine obligations and foreseeable adverse events. Demonstrate that the rehabilitation bond, Declared Mine Fund contribution and any other required funding or security are sufficient, regularly reviewed and adjusted for inflation, changing costs and risks. Identify appropriate funding for assets outside the mining licence separately.

ENGIE's obligations must continue until a lawful, funded handover is secured to the appropriate Victorian or Commonwealth entity, and any obligations continuing after handover must be preserved. The trailing liabilities scheme provides an additional safeguard; it is not a separate fund, does not replace adequate funding and does not establish the future owner. Council retains its existing statutory, planning and municipal responsibilities. Coordinated government ownership of the wider former Hazelwood precinct is sought through complementary Victorian Government-led action. (*Chapter 4, report pp. 4-5–4-6 and 4-61–4-62; Draft DMRP, Chapters 10, 17 and 18; Resources Victoria, Latrobe Valley coal mines rehabilitation, trailing liabilities section, updated 9 September 2026*.)

Rationale

The EES states ENGIE would initially remain owner after licence surrender but does not identify the ultimate owner or manager. The detailed post-closure plan and Declared Mine Fund contribution would also be determined later. The draft DMRP estimates only ten years of post-relinquishment monitoring and makes land-management agreements conditional on what is possible, while acknowledging that long-term and adverse-event costs remain unknown. *(Chapter 4, report pp. 4-5–4-6 and 4-61–4-62; Draft DMRP, Chapters 10, 17 and 18.)*

Geotechnical modelling extends about 200 years, compared with the DMRP's indicative ten-year monitoring allowance. Monitoring and maintenance must continue according to demonstrated risk. Before relinquishment or transfer, secure the government owner and manager, their duties and sufficient funding, and identify and preserve ENGIE's continuing obligations. Unresolved arrangements must not leave Council responsible. *(Chapter 14, report pp. 14-33 and 14-37–14-40.)*

8. Complete assessment before approval

Council's recommendation

Before approval, require ENGIE to publish a completion register identifying the decision-critical matters still unresolved: post-drainage Cooling Pond sediment and contamination testing; remaining PFAS, potential acid sulfate soil and buried-waste investigations; relevant EPA audits and excluded-area risks; water-supply approvals; use-specific lake water-quality criteria; the Morwell North Substation Stage 2 damage-risk assessment; and land suitability for proposed sensitive uses. Identify the required investigation, regulator, funding, completion point and decision that depends on it.

Resolve matters that could change the project's acceptability before approval. Where investigation physically depends on drainage or a later stage, retain staged assessment with enforceable hold points before the relevant disturbance, reuse, public access, rehabilitation acceptance or licence surrender. Do not require a repeat of completed EES studies without an identified gap. Publish new information that could affect the approval decision or conditions and allow adequate independent review and public comment. (*Chapter 13, report pp. 13-1–13-5 and 13-17–13-20; Chapter 14, report pp. 14-32–14-40; Chapter 21, report pp. 21-1 and 21-23–21-24.*)

Rationale

The EES expressly defers broad Cooling Pond sediment investigation until drainage, some EPA audit work continues, and more sensitive future uses may require additional assessment and clean-up. Lake-use thresholds and the Morwell North Substation Stage 2 damage-risk assessment also remain to be completed. These are specific tasks to track, rather than a reason to repeat the EES's completed studies. (*Chapter 10, report pp. 10-38–10-39; Chapter 13, report pp. 13-6 and 13-26; Chapter 14, report pp. 14-32–14-33.*)

The requirement is a transparent, funded completion pathway for specified deferred tasks, not a blanket demand to finish every post-drainage investigation before project approval.

9. Enduring statutory mine rehabilitation framework

Council's recommendation

Request that the Victorian Government commission an independent legal and institutional gap analysis for Hazelwood, Yallourn and Loy Yang. It should address long-term ownership, management and funding; cumulative water impacts; common safety and reporting standards; shared infrastructure; staged safe access and reuse; emergency responsibilities; and continuing participation by GLaWAC, Council and local communities.

The Government should then strengthen existing arrangements or establish an enduring, legislated Latrobe Valley framework with clear authority, protected funding and public reporting. It must complement existing regulators and preserve mine-operator obligations. *(Chapter 9, report pp. 9-19–9-21; Technical Report B, report pp. 107–114; Chapter 4, report pp. 4-5–4-6 and 4-61–4-62; Draft DMRP, Chapters 5 and 18.)*

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Rationale
The mines are assessed separately but depend on connected aquifers, water systems and shared infrastructure. Hazelwood's cumulative assessment is not a comprehensive assessment of the other mines because their final proposals are unsettled. The documents also defer key responsibilities and inconsistently refer to Resources Victoria, the former Mine Land Rehabilitation Authority and an unidentified future land manager. *(Chapter 9, report pp. 9-19–9-21; Technical Report B, report pp. 107–114; Chapter 4, report pp. 4-61–4-62; Draft DMRP, Chapters 5 and 18.)*

This is relevant to the Minister's Assessment because Hazelwood's long-term safety, sustainability and stability depends on enduring regional coordination.

10. Community safety, security and lake use

Council's recommendation

Require ENGIE to fund and implement a Community Safety, Security and Lake Use Plan covering active and passive rehabilitation and post-closure, independently approved before public access. It must address illegal dumping; unauthorised access, vandalism and arson; shoreline design, fencing, lighting, signage and emergency access; water safety and rescue; bushfire and mine-fire prevention, suppression access and emergency water supply; permitted, restricted and prohibited activities; closures and warnings; incident and complaint reporting; public performance reporting; and a named, funded land manager. Integrate these arrangements with the approved Fire Risk Management Plan.

Risks must be eliminated where reasonably practicable and otherwise minimised. ENGIE and, following an agreed handover, the designated government manager must fund and deliver these site-management responsibilities. They must not be transferred to Council, whose existing statutory responsibilities continue. *(Chapter 4, report pp. 4-60–4-62; Chapter 10, report pp. 10-38–10-39; Chapter 22, report pp. 22-11–22-12; Chapter 23, report pp. 23-17–23-18 and 23-21.)*

Rationale

The EES proposes no public access during rehabilitation and only general post-closure security arrangements. It does not establish detailed controls for public access, dumping, lake activities, rescue, enforcement or notification. The socio-economic assessment also does not comprehensively assess risks arising when a deep lake and former mine become accessible. *(Chapter 4, report pp. 4-60–4-62; Chapter 22, report pp. 22-11–22-12.)*

The mine-fire assessment identifies arson, malicious acts and unauthorised access, but current patrols and cameras are operational controls expected to change after rehabilitation. Public access should not begin until rules, warnings, incident response, responsible management and ongoing funding are established. *(Chapter 23, report pp. 23-17–23-18 and 23-21.)*

11. Long-term stability

Council's recommendation
Require ENGIE to implement independently reviewed geotechnical monitoring and Trigger Action Response Plans for filling, passive rehabilitation and post-closure. Compare lake levels, aquifer pressures, mine-floor and batter movement, shoreline behaviour and infrastructure impacts with the existing EES predictions. Set stage-specific triggers and funded responses for unexpected movement, filling delays, drought, extreme rainfall and observations outside predicted ranges or exceeding approved response triggers. Reassess modelling where monitoring or a changed design warrants it, rather than requiring a duplicate model at the outset.

Maintain stage-specific protection of exposed coal, fire-service access and emergency water supply if filling is delayed or lake levels fall. Coordinate these measures with the approved Fire Risk Management Plan and the biodiversity and landscape requirements in Recommendations 13 and 20.

Approvals must specify:

- once the target is reached, a lake level of approximately RL +45 metres AHD and operating range of RL +44.5 to +45.5 metres AHD, unless an approved, technically substantiated alternative provides equal or better safety;

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- during filling, stage-specific triggers based on aquifer pressures, lake level and observed movement; after the target is reached, intervention before the lake falls below the lower operating limit, recognising the increased heave risk identified below RL +41.5 metres AHD;
- measurable limits for batter stability, ground movement, erosion, aquifer pressure and impacts on surrounding infrastructure;
- monitoring locations and frequency, regular public reporting of levels and movement, trigger exceedances and corrective action, and independent review of results outside predicted ranges or exceeding approved response triggers;
- response times and mandatory corrective actions, including lake top-up, groundwater pressure relief, pumping, drainage, batter works and asset rectification; and
- the organisation responsible for undertaking and funding these measures for as long as risks remain.

(Chapter 14, report pp. 14-23–14-25, 14-32–14-34 and 14-37–14-40; Technical Report G: Ground Movement and Geotechnical Hazards.)

Rationale
The EES does not establish that the site will be unconditionally stable. It predicts that a lake maintained between approximately RL +44.5 and +45.5 metres AHD would provide sufficient weight to counter recovering aquifer pressures. The south-west corner of West Field is identified as the most critical area, with mine-floor heave risk increasing if the lake falls below RL +41.5 metres AHD *(Chapter 14, report pp. 14-33–14-34).*

The assessment also identifies batter stability issues requiring controls during filling and in the long term. Ground movement is expected to continue, with moderate-risk areas extending behind parts of the mine crest and the Morwell North Substation requiring a further Stage 2 damage-risk assessment. The EES expressly notes that monitoring will verify whether movement is consistent with predictions but will not prevent movement *(Chapter 14, report pp. 14-23–14-25 and 14-32–14-33).*

Monitoring must test actual performance throughout the long rehabilitation period, with reassessment when observations fall outside predicted ranges or exceed approved response triggers. Approval conditions must establish who acts, how quickly and with what funding. Lake-level requirements must distinguish the staged filling period from the operating range after the target is reached.

12. Bushfire and mine-fire management

Council's recommendation
Require ENGIE to implement, review and update the existing Fire Risk Management Plan for active and passive rehabilitation and post-closure. Set out stage-specific controls for vegetation fuel and exposed coal, fire prevention, setbacks, suppression access, emergency water supply and ongoing inspection and maintenance. Review the controls as rehabilitation progresses, public access changes or monitoring identifies conditions outside those assumed by the plan. *(Chapter 4, report p. 4-41, section 4.5.5.2; Chapter 23, report pp. 23-17–23-18 and 23-21.)*

Specify actions and response triggers for delayed filling, drought and falling lake levels, including continued protection of exposed coal, reliable fire-service access and emergency water supply. Coordinate these controls with geotechnical and lake-level responses under Recommendation 11, biodiversity restoration under Recommendation 14 and landscape design under Recommendation 22. Resolve conflicts through site-specific ecological and fire-risk assessment without unnecessary loss of high-value habitat.

Identify the organisation responsible for each site-management action, its funding, inspection frequency, reporting and response times. Engage relevant fire and emergency agencies when reviewing the arrangements and distinguish operator duties from statutory emergency-service functions. ENGIE and, following a lawful, funded handover, the designated government manager must fund and maintain the site controls for as long as risks remain. These site-management responsibilities must not transfer to Council; Council's existing statutory responsibilities continue.

Rationale

The EES includes a Fire Risk Management Plan and identifies arson, malicious acts and unauthorised access among mine-fire risks. Current patrols and cameras are operational controls expected to change after rehabilitation. Fire management must therefore remain effective as filling, restoration and access arrangements change. *(Chapter 4, report p. 4-41, section 4.5.5.2; Chapter 23, report pp. 23-17–23-18 and 23-21.)*

Integrate vegetation restoration and exposed-coal protection through the existing fire plan, with updated controls, clear responsibilities and funded maintenance during drought, filling delays and lower lake levels. Coordinate rehabilitation, ecological and landscape requirements through this plan rather than commission another.

13. Progressive safe access and reuse

Council's recommendation

Require ENGIE and the Victorian Government to publish a mapped program for staged safe access and reuse across the former Hazelwood precinct, building on existing planning and rehabilitation studies. Protect a coordinated precinct vision and government ownership objective; staged use must not require piecemeal land sales. Within the EES area, allow independently verified safe and suitable uses without waiting for completion of the pit lake or whole-site rehabilitation. Wider precinct actions require complementary Victorian Government-led agreements.

For each proposed stage and area, the program must identify:

- anticipated opening dates and measurable safety and readiness triggers;
- relevant rehabilitation criteria and independent verification requirements;
- suitable uses and remaining restrictions;
- contamination, geotechnical, ecological and fire-safety requirements;
- access, utilities, drainage and other servicing;
- infrastructure to be retained or removed;
- managed access, leasing or operating arrangements that preserve coordinated ownership;
- the designated government owner and manager, and any interim ENGIE duties; and
- responsibility and funding for ongoing monitoring and residual liabilities.

Publish progress and update the program at least annually. Opening an area requires a capable operator, secure funding and management of residual risks. Leasing or operating agreements must protect the precinct vision, public-access corridors and ENGIE's continuing obligations. Where a use is not yet viable, ENGIE's duties continue until a lawful, funded handover; land and liabilities must not default to Council. *(EES Chapter 4, report pp. 4-5–4-6; Chapter 22, report p. 22-10; Draft DMRP, Chapter 5, report pp. 7–8.)*

Rationale

The EES recognises that different domains and landforms will progress towards rehabilitation and relinquishment at different rates, and that some areas may be released from monitoring and maintenance obligations earlier than others. Socio-economic measure SEMM02 also proposes staging rehabilitation to allow safe early access for suitable economic development. *(Chapter 4, report pp. 4-5–4-6; Chapter 22, report p. 22-10).*

The draft DMRP confirms that ENGIE may seek partial or progressive relinquishment but leaves the detailed process to future engagement with government. It does not provide a coordinated staging schedule, area-specific criteria or a transparent process for determining when land will become available. *(Draft DMRP, Chapter 5, report pp. 7–8).*

Council's earlier LVRRS submissions support government ownership and warn that progressive land sales could undermine integrated rehabilitation. They also seek timely beneficial uses and transitions aligned with rehabilitation phases. Staged safe access and reuse can achieve both objectives without fragmenting ownership or waiting for the whole lake to be filled. (*Council's November 2019 LVRRS submission, submission pp. 4, 7 and 20; January 2020 LVRRS Overview response, pp. 14 and 23; Chapter 21, report pp. 21-23–21-24.*)

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Evaluation objective 3: Biodiversity and ecological values

Avoid, and where avoidance is not possible, minimise potential adverse effects on native vegetation, species of flora and fauna (particularly listed threatened species and their habitat and listed ecological communities), as well as address offset requirements (if required) consistent with Victorian and Commonwealth policies. (EES Chapter 6, Assessment framework, Table 6-1.)

14. Nature and biodiversity

Council's recommendation

Require ENGIE to fund and implement a site-wide Biodiversity and Restoration Plan with GLaWAC, DEECA, the West Gippsland Catchment Management Authority and Council. It must protect high-value habitat and re-establish a connected network of legally protected nature-reserve areas, wetlands, riparian corridors and native vegetation. Retain and enhance Ridge Grasslands, Strzelecki Gum habitat, existing wetlands and Eel Hole Creek; set measurable restoration targets; provide conservation-compatible access; and identify the funded long-term manager and public reporting requirements. Coordinate restoration with Recommendation 12, resolving conflicts through site-specific ecological and fire-risk assessment without unnecessary loss of high-value habitat.

Avoid habitat loss for Glossy Grass Skink, Lewin's Rail, Australian Little Bittern and Flinders Pygmy Perch wherever practicable. Where loss cannot be avoided, establish and protect effective replacement habitat before removal wherever reasonably possible. Meet applicable statutory offset obligations in addition to the on-site restoration sought by Council, prioritising suitable local offsets where available. Locate restoration wetlands and public access where hydrological and geotechnical assessments demonstrate they are safe. *(Chapter 15, report pp. 15-8–15-14, 15-23–15-30 and 15-36–15-46; Technical Report H.)*

Rationale

Hazelwood retains important ecological values despite extensive modification. The project would remove up to 25.78 hectares of native vegetation, about 85 per cent Tall Marsh, drain the Cooling Pond and remove other wetland habitat. The EES identifies potential significant impacts on local populations of the four listed fauna species. *(Chapter 15, report pp. 15-1–15-2, 15-8–15-14, 15-23–15-30 and 15-45–15-46.)*

Although much of the site is disturbed, the ecology assessment expressly identifies further native vegetation removal and offset requirements. Offsets must therefore be retained where legally required. They do not replace a funded on-site restoration strategy or the need to demonstrate suitable recipient habitat for threatened species. *(Chapter 15, report pp. 15-36–15-44; Technical Report H.)*

Ecological design must remain compatible with the ongoing fire-management requirements in Recommendation 12 throughout filling and post-closure. *(Chapter 4, report p. 4-41, section 4.5.5.2.)*

Evaluation objective 4: Cultural heritage

Identify and maximise opportunities for potential beneficial outcomes related to Aboriginal and historic cultural heritage values and protect, avoid, or minimise where avoidance is not possible, adverse effects on historic cultural heritage values and tangible and intangible Aboriginal cultural heritage values, in partnership with Traditional Owners. (EES Chapter 6, Assessment framework, Table 6-1.)

Gunaikurnai cultural heritage and Healing Country

Council has considered GLaWAC's position on mine rehabilitation. Council makes no separate recommendation on Gunaikurnai cultural heritage and and defers to GLaWAC, as the representative body for Gunaikurnai Traditional Owners and the relevant Registered Aboriginal Party, on Gunaikurnai cultural heritage and its priorities for Country. This does not imply GLaWAC's agreement to ENGIE's project.

The EES identifies ongoing engagement with GLaWAC, implementation of Cultural Values Assessment recommendations and cultural-heritage management requirements. Council supports consideration of these matters through GLaWAC's own submission, the applicable Cultural Heritage Management Plan processes and arrangements agreed directly with GLaWAC. (*Chapter 16, report pp. 16-11–16-15; Technical Report I.*)

15. Historic and industrial heritage

Council's recommendation

Before further non-essential demolition, require ENGIE to undertake and publish a targeted assessment of the historic, industrial and social significance of remaining buildings, structures, equipment, landscape features and records. Build on existing heritage work and the asset register in Recommendation 19. Engage former workers, local heritage organisations and the community to identify the history and values associated with Hazelwood's workforce, power generation and place in Latrobe City.

Identify significant assets that can safely be retained, adapted or incorporated into future uses. Where removal is necessary for safety, stability or environmental protection, require appropriate recording, salvage and public interpretation of significant heritage before removal wherever practicable, without delaying urgent protective works. Specify delivery responsibilities, funding, suitable storage or custodianship of retained records and objects, and ongoing management of retained heritage assets. *(Chapter 17, report pp. 17-1–17-2 and 17-8; Chapter 4, report pp. 4-29–4-31 and 4-45–4-47.)*

Rationale

The EES proposes decommissioning pump houses, the Cooling Pond spillway, embankments and car parks and demolishing numerous buildings within three to five years of filling. The heritage assessment does not comprehensively assess the remaining assets' social, interpretive or reuse value. Decisions made during rehabilitation could therefore remove opportunities to retain or explain Hazelwood's industrial and community history. *(Chapter 4, report pp. 4-29–4-31 and 4-45–4-47; Chapter 17, report pp. 17-1–17-2 and 17-8.)*

Targeted assessment and delivery requirements can protect heritage without retaining every asset. Where retention is unsafe or incompatible with necessary rehabilitation, use records, selected objects and interpretation to preserve workforce and community experience. Assign distinct responsibilities for heritage protection and long-term care alongside infrastructure reuse.

Evaluation objective 5: Amenity, socio-economic and land use

Protect the health and wellbeing of the community, and avoid or minimise, where avoidance is not possible, potential amenity, greenhouse gas emissions and land use effects. (EES Chapter 6, Assessment framework, Table 6-1.)

16. Public value and community legacy agreement

Council's recommendation

Request that the Minister's Assessment recommend Victorian Government-led negotiations with ENGIE and Council, with community and GLaWAC participation, for an enforceable Public Value and Community Legacy Agreement. The agreement must acknowledge and meaningfully mitigate verified historical and cumulative losses from the Mine Fire, abrupt closure and loss of Pondage recreation, tourism, clubs and facilities. It must fund replacement benefits, establish delivery responsibilities and timeframes, and create a protected intergenerational fund for Latrobe City. This complementary government action is additional to ENGIE's rehabilitation, remediation and financial-assurance obligations.

Set ENGIE's contribution through an independently justified formula, using Yallourn and Loy Yang rehabilitation water-access charges as a possible scale benchmark once settled. The proposed Hazelwood legacy agreement is additional to water-supply charges, rehabilitation, remediation and financial assurance. It does not replace Yallourn or Loy Yang charging arrangements and does not imply Hazelwood holds the same entitlements.

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Rationale

The EES records the 45-day Hazelwood Mine Fire as a serious public-health incident and the Cooling Pond's former fishing, swimming and recreation uses before access ceased in 2019. It identifies possible future recreation, eco-tourism and health benefits, but these remain conditional and SEMM09 provides opportunities rather than funded delivery. *(Chapter 23, p. 23-6; Chapter 21, p. 21-12; Chapter 22, pp. 22-12–22-14; Technical Report O, pp. 67–70.)*

Because the EES does not value historical community losses, the agreement requires complementary Victorian Government action. The Yallourn and Loy Yang charges provide a possible scale benchmark despite Hazelwood's different water-entitlement arrangements.

17. Delivery of existing land-use plans and business cases

Council's recommendation

Request that the Victorian Government lead and fund an implementation program for the former Hazelwood precinct with Council, GLaWAC, ENGIE, relevant agencies, landowners and the community. Build on the LVRRS land-use vision, ENGIE's Concept Master Plan, the DMRP and EES studies. Identify outstanding decisions and work needed to deliver agreed uses, rather than commission another general planning study.

Confirm intended uses, remediation standards, protected infrastructure and access corridors, servicing, staged reuse and ownership arrangements. Name the lead Victorian agency and delivery partners, budgets, milestones and ongoing management for agreed priorities; commission targeted business cases where viability remains unresolved. Preserve tourism, recreation, conservation, education, agriculture, industry and safe residential or mixed-use options. Resolve decisions before non-essential demolition, capping or other irreversible works foreclose viable uses; urgent safety and environmental works must proceed. Figure 4-6 represents ENGIE's current concept, not a final outcome or funded delivery commitment.

Rationale

The EES does not assess a particular post-rehabilitation use. It describes the 2019 Concept Master Plan as non-statutory, leaves later feasibility and approvals to future stakeholders and an unidentified land manager, and excludes parts of the former precinct including the Power Block, switchyard and battery facility. *(Chapter 4, pp. 4-8–4-13; Chapter 21, pp. 21-1–21-2, 21-10, 21-16, 21-23 and 21-28.)*

Council seeks Victorian Government coordination and funded delivery responsibilities to turn planned uses into outcomes. ENGIE retains its rehabilitation obligations; delivery of specific facilities must be agreed with the responsible government, owner or operator.

18. Air quality, noise, traffic and emissions

Council's recommendation

To prevent adverse effects from the remaining rehabilitation works, require ENGIE to publish approved air-quality, noise and vibration, transport and emissions-management plans proportionate to the assessed risks. Apply relevant limits and working hours, identify representative affected Morwell and rural receptors, and specify risk-based monitoring, public reports of results, exceedances and corrective action, advance notice of disruptive works and complaint-response times. Define intervention or stop-work triggers, approved haul routes, road inspections and reinstatement responsibilities.

Use monitoring and independent compliance checks where warranted by the activity and receptor risk. ENGIE must fund any road bond reasonably required by the road manager and report practical measures to reduce rehabilitation emissions.

Rationale

The recommendation is preventive; it does not allege existing breaches. Much of Hazelwood's major demolition has already occurred, but the EES still assesses dust-generating earthworks and identifies residential receptors and Morwell's heightened sensitivity to air-quality impacts. Controls,

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public reporting and monitoring should be proportionate to the remaining works. *(Chapter 18, report pp. 18-10–18-18 and 18-23–18-26.)*

Cooling Pond and final landform works can continue for substantial periods, and the noise assessment identifies potential effects at rural and Morwell receptors. Peak activity may generate 55 daily truck movements. Clear working hours, complaints arrangements and road-repair obligations remain relevant, with monitoring intensified where effects approach applicable limits. *(Chapters 19 and 24; Technical Report L, report p. 7.)*

19. Infrastructure reuse

Council's recommendation

Before further non-essential demolition, require ENGIE to publish an independently reviewed register of remaining roads, buildings, car parks, ramps, concrete structures, pipelines, water assets, bores and service connections. For each asset, assess its condition and constraints, community and industrial-heritage value, compatibility with future uses, reuse or removal options, ownership and funding needs, and the consequences of removal. Address heritage findings under Recommendation 15 when deciding whether assets should be retained, adapted or removed. Retain or adapt assets unless removal is required for safety, stability or environmental protection.

Require Saline Wastewater Outfall Pipeline (SWOP) agreements with Gippsland Water and remaining users covering service continuity, ownership, maintenance, monitoring, decommissioning and cost sharing. Identify each section's assets and operators, demonstrating that removing Hazelwood connections will not interrupt services for Yallourn, Loy Yang or other users. Retain sections only where a continuing service need exists.

Rationale

The EES proposes decommissioning pump houses, the Cooling Pond spillway, embankments and car parks and demolishing numerous buildings within three to five years of filling. It has not decided which internal roads to retain and provides no public whole-of-site assessment of whether assets could support future recreation, access to recreation areas, industry, emergency access or community use. The heritage assessment also does not comprehensively assess their social, interpretive or reuse value. *(Chapter 4, pp. 4-29–4-31 and 4-45–4-47; Chapter 17, pp. 17-1–17-2 and 17-8.)*

The SWOP is jointly used by ENGIE, EnergyAustralia and AGL. Hazelwood sections may be decommissioned while off-site sections remain for Yallourn and Loy Yang, but long-term ownership and cost arrangements remain unresolved. *(Chapter 4, pp. 4-44–4-45.)* Its immediate value is continuity of saline wastewater disposal for remaining operations. Gippsland Water is at the time of this submission upgrading sections between Loy Yang and the ocean outfall; the EES arrangements should identify how Hazelwood connections interface with that continuing service. (Gippsland Water, Upgrading the Saline Wastewater Outfall Pipeline.)

20. Walking, cycling and public access

Council's recommendation

Require the precinct implementation program, Declared Mine Rehabilitation Plan and relevant landscape plans to map and protect corridors for future walking, cycling and public access before land is transferred, capped, reprofiled or otherwise developed.

The network should include:

- connections to Morwell, Churchill and surrounding communities;
- links to Council's Inter-Township Trail Network;
- connections through the former Cooling Pond and restored Eel Hole Creek area;
- a continuous or near-continuous trail around the pit lake where geotechnically and environmentally safe;
- accessible lookouts, trailheads, rest areas and visitor facilities; and
- safe crossings and emergency and maintenance access.

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The program must identify delivery stages, remediation and independent safety checks, accessibility standards, shoreline setbacks, fire and emergency access, ownership and funded maintenance. Open verified safe sections progressively without exposing people to unsafe works. Ownership, management and maintenance of trails and facilities on rehabilitated mine land must be assigned to the designated government land manager and securely funded; Council's existing municipal responsibilities continue.

Rationale

There is currently no public access to the Hazelwood site (*Chapter 21, p. 21-10*). The land-use assessment nevertheless identifies walking, cycling and picnicking as possible future activities that do not require direct contact with lake water (*Chapter 21, pp. 21-23–21-24)*.

The socio-economic assessment predicts substantial health, wellbeing and community-cohesion benefits if the site becomes a recreational destination. Those benefits are conditional upon future access and facilities actually being delivered (*Chapter 22, pp. 22-12–22-14; Technical Report O, pp. 67–70*).

SEMM02 proposes early access to parts of the site where safe, principally to support economic development, while SEMM09 provides only a general commitment to opportunities for future community use (*Chapter 22, pp. 22-10 and 22-13*). Neither measure identifies public-access corridors, delivery dates, ownership or maintenance funding.

Trail corridors and access points must be protected during landform design so they are not later blocked by landfills, unsafe slopes, private development or unsuitable remediation.

21. Critical minerals and geothermal reuse

Council's recommendation
Request an EPA-supported assessment of whether magnesium or other useful minerals can lawfully and safely be recovered from Hazelwood ash repositories under applicable waste, contamination and rehabilitation requirements. Establish regulatory feasibility before intrusive sampling or resource development. Use existing information and non-intrusive methods for capped areas unless EPA Victoria approves further investigation; do not delay required containment or remediation.

Retain groundwater bores for as long as they are needed for pressure control, monitoring or lake maintenance. Before decommissioning bores no longer needed for those purposes, record their location, depth, aquifer, temperature, flow, condition, ownership and licensing and assess safe geothermal or other reuse. Any third-party access or tenure pathway requires Victorian Government and regulator agreement, funded management of residual liabilities and protection of ENGIE's continuing obligations.

Rationale
The EES identifies magnesium in Latrobe Valley coal ash but does not establish commercial recoverability at Hazelwood. Ash repositories are contaminated-material management areas, some capped; the Hazelwood Ash Retention Area still requires rehabilitation. Resolve EPA requirements and any necessary approval changes before feasibility work extends beyond existing information. *(Chapter 13, report pp. 13-8–13-9; Chapter 4, report pp. 4-34–4-36.)*

Existing bores are primarily groundwater-management infrastructure, and progressive closure depends on the balance between lake levels and aquifer pressures. Some may remain necessary for monitoring, depressurisation or lake top-up. M1 groundwater temperatures of about 17°C–41°C support an initial heat-reuse enquiry, not a conclusion that a geothermal attraction is viable. Safety functions must take priority over reuse or demolition. *(Chapter 12, report pp. 12-12–12-14; Chapter 4, report pp. 4-39–4-40.)*

22. Princes Freeway gateway and visual amenity

Council's recommendation
Require ENGIE's landscape and rehabilitation plans to improve views from the Princes Freeway, Commercial Road, Hazelwood Drive and Morwell approaches through native revegetation, screening and careful siting of industrial uses, while protecting suitable lookout and visitor-information sites. Landscape design must manage vegetation fuel, exposed-coal fire risk, setbacks

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and emergency access in accordance with the approved Fire Risk Management Plan, balancing visual and ecological benefits with safety.

Request a Victorian Government-led Princes Freeway–Morwell Gateway Project with Council, DTP, AusNet, ENGIE and landowners to examine coordinated landscaping, visitor facilities and feasible rationalisation, relocation, screening or undergrounding of transmission infrastructure. ENGIE is not responsible for assets outside its control, but its works should preserve future options.

Rationale
The landscape assessment identifies transmission infrastructure, unvegetated car parks and arterial-road industry as reducing visual quality. A Princes Freeway viewpoint has high sensitivity and exposure and a moderate visual effect. *(Chapter 20, pp. 20-7–20-8 and 20-19–20-20; Technical Report M, p. 116.)*

The EES expects rehabilitation to improve the landscape and proposes no specific mitigation beyond vegetation monitoring. As AusNet controls much of the transmission infrastructure, broader gateway works require a Victorian Government-led project, while ENGIE's plans should preserve feasible improvements. *(Chapter 20, pp. 20-23–20-24; Chapter 4, p. 4-46.)*

23. Planning scheme amendment and enforceable controls

Council's recommendation

Require the final Planning Scheme Amendment C159latr and Incorporated Document to address Council's separate planning assessment supplied with this submission.

Require Development Plans to map intended uses, including the social-connection corridor, and specify delivery works, stages, timing, responsible parties, funding, ownership and maintenance. Require consultation with Council and each relevant agency, an appropriate opportunity for affected communities to comment, publicly available approved plans and an explanation of how feedback was addressed. The Environmental Management Plan must address flood risk, waterway protection and Aboriginal cultural heritage. *(Incorporated Document, clauses 6.1, 7.2 and 7.6.)*

Remove access works and native vegetation removal from the preparatory-works exemptions, with consequential changes preventing these activities from proceeding before the relevant plans are approved. Justify the 20-year completion period and explain how progress, completion and requests for extensions will be assessed. Correct placeholder clause references. *(Incorporated Document, clauses 4.1(b), 4.4, 7.7–7.10, particularly 7.9(a), (c) and (i).)*

Confirm the status of contamination investigations and environmental audits. Reference relevant findings and EPA advice in the Explanatory Report, explain how concerns are addressed and demonstrate that the completed landform will be suitable for its intended uses through the applicable environmental assessment and remediation processes. *(Planning Report, Tables 2, 4 and 6.)*

Explain any necessary future zoning and overlay changes and the proposed process and responsibilities for progressing them. Identify who administers and enforces the controls and fund Council's additional planning and consultation workload. Correct any suggestion that Council's TRG participation constitutes endorsement; Council's municipal responsibilities do not imply ownership or management of rehabilitation assets. *(Planning Report, p. 3 and Table 15; Explanatory Report, agency views and resource and administrative costs.)*

Rationale

The Cooling Pond and Salt Pond are outside mining licence MIN5004 but within the EES project area. The amendment provides their planning approval pathway. The joint Inquiry and Advisory Committee considers the EES, draft amendment and submissions and advises the Minister for Planning, who decides whether to approve the amendment. *(Planning Report, p. 5; IAC Terms of Reference, clause 5.)*

Later plans will determine detailed works and environmental controls. Their content, consultation and approval sequence must protect intended uses and prevent premature works. Consider Council's separate planning assessment alongside this submission for the specific changes sought.

Conclusion

Council supports timely rehabilitation of Hazelwood's heavily modified landscape and recognises that a pit lake may contribute to safety and stability, subject to lawful water access, climate resilience, verified performance and protection of other users. Decision-critical uncertainties must be resolved before approval; investigations dependent on drainage or later works require funded, enforceable completion points. Existing modelling must be tested against actual water availability, groundwater pressures and ground movement.

Approvals must protect aquifers and the Latrobe River system, assign and fund long-term monitoring and corrective action, and preserve future land and infrastructure opportunities through funded implementation of existing plans and coordinated staged reuse.

Council also calls for Victorian Government leadership to secure replacement community benefits and a protected intergenerational legacy fund. Hazelwood should leave a lasting legacy for Latrobe City, with enduring benefits and properly funded management of remaining risks. Similarly, Council broadly supports GLaWAC's position and defers to it on Gunaikurnai cultural heritage and its priorities for Country.

Council seeks Victorian or Commonwealth Government ownership of the pit lake, residual mine land and retained mine infrastructure, with management by a dedicated, properly funded government entity. Council does not support or accept ownership or management of these assets or associated liabilities. ENGIE's duties must continue until a lawful, funded handover, with any continuing obligations preserved. Council retains its existing statutory, planning and municipal responsibilities.

Council asks that the Minister's Assessment and subsequent approvals give effect to these recommendations through enforceable conditions and complementary Victorian Government-led planning, governance and community-legacy measures.

Please contact Latrobe City Council's Senior Strategy and Advocacy Advisor, Kate Cumming, at Kate.Cumming@latrobe.vic.gov.au or 0409 327 314 to discuss this submission.

Hazelwood Rehabilitation Project should deliver an enduring legacy for the environment, the community and the local economy, with safe and useful land, restored public value and secure long-term management for future generations.

Yours sincerely,

Steven Piasente
Chief Executive Officer

DRAFT

LATROBE CITY COUNCIL

Hazelwood Rehabilitation Project: Draft Planning Scheme Amendment

Latrobe City Council Comments

1 October 2026

Latrobe City Council requests the following changes and clarifications to the draft amendment for rehabilitation of the Hazelwood Cooling Pond and Salt Pond. These areas are outside the mining licence but within the EES project area. The Minister for Planning is the planning authority and will decide whether to approve the amendment. Council is providing comments through the joint EES and Inquiry and Advisory Committee process.

Council's main concerns are:

- The status of contamination investigations and EPA advice, how concerns are addressed, and whether the completed landform will be suitable for its intended uses.
- How future zoning and overlay controls will reflect the rehabilitated land and its intended uses.
- Recognition and protection of registered Aboriginal cultural heritage within the amendment area.
- Clear requirements for the proposed social-connection corridor, including its intended use, delivery, funding, ownership and maintenance.

The requested changes below use the page numbers printed in each amendment document.

Draft Planning Scheme Amendment: Planning Report	
Number	**Comment**
1	**Page 3, sixth paragraph** Update the exhibition reference. The EES and draft amendment are on exhibition from 21 September to 2 November 2026, rather than early 2026.
2	**Page 3, final paragraph, final sentence** Correct the spelling of "draft". Replace the statement that Council supports the amendment with: "Council has participated in the Technical Reference Group and is reviewing the draft amendment. Its participation does not constitute endorsement of the amendment."

Draft Planning Scheme Amendment: Planning Report	
Number	**Comment**
3	**Page 5, section 2.1, final paragraph** Explain the approval process and its connection to the EES. The EES and draft Amendment C159latr are jointly exhibited, and submissions on both are considered by the Hazelwood Rehabilitation Project Inquiry and Advisory Committee (IAC). The IAC advises the Minister for Planning, who decides whether to approve the amendment. Distinguish this consultation from the proposed exemption under section 20(4) of the Planning and Environment Act 1987 from the ordinary amendment notice and submission requirements.
4	**Page 8, section 2.4, third paragraph** Provide a map identifying the infrastructure discussed, including Pump House 50, car parks and other items proposed for removal or retention.
5	**Page 10, Table 2** Confirm the status of the Cooling Pond contamination assessments, including the independent environmental audit identified as due by February 2026. Identify the relevant EPA advice and explain how the timing of investigations complies with Ministerial Directions 1 and 19. Reference the assessments, audit findings and EPA advice in the Explanatory Report and explain how any concerns are addressed. Explain how the completed landform will be suitable for its intended uses, with applicable remediation requirements addressed through the relevant environmental processes.
6	**Page 11, Figure 3** Define and map the intended use of the “social connectivity” corridor, such as a shared path or reserve. The Incorporated Document should require the Detailed Development Plans to specify its intended use, delivery works and stages, timing, funding, ownership and maintenance. Refer to the corresponding condition requested below for clause 7.2. Replace “terrestrial use” with the specific intended use, such as farming or agriculture.
7	**Page 12, section 2.5, third paragraph** Expand HAP1 and HARA on first use and include them in the glossary. Explain why Salt Pond decommissioning depends on their capping and identify the independent or EPA verification needed to confirm that capping is complete and that the Salt Pond and relevant Saline Wastewater Outfall Pipeline assets are no longer required.
8	**Page 14, first dot point** Define the Development Plans required by the Incorporated Document and distinguish them from a development plan prepared under a Development Plan Overlay in the Latrobe Planning Scheme.

Draft Planning Scheme Amendment: Planning Report	
Number	**Comment**
9	**Page 17, Table 4, Environment Protection Act 2017** Explain the relationship between the contamination assessment and environmental approval processes, the Planning and Environment Act 1987, and Ministerial Directions 1 and 19. Include potentially contaminated water and sediment as well as land, consistent with Table 2. Cross-reference the EPA advice and response to concerns in the Explanatory Report.
10	**Page 18, Table 4, Aboriginal Heritage Act 2006** Identify the registered Aboriginal cultural heritage within the amendment area and explain the applicable permit and Cultural Heritage Management Plan requirements for works affecting or near those places. Include the relevant protection measures in the Environmental Management Framework.
11	**Page 19, Table 4, Water Act 1989** Identify the relevant Water Act approvals and requirements and explain how they will be addressed through the Incorporated Document and subsequent plans. Clearly identify any separate approvals required.
12	**Page 22, Table 6, Ministerial Direction 1** Explain how the amendment addresses Ministerial Directions 1 and 19, including the timing of investigations into potentially contaminated land, water and sediment. Reference the relevant EPA advice in the Explanatory Report and explain how concerns are addressed, consistent with comments 5 and 9 above.
13	**Page 23, Table 7, local policy** Include the relevant environmental strategies in the Latrobe City Council Plan.
14	**Page 23, Table 7, local policy** Update the Economic Development Strategy reference to the version adopted in early 2026.
15	**Page 23, Table 7, local policy** Include the Industrial and Employment Strategy 2019, particularly given the later reference to the Industrial Framework Plan.
16	**Page 23, Table 7, local policy** Identify Churchill West as the closest urban area to the amendment land.
17	**Page 23, Table 7, local policy** Explain the relevance of Morwell and urban settlement policy to the amendment area. If these references are retained, also include the relevant Morwell Town Structure Plan, Traralgon Growth Areas Review, Latrobe Housing Strategy and Churchill Structure Plan.

Draft Planning Scheme Amendment: Planning Report	
Number	**Comment**
18	**Page 24, Table 8, Latrobe Planning Scheme** Identify the relevant strategic directions under each Municipal Planning Strategy subclause and explain how the amendment responds to them.
19	**Page 24, Table 8, Latrobe Planning Scheme** Include floodplain management under clause 02.03-3.
20	**Page 24, Table 8, Latrobe Planning Scheme** Include the Rural Framework Plan under clause 02.04 if the Rural Land Use Strategy is referenced earlier.
21	**Pages 25–29, Table 8, Latrobe Planning Scheme** Explain how each cited policy applies to rehabilitation of the Cooling Pond and Salt Pond. Make the following changes: • Remove clause 11 unless its relevance is demonstrated. If retained, include the relevant Churchill strategies, particularly where the Churchill West Development Plan is referenced. • Remove clause 12.03-1R unless the connection between Eel Hole Creek restoration and the listed water bodies is demonstrated. • Explain how clause 14.01, which protects existing agricultural land, relates to the proposed return to grazing. • Remove settlement-planning references under clause 13.02 where no additional settlement is proposed. • Explain how rehabilitation of the pond areas responds to clause 14.03, rather than relying on its relevance to coal mining generally. • Remove clauses 15.03-1S and 15.03-1L where no built heritage is identified in the amendment area. • Explain the relationship to clause 17.04-1R through a defined and deliverable social-connection corridor. • Explain the relevance of clause 19.01-1S to infrastructure decommissioning, given its focus on energy supply development. • Include clauses 19.01-3S and 19.01-3L in relation to the pipelines south of the amendment area.
22	**Page 32, Table 10, Buffer Area Overlay** Identify consultation and agreed protection requirements with the operators of the pipelines south of the amendment area.
23	**Page 32, section 3.7.4, heritage** Identify the registered Aboriginal cultural heritage within the amendment area and include the relevant protection measures in the Environmental Management Framework.

Draft Planning Scheme Amendment: Planning Report	
Number	**Comment**
24	**Page 37, Table 11** Remove Amendment C127, which lapsed and was not approved. Explain the relevance of Amendment C136, given that its policy guidelines relate to urban areas.
25	**Page 38, section 3.9** Explain the relevance of the listed planning permit and the criteria used to identify nearby approvals. Include relevant State-approved renewable energy projects where they meet those criteria.
26	**Page 39, section 4.1** Remove the duplicated strategic assessment questions, which are addressed in the Explanatory Report.
27	**Page 42, reasons for ministerial intervention** Explain that the draft amendment is being considered through the joint EES/IAC process before the Minister decides whether to approve it. Distinguish this process from the proposed section 20(4) exemption from ordinary amendment procedures, consistent with comment 3 above.
28	**Page 43, first dot point** Include consultation with West Gippsland Catchment Management Authority as the waterway authority. Identify consultation with Energy Safe Victoria and the relevant pipeline operators, including any engagement still required.
29	**Page 43, section 4.4.1** Remove references to clause 02.03-1 and clause 11 where settlement policy is not relevant. Include the applicable strategies under clauses 02.03-2, 02.03-3, 02.03-4 and 02.03-7, and the relevant policies under clauses 12–19 identified in Table 8.
30	**Page 45, Table 15** Explain whether the existing zones and overlays will remain appropriate after rehabilitation, including whether Public Use Zone 1 remains suitable once the Cooling Pond is drained. Identify any future planning scheme amendments required and the proposed process and responsibilities for progressing them. Reflect this future work alongside the changes already identified for the Land Subject to Inundation Overlay.

LATROBE CITY COUNCIL

Explanatory Report	
Number	**Comment**
1	**Page 1, "Where you may inspect the Amendment"** Remove the reference to the Latrobe City Council website unless the amendment documents are made available there. Direct readers to the official project and Engage Victoria pages for the EES and draft amendment.
2	**Page 2, inspection, submissions and hearing arrangements** Update the inspection locations to match the current official exhibition notice. Rewrite the submissions and hearing sections rather than delete them. Explain that submissions on the EES and draft Amendment C159latr are accepted through Engage Victoria until 2 November 2026 and are considered by the Hazelwood Rehabilitation Project IAC. Submitters wishing to speak must indicate this on the submission form. The Directions Hearing is scheduled for 26 November 2026 and the public hearing will commence in the week beginning 1 February 2027; the detailed timetable will follow the Directions Hearing. Link to the current official IAC information at engage.vic.gov.au/Hazelwood-Rehabilitation-Project-IAC and distinguish these arrangements from the proposed section 20(4) exemption.
3	**Page 8, Planning Policy Framework** Update the policy assessment in line with the Planning Report comments, including removal of clause 11 where its relevance has not been demonstrated.
4	**Page 11, Municipal Planning Strategy** Include clause 02.03-5 in relation to Aboriginal cultural heritage.
5	**Page 12, views of relevant agencies** Define the Technical Reference Group, identify the organisations represented and explain its advisory role. Participation does not constitute endorsement of the amendment. Reference relevant agency advice, including EPA advice, and explain how any concerns are addressed.
6	**Page 13, resource and administrative costs** Provide the basis for the conclusion that Council's resource and administrative costs will be minor. Identify who will administer and enforce the controls, investigate complaints and fund Council's involvement. Council retains its existing statutory responsibilities but has not agreed to own or manage rehabilitation assets or accept their liabilities. Any additional planning or consultation workload should be identified and funded.

Incorporated Document	
Number	**Comment**
1	**Clause 4.1(b), completion timeframe** Justify the 20-year completion period for works in the amendment area and explain its relationship to the proposed rehabilitation stages. Identify how progress and completion will be verified and what applies if works remain incomplete at expiry or an extension is sought under clause 4.4.
2	**Clauses 5.1, 6.1, 6.2, 6.4, 6.6 and 7.9** Replace the placeholder references to “Clause 0” with the correct clause numbers and check all consequential cross-references.
3	**Clauses 6.1 and 7.2, Detailed Development Plans** Define the plans required by this Incorporated Document and distinguish them from a development plan under a Development Plan Overlay. Add a condition requiring the Development Plans to map and describe intended uses and the works needed to deliver them, including the social-connection corridor. Specify delivery stages and timing, responsible parties, funding, ownership and ongoing maintenance, and how the completed landform will be suitable for its intended uses.
4	**Clauses 7.2 and 7.6, consultation on plans** Replace “Council and/or applicable stakeholders” with a requirement to consult Council and each relevant agency. Provide an appropriate opportunity for affected communities to comment on the proposed Development Plans and Environmental Management Plan, and summarise how feedback is addressed. Make approved plans publicly available and identify ongoing community engagement, enquiries and complaints arrangements.
5	**Clause 7.6(b)(ii), ecology** Add “and protection of waterways” to the matters considered alongside re-establishment of waterways.
6	**Clause 7.6(b), environmental management** Include flood risk among the matters to be addressed in the Environmental Management Plan.
7	**Clause 7.9, preparatory buildings and works** Delete clauses 7.9(c) and 7.9(i), covering access points, access tracks and working platforms, and native vegetation removal, from the works allowed before the Detailed Development Plans are approved. These activities should be assessed through the relevant Development Plans and Environmental Management Plan. Make consequential changes to clauses 7.7, 7.8 and 7.10 so their preparatory native-vegetation exceptions do not preserve this exemption. Clarify clause 7.9(a) so it cannot independently permit native vegetation removal before the principal plans are approved.

ANNUAL REPORT 2025/26

PURPOSE

To present for Council approval the Latrobe City Council Annual Report 2025/2026, including the audited financial and operational position as at 30 June 2026, in accordance with Sections 98, 99 and 100 of the *Local Government Act 2020.*

EXECUTIVE SUMMARY

- Sections 98, 99 and 100 of the *Local Government Act 2020* (the Act) outline the requirement of Council to prepare an Annual Report each financial year. Section 100(2) of the Act states that a Council Meeting must be held to consider the Annual Report, including the audited financial, standard and performance statements.
- The Annual Report 2025/2026 meets Council's obligations under section 98 of the Act, which states that an Annual Report must contain:
    - a report of operations of the Council;
    - an audited performance statement;
    - audited financial statements;
    - a copy of the auditor's report on the performance statement;
    - a copy of the auditor's report on the financial statements under Part 3 of the *Audit Act 1994*; and
    - any other matters prescribed by the regulations.
- The Annual Report is required to be presented to a Council Meeting, open to the public, by 31 October 2026.
- The draft Annual Report (excluding financials and performance statement) was presented at the Councillor Briefing Session 1 on 5 October 2026.
- The Annual Report 2025/2026 documents how Council advanced the Council Plan 2025–2029 in 2025/26 through key initiatives across its four Strategic Directions. Highlights include:
    - Events held such as the International Rose Garden Festival, Shred Fest, the Volunteers Expo, Children's Expo and the Business Festival.
    - The Kay Street Multi-Level Car Park was completed, providing additional parking capacity and improving access for businesses, workers and visitors to the Traralgon CBD.
    - Council issued nearly 300 planning permits with nearly 95% of decisions made within the statutory timeframes, amongst the highest in Victoria.

- Council supported vibrant and well-presented city centres through 824 illegal dumping removals, 344 graffiti responses, proactive hotspot inspections, peak season maintenance programs, and the upkeep of nearly 760 hectares of open space.
- The first year of three-year-old kindergarten operated for 15 hours a week, which saw 474 children enrolled in the program and 646 enrolled in the four-year-old program; indicating a participation rate of 87% across Latrobe City services.
- Gippsland Performing Arts Centre and Latrobe Performing Arts Centre collectively held over 259 shows, with a total of 52,458 tickets sold.

OFFICER'S RECOMMENDATION

That Council:

1. **approves the Annual Report 2025/2026 at Attachment 1, prepared in accordance with the *Local Government Act 2020*; and**
2. **notes that the Annual Report 2025/2026 will be made available on Council's website.**

BACKGROUND

Sections 98, 99 and 100 of the Act outline the requirements of councils to prepare an Annual Report in respect of each financial year.

Council's 2025/2026 Annual Report includes the Local Government Performance Reporting Framework Key Performance Indicators, Governance and Management Checklist and Performance Statement in accordance with the *Local Government Amendment (Performance Reporting and Accountability) Act 2014* and the *Local Government (Planning and Reporting) Regulations 2020*.

A report of operations against the Council Plan 2025-29 highlights the work that has been completed under the Council Plan's strategic objectives.

The draft performance and financial statements, as audited by Council's auditor VAGO, were reviewed by the Audit and Risk Committee meeting on 21 September 2026.

At the Council Meeting held on Monday, 5 October 2026, Council authorised the certification of the 2025/26 Financial Report and Performance Statement.

ANALYSIS

Across the Council Plan's 2025–2029 four Strategic Directions—Our Economy, Our City, Our Community and Our Organisation—in 2025/26, Council delivered key initiatives, projects and services that advanced its strategic objectives and long-term vision for Latrobe City. Key achievements outlined in the Annual Report are summarised in the table below.

Our Economy – Investment, Jobs, Growth
• Secured approximately $35 million in investment and an estimated 210 jobs through settlement of Lots 1 and 2 at the Gippsland Logistics and Manufacturing Precinct (GLaMP), with Lot 6 supporting a further 40 jobs. • Strengthened workforce capability through partnerships with business and training providers, including $126,000 provided to 26 Business Capability Grant recipients, 9 Industry Growth Program participants and 14 Youth Entrepreneur Program participants. • Supported local business growth through grant programs, providing $234,600 to 36 businesses and attracting more than 500 participants to the Latrobe City Business Festival. • Delivered 26 major events generating an estimated $35 million economic impact, while securing a five-year agreement with Tennis Australia and hosting the Gippsland New Energy Conference attended by more than 800 delegates.

Our Economy – Investment, Jobs, Growth
• Launched the Invest Latrobe campaign and progressed major investment initiatives including commencement of operations at the Gippsland Intermodal Freight Terminal and continued development of the Latrobe Aerospace Technology Precinct.

Our City – Liveable, Sustainable, Connected
• Opened the 596-space Kay Street Multi-Level Car Park and delivered significant sporting infrastructure upgrades including Ted Summerton Reserve, Toners Lane Reserve and Agnes Brereton Reserve lighting projects. • Maintained almost 760 hectares of open space, while responding to 824 illegal dumping incidents and 344 graffiti removals across the municipality. • Progressed 18 strategic planning projects and planning scheme amendments, issued nearly 300 planning permits, and achieved nearly 95% compliance with statutory planning timeframes. • Enhanced environmental outcomes through restoration of platypus habitat, implementation of the Narracan Creek Waterway Management Plan, planting of 2,000 native plants, and completion of rehabilitation works at the Moe and Morwell landfills. • Advanced climate resilience initiatives including completion of the Boolarra Climate Risk Mapping Project and installation of a 400kW solar system and 400kWh battery system at Gippsland Regional Indoor Sports Stadium.

Our Community – Healthy, Inclusive, Safe
• Leisure memberships increased 13% to more than 2,400 members, with leisure facilities recording more than 550,000 visits and 965 enrolments in Learn to Swim programs. • Delivered 1,037 library programs attended by 20,254 participants, with public computers used for 17,801 hours and 1,468 Home Library Service visits completed. • Supported community connection through 438 community events and 278 event permits, helping activate spaces and strengthen community participation. • Strengthened volunteering through 10 training sessions, attracting 121 participants, support for 48 volunteer organisations and the Volunteer Expo attracting more than 1,000 attendees.

Our Community – Healthy, Inclusive, Safe
• Activated arts and cultural facilities, with GPAC and LPAC presenting 259 shows and selling 52,458 tickets, while libraries welcomed 228,575 visits.

Our Organisation – Leadership, Collaboration, Capability
• Maintained strong governance through four Audit and Risk Committee meetings, with the Committee expressing confidence in Council's approach to audit and risk management. • Continued responsible financial management, delivering a $102.2 million Capital Works Program including major infrastructure, recreation and community facility projects. • Advanced long-term financial sustainability through development of strategic financial aspirations and incorporation of $1.5 million in ongoing savings within the 2026/27 Budget. • Completed the Customer Experience Strategy 2026-29, introduced the Customer Service Charter, and answered 43,924 customer service calls during the year. • Adopted a new Advocacy Framework and undertook a Canberra delegation involving 10 meetings with Federal Ministers, MPs and policy advisers to progress Council priorities.

RISK ASSESSMENT

RISK	RISK RATING	TREATMENT
COMPLIANCE The Annual Report is not approved by Council as per the requirements of the Act. The Annual Report is required to be presented to a Council Meeting, open to the public, by 31 October 2026.	**Low** *Rare x Minor*	A Council Meeting has been scheduled for 26 October 2026 for the presentation of the Annual Report 2025/26.

RISK	RISK RATING	TREATMENT
STRATEGIC The Annual Report does not represent nor align with the objectives of Latrobe City's Council Plan.	**Low** *Rare x Minor*	The Report of Operations highlights the performance against the Council Plan 2025-2029.

CONSULTATION

The Annual Report has been developed in consultation with business units across the organisation to ensure a comprehensive overview of operations and strategic outcomes.

COMMUNICATION

A copy of the Annual Report will be displayed on Council's website. The community will be informed of the annual report's availability via a media release, social media and a notice in the local newspaper.

DECLARATIONS OF INTEREST

Officers preparing this report have declared they do not have a conflict of interest in this matter under the provisions of the *Local Government Act 2020*.

APPENDIX 1 IMPACT ASSESSMENT

Gender

A Gender Impact Assessment (GIA) under the *Gender Equality Act 2020* has not been conducted as this matter does not involve a program, service or policy with a significant and direct impact on the community.

Social

The Annual Report is provided as a transparent overview of Council operations and financial performance for the community and stakeholders.

Cultural

N/A

Health

The Municipal Health and Wellbeing Plan is integrated into the Council Plan 2025-29 and the Annual Report contains progress on the delivery of Health and Wellbeing Priorities for 2025/26.

Environmental

N/A

Economic

N/A

Financial

N/A

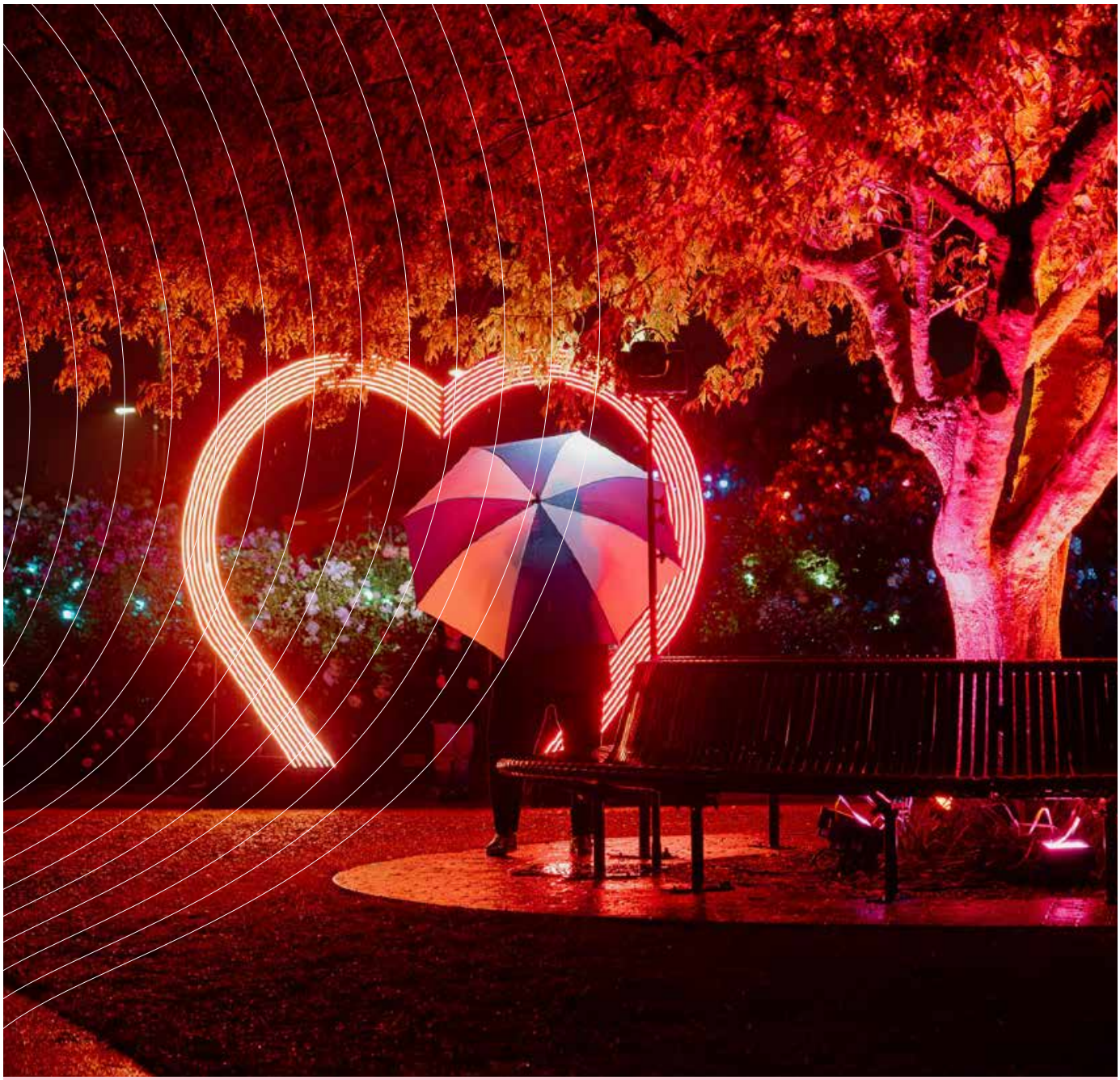
Attachments

1. Annual Report 2025/26

9.3

Annual Report 2025/26

1 Annual Report 2025/26 70



LATROBE CITY COUNCIL

Annual Report

2025/2026


Latrobe City Council acknowledges that it operates on the traditional land of the Brayakaulung people of the Gunaikurnai nation and pays respect to their Elders past and present.

Why do we have an Annual Report?

Under the *Local Government Act 2020*, Councils are required to report to the community on a variety of topics covering Council operations, performance and finances.

How to obtain a copy of this report

A copy of this report can be found on the Latrobe City Council website **latrobe.vic.gov.au/annualreport** or a printed version can be viewed at any one of our libraries or service centres.

To obtain this information in languages other than English, or in other formats, phone Latrobe City Council on **1300 367 700**

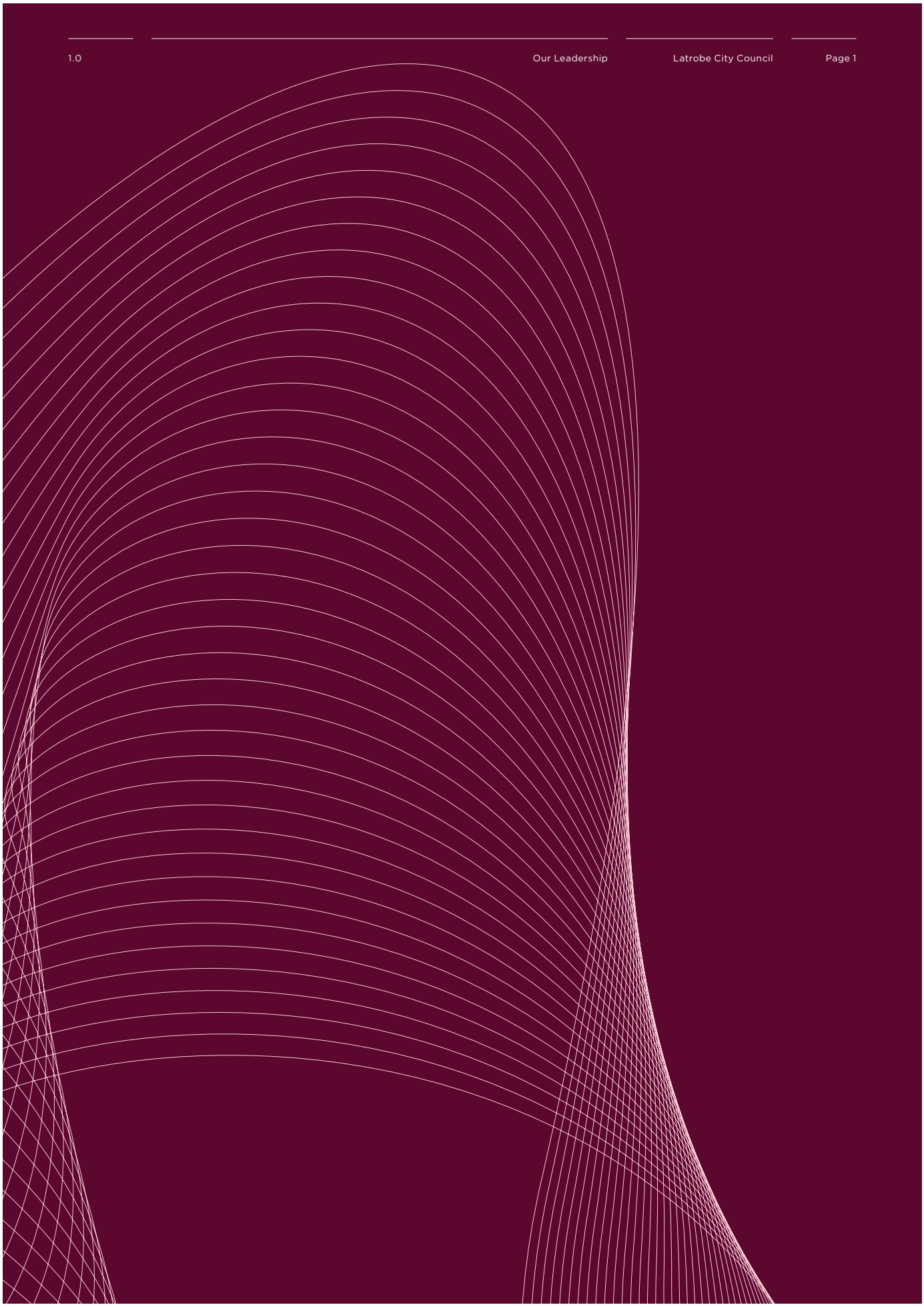
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01
Our Leadership





Message from the Mayor

This year has reminded us of something important - when times are tough, our community comes together.

Across Latrobe City, we have seen people supporting one another, lending a hand, volunteering their time, attending local events and finding ways to stay connected. It is this community spirit that helps us navigate challenges and continue moving forward together.

While many families, businesses and organisations have faced uncertainty, Council has remained focused on supporting our community and creating opportunities for the future. We know our region has never been one to sit back and wait for change to happen. Instead, we work together, build on our strengths and look for new opportunities that will help secure a strong future for Latrobe City.

Throughout the year, Council continued to speak up for our community and work with all levels of government to secure opportunities for Latrobe City. We have focused on attracting new jobs and supporting industries that will help our region grow into the future, including the Gippsland Logistics and Manufacturing Precinct (GLaMP) and Advanced Air Mobility (AAM). These initiatives are not about waiting for opportunity to arrive - they are about creating it. They support local manufacturers, attract investment, create jobs and help ensure industries can continue to grow and innovate here in Australia.

Our region has a proud history as an energy powerhouse. As industries continue to change, it is more important than ever that we have honest conversations about our future and work together to create new opportunities. Recent changes across the region have reinforced the need to diversify our economy, support existing businesses and attract new investment. We have the infrastructure, engineering expertise and skilled workforce needed to support emerging industries and help power Victoria for generations to come. By building on our strengths and embracing new opportunities, we can create a stronger and more resilient future for our community.

Community safety has also remained a priority. Council has continued to advocate for safer communities, invest in local infrastructure and work with partners to support the wellbeing of residents. Everyone deserves to feel safe and connected in their community, and this continues to be an important focus for Council.

There were also many times throughout the year that brought people together and gave us reason to celebrate. Events such as the International Rose Garden Festival Morwell, Shred Fest, the Volunteers Expo, Children's Expo and Business Festival showcased the energy, talent and community pride that exist across Latrobe City. These events not only support our local economy but strengthen the connections that make our community special.

As we close out the 2025/26 financial year, we also enter a period of change for Council, with a by-election to be held following the resignation of former Councillor Tracie Lund. We now look forward to welcoming a new councillor to the Council table and continuing to work together to deliver positive outcomes for our community.

I would like to thank my fellow Councillors, Council employees, community groups, volunteers, businesses and residents for their contribution throughout the year. The work that happens across our municipality every day demonstrates the resilience, generosity and determination that define Latrobe City. As we continue to navigate change and create new opportunities for the future, it is this collective commitment to our community that will help ensure Latrobe City remains a great place to live, work and invest.

While challenges remain, I am optimistic about our future. By continuing to work together, support one another and embrace new opportunities, we can build the community we want for ourselves and future generations.

Latrobe City has faced change before and emerged stronger because of the people who call this region home. I am confident that, together, we can continue to shape a positive future for our community.

Cr Sharon Gibson

Mayor
Latrobe City Council



Message from the CEO

2025/26 has been a year of delivery, advocacy and partnership for Latrobe City Council.

Throughout the year, Council has remained focused on delivering the priorities of the Council Plan and Municipal Public Health and Wellbeing Plan, while continuing to advocate for the investment needed to support our community and economy into the future.

Latrobe City continues to play an important role in Victoria's economic future. As our region navigates significant industrial and economic change, Council has worked to support local businesses, attract new investment and create opportunities for growth. Highlights included hosting the Gippsland New Energy Conference for a second consecutive year, launching the Invest Latrobe City campaign and delivering initiatives that strengthen our region's reputation as a destination for business, innovation and investment.

At the same time, we have continued to invest in the infrastructure and facilities that support community wellbeing and participation. During the year, important milestones were achieved across several major projects, including upgrades to sporting and recreation facilities, improvements to community infrastructure, and the completion of the Traralgon Recreation Reserve Multiuse Pavilion - a major milestone in the Traralgon Flood Recovery. These investments are helping to create safer, more accessible and connected communities across Latrobe City.

Council has also remained committed to supporting community wellbeing through a broad range of programs, services and events. From the Children's Expo and Volunteer Expo to community grants, festivals, cultural programs and sporting events, these initiatives have brought people together, strengthened local connections and enhanced quality of life for residents.

I am pleased that Council has achieved these outcomes while maintaining a strong focus on responsible financial management. Careful stewardship of community resources has enabled us to continue delivering services, investing in infrastructure and supporting local community groups and projects that make a difference.

None of this work is achieved in isolation. It relies on collaboration across all levels of government, community organisations, businesses and residents. I would like to thank the Mayor and Councillors for their leadership and commitment throughout the year, and acknowledge the dedication of Council staff who work every day to deliver services and outcomes for our community.

I also extend my sincere thanks to the many volunteers, community leaders, sporting clubs, neighbourhood groups and local organisations who contribute so much to the wellbeing and vibrancy of Latrobe City. Their efforts help build the strong and connected community we are proud to be part of.

While challenges remain, Latrobe City's future is filled with opportunity. By continuing to work together, invest in our strengths and plan for the future, we are well positioned to support economic growth, strengthen our communities and create lasting benefits for current and future generations.



Steven Piasente

Chief Executive Officer
Latrobe City Council



Your Council Representatives

Latrobe City Council is comprised of nine wards, each represented by one councillor:

- Boola Boola Ward
- Budgeree Ward
- Jeeralang Ward
- Loy Yang Ward
- Moe Ward
- Morwell River Ward
- Newborough Ward
- Tyers Ward
- Yallourn Ward





Your Councillors

Councillors for the 2024 – 2028 term are:



Mayor
Sharon Gibson

Newborough Ward

P: 0429 338 762
E: sharon.gibson@latrobe.vic.gov.au

Cr Sharon Gibson was first elected in 2008.
Cr Gibson was Mayor in 2013 and 2021.



Councillor
Adele Pugsley

Moe Ward

P: 0482 662 318
E: adele.pugsley@latrobe.vic.gov.au

Cr Adele Pugsley was first elected in November 2024.



Deputy Mayor
Dale Harriman

Loy Yang Ward

P: 0419 399 093
E: dale.harriman@latrobe.vic.gov.au

Cr Dale Harriman was first elected in 2011.
Cr Harriman was Mayor in 2014 and 2024.



Councillor
Tracie Lund

Morwell River Ward

P: 0437 977 130
E: tracie.lund@latrobe.vic.gov.au

Cr Tracie Lund was first elected in November 2020.
Cr Tracie Lund resigned effective 16 March 2026.



Councillor
David Barnes

Boola Boola Ward

P: 0474 749 681
E: david.barnes@latrobe.vic.gov.au

Cr David Barnes was first elected in November 2024.



Councillor
Darren Howe

Tyers Ward

P: 0429 113 015
E: darren.howe@latrobe.vic.gov.au

Cr Darren Howe was first elected in November 2016
Cr Howe was Mayor in 2023..



Councillor
Leanne Potter

Budgeree Ward

P: 0488 078 744
E: leanne.potter@latrobe.vic.gov.au

Cr Leanne Potter was first elected in November 2024.



Councillor
Steph Morgan

Yallourn Ward

P: 0428 419 291
E:steph.morgan@latrobe.vic.gov.au

Cr Steph Morgan was first elected in November 2024.



Councillor
Joanne Campbell

Jeeralang Ward

P: 0400 635 996
E: joanne.campbell@latrobe.vic.gov.au

Cr Joanne Campbell was first elected in November 2024.

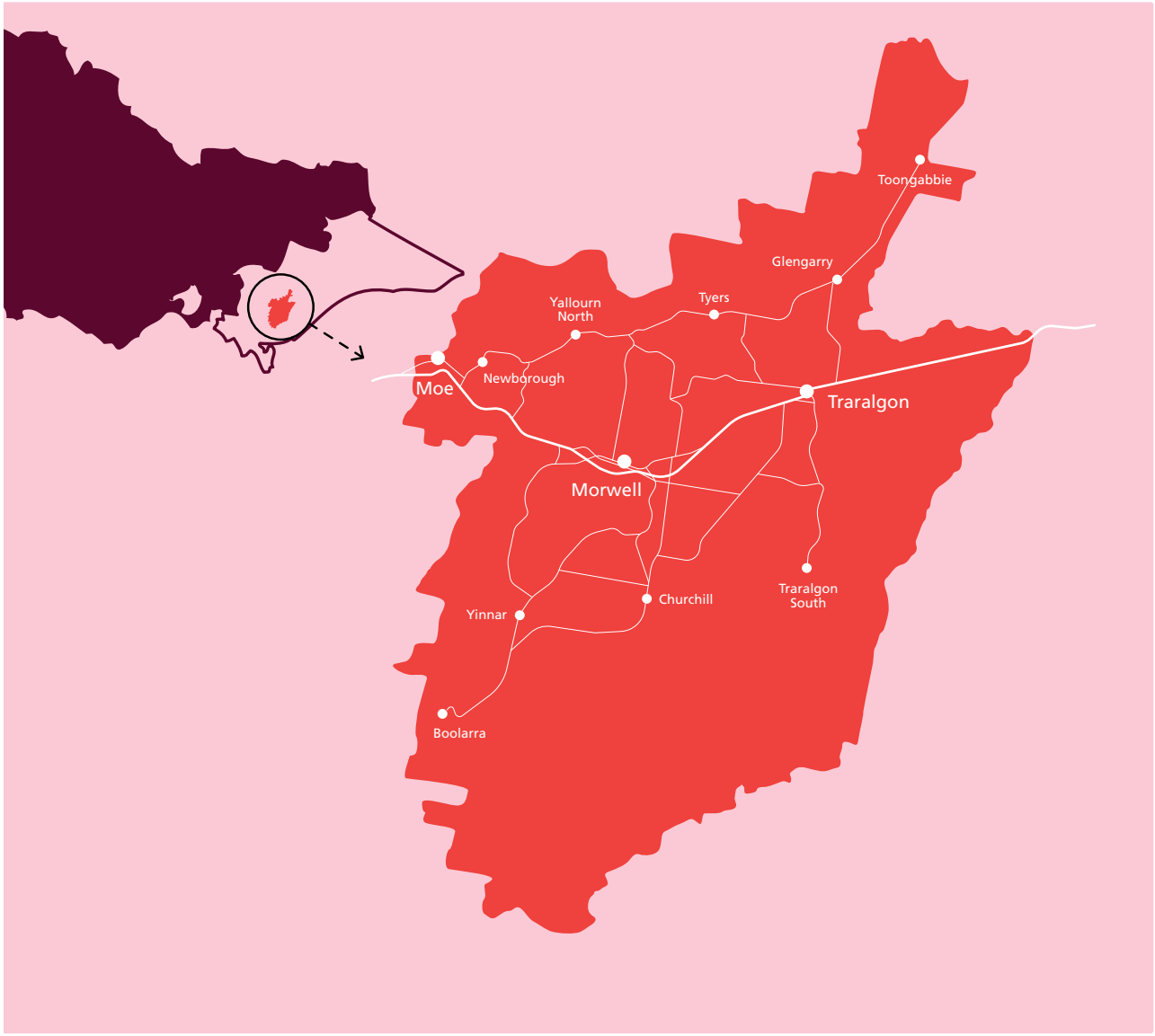
A by-election for the Morwell River Ward was held between 23 June (12noon) and August 1 (6pm) 2026. The result was declared on 13 August 2026.

Latrobe City Snapshot and Profile

Latrobe City is Victoria's eastern Regional City and Gippsland's primary service centre and employment hub, providing retail, entertainment, education, government and health services to the region.

Latrobe City is located an hour and half drive east of Melbourne covering an area of 1425 square kilometres situated between the Strzelecki Ranges to the south and the Great Dividing Range to the north.

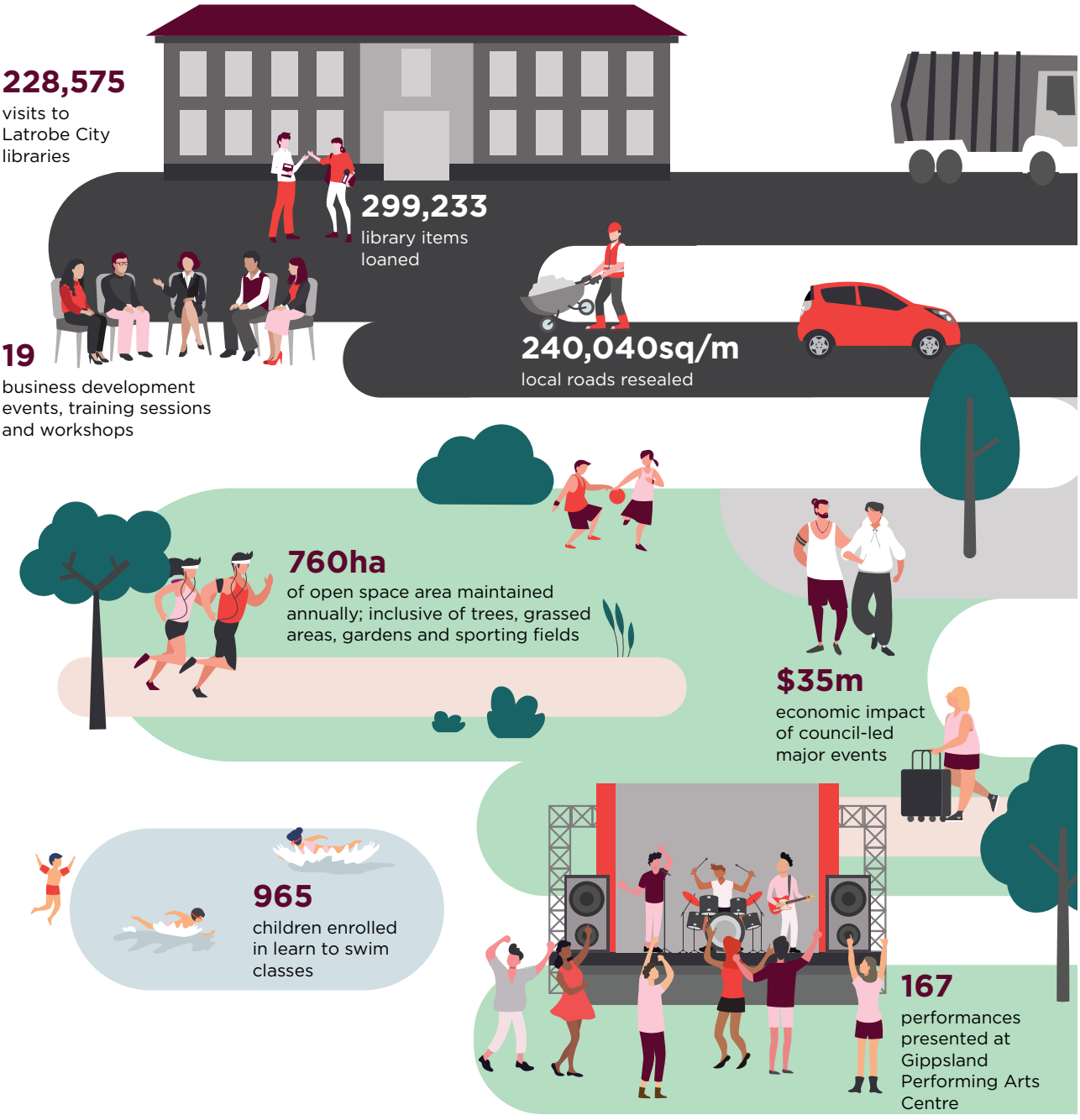
The city is made up of four major towns; Churchill, Moe/ Newborough, Morwell and Traralgon; and seven rural townships of Boolarra, Glengarry, Toongabbie, Tyers, Traralgon South, Yallourn North and Yinnar.

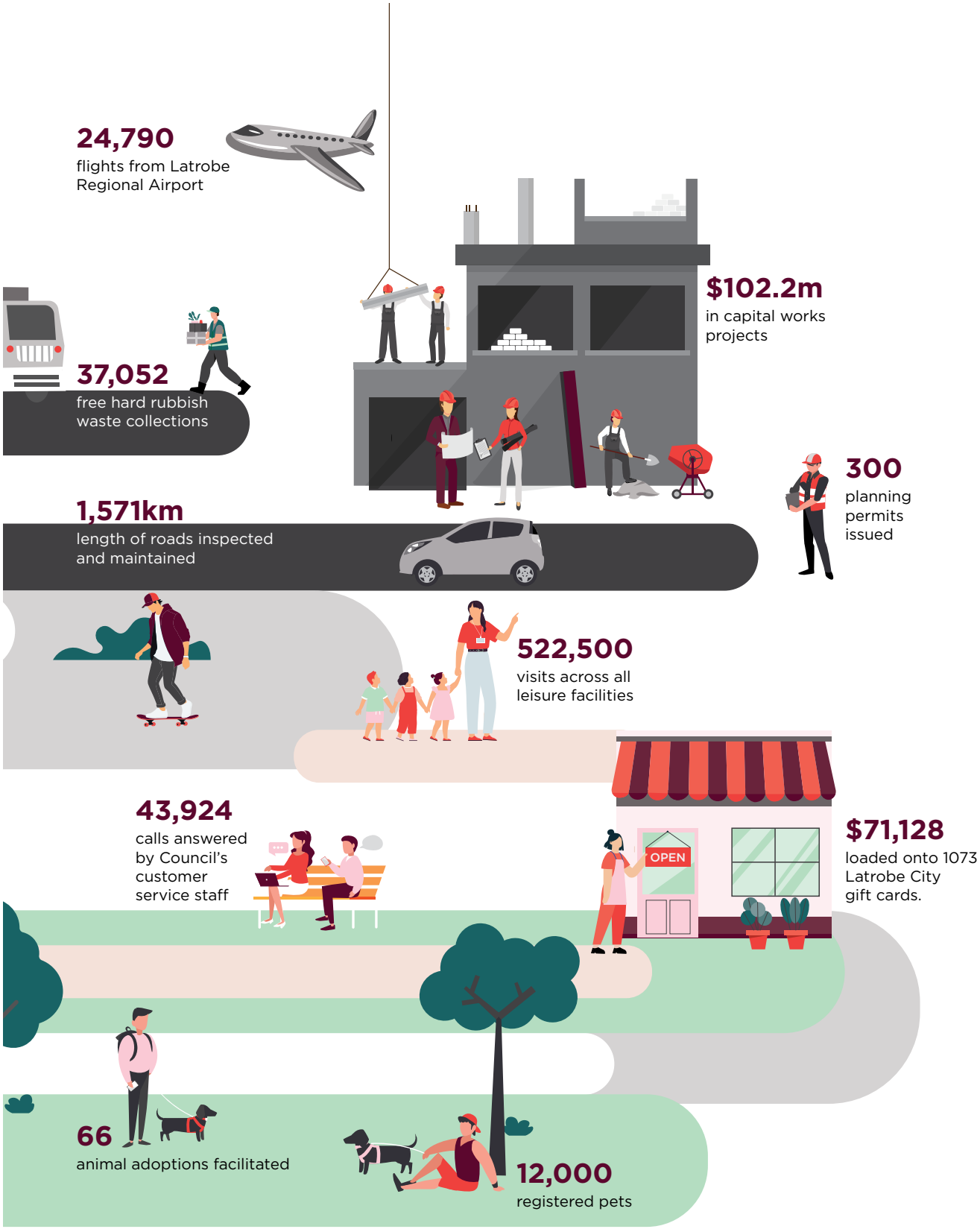



79,112
POPULATION TOTAL
48.9%
Male
51.1%
Female
POPULATION BY AGE
17.8%
0-14yrs
61%
15-64yrs
21.2%
65+yrs
OCCUPIED PRIVATE DWELLINGS
37.4%
Owned outright
33.7%
Owned with a mortgage
25.4%
Rented
EMPLOYED LABOUR FORCE
35,699
TRAVEL TO MELBOURNE
100 MIN
Drive to Melbourne
≈2 HRS
Train to Melbourne
27
Early education centres
7
Maternal and child health centres
$8.06b
GROSS REGIONAL PRODUCT
6
Senior citizen centres
4
Libraries
28
Primary schools
2
Specialist schools
2
Council run outdoor pools
3
Council run indoor pools
9
Secondary schools
3
TAFE campuses
10
Skate parks
127
Playgrounds
Council is responsible for maintaining
1
Monash University School of Rural Health
1
University

Year in Review

Every day, dedicated people help keep our city moving, connected and cared for. From maintaining roads and shared spaces to delivering services, events and facilities, much of this work happens quietly, but everyone benefits from it. In 2025-26, this is what that care looked like:




24,790
flights from Latrobe Regional Airport
$102.2m
in capital works projects
37,052
free hard rubbish waste collections
300
planning permits issued
1,571km
length of roads inspected and maintained
522,500
visits across all leisure facilities
43,924
calls answered by Council's customer service staff
OPEN
$71,128
loaded onto 1073 Latrobe City gift cards.
66
animal adoptions facilitated
12,000
registered pets

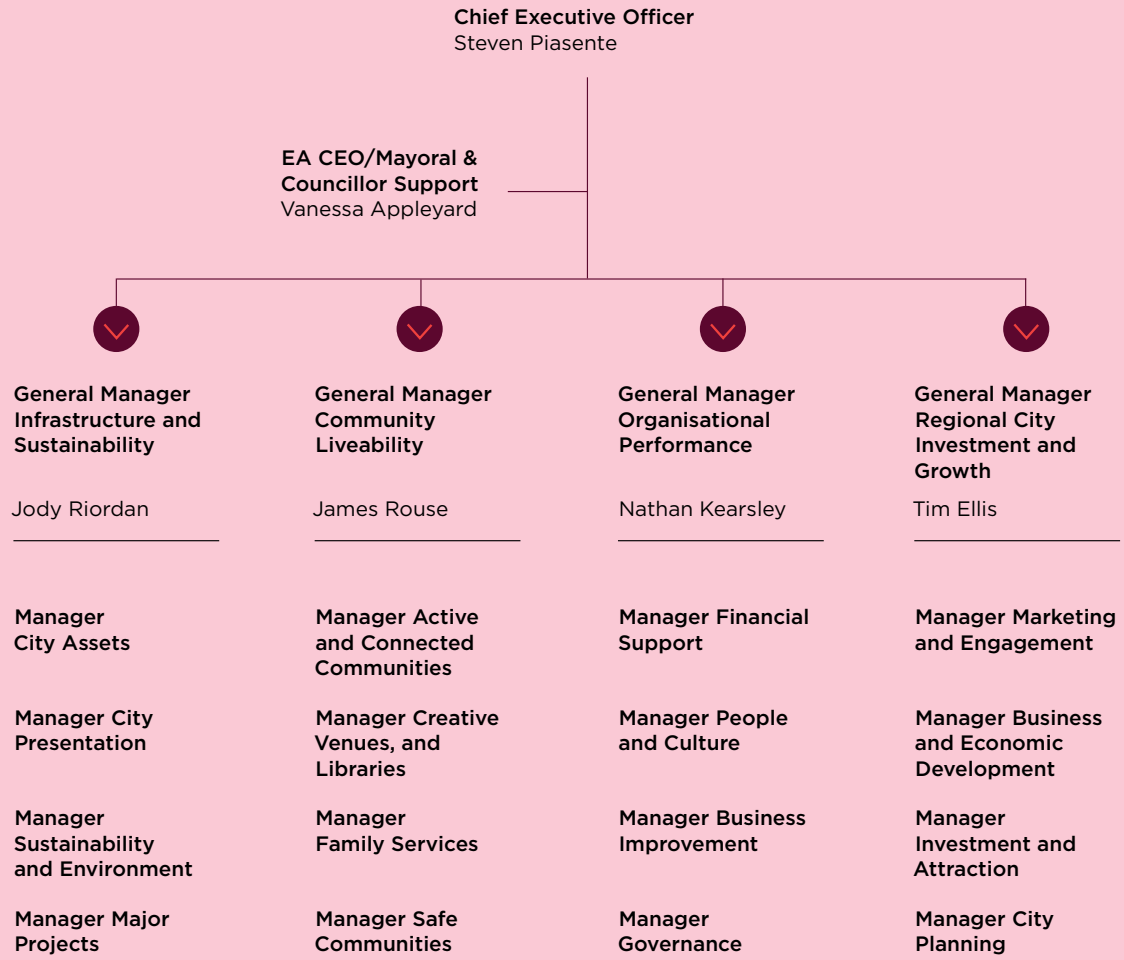
02
Our Organisation




40

Organisational Structure

Structure as at 30 June 2026.




DIGGA
PD

Our Employees

Latrobe City Council is committed to attracting, developing and retaining employees with a diverse range of qualifications, abilities and a passion for delivering quality services to the community.

Council values and celebrates the contribution of its people, working together in the spirit of honesty, teamwork and trust. As of 30 June 2026, Latrobe City Council employed 1052 people, comprising full-time, part-time and casual employees. The number of equivalent full-time positions (FTE) is 599.

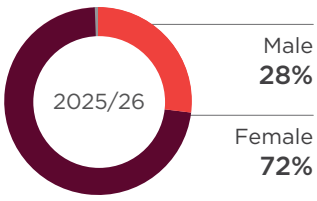


1052
staff overall

Staffing levels

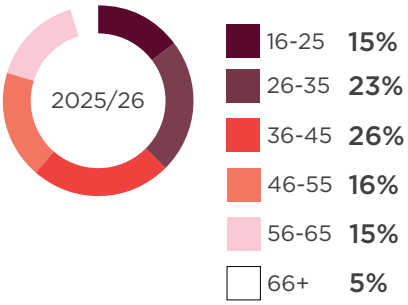
Division	Permanent headcount	Permanent FTE	Temporary headcount	Temporary FTE	Casual headcount	Overall headcount
Community Liveability	239	157	203	139	288	**730**
Office of the CEO	3	3	3	3	0	**6**
Organisational Performance	53	52	26	22	2	**81**
Infrastructure and Sustainability	127	124	27	25	0	**154**
Investment and Growth	45	42	31	28	1	**77**
Sports Legacy and Activation	0	0	4	4	0	**4**
	467	**378**	**294**	**221**	**291**	**1,052**

Gender profile



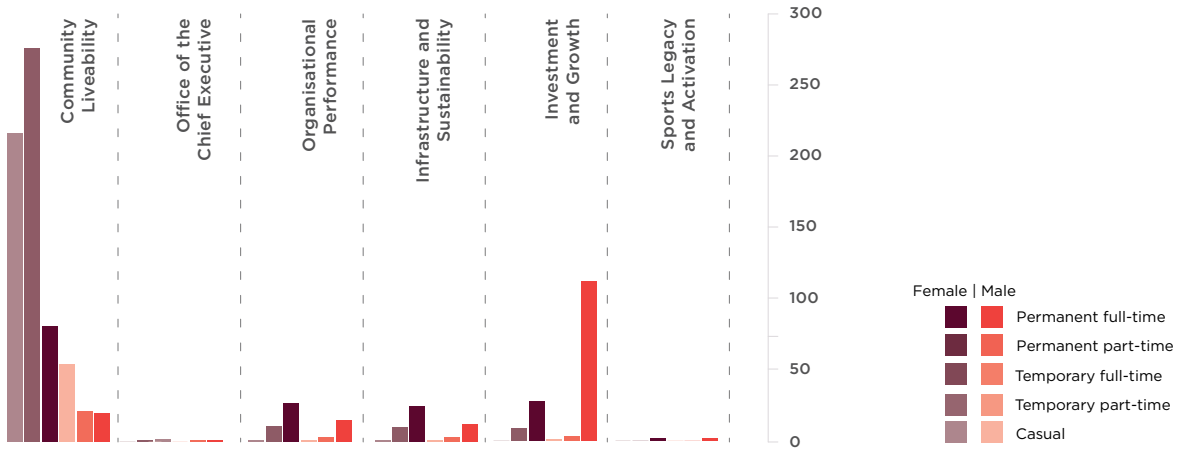
Year	Male	Female
2025/26	**28%**	72%
2024/25	27%	72%
2023/24	25%	75%
2022/23	28%	72%
2021/22	25%	75%
2020/21	25%	75%

Workforce by age



Council staff

A summary of the number of Council staff by organisational structure, employment type and gender.



Five employees across the organisation have been identified as self described or prefer not to say. They have not been included in the above due to potential privacy concerns.

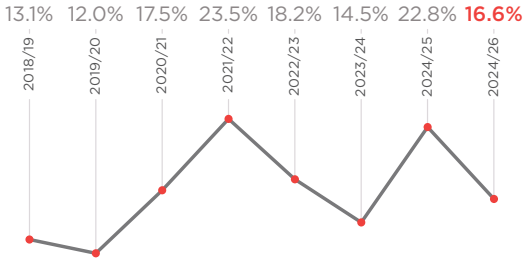
Salary banding

Male	0	2	3	4	5	6	7	8	Other
Permanent full-time	0	0	38	17	30	41	17	0	17
Temporary full-time	9	0	3	4	2	3	3	0	14
Permanent part-time	0	2	9	5	1	0	1	0	0
Temporary part-time	2	0	1	3	3	0	1	0	4
Ongoing casual	0	6	44	15	0	0	0	0	1
Temporary casual	1	0	0	0	0	0	0	0	0
Female	**0**	**2**	**3**	**4**	**5**	**6**	**7**	**8**	**Other**
Permanent full-time	0	4	1	29	29	30	24	12	7
Temporary full-time	26	2	3	11	6	11	7	1	21
Permanent part-time	0	18	14	49	19	7	1	0	21
Temporary part-time	4	3	0	19	19	14	3	1	135
Ongoing casual	0	31	79	39	0	1	0	0	70
Temporary casual	0	0	0	0	0	0	0	0	0

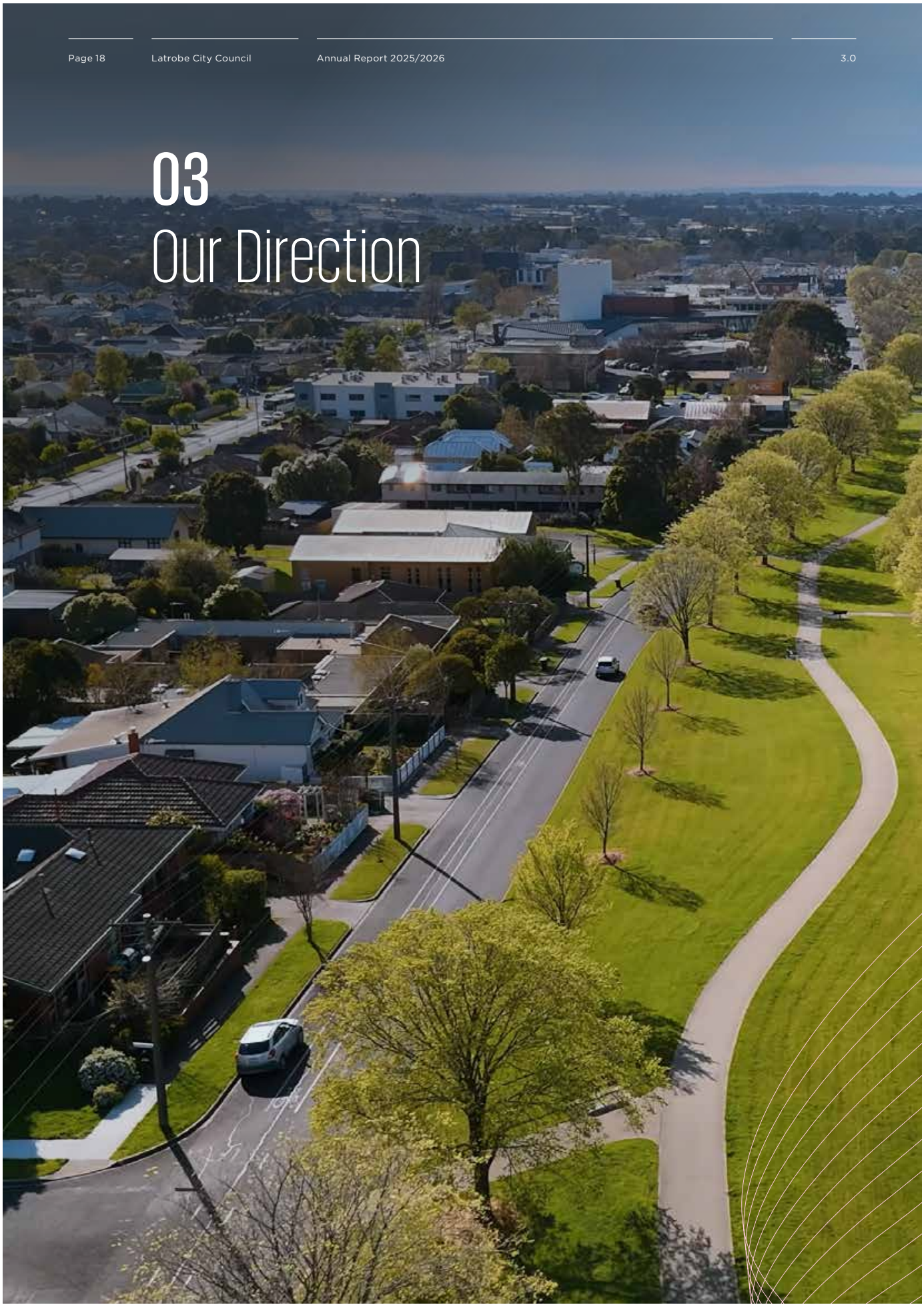
Three employees across the organisation have been identified as self described or prefer not to say. They have not been included in the above due to potential privacy concerns.

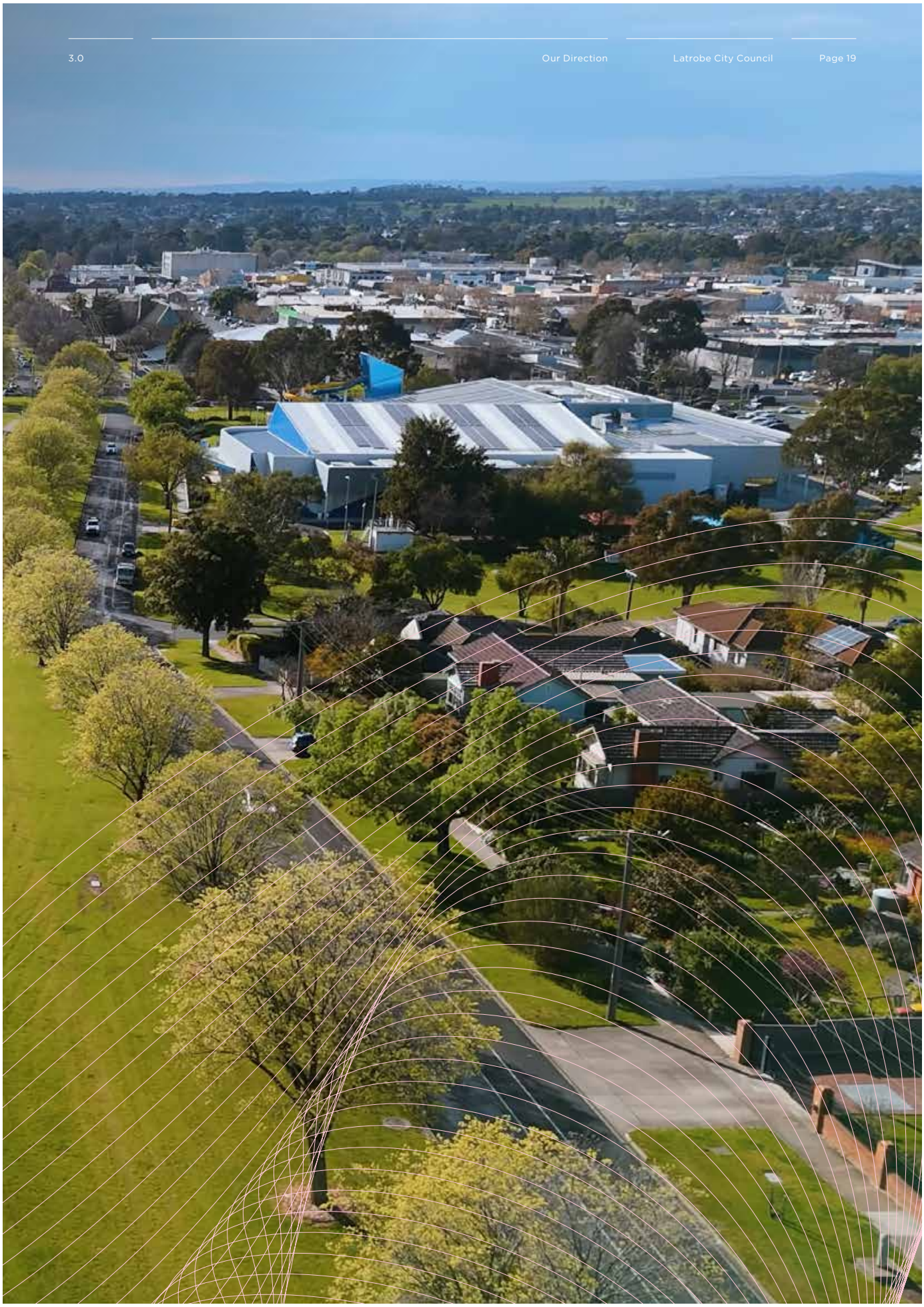
Staff turnover

Council carefully reviews feedback from exiting employees to identify any issues that led to their departure. These results include seasonal and casual staff.



03
Our Direction

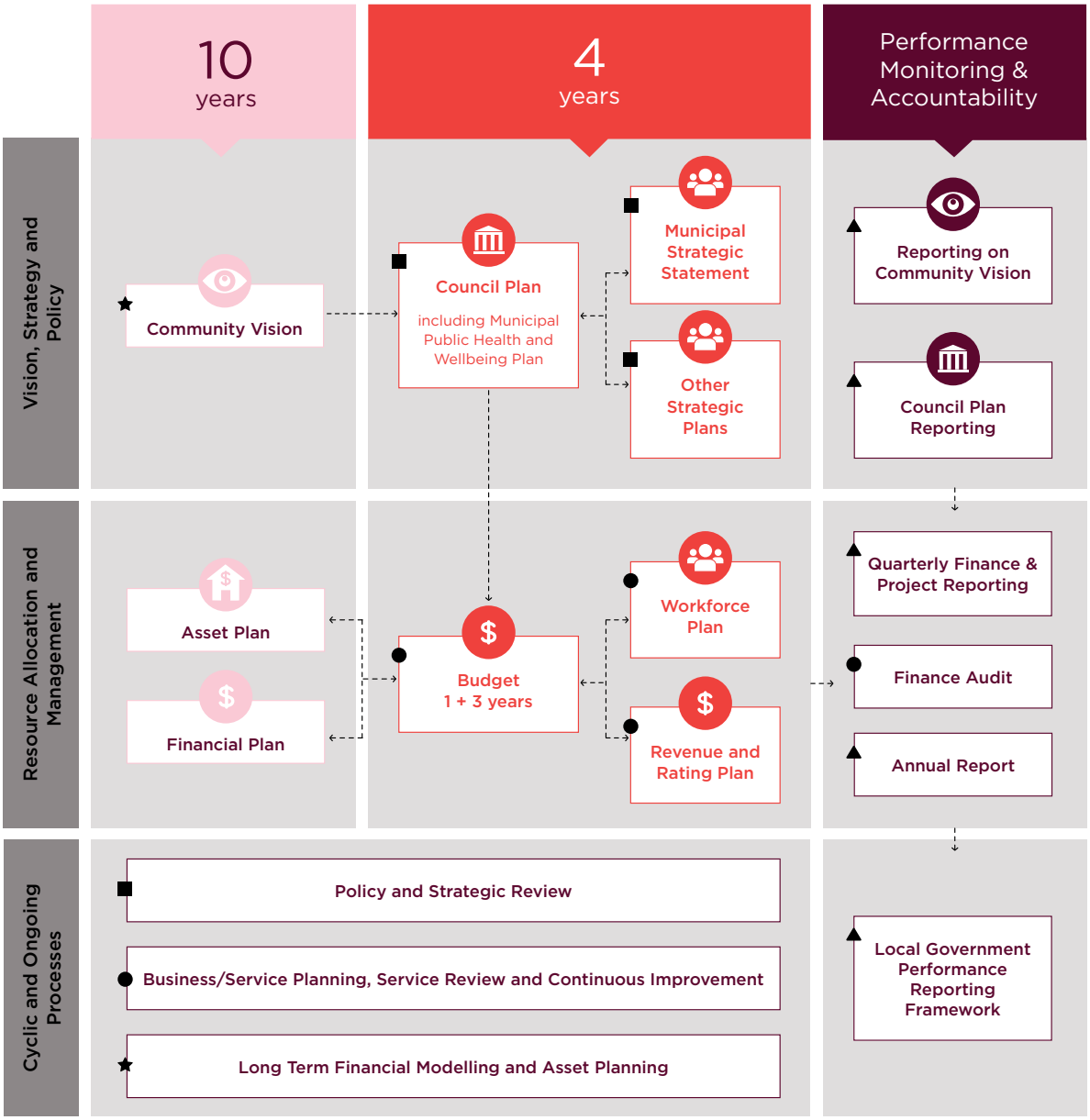




Setting Our Direction

Each year, Latrobe City Council completes business planning, setting out actions that align with the strategic directions of the Council Plan.

Progress toward achieving the objectives of the Council Plan is measured through the completion of identified actions and performance indicators, which are integral to the performance reporting process. This process is detailed in the Planning and Reporting Framework diagram below.



Shapes represent what elements inform or are informed by each other.

Council Plan Strategic Directions 2025-29

Our Vision

In 2035, Latrobe City is a vibrant, thriving, healthy, connected and welcoming regional community where everyone feels safe and involved.

Our local businesses prosper, create diverse job opportunities, foster a highly skilled workforce and draw significant investment.

Latrobe City is a hub of growth, learning, opportunity, and innovation. We have stunning natural surroundings and outstanding creative, educational, recreational and cultural opportunities that underpin exceptional wellbeing and renowned visitor experiences.

Our Vision and Council Plan 2025-29

The Latrobe City Council Plan sets out our vision, priorities, and strategies for the next four years, shaping the future of our region. It guides decision making, resource allocation, and service delivery to meet the needs of our community.

The Council Plan, reflecting our Community Vision, centres around the following strategic directions

- Our Economy – Investment, Jobs, Growth
- Our City – Liveable, Sustainable, Connected
- Our Community – Healthy, Inclusive, Safe

Supported by:

- Our Organisation – Leadership, Collaboration, Capability

The Council Plan 2025-29 is integrated with the Municipal Public Health and Wellbeing Plan (MPHWP) this is explained in detail on page 36. Where there is a direct link between the Health and Wellbeing Priorities and Strategic Directions, it is marked with a diamond ❖.

Our Economy – Investment, Jobs, Growth

We are committed to working with our community and key stakeholders to grow our local economy to provide a wide range of job opportunities, economic diversification, and attract investment

How does our economy relate to health and wellbeing?

Our municipalities' prosperity, employment and education opportunities all impact health and wellbeing. For example, there is a connection between income levels and psychological distress, with 16% of people who earn $100,000 or more reporting high or very high psychological distress compared with 37% of people who earn under $40,000 a year.

KEY OBJECTIVE 1

Investment

Actively pursue investment in emerging industries and industries that diversify our local economy to create jobs and increase economic growth.

The Economic Development Strategy was formally adopted in February 2026, providing a framework to support business growth, industry diversification, job creation and a more business-friendly operating environment.

Council continued to attract investment, support business growth and progress major infrastructure projects across Latrobe City, whilst maintaining a strong focus on advanced manufacturing, aviation, energy, logistics and emerging industries. Investment discussions progressed with a range of proponents, including significant opportunities in green hydrogen and green hydrogen and ammonia, sustainable protein manufacturing, data centres, energy from waste and advanced manufacturing.

Significant progress was made at the Gippsland Logistics and Manufacturing Precinct (GLaMP), with settlement of Lots 1 and 2 securing approximately $35 million in investment and an estimated 210 jobs. Lot 6 was also secured for a heavy vehicle sales and servicing business, supporting 40 jobs, while further opportunities continue to be progressed. Operations commenced at the Gippsland Intermodal Freight Terminal (GIFT), supporting the export of softwood logs from the port of Melbourne.

The Latrobe Aerospace Technology Precinct continued to develop as a hub for Advanced Air Mobility and emerging industries. Construction commenced on the Command Centre, Yarra Drones was appointed to support testing and certification activities, and the Launchpad business case was finalised. Work also continued on liquid hydrogen opportunities, industry partnerships and training programs with TAFE Gippsland and Gippsland Tech School.

KEY OBJECTIVE 2

Workforce

Partner with businesses, schools and training providers to support workforce strategies that meet industry needs, support young people, and enable workers to pursue new opportunities

Council continued to strengthen local workforce capability and create pathways into emerging industries through partnerships with business, education and training providers.

Programs supporting young people and local businesses included the HEX High Accelerator Program, Industry Growth Program and Youth Entrepreneur Program, providing opportunities to develop skills in innovation, entrepreneurship, digital capability and business growth. Nine participants completed the Industry Growth Program, while 14 young people participated in the Youth Entrepreneur Program.

Council also participated in the Gippsland Apprenticeship Roundtable, bringing together industry, government, education and business to identify barriers to apprenticeship uptake and strengthen the future talent pipeline.

A total of $126,000 was provided to 26 grant recipients through the Business Capability Grants, supporting workforce development and training, business expansion and infrastructure.

KEY OBJECTIVE 3

Local Business

Support the growth and development of our local businesses, through programs that support businesses to diversify and expand, create jobs and strengthen our economy.

Council participated in the Business Friendly Councils Program, which is designed to reduce barriers for businesses, support local business growth, and foster economic development through effective policies, services and collaboration with the business community.

Following its participation in the program, Council developed a Business Friendly Council Action Plan focused on streamlining existing processes, improving consistency, and strengthening Council's overall engagement with local businesses.

Council's Business Concierge and Business Development Team continued to provide direct support, managing hundreds of business enquiries and engagements throughout the year. Capability-building activities also included the Latrobe City Business Festival and social media workshops, while the Latrobe City Gift Card Program continued to encourage local spending.

Several grant programs were administered to support business investment across the municipality, including funding for businesses in the Moe and Morwell CBDs through three rounds of Opportunity Awaits grants and one round of Rapid Revitalisation grants which saw $234,600 granted to 36 businesses during the year. Together, these initiatives supported business expansion, new markets, employment opportunities and improvements to shopfronts, signage, accessibility and outdoor spaces.

CBD revitalisation remained a key focus, with targeted marketing campaigns developed to promote business opportunities in Moe and Morwell as well as six murals delivered across five Morwell CBD sites.

The Business Festival attracted more than 500 participants across its program of events. A key highlight was a presentation by keynote speaker Zoe Foster Blake at GPAC, which drew an audience of 260 people, predominantly women in business.

KEY OBJECTIVE 4

Visitor Economy

Capitalise on the City's tourism strengths to drive economic outcomes.

Major events attracted thousands of visitors and participants, generating significant economic activity and supporting local accommodation, hospitality and retail businesses. The financial year saw 26 major events attract an estimated $35 million in economic impact.

Highlights included the Henselite Victorian Open, In-line Hockey Australian Club Championships, International Rose Garden Festival, Gallipoli Cup Australian National High School Championships, Traralgon Pro-Am Classic, Gippsland Junior Golf Championships and ALWAYS LIVE Victorian Vibes. Council also secured future events and partnerships, including a five-year agreement with Tennis Australia to retain the AGL Loy Yang Traralgon International.

The Events Team secured the Victorian Tourism Industry Conference to be held at GPAC in August and the Gippsland New Energy Conference also to be delivered in August, the second year of a three year sponsorship deal to host the event at GPAC, with over 800 delegates, politicians and businesses from Gippsland, Victoria, Intrastate and internationally.

The tourism team continued to support local operators through the Universal Tourism Grant, maintained Quality Tourism Framework Accreditation and provided visitor information services to thousands of visitors throughout the year. The Major Events and Visitor Economy Action Plan was also finalised and continued to guide investment, event attraction and tourism development.

KEY OBJECTIVE 5

Regional Identity

Promote Latrobe City as a Regional City with a focus on work, investment, visitation, and liveability.

The Latrobe City Place Brand Strategy continued to be implemented across the Work, Live, Visit and Invest pillars. The Invest Latrobe campaign was successfully launched to promote the region's transformation, innovation and investment opportunities through targeted advertising, digital campaigns and local business stories.

Promotion of the Latrobe Aerospace Technology Precinct and Advanced Air Mobility further strengthened the region's profile as a location for emerging industries.

The Visit Latrobe and Live pillars were also strengthened through an updated events calendar, tourism promotional materials and campaigns showcasing local attractions, leverage our major events and experiences. The Latrobe City website was enhanced with improved navigation and event functionality, providing greater access to information across all four pillars.

Services

Business Area	Description
Business and Economic Development	Provides business development advice, services and programs to improve the overall prosperity of the municipality. Measures to indicate growth include improvements in education attainment, household income, career advancement and job opportunities.
Investment Attraction	Attracts new business to the region to enable the ongoing economic diversification of the Latrobe economy. Measures to indicate growth include value of investment, increased rates from investment and job opportunities.
Advocacy	Leads Council's strategic advocacy efforts, building partnerships and advancing key projects and initiatives to improve outcomes for the community and region.
Urban Growth	Manage urban growth planning including ongoing management of planning permits, assessment of development plans and to help facilitate development outcomes by understanding growth and development trends.
Statutory and Strategic Planning	Provide statutory planning services, advice and enforcement action in accordance with the *Latrobe Planning Scheme and Planning and Environment Act*. Responsible for undertaking research, policy development and implementing policies and strategies through Planning Scheme Amendments and dealing with land-use planning matters.
Events and Tourism	Attracting visitors to the region through both tourism initiatives and delivery of major events provides economic benefit to a wide range of local businesses. Providing event services to both community and commercial event operators seeks to improve the connectedness and amenity of life in the municipality. Proactively and strategically provide a quality visitor service, support the delivery of events, maintain the tourism website and promote a positive image of Latrobe City.
Latrobe Regional Airport	Maintain, develop and operate Latrobe Regional Airport in accordance with Civil Aviation Safety Authority regulations and the Latrobe Regional Airport Masterplan.
Communications and Marketing	Provide communications, marketing and public relations services on behalf of Latrobe City Council.
Community Service	Deliver professional customer service at all Latrobe City Council service centres.

Strategic indicators

Indicator		2024/25	2025/26
Latrobe City's Gross Domestic Product (2023)	Gross Regional Product	$6.9B	**$8.0B**
	Total Output	$15.2B	**$17.3B**
Latrobe City's Workforce Participation		54% (as of 2021)	**58.5%**
Latrobe City's Business Registrations		2007	**2265**
Vacancy rates of retail/commercial premises*	Morwell	20.7%	**23.2%**
	Churchill	15.8%	**15.8%**
	Traralgon	4.9%	**5.3%**
	Moe	13.25%	**16.7%**

*Does not include dormant premises
**Moe - commercial premises have been renovated and split into a higher volume of smaller shops in the arcade, resulting in an increase in percentage of vacancies year on year due to the additional stock.

MPHWP indicators

Indicator		2016	2021	2026*
Increase in employment				
Employment status	Employed full-time	51.6%	52.3%	
	Employed part-time	32.9%	33.8%	
	Work away	5.8%	7.3%	
	Unemployed	9.7%	6.6%	
Increase in educational attainment				
Education level	Completed year 12 or equivalent		38.1%	
	Postgraduate degree		3.8%	
	Graduate diploma and graduate certificate		3.0%	
	Bachelor degree		15.1%	
	Advanced diploma and diploma		14%	
	Certificate		45%	
	Level of education inadequately described		0.7%	
	Level of education not stated		18.4%	

*Awaiting census data

Our City – Liveable, Sustainable, Connected

We are committed to working with our community and key stakeholders to create a physical environment that offers liveability and connection and protects our natural environment for future generations.

How does our city relate to health and wellbeing?

People's health and wellbeing is impacted by climate change and the physical environment around them, and the access they have to it due to things like disability, gender, lifestyle or age. For example, active travel, like cycling and walking reduces mortality, chronic diseases, feelings of anxiety and depression as well as risk of dementia.

KEY OBJECTIVE 1

Infrastructure & City Centres

Develop well planned and maintained infrastructure and assets that underpin services and improve liveability, and community connection. Create vibrant city centres with high levels of presentation and urban amenity.

Council has maintained, upgraded and delivered new infrastructure throughout the municipality during 2025/26. The Kay Street Multi-Level Car Park in Traralgon was opened to the public in July 2026, providing 596 parking spaces to improve access and parking availability in the Traralgon CBD. At the Ted Summerton Reserve, council delivered a 750-lux lighting upgrade to the existing oval, upgrades to the existing pavilion and a new standalone regional netball pavilion. Further sports lighting upgrades were completed at Toners Lane Reserve and Agnes Brereton Reserve. At Toners Lane Reserve, lighting upgrades were completed to the Main Baseball Diamond in April 2026, providing lighting that complies with Australian baseball and softball training standards. At Agnes Brereton Reserve, lighting upgrades were completed across all 10 netball courts. These upgrades improve the usability of the facilities, enabling sporting activities and training to continue later into the day and increasing opportunities for community participation.

Council also continued to support its goal of creating vibrant, well-presented city centres by responding to 824 illegal dumping removals, addressing 344 graffiti incidents and conducting proactive inspections of hotspot locations. In addition, the City Presentation unit successfully delivered its Peak Season Programs which commenced in late September 2025, with a focus on increased mowing frequencies, weed control, footpath edging and CBD presentation. As a result, almost 760 hectares of open space areas have been maintained, contributing to the liveability, amenity, and usability of public spaces across the municipality.

KEY OBJECTIVE 2

Land Use

Plan for improved outcomes for housing, liveability, urban design and job creation

Significant progress was made in advancing residential land supply and economic development more generally. Officers progressed 18 council-led and proponent-led projects, development plans and planning scheme amendments to provide access for future residential land, improve liveability and unlock land for investment.

This includes completing Amendment C150 (Traralgon Golf Club rezoning to protect its use into the future) and progressing Amendment C152 (rezoning approximately 57 hectares of rural land from Farming Zoned to Residential and Commercial Zones) through to Public Exhibition.

Council issued nearly 300 planning permits with nearly 95% of decisions made within the statutory timeframes, amongst the highest in Victoria. In the greenfield housing supply pipeline planning permits were issued to release 143 new lots, 463 lots were certified and 267 achieved Statement of Compliance, indicating a healthy greenfield pipeline.

KEY OBJECTIVE 3

Natural Environment & Open Space

Protect our biodiversity by maintaining our natural assets and open space, encourage use of the natural environment, and strengthen waste management programs and practices.

Council continued to protect and enhance the municipality's biodiversity and natural resources. Clean Up Australia Day program was successfully delivered by council in March 2026, with community activities held at Lake Narracan South Shore and a staff day held at Mathison Park, Churchill. An accompanying anti-littering campaign reached roughly 40,000 people across a range of media channels. Furthermore, in partnership with the West Gippsland Catchment Management Authority, Council also delivered environmental works along Traralgon Creek to help restore local platypus habitat. Further environmental outcomes were achieved through the implementation of actions from the Narracan Creek Waterway Management Plan, including the widening of revegetation areas and installation of 2000 native plants.

As part of a wider State Government requirement, the Food Organics and Garden Organics (FOGO) service was readied for commencement from July 2026. The new service will enable household recycling of food scraps and reduce waste to landfill.

Rehabilitation works for the Moe and Morwell landfills have been completed, with both sites now in the maintenance and monitoring phase. Construction of Landfill Cell 7 was completed, and following EPA approval, the new cell became operational.

KEY OBJECTIVE 4

Climate Change Adaption

Advance climate change planning and adaptation through climate risk mapping, appropriate asset design and maintenance.

Council continued to strength the municipality's resilience to climate change, while investing in renewable energy and energy efficient infrastructure. The Climate Risk Mapping Project for Boolarra was completed, identifying the risk of climate related impacts for fire, flooding, and landslips through to 2100. Planning is underway to expand this methodology across the municipality. A Climate Risk Assessment was also conducted for the Gippsland Sports and Entertainment Precinct, assessing risks such as heatwaves, storm intensity, and fire. Mitigation measures such as material selection and landscaping are being integrated into the precincts design.

Council also progressed a range of renewable energy and energy efficiency projects during 2025/2026. A 99.5-kW solar energy system at Kernott Hall was completed as part of seven planned solar projects program, with the final 183-kW solar system at Churchill Leisure scheduled for completion in 2026. In March 2026, the 400-kW solar panel and 400-kWh battery system at Gippsland Regional Indoor Sports Stadium (GRISS) was completed. LED lighting upgrades also continued across community facilities, with projects completed at Cumberland Pre School (17 lights replaced), Moe Soccer Club (13 lights replaced) and Churchill Leisure (22 lights replaced), improving energy efficiency and reducing operating costs.

Services

Business Area	Description
Environmental Sustainability	Planning for the current and future needs of the community through the protection of the natural environment (including: resource use and energy efficiency; biodiversity and native vegetation management; control of declared weeds; waterway protection, etc.), and the administration of environment and sustainability compliance activities to meet related regulatory and statutory requirements.
Landfill Services	Operate and maintain the Latrobe City Hyland Highway Municipal Landfill facility in accordance with Environment Protection Authority licence conditions.
Waste Services	Provision of waste and recycling services that encourage the appropriate disposal of waste materials in a sustainable manner, including through the operation of four transfer stations (located at Yinnar, Traralgon, Moe and Morwell), provision of kerbside waste, recyclables and green waste collection services, a hard waste collection service, organic resource processing, and waste education services.
Building Services	Provides building advice, statutory services, registration of swimming pools and enforcement action in accordance with relevant legislation including the *Building Act 1993*, including approval and monitoring processes, community engagement and education to deliver appropriate and safe building outcomes.
Property Operations	Administer property management, advice and services of Latrobe City Council.
Parks, Gardens and Playgrounds	Open Space: To improve visual attractiveness, community wellbeing and tourism appeal of the municipality through the creation and maintenance of green public spaces, including parks, gardens and trails, playgrounds, street furniture and streets. Infrastructure Maintenance: maintain non-organised sporting recreation spaces and town centre streetscapes to facilitate play, commerce and functional public spaces for the community, including public furniture, BMX and skateboard parks and playgrounds, in keeping with Australian standards, Council Horticulture Standards and community expectations.
Recreation and Open Space Planning	To develop and maintain recreation and open space policies and provide strategic advice and planning service that enables Latrobe City to meet the open space and recreation needs of the community now and into the future.
Building Maintenance	Provide reactive and planned maintenance/renewal to Council buildings and supporting infrastructure including street lighting, aquatic facilities, pedestrian bridges, bus shelters, shelters and gazebos.
Civil Works Projects	Delivery of the civil capital works program incorporating road reseal, footpath replacement, road rehabilitation, lights replacement etc. to ensure assets are in a working condition, in accordance with relevant legislation and guidelines.
Major Projects	Deliver major infrastructure projects from the Annual Capital Works Program.
Infrastructure Maintenance	Maintenance of key infrastructure including all sealed and unsealed roads and roadsides, drains, signage, illegal dumping, graffiti, public conveniences, public litter bins, unsealed footpaths and some small sections of sealed footpaths.
Infrastructure Planning	Planning for the provision and renewal of Council assets that underpin the delivery of Council Services. Compliance to planning regulation to ensure effective and efficient provision of infrastructure that supports development.

Strategic indicators

Indicator		2024/25	2025/26
Community satisfaction with street, footpaths and roads	Footpaths	53	**58**
	Sealed local streets	50	**52**
	Unsealed	-	**45**
Community satisfaction of appearance of public areas		61	**62**

MPHWP indicators

Indicator	2023/24	2024/25	2025/26
Increase access to different housing	359	379	**267**

Indicator	2023	2025/26
Increase in active lifestyles	36.22%	Note: Release of data is subject to the Victorian Population Survey

Our Community – Healthy, Inclusive, Safe

We are committed to working with our community and stakeholders to create a healthy and safe community that celebrates volunteering and community pride and enhances social connection.

How does our community relate to health and wellbeing?

The physical and social characteristics of a community can promote healthy behaviours and reduce barriers to achieving good health and wellbeing. For example, volunteering is associated with better mental health and quality of life, especially for older people, unemployed people and people with chronic health conditions.

KEY OBJECTIVE 1

Healthy Lifestyles

Support improved physical and mental health through a range of programs and partnerships.

Latrobe Leisure continued to support improved physical and mental health outcomes through inclusive programs, strategic partnerships and increased participation opportunities. Leisure membership has increased 13% to over 2400 while leisure facilities recorded over 550,000 visits during the year.

Health and wellbeing programs saw a participation of over 44,200 group fitness attendances; this was a 24% increase compared to 2024/25.

The Learn to Swim program continued to build essential water safety skills with 965 enrolments.

Inclusive programs provided opportunities for people of all ages, abilities and backgrounds to stay active, improve wellbeing and strengthen social connections. The All Abilities Basketball attracted more than 50 participants each week, Senior Exercise had over 30 weekly participants; and the Multicultural Water Safety and Awareness Program engaged 65 participants.

A number of events were hosted across the Gippsland Regional Indoor Sports Stadium (GRISS), Latrobe Leisure Morwell and Latrobe Leisure Moe, including:

- 2 NBL games and 1 WNBL game, with a combined attendance of approximately 5500.
- 5th Fight Night event, with over 20 fights at an amateur and professional level; resulting in over 950 attendances.
- Hoop Time regional finals saw a total attendance of 200 participants.
- Australian Diamonds (netball) kids' clinic and signing session for 150 participants.
- Annual Moe Basketball Tournament with 188 registered teams and the annual Morwell Basketball Tournament with 183 teams registered.

KEY OBJECTIVE 2

Lifelong Learning

Support lifelong learning through access to local learning facilities to address current and future needs.

2026 is the first year of three-year-old kindergarten operating for 15 hours a week. Council has seen 474 children enrolled in the three-year-old program and 646 enrolled in the four-year-old program; indicating a participation rate of 87% across Latrobe City services.

Talkboost (an oral language program delivered by educators in small group settings, overseen by a qualified speech pathologist) commenced in Morwell Preschools. Results were positive over the 10-week program with 140 small group sessions delivered and 100% of participating children who completed the program demonstrating measurable language growth.

Council delivered 1037 library programs focused on lifelong learning and literacy attended by 20,254 participants, supporting lifelong learning from early childhood through to older adulthood. Programs included early literacy sessions, Tech Help, author talks, book clubs, trivia nights and activities delivered in partnership with local organisations.

Council's libraries also provided access to computers, Wi-Fi, digital resources and welcoming spaces for learning, connection and participation. Public computers and bookable devices recorded 17,801 hours of use, an increase of 11 per cent from 2024–25, helping community members build digital skills and access essential online services. The Home Library Service continued to reduce barriers for residents unable to visit a library in person, completing a total of 1468 visits in 25/26.

The Latrobe Regional Gallery offered a range of workshops and learning experiences for community members interested in a range of visual arts practises. 31 workshops were held with a total attendance of 330.

KEY OBJECTIVE 3

Community Safety

Work with partners to reduce harm to members of the community and increase the overall feeling of safety and security

The Community Safety Advisory Committee continued to progress initiatives aimed at improving perceptions of safety and activation within key activity centres. Planning has commenced for a public space activation campaign across Moe, Morwell and Traralgon, focusing on locations including libraries, commercial areas, public open spaces and skateparks; to encourage community presence, participation and positive use of public spaces.

Council continued to support partnerships for emergency preparedness and community resilience through the Emergency Relief Network. Through the network, improvements were made to community information resources including the addition of BBQ locations to Council's GeoHub (platform housing public datasets, tools and resources) to support emergency relief planning.

information resources; including the addition of BBQ locations to Council's GeoHub (platform housing public datasets, tools and resources) to support emergency relief planning.

KEY OBJECTIVE 4

Inclusion and Connection

Create opportunities for the community to connect with each other and to Council services.

Council continued to strengthen inclusion and community connection through a diverse range of arts, cultural and community participation opportunities.

Council assisted with 438 community events and issued 278 event permits; enabling a diverse range of events to be delivered, fostering local participation, strengthening community networks and enhancing opportunities for residents to connect.

The annual Candlelight Vigil was held on 6 May 2026 at Gippsland Performing Arts Centre (GPAC), to honour and remember those who have lost their lives due to family violence. The event reached 21,000 people through social media and was attended by 87 people.

Council focused on strengthening the regional volunteering sector through training, networking and sector development initiatives. In partnership with Volunteering Gippsland and regional providers, 10 training sessions attracted 121 participants, while the Volunteer Expo engaged 45 community groups and more than 1000 attendees. Council also supported 48 volunteer organisations through capacity-building activities and helped facilitate the transition of more than 200 volunteers to the Be Collective volunteering platform, creating opportunities for volunteer recruitment, community connection and increased awareness of local community groups and services.

KEY OBJECTIVE 5

Community Activation

Build community pride through the activation of community facilities and spaces

Council had a strong focus on community wellbeing and accessibility through curated programming to create meaningful opportunities for audiences to connect during and beyond performances. Highlights included Signorinella, delivered in partnership with local Italian musicians and café Evviva; and Lose to Win, which engaged the local Sudanese community through food, dance and cultural participation.

Gippsland Performing Arts Centre and Latrobe Performing Arts Centre collectively held over 259 shows in the 2025/26 year, with a total of 52,458 tickets sold - highlighting the significant role that these venues play in the local performing arts community.

Library facilities across Latrobe have continued to provide an accessible and inclusive environment for all ages. Across the financial year there have been approximately 228,575 visits to libraries across Churchill, Moe/Newborough, Morwell and Traralgon.

Libraries also continued to deliver strong community programming through the facilitation of the Gaming Club, School Holiday activities and Movie Nights.

Services

Business Area	Description
Early Childhood Health & Development	Service provides information, advice, support and health monitoring to parents of children aged 0 to 6 years to ensure the promotion of health and development to optimise the child's wellbeing, learning, development and safety. Responsible for coordinating and delivering the National Immunisation program through providing a schedule of free vaccines to eligible members of the community through community, school and workplace sessions. Support Best Start Partnership which aims to improve the health, development, learning and wellbeing of all Victorian children from infancy through to transition to school (0 to 8 years)
Early Learning & Care	Three early learning centres and 25 preschools are located at various locations across Moe, Morwell, Traralgon, Churchill, Boolarra, Glengarry, Traralgon South, Tyers, Yallourn North and Yinnar.
Employment Development	Promote, coordinate and providing training and employment opportunities for aboriginal people.
Arts	Deliver the Annual Latrobe Regional Gallery Exhibitions program and deliver Education and Public Participation programs across all arts facilities. Deliver the Annual Performing Arts Performances program. Manage and maintain Halls and Venues across the City.
Library Services	Operation of four libraries (Moe, Morwell, Traralgon and Churchill) across the municipality that provides access to resources, programs and services that encourages lifelong learning and literacy and numeracy development.
Local Laws	Deliver customer focussed Local Law services across the municipality in accordance with Local Law No. 2 and other relevant legislation.
Emergency Management	Undertake risk based, strategic planning and actions that promote community safety whilst building community resilience from the threat of bushfire, flood and other emergency impacts in collaboration with emergency management agencies and community.
Health Services	Provision of public and environmental health services which covers the areas of wastewater management, infectious disease; monitoring and inspection of food, accommodation, beauty therapies, tobacco etc. to minimise the risk to public and environmental health.
Leisure Facilities	The operation of Leisure Centres which provide community access to health, fitness and recreation through four indoor facilities (Morwell, Churchill, Moe/Newborough and Traralgon), offering indoor pools, learn-to-swim programs, gym facilities, group fitness and stadium/court spaces and two outdoor pools (Moe and Yallourn North) which operate during summer for water-based recreation. The management and operation of the Gippsland Regional Indoor Sports Stadium (GRISS) and the Gippsland Regional Cricket Centre.
Recreation Liaison	Providing stakeholders with a consistent mode of engagement with Council through the provision of a liaison service while also providing timely and accurate advice. Provision of outdoor sporting reserves including maintenance of sporting surfaces and associated facilities and amenities (pavilions, waste, etc.).
Community Engagement	Provide community engagement support services.
Community Grants	The Community Grant Program provides funding to local not-for-profit community groups across capital works, community wellbeing, events and quick response streams, in line with the priorities set out in the Council Plan and integrated Municipal Public Health and Wellbeing Plan.
Community Strengthening	Working with community advisory groups: Positive Ageing Community Engagement Group, Disability Access and Inclusion Community Engagement Group, Cultural Diversity Advisory Group, and Youth Council. Also run events and programs to improve community health and wellbeing. The Social Policy and Inclusion team coordinates the implementation and monitoring of the Municipal Public Health and Wellbeing Plan.

Strategic indicators

Indicator	2024/25	2025/26
Total visits to Council managed facilities (leisure centres, galleries and performing arts)	*	**874,881**
Number of major events	12	**26**
Number of community events supported	163	**420**

*Data collection method changed to people counters, therefore 2024/25 data is unavailable.

MPHWP indicators

Indicator	2023	2026/27
Increase in healthy and inclusive lifestyles	3.22%	**Note: Release of data is subject to the Victorian Population Survey**

Indicator	2023/24	2024/25	2025/26
Decrease in prevalence of crime	9,189	10,090	**Note: Release of data is year ending September**

Indicator	2023	2026/27
Decrease in severe food insecurity	15.19%	**Note: Release of data is subject to the Victorian Population Survey**

Our Organisation – Leadership, Collaboration, Capability

We are committed to the operation of a high-performing, efficient organisation that underpins the delivery of our strategic direction (economy, city and community).

KEY OBJECTIVE 1

Leadership and Governance

We will act with integrity and transparency when delivering services for our community.

Quarterly Audit and Risk Committee meetings occurred and received reports relating to internal and external audit process, planning and outcomes; financial reports; risk management reporting and performance reporting. The Audit and Risk Committee has expressed confidence in the organisation's approach to audit and risk management.

Support to Councillors continued to be provided by Council through the *Mandatory Councillor Development Training* program (as per the Local Government Act 2020) for the 2026 calendar year.

KEY OBJECTIVE 2

Financial Sustainability

We will allocate resources responsibly (in particular rates income) and make value for money decisions.

Throughout the 2025/26 financial year, Councillors participated in developing a set of strategic financial aspirations and a corresponding financial sustainability action plan aimed at guiding decision to inform the possible scale of change required to ensure the organisation is financially sustainable in the long term.

The 2026/27 financial year budget was developed and adopted which incorporated on-going savings of $1.5 million identified in the 2025/26 adopted budget.

KEY OBJECTIVE 3

Customer Focus

We will ensure we listen and that services are accessible, efficient and responsive to the community's requirements

The Customer Experience Strategy 2026–29 was completed following extensive community and internal consultation, with implementation commencing in 2026. The first-year Implementation Road Map progressed key priorities, including development of a dedicated strategy webpage and commencement of a Customer Service Centre review.

The Customer Service Charter was also finalised and made available online and at Council Service Centres, clearly outlining Council's commitment to consistent and high-quality customer service. The updated Community Engagement Policy and supporting framework, toolkits and resources were also endorsed to strengthen how Council engages with the community.

Council continued to deliver targeted communication and engagement activities to improve awareness of Council services, priorities and advocacy. This included regular media, social media and digital campaigns covering customer service, road improvements, community safety, investment attraction, tourism and local events.

KEY OBJECTIVE 4

Advocacy and Engagement

We will engage relevant stakeholders to prioritise and advocate for our community's needs and aspirations.

The Advocacy Framework was adopted in October 2025, establishing a clear, evidence-based process for identifying and progressing Council's advocacy priorities. This supported the development of the 2026/27 Advocacy Agenda and Federal Budget Submission, and informed the March 2026 Canberra Delegation, where Councillors and officers held 10 meetings with Federal Ministers, MPs and policy advisors.

Council also progressed its State Election Strategy, including preparation for the July 2026 Victorian Parliament Delegation. Engagement with government and regional partners has focused on priorities including infrastructure activation, Advanced Air Mobility, economic transition, removal of redundant coal overlays, community safety and investment attraction.

Council strengthened collaboration with regional partners including Regional Development Victoria, Committee for Gippsland, Gippsland Water, One Gippsland and the Mining and Energy Union, supporting coordinated advocacy on shared regional priorities. Advocacy communications were also strengthened through a refreshed website, advocacy video, project one-pagers and ministerial briefing materials informed by community and stakeholder feedback.

Services

Business Area	Description
Financial Support	Maintain financial records, provide and manage procurement framework for the purchase of goods and services and maintain the rates property database.
Governance	Council meeting management, Freedom of Information, internal audit, committee management, statutory registers and legal support functions.
Information Services	Maintain the Latrobe City Council IT network infrastructure, assets, purchasing and licences and provide an effective secure environment for storage and disaster recovery.
Information Management	Maintain corporate information and Council documentation and information applications in accordance with regulatory guidelines.
GIS and Business Applications	Maintain a Geographical Information System (GIS) for broad use and maintain business applications.
People and Culture	To provide advice, education and support to ensure the success of the organisation through effective leadership, resourcing and people management initiatives. To deliver a variety of learning initiatives and develop the knowledge and skills of our people.
Business Intelligence	Administer corporate planning and reporting and implement Council's service review and business improvement programs.
Risk and Compliance	Provide risk management support and advice, coordinate Occupational Health and Safety responsibilities and develop and implement a compliance framework. Administer Freedom of Information requests, Information Privacy requirements, maintain public registers, policies, audit activities and electoral functions for Latrobe City Council.


GIPPSLAND KELPIE DOG

Municipal Public Health and Wellbeing Plan

For the first time, Latrobe City Council has integrated its Municipal Public Health and Wellbeing Plan (MPHWP) with the Council Plan. The intention of our MPHWP is outline our strategies to improve Latrobe City's health and wellbeing over the next four years. The Disability Access and Inclusion Plan and Ageing Well Latrobe Plan are also incorporated within the Council Plan and MPHWP's objectives, principles and priorities.

Integrating the MPHWP within the Council Plan is one way to ensure a health and wellbeing perspective is applied to all Council activities. It also ensures key health and wellbeing issues affecting Latrobe City community are identified and prioritised and Council works in partnership with Department of Health and other agencies to achieve the health and wellbeing goals outlined in this plan.

While Latrobe City is unique in many ways, we know that some of the barriers to good health and wellbeing faced by our community are also present for people across the state. The Victorian Public Health and Wellbeing Plan (VPHWP) provides an important framework from which to base our priorities. All but two of the VPHWP priorities are specifically identified in the Council Plan (improving sexual and reproductive health and decreasing antimicrobial resistance across human and animal health).

Where there is a direct link between the Health and Wellbeing Priorities and Strategic Directions, it is marked with a diamond ❖.



Source: Adapted from Dalhlgren & Whitehead 1991

Health and Wellbeing Principles

The following principles will guide Council to ensure a health and wellbeing perspective is applied to all Council activities/services. In particular, the principles will inform how Latrobe City can reduce barriers to accessing services, employment and increase inclusion and participation for those with a disability.

Fairness

We take a needs-based approach to service delivery, recognising different people, experiencing different situations, need different types and levels of support.

Accessibility

We strive to ensure that all in our community have access to services and activities by making sure they are affordable and inclusive.

Shared responsibility

We recognise the importance of a structured approach to addressing complex issues and acknowledge we can't do everything on our own.

Prevention

We focus on preventing poor health and wellbeing outcomes through an understanding of the barriers our community faces.

Principles in action

Council will:

- Meaningfully engage with community and partners in the development or review of services, to ensure they reflect current needs
- Examine the overall health status of our community with a particular focus on those who face greater barriers to good health and wellbeing to inform our service delivery
- Plan for and evaluate the impact of the services we deliver on community health and wellbeing
- Partner with local people and agencies to develop, implement and evaluate our services collectively

Health and Wellbeing Priorities

There are some particular barriers to good health and wellbeing that our community prioritised, and the data validated. The below areas outline where Council will focus its health and wellbeing efforts, under the five priority areas:

- Public safety
- Family violence
- Housing and homelessness
- Social connection
- Alcohol, drugs and gambling

By identifying these priority areas for intervention, Council can demonstrate its role in:

- Improving community safety outcomes
- Preventing and reducing the incidence of family violence
- Reducing homelessness and the impacts of homelessness
- Improving social connectedness
- Reducing harm from alcohol drugs, smoking, vaping and gambling

Key highlights

Key highlights and achievements from the Municipal Public Health and Wellbeing Plan and 2025/26 Health and Wellbeing Action Plan across the priority areas include:

Public safety

- The Develop and Execute Placemaking Activity for Morwell (Murals Project) has now been completed. Murals serve as an effective placemaking tool that foster social connection, dialogue and community pride through collaborative artistic expression. They enhance the aesthetic appeal of public spaces, contributing to more vibrant, welcoming, and unique environments, which can also help attract visitors to the area.
    - Six murals have been delivered across five privately owned locations within the Morwell Central Business District, with one site featuring two street frontages.
- The following murals having been delivered as part of the action, Delivery of Public Art (Murals) across Latrobe City:
- Two murals at the Moe Pony Club, painted by Moe artist Claire Anderson-Wooley on the shed and toilet block walls. There is broadcasting opportunities for the artist and murals that directly face Moe Racecourse.
- A large mural spanning the entire front of Morwell Traffic School, created by artist Rossella Zanolini, brightly depicts children of all abilities participating in safe bike riding and promotes inclusivity and road safety.
- In Quarter 4, 28 grants were offered to Moe and Morwell Central Business Districts (CBD) based businesses to revitalise the CBDs. Businesses have up to four months to complete proposed works post anticipated completion of acquittals. This action contributes to shifting public safety and transforming community experience of our CBD's.

Family violence

- The Candlelight Vigil at Gippsland Performing Arts Centre on 6 May raised awareness of family violence and significance of prevention, reaching over 21,000 people online and engaging 87 attendees, including Councillors, the CEO, Council staff, service providers, and community members. The Mayor facilitated the event, reinforcing the organisation's commitment to preventing family violence, while presentations from Victoria Police and Quantum Support Services highlighted the impacts of family violence and the shared responsibility to build safer, more respectful communities.
- During the 16 Days of Activism Against Gender-Based Violence campaign, Latrobe City Council hosted a Men's Leadership Breakfast in December 2025, bringing together Champions for Change Group, a group of male leaders from Gippsland who recognise that gender inequality is the primary driver of men's violence against women, and more than 50 male leaders from across Gippsland. The event included a presentation from Victoria Police's Family Violence Investigation Unit and a panel discussion highlighting the important role men play in preventing violence against women and promoting gender equality.
- All 25 preschools in Latrobe City received The Gender Equity Resource Kit. The Gender Equity Resource Kit is a comprehensive solution to support educators to embed gender equity and equality concepts within curriculum delivery and everyday learning experiences. The kit contains evidence-based, purposeful tools, templates and guides.

Housing and homelessness

- To support the integration of the Homelessness Awareness Week campaign, in line with the Council Plan including the Municipal Public Health and Wellbeing Plan and key priority Housing and Homelessness, planning has begun for the Walk In Her Shoes exhibition and local forum.
- Homelessness Awareness Week was introduced as a new awareness campaign in the 2026 Program following a review of campaign alignment with Council's strategic priorities.
- Council officers participated in an Inner Gippsland Homelessness Network, which has supported an advocacy approach to the State Government to increase homelessness funding in the region.
- Council officers have commenced developing a homelessness protocol, to guide community on Council's role in rough sleeping and homelessness and to guide Council officers on responding to community members experiencing homelessness. This will be finalised and implemented in Q1 2026/27.

Social connection

- Leisure's three free and safe community spaces are now completed, each providing accessible spaces that are being actively and positively utilised by the community.
    - Churchill Leisure's community space continues to be actively utilised, particular by young people.
    - Moe Leisure members frequently utilise the space following their gym sessions and group fitness classes.
    - Morwell Leisure has been identified and developed an appropriate space, which is now accessed by people as part of their facility experience.
- In addition:
    - Sensory kits are now available at all facilities to support accessibility and inclusion.
    - Enhancements have been made across facilities to improve comfort and functionality.
    - Improvements help create welcoming environments for people with sensory needs.
    - Upgrades ensure spaces better meet the needs of a diverse range of users.
- The Latrobe Regional Gallery (LRG) are now delivering Storytime sessions, on the second Thursday of the month and at 2pm. This is in partnership with the Morwell Library to deliver a shared family program, encourage families already engaged with either LRG or the Morwell library to discover additional family activities and family friendly venues. The collaboration supports audience sharing across Latrobe City Council services and facilities and increases awareness of available family opportunities.
- Carinya (Morwell) and Moe Early Learning Centres have established accessible, self serve food banks at each service, supported by a take-home recipe library. Since September 2025, the initiative has provided essential food relief, with families growing increasingly confident in accessing the service. Educators also engage children in conversations about the food bank to teach them about social connection and community care.

- Following the establishment of the completed action, Food Bank and Council Volunteering Partnership, the program expanded to Cameron Street, Glendonald, and Maryvale Crescent Kindergartens. Glendonald Kindergarten recorded a 5% increase in attendance, and food supplies are typically fully used each week. Feedback from families has been overwhelmingly positive, highlighting the valuable support the program provides.

- Continue the delivery of the Accessible Parking and Footpath Upgrade Program in consultation with the Disability Access and Inclusion Community Engagement Group, while actively seeking external funding opportunities to support and accelerate additional accessibility improvements. As part of the program, a new accessible bay and a drop off bay was constructed outside Gippsland Performing Arts Centre.
- The Learn to Swim CALD Pilot Program was a key success in 2025–26, helping children and families from culturally and linguistically diverse backgrounds access swimming lessons and water safety education. The program reduced barriers to participation, improved swimming skills and water safety knowledge, and increased participant confidence. It also strengthened community connections, promoted inclusive access to recreation opportunities, and highlighted the benefits of targeted partnerships in supporting health, wellbeing, and social inclusion.
  - Two of the participants of the Learn to Swim CALD Pilot Program were supported by Latrobe City Council to gain their qualifications and are now employees of Latrobe City Council as trained Learn to Swim Instructors.

Alcohol, drugs and gambling

- Gambling Harm Awareness Week was delivered over a week in October and November 2025. To increase the campaign's reach and impact, Latrobe City Council partnered with the Gambler's Help team at Latrobe Community Health Service to promote community education and awareness of gambling-related harm. Community members were invited to attend a range of events throughout the week and across the municipality, including opportunities to hear personal stories, learn practical ways to set limits and find out about local support services. Latrobe City Council further supported the campaign through a media release, reinforcing Council's commitment to reducing gambling-related harm within the community.
- The Latrobe Community Gaming Support fund offered two rounds for applications in the financial year 2025/2026. Six projects were funded to a total amount of $60,246.40. Projects were themed around increasing wellbeing and creating safe and supporting environments within the community to improve mental health, food insecurity and education outcomes.
- Latrobe Libraries organised a community event in collaboration with Latrobe Community Health Services, Gambling Support Services, aimed at providing an alternative activity to gambling. The event was open to all community members and offered an opportunity for informal engagement with LCHS representatives for those who felt comfortable initiating a conversation.

The Annual Report concludes the delivery of the 2025–26 health and wellbeing actions that contribute to the strategic directions of the Municipal Public Health and Wellbeing Plan (MPHWP) and Council Plan 2025–2029. Collectively, these actions, regardless of scale, have made a positive contribution to the health and wellbeing of the Latrobe City community.

Council's health and wellbeing principles will continue to guide our work, ensuring a health and wellbeing lens is embedded across all Council services, activities and decision-making. These principles will support Council to reduce barriers to accessing services and employment, while promoting greater inclusion and participation for people with disability.



Giving volunteers more time to focus on what matters

For decades, volunteers have been the backbone of local sporting clubs and recreation reserves, dedicating countless hours to maintaining grounds, facilities and community spaces.

In 2025/26, Council introduced the Recreation Reserve Maintenance Program, helping to ease that burden and give volunteers more time to focus on supporting their clubs, organising activities and enjoying the community spaces they help create.

Following extensive consultation with user groups, five reserves joined the program: Baillie Reserve (Tyers), George Bates Reserve (Yallourn North), Yallourn North Recreation Reserve, Glengarry Recreation Reserve and Toongabbie Recreation Reserve.

Through the program, Council now undertakes core maintenance activities at participating reserves, helping to ensure these important community spaces remain safe, welcoming and well presented for the many people who use them throughout the year.

For volunteers like Mark Bermingham, who has been involved with the Glengarry Recreation Reserve Committee of Management for more than 38 years, the support has made a real difference.

Before the program was introduced, Mark coordinated a team of volunteers responsible for mowing and maintaining the reserve.

"With Council coming on board, it's taken the workload off our machinery, and they've helped fine-tune the clean-up, like trimming trees and grading the road," Mark said.

The Glengarry Recreation Reserve is a busy community hub, used by local schools, football and netball clubs, and the cricket club throughout the year.

"The school uses the reserve, there's cars coming through every day, and the junior and senior football and netball clubs use it during winter, along with the cricket club during the summer months," Mark said.

"We appreciate what Council are doing and will work with them to keep lifting the standard of the reserve."

The Recreation Reserve Maintenance Program reflects Council's commitment to supporting the volunteers who play such an important role in community life. By taking on routine maintenance.

The day the teddy bears had their picnic (and a check-up)

There were plenty of smiles, bandages and teddy bear patients at the 2025 Children's Expo, as families lined up to visit the much-loved Monash Teddy Bear Hospital.





Held annually as part of National Children's Week, the Children's Expo brings together families, carers, community groups and local services for a day of fun and learning. The event also helps families discover the programs, activities and support available across Latrobe City, all in a welcoming and child-friendly environment.

One of the highlights of the Expo was the Monash Teddy Bear Hospital, where children were encouraged to bring along their favourite teddy bears for a check-up. Run by student volunteers, the hospital provides a fun and engaging way to reduce children's fear of visiting doctors, hospitals and other health professionals.

Young visitors guided their cuddly companions through a series of interactive stations designed to mimic real-life healthcare experiences. From learning about asthma and allergies to examining X-rays, children took on the role of caring teddy bear owners while gaining a better understanding of their own health and wellbeing.

For many children, it was their first introduction to medical settings in a positive and playful environment. Through hands-on activities and plenty of encouragement from the Teddy Bear Doctors, children were able to learn, ask questions and build confidence.

The Children's Expo is just one of the ways Latrobe City Council supports local families and helps give children the best possible start in life. By connecting families with local services and creating opportunities for children to learn through play, the Expo continues to be a valued event on the community calendar.





Future takes flight in Latrobe City: Australia's first integrated Advanced Air Mobility Precinct

Proud of our history as Victoria's energy hub, we are embracing new industries that will support jobs, investment and economic growth for future generations.

A key part of this diversification is Advanced Air Mobility (AAM), an emerging sector that includes cleaner, quieter and more flexible aircraft powered by electric, hybrid or hydrogen technologies. These aircraft have the potential to transform passenger transport, freight services and emergency response while supporting Australia's move towards lower-emissions industries.

To help realise this opportunity, Latrobe City Council is advancing the Latrobe Aerospace Technology Precinct — Australia's first integrated site dedicated to the research, development, testing and commercialisation of AAM technologies.

The Precinct has been designed to meet growing industry demand for facilities that support emerging aviation technologies and uncrewed aerial systems. It will also support renewable energy generation and storage solutions, including liquid hydrogen, helping demonstrate the future of sustainable aviation.

Latrobe City is well positioned to support the growth of the sector. The region offers existing airport infrastructure, a flight-testing corridor over low-density land, ready-to-develop industrial land, a skilled workforce, and strong connections to industry and research organisations.

At the centre of the Precinct will be the Launch Pad, a flexible facility designed to bring together industry, innovators, educational institutions and suppliers. The facility will support the development, assembly, testing and commercialisation of new technologies while creating opportunities for collaboration, innovation and investment.

The Precinct has quickly established itself as a destination for major AAM industry partners. Yarra Drones have delivered the on-site AAM Command Centre, and the Precinct has been utilised by Swinburne University of Technology, NOVA Systems, Aquila Earth, and RMIT.

Community support for the initiative has been strong. Engagement undertaken in early 2026 found residents recognised the potential benefits of AAM for emergency services, jobs, investment, education and research. More than 97 per cent of respondents viewed the project positively, reflecting confidence in the role the Precinct can play in shaping Latrobe City's economic future.

As the region continues diversifying, the Precinct represents a significant opportunity to position Latrobe City at the forefront of innovation, clean energy and next-generation aviation.

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A key part of this diversification is Advanced Air Mobility (AAM), an emerging sector that includes cleaner, quieter and more flexible aircraft powered by electric, hybrid or hydrogen technologies. These aircraft have the potential to transform passenger transport, freight services and emergency response while supporting Australia's move towards lower-emissions industries.

To help realise this opportunity, Latrobe City Council is advancing the Latrobe Aerospace Technology Precinct — Australia's first integrated site dedicated to the research, development, testing and commercialisation of AAM technologies.





The Precinct has been designed to meet growing industry demand for facilities that support emerging aviation technologies and uncrewed aerial systems. It will also support renewable energy generation and storage solutions, including liquid hydrogen, helping demonstrate the future of sustainable aviation.

Latrobe City is well positioned to support the growth of the sector. The region offers existing airport infrastructure, a flight-testing corridor over low-density land, ready-to-develop industrial land, a skilled workforce, and strong connections to industry and research organisations.

At the centre of the Precinct will be the Launch Pad, a flexible facility designed to bring together industry, innovators, educational institutions and suppliers. The facility will support the development, assembly, testing and commercialisation of new technologies while creating opportunities for collaboration, innovation and investment.

The Precinct has quickly established itself as a destination for major AAM industry partners. Yarra Drones have delivered the on-site AAM Command Centre, and the Precinct has been utilised by Swinburne University of Technology, NOVA Systems, Aquila Earth, and RMIT.

Community support for the initiative has been strong. Engagement undertaken in early 2026 found residents recognised the potential benefits of AAM for emergency services, jobs, investment, education and research. More than 97 per cent of respondents viewed the project positively, reflecting confidence in the role the Precinct can play in shaping Latrobe City's economic future.

As the region continues diversifying, the Precinct represents a significant opportunity to position Latrobe City at the forefront of innovation, clean energy and next-generation aviation.



Latrobe City's next chapter: local stories powering new investment

Across Latrobe City, big ideas are taking shape in local businesses, industrial precincts, conference floors, airport runways and everywhere in between.

In 2025, Latrobe City Council captured those ideas through a new investment campaign, shining a light on the people and operators helping write the region's next chapter.

The investment campaign was bought to life at the 2025 Gippsland New Energy Conference, where display screens showcased local business and gave visitors a glimpse of the capability, ambition and momentum building across Latrobe City.

One of the big players in the region's investment attraction is the Gippsland Logistics and Manufacturing Precinct in Morwell. Set across 40 hectares, the precinct gives advanced manufacturing, transport and logistics businesses room to grow, with fully serviced industrial land ready to support investment, spark innovation and create local employment opportunities.

The campaign also looked skyward, with Latrobe Regional Airport playing an important role in the region's future. Through the Latrobe Aerospace Technology Precinct, Council is supporting emerging industries such as Advanced Air Mobility and helping attract research, innovation and new industry partnerships to Latrobe City.

Our future is already beginning to take shape through Council's work with Yarra Drones on an Advanced Air Mobility Command Centre at the airport. Supported by the Victorian State Government, the project shows how targeted investment can help open the door to future jobs and technology-led industries.

Together, these stories paint a picture of a city with the people, ideas and ambition to keep growing. By sharing them, Council is strengthening Latrobe City's profile as a destination for investment and helping create new pathways for industries, jobs and opportunities for the community.









Shredfest 2 delivers another huge success at Moe Skate Park

More than 600 people rolled into Moe Skate Park in April 2026 for the return of Shredfest 2, a high-energy event celebrating celebrate skateboarding, BMX and community.



Following the success of the inaugural event, Shredfest 2 delivered an action-packed day that brought together riders of all ages and skill levels. From first time participants to experienced skaters and BMX riders, participants had the chance opportunity to learn, challenge themselves and connect with others who share a passion for action sports.

One of the biggest drawcards was the chance to skate alongside and learn from some of Australia's leading professional skateboarders and BMX riders.

Professional skateboarders Aimee Massie, Dante Narita-Johnson, Ben Lawrie, Raph Langslow and Dani Campbell, joined BMX riders Shane and Ziggy Ellis to lead workshops, share their experiences and inspire the next generation of riders through demonstrations and one-on-one coaching.

The event showcased more than impressive tricks and talented athletes. It highlighted the important role recreation spaces play in bringing communities together and creating opportunities for young people to get active, build confidence and develop new friendships.

Throughout the day, Moe Skate Park came alive with families, spectators and participants cheering each other on and celebrating achievements both big and small. The welcoming atmosphere reflected the strong and inclusive community that has grown around the facility since its redevelopment.

Delivered by Latrobe City Council with support from the Victorian Government's Council Support Package, Shredfest 2 further established itself as a signature community event. The overwhelming attendance and positive community response demonstrated the growing popularity of action sports in Latrobe City and highlighted the role that events like Shredfest play in bringing people together while showcasing one of the region's best recreational facilities.







Connecting ideas and creating opportunities



The 2025 Latrobe City Business Festival offered local businesses the opportunity to connect, learn and be inspired.

Delivered across two weeks in September, the festival featured a range of workshops, networking events, business masterclasses and panel discussions.

A highlight of the festival was a night with bestselling author, entrepreneur and Go-To Skincare founder Zoë Foster Blake. Hosted by journalist Bridget Hustwaite, the event gave local business owners, aspiring entrepreneurs and members of the community the chance to hear directly from one of Australia's most recognisable business success stories.

Foster Blake shared insights into building the Go-To brand, developing a distinctive business voice and navigating the challenges of growing a successful company. She also explored leadership, resilience, innovation and the realities of running a business, offering practical lessons for those looking to start or grow their business.





Latrobe City Gift Card Program

A Latrobe City Gift Card helps keep money in our community by encouraging people to shop at local businesses.

Since the program began in 2020, it has kept $466,431 in Latrobe City. In the 2025/26 financial year, a total of $71,128 was loaded onto 1073 cards.

At the end of the 2025/26 financial year, 94 local business were part of the program across Traralgon, Morwell, Churchill and Moe including retail, personal services, restaurants and cafes, and leisure and entertainment.



Celebrating the people who make a difference

From helping at local events and sporting clubs to supporting community services and emergency response organisations, volunteers play a vital role in making Latrobe City a great place to live.

The 2026 Latrobe City Volunteer Expo celebrated their contribution, bringing together residents, community groups and volunteers for a day dedicated to the people who help make the region a stronger and more connected place.

Held in the forecourt of the Gippsland Performing Arts Centre, the expo attracted around 1000 visitors, providing an opportunity for community members to learn more about volunteering and the many organisations that rely on local support.

More than 45 stallholders showcased the valuable work being carried out across the region, highlighting opportunities in areas including community services, emergency response, sport, health, arts and culture, and environmental programs.

More than 200 volunteers were involved throughout the day, sharing their experiences and helping visitors understand the positive impact volunteering can have on individuals and the broader community. Their stories demonstrated the important role volunteers play in supporting local events, services and programs that benefit residents of all ages leading to 39 sign-ups of new volunteers during the expo.

The strong turnout reflected the generosity and commitment of residents and reinforced the important role volunteering plays in strengthening communities across Latrobe City.

The expo once again highlighted that when people come together to support one another, the benefits can be felt across the entire community.









Bringing community together through the arts

From sold-out concerts and comedy shows to community theatre and family-friendly events, Gippsland Performing Arts Centre (GPAC) and Latrobe Performing Arts Centre (LPAC) continued to bring people together, hosting an impressive 247 performances and events across the year.

More than just venues, GPAC and LPAC are places where people connect, share experiences and celebrate creativity. Whether it's enjoying a night out with family and friends, supporting local performers or discovering a new favourite artist, the performing arts play an important role in building a strong, connected community.

Throughout the year, GPAC welcomed some of Australia's biggest names in entertainment, including comedians Blake Pavey, Luke Kidgell, Kitty Flanagan and Ben Knight, as well as the popular Melbourne International Comedy Festival Roadshow. Music fans also turned out in force, with tickets to Guy Sebastian's 100 X Around Australia Tour selling out in just four days.

A community highlight was Summer Nights, a series of free outdoor movie screenings that transformed the GPAC precinct into a vibrant community gathering space. Families, friends and visitors came together to enjoy movies under the stars, along with food trucks, live entertainment and a relaxed summer atmosphere. The strong attendance across all four events highlighted the importance of accessible, low-cost activities that help people connect with each other and their community.

While attracting major touring acts is important, GPAC also plays a vital role in supporting local creativity and community participation. Community productions continued to draw strong audiences, including Latrobe Theatre Company's Mamma Mia!, which welcomed more than 3300 patrons across eight performances. Class Act Productions gave local performers the chance to showcase their talents through productions of Singin' in the Rain Jr. and Disney's The Hunchback of Notre Dame, helping young people build confidence, skills and experience on a professional stage.

By providing welcoming, accessible facilities, including inclusive spaces and hearing loop support, GPAC continues to ensure more people can participate in and enjoy the arts. In doing so, the centre plays an important role in enriching community life across Latrobe City, creating opportunities for connection, creativity and shared experiences that bring people together.









04
Our Performance



Council Report Card

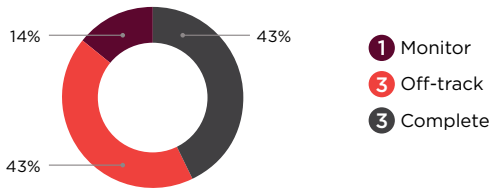
Major initiatives progress summary

Overview of our major initiatives

This table provides a summary of Council's performance against its major initiatives, as identified in the annual budget.

In 2025/26, there are seven major initiatives.

Action performance



Major Initiative	Division	Status	Performance	%
MI 01 – Gippsland Logistics Precinct construction Stage 1B.	Infrastructure and Sustainability	Off Track		43%
MI 02 – Multi Use Pavilion Traralgon Recreation Reserve Commence Construction.	Infrastructure and Sustainability	Completed		100%
MI 03 – (Regional Sports Infrastructure Program) Ted Summerton Reserve Continuation.	Infrastructure and Sustainability	Monitor		70%
MI 04 – Regional Car Parking Fund (RCPF) Projects. Complete Construction of Key Street Facility and Commence Construction of Commercial Road Car Park.	Infrastructure and Sustainability	Completed		100%
MI 05 – Construct a New Public Toilet Facility in the Churchill Town Centre.	Infrastructure and Sustainability	Off-Track		85%
MI 06 – Glengarry Preschool – Additional Room Construction.	Infrastructure and Sustainability	Completed		100%
MI 07 – (Regional Sports Infrastructure Program) Gippsland Regional Indoor Sports Stadium – Complete Refurbishment Works.	Infrastructure and Sustainability	Off-Track		95%

Capital works summary

The 25/26 Capital Works Program had an adjusted budget (including sustainability and multi-year projects) of approximately $102.2M. The majority of the 25/26 Capital Works Program (including sustainability and multi-year projects) has been delivered on time and within budget with forecast carry forward projects of ~18% which is in line with previous financial years results.

Highlights of the 25/26 Capital Works Program, include:

- Drainage upgrade works on Cross's Road, Traralgon near Riverslea Boulevard, was completed.
- Traralgon Maffra Road signalised intersection was completed and is operational.
- Traralgon Flood Recovery Project – Traralgon Recreation Reserve Project was completed.
- Sports Lighting projects at Toners Lane Reserve and Agnes Brereton Reserve (awaiting power connection by Ausnet Services)
- Local Road Reseal and Asphalt Overlay Programs completed.
- Hyland Highway Landfill - Cell 7.
- Landslip Road Reconstruction works at Traralgon Creek Road and Summerfield Track.
- Regional Car Park Fund Projects continue:
    - Kay Street Multi-level Car Park – construction completed
    - Commercial Road Multi-level Car Park – contracts for construction signed, works due to commence in 26/27 FY
- Gippsland Logistics and Manufacturing Precinct (GLaMP):
    - Design and planning works continue to progress for Stage 1B and Stage 2.
    - Tender advertised for Tramway Road roundabout has been advertised with award imminent
    - For the next stages of works, functional layout plans for internal lot works are being prepared to incorporate revised flood modelling outcomes
- Detailed designs for the new Gaskin Park multi-use pavilion are nearing completion with construction to commence in 2026/27.
- A number of asset renewal projects across the roads, buildings, footpaths, drainage, and open space and recreation asset classes were also completed.

Regional Sports Infrastructure Program:

- GRISS: Construction works at the venue were completed with an opening to take place in early 2026/27. Works included solar and battery installations, reroofing works, foyer upgrades, and broadcasting upgrades, and other various upgrade works.
- Ted Summerton Reserve: Construction works continue to progress at the venue with the completion of a regional-level sports oval with 750 lux lighting, upgrades to the existing pavilion and a standalone regional netball pavilion, new cricket training nets, undercover viewing terraces, and the return of users to the venue.
- GSEP: Construction works are well advanced with completion due by the end of the 2026 calendar year; this project is being delivered by Development Victoria on behalf of Council and the State Government.

Council Support Package:

- Stage One: 17 projects funded ($4.1M).
- Stage Two: 5 additional projects approved in May 2025, utilising the full $5M budget.
- Two projects completed; the remainder are in various stages of planning, design, or delivery

A comprehensive list of capital works projects can be found in the Statement of Capital Works on page X of this document.

Local Government Performance Reporting Framework Indicators

The Local Government Performance Reporting Framework provides the foundation for standardising and strengthening performance measuring and reporting across the local government sector.

As a tool, the framework enables local communities to compare how their council has performed during the year against others.

Our Report of Operations and audited Performance Statement provide comparative performance data for 2025/26 and data trends for the last four years.

Ratepayers, residents and other stakeholders can compare our performance results against other large rural Victorian councils via the Know Your Council website **www.knowyourcouncil.vic.gov.au**

KPI	Measure	2025/26	2024/25	2023/24	2022/23
AF2	Health inspections of aquatic facilities	2	1.8	1.6	2.20
AF6	Utilisation of aquatic facilities	7.06	4.13	5.68	5.39
AF7	Cost of aquatic facilities	$5.61	$8.81	$5.69	$5.75
AM1	Time taken to action animal management requests	2.13	2.5	2.15	2.08
AM2	Animals reclaimed	35.30%	33.39%	38.70%	36.36%
AM5	Animals rehomed	63.31%	52.06%	46.74%	28.48%
AM6	Cost of animal management service per population	$16.88	$14.47	$13.65	$12.62
AM7	Animal management prosecutions	94.44%	100%	100%	100%
C1	Expenses per head of municipal population	$2,317.21	$2,270.34	$2,129.14	$2,003.71
C2	Infrastructure per head of municipal population	$20,739.53	$18,075.63	$15,828.81	$15,315.49
C3	Population density per length of road	53.96	50.88	50.5	50.86
C4	Own-source revenue per head of municipal population	$1,617.93	$1,553.80	$1,498.68	$1,447.70
C5	Recurrent grants per head of municipal population	$520.39	$527.90	$220.05	$444.32
C6	relative socio-economic disadvantage	1	1	1	1.00
C7	Percentage of staff turnover	11.41%	15.88%	17.99%	13.15%
E2	Expenses per property assessment	$4,443.02	$4,382.33	$4,114.86	$3,894.22
E4	Average rate per property assessment	$1,779.67	$1,745.93	$1,681.40	$1,613.23
FS1	Time taken to action food complaints	$1.91	1.98	1.85	1.86
FS2	Food safety assessments	98.10%	96.89%	98.84%	151.13%
FS3	Cost of food safety service	$424.51	$394.82	$596.41	$566.76
FS4	Critical and major non-compliance outcome notifications	96.16%	89.02%	89.05%	60.41%
FS5	Food safety samples	106.42%	96.60%	168.75%	
G1	Council decisions made at meetings closed to the public	23.78%	15.52%	13.97%	17.48%
G2	Satisfaction with community consultation and engagement	55	49	50	53

KPI	Measure	2025/26	2024/25	2023/24	2022/23
G3	Councillor attendance at Council meetings	85.19%	89.58%	94.02%	93.16%
G4	Cost of elected representation	$55,873.33	$55,232.92	$50,938.76	$45,508.76
G5	Satisfaction with Council decisions	54	47	49	55.00
L1	Current assets compared to current liabilities	243.79%	197.08%	229.08%	254.73%
L2	Unrestricted cash compared to current liabilities	-72.10%	-56.14%	-55.74%	-23.46%
LB2	Recently purchased library collection	49.81%	49.45%	49.13%	67.00%
LB5	Cost of library service per population	$40.91	$38.67	$34.25	$34.75
LB6	Loans per head of population	3.78%	3.73	3.33	N/A
LB7	Library membership	25.38%	27.85%	23.76%	N/A
LB8	Library visits per head of population	2.87	2.66	2.56	N/A
MC2	Infant enrolments in the MCH service	100.48%	100.72%	100.24%	101.50%
MC3	Cost of the MCH service	$107.61	$97.93	$98.87	$101.11
MC4	Participation in the MCH service	81.38%	74.13%	72.99%	71.66%
MC5	Participation in the MCH service by Aboriginal children	87.89%	82.15%	90.58%	84.75%
MC6	Participation in 4-week key age and stage visit	89.61%	89.61%	94.53%	94.92%
O2	Loans and borrowings compared to rates	11.66%	15.48%	18.20%	17.16%
O3	Loans and borrowings repayments compared to rates	5.95%	2.70%	3.41%	2.06%
O4	Non-current liabilities compared to own source revenue	24.36%	23.23%	27.38%	27.08%
O5	Asset renewal and upgrade compared to depreciation	94.04%	93.77%	108.16%	104.03%
OP1	Adjusted underlying surplus (or deficit)	-7.38%	-5.98%	-23.16%	-3.73%
R1	Sealed local road requests	111.45	88.77	88.74	100.26
R2	Sealed local roads maintained to condition standards	99.74%	99.74%	98.45%	99.87%
R3	Cost of sealed local road reconstruction	$234.22	$109.81	$106.65	$226.24
R4	Cost of sealed local road resealing	$29.02	$24.23	$28.57	$15.68
R5	Satisfaction with sealed local roads	52	50	53	54.00
S1	Rates compared to adjusted underlying revenue	58.52%	56.49%	69.10%	59.44%
S2	Rates compared to property values	0.45%	0.43%	0.43%	0.48%
SP1	Time taken to decide planning applications	73.5	82	100	81.00
SP2	Planning applications decided within required time frames	99.02%	87.76%	81.58%	88.02%
SP3	Cost of statutory planning service	$2,801.92	$2,724.58	$3,114.91	$2,946.68
SP4	Council planning decisions upheld at VCAT	50%	50.00%	100.00%	100.00%
WC2	Kerbside collection bins missed	2.42	3.37	2.68	2.84
WC3	Cost of kerbside garbage bin collection service	$167.53	$152.88	$138.02	$133.29
WC4	Cost of kerbside recyclables collection service	$59.20	$28.69	$30.13	$30.07
WC5	Kerbside collection waste diverted from landfill	56.92%	56.78%	60.68%	49.33%

Statutory Information

What Council does and how Council works

Councils are representative governments elected by the community to manage local issues and to establish and plan for the community's needs.

Latrobe City Council is a public statutory body which operates under the legislative requirements of the *Local Government Act 1989* and *Local Government Act 2020.*

These Acts set out the role of the elected Council that is responsible for the leadership and good governance of the municipal district and local community.

Council approves the annual budget, long-term financial plan, development and implementation of strategies and plans, and establishes policies in response to local needs and priorities.

Management of the day-to-day operational matters is the role of the Chief Executive Officer, under delegation of the Council and in accordance with the *Local Government Act 2020.*

Audit and Risk Committee

The Audit and Risk Committee is appointed by Council under Section 53 of the *Local Government Act 2020.*

The Audit and Risk Committee Charter describes the authorities and scope of the Committee, which includes assisting Council in the discharge of its oversight of:

- Corporate reporting processes, including financial and performance reporting processes and internal control
- Risk management
- Fraud prevention systems and controls
- Business continuity
- External audit
- Internal audit
- Compliance with laws, regulations, internal policies and industry standards

The Audit and Risk Committee consists of two Councillors (and one alternate) and three independent external members as outlined below.

Remuneration was set at $1,690 per meeting for the Chair and $1,127 per meeting for the other independent members throughout 2025/26. This is subject to annual review by the Chief Executive Officer, giving consideration to the Allowances for Mayors, Deputy Mayors and Councillors – annual adjustment made by the Victorian Independent Remuneration Tribunal, as per the Audit and Risk Committee Charter.

The Committee currently consists of the following as at 30 June 2026:

Independent Chair: Mr David Kortum
Appointed by Council as independent member on 6 June 2022. Appointed by Council as chair on 3 July 2023, and renewed as Chair for a second three-year period on 29 June 2026 until 31 July 2029.

Independent Member: Ms Jane Watson
Appointed by Council on 3 July 2023, and extended November 2025 until 1 February 2029

Independent Member: Mr Leigh Berell
Appointed by Council on 15 December 2025 for a three year period until 31 December 2028

From 1 July 2025 to 1 December 2025

Independent Member: Mr David Kortum
Appointed by Council on 6 June 2022 for a two-and-a-half-year period, and extended on 2 September 2024 until 1 December 2025

Council Representative:
- Cr Joanne Campbell (appointed 15 December 2025)
- Cr Leanne Potter (appointed 15 December 2025)

Alternate Council Representative:
Cr Dale Harriman (appointed 15 December 2025)

The Audit and Risk Committee held four meetings in the 2025/2026 financial year. All independent members attended each of the meetings in 2025/2026.

Councillors not appointed to the Committee are also invited to attend to observe proceedings, and members of management are present to respond to questions from the Committee.

The Committee has regular reports relating to:
- External audit process and outcomes
- Internal audit planning, reports and action implementation
- Financial reports
- Risk management
- Performance reporting
- Awareness of VAGO, IBAC and Ombudsman reports tabled in state parliament (relating to local and Victorian Government agencies)
- Key policies that have been reviewed that relate to internal controls.

These reports assist the Committee to provide the oversight and input as required under its Charter.

Internal audits that were finalised and reported to the Audit and Risk Committee in the 2025/2026 financial year included:
- Review of Tree Management
- Review of Procurement (below tender threshold)
- Review of Leases and Licences

One further review was commenced as part the of 2025/26 audit program, and will be finalised in early 2026/27:

- Review of Complaints Management

Council meetings and decisions

The 2025-2026 Council Meeting Schedule provided for meetings to be held at the Gippsland Performing Arts Centre (GPAC) Traralgon, Kernot Hall Morwell and Moe Town Hall. Each Council Meeting includes a public question time as a standard agenda item, designed to encourage community participation in the overall affairs of Council. Members of the public who have an interest in an open item on the advertised agenda are also able to register to speak.

A Council Meeting is where Councillors make formal decisions on items presented to them. Council Meetings include scheduled meetings (the regular meetings scheduled for a full calendar year), unscheduled meetings (additional meetings arranged as needed throughout the year) and statutory meetings which are all open to the public (unless Council resolves to close the meeting in accordance with guidelines of the *Local Government Act 2020*).

All Council Meeting dates are advertised in the Latrobe Valley Express newspaper and detailed on the Latrobe City Council website, as well as on its corporate Facebook page.

In the spirit of open, accessible and transparent governance, Latrobe City Council's open Council Meetings are livestreamed on YouTube.

Recordings of Council meetings can be found on the Latrobe City Council YouTube page under the Council Meeting tab.

Councillors also meet for closed briefing sessions. At these sessions, Councillors have the opportunity to be briefed on strategic items in relation to Council business and on matters of interest within the community.

The Council Meeting schedule, agendas and minutes are available on the Latrobe City Council website www.latrobe.vic.gov.au

Council meeting attendance 2025/26

During 2025/26, there were 13 Scheduled Council Meetings and two Unscheduled Council Meetings held. Councillor attendance at these meetings is shown in the table below.

13 Scheduled council meetings

2 Unscheduled council meetings

Councillor		Scheduled council meeting	Unscheduled council meeting
July 2025 – October 2026			
Cr Sharon Gibson	Newborough Ward	13	1
Cr Dale Harriman	Loy Yang Ward	13	2
Cr Darren Howe	Tyers Ward	13	2
Cr Tracie Lund*	Morwell River Ward	4	1
Cr Steph Morgan	Yallourn Ward	13	2
Cr Leanne Potter	Budgeree Ward	12	2
Cr Joanne Campbell	Jeeralang Ward	12	2
Cr Adele Pugsley	Moe Ward	13	1
Cr David Barnes	Boola Boola Ward	8	1

*Cr Tracie Lund resigned effective 16 March 2026. Four scheduled Council Meetings were held between March and 30 June 2026.

Councillor Code of Conduct

In 2024, the Model Councillor Code of Conduct was introduced through the *Local Government Act 2020*, and applies to all Victorian councils including Latrobe City Council.

The Model Councillor Code of Conduct sets out Councillor Standards of Conduct and is designed to:

- Assist councillors to maintain the highest standards of conduct and behaviour as well as provide a means to deal with problems they may encounter
- Attract the highest level of confidence from Council's stakeholders; and
- Assist the Mayor and Councillors to discharge the responsibilities of their public office appropriately.

The *Local Government Act 2020* also requires councils to implement and adopt an internal dispute resolution procedure for breaches of the Model Councillor Code of Conduct, with that procedure being guided by the *Local Government (Governance and Integrity) Regulations 2020*. The Model Councillor Code of Conduct and Council's internal dispute resolution procedure are available at www.latrobe.vic.gov.au.

Councillor remuneration

The Mayor, Deputy Mayor and Councillors are entitled to receive from the Council an allowance as determined by the Victorian Independent Remuneration Tribunal.

The Victorian Independent Remuneration Tribunal issued Determination No 01/2022 (as varied by [2022] DCMA 01, [2023] DCMA 01, [2024] DCMA 01 and [2025] DCMA 01) – Allowance payable to Mayors, Deputy Mayors and Councillors (Victoria) which set the level of annual allowances for a category 2 Council as follows:

- Effective from the 1 July until 17 December 2025 Mayor $115,347, Deputy Mayor $57,673 and Councillors $35,049.
- Effective from the 18 December 2025 Mayor $118,303, Deputy Mayor $59,152 and Councillors $35,049.

The allowance is inclusive of any Superannuation Guarantee Contribution amount, or equivalent, that may be payable under Commonwealth law to the Council member with respect to their service.

Councillors are also provided with a number of resources and support to assist them in undertaking their duties. This includes office administration and support, professional development support, and equipment such as mobile phones, computers, tablets and printers. Councillors are also entitled to seek reimbursement for expenses such as travel and childcare.

The Mayor also receives use of a fully maintained motor vehicle, a dedicated office, and support from an assistant. These expenses and resources are specified in the Council Support and Expenses Policy, a copy of which is available at www.latrobe.vic.gov.au.

Councillor expenses

Councillor	Period	Ward	Councillor allowance paid	Travel expenses	Professional development	Expenses to support the role	Total
Cr Sharon Gibson - Mayor^	01/07/2025-30/06/2026	Newborough Ward	$ 93,224.56	$ 18,256.17	$ 3,560.27	$ 4,513.61	$ 119,554.61
Cr Dale Harriman - Deputy Mayor^^	01/07/2025-30/06/2026	Loy Yang Ward	$ 82,164.80	$ 18,538.91	$ 12,827.24	$ 2,567.52	$ 116,098.47
Cr David Barnes	01/07/2025-30/06/2026	Boola Boola Ward	$ 35,048.98	$ 1,331.50	$ 4,134.91	$ 1,260.13	$ 41,775.52
Cr Leanne Potter	01/07/2025-30/06/2026	Budgeree Ward	$ 35,048.98	$ 6,857.87	$ 17,304.67	$ 1,300.49	$ 60,512.01
Cr Joanne Campbell	01/07/2025-30/06/2026	Jeeralang Ward	$ 35,048.98	$ 791.45	$ 5,942.67	$ 1,260.91	$ 43,044.01
Cr Adele Pugsley	01/07/2025-30/06/2026	Moe Ward	$ 35,048.98	$ 7,119.08	$ 14,598.60	$ 1,225.76	$ 57,992.42
Cr Tracie Lund*	01/07/2025-15/03/2026	Morwell River Ward	$ 24,774.36	$ -	$ 4,646.14	$ 822.91	$ 30,243.41
Cr Darren Howe	01/07/2025-30/06/2026	Tyers Ward	$ 35,048.98	$ 1,216.88	$ 2,361.91	$ 1,054.42	$ 39,682.19
Cr Steph Morgan	01/07/2025-30/06/2026	Yallourn Ward	$ 35,048.98	$ -	$ 5,350.50	$ 1,206.00	$ 41,605.48
			$ 410,457.60	**$ 54,111.86**	**$ 70,726.91**	**$ 15,211.75**	**$ 550,508.12**

Professional Development expenses relate to mandatory training requirements as well as Councillor Personal Development activities.

- ^ Cr Sharon Gibson: Mayor 28/11/2025 to 30/06/2026
- ^ Cr Sharon Gibson: Deputy Mayor 01/07/2025 to 27/11/2025
- ^^ Cr Dale Harriman: Mayor 01/07/2025 to 27/11/2025
- ^^ Cr Dale Harriman: Deputy Mayor 28/11/2025 to 30/06/2026
- * Cr Tracie Lund of the Morwell River Ward resigned from Latrobe City Council effective from 16 March 2026.

Annual Allowance including Superannuation as at 30 June 2026

- Mayor: $118,303
- Deputy Mayor: $59,152
- Councillors: $35,049

The Mayor also receives use of a fully maintained motor vehicle, these costs have been included under travel.

Councillor representation on Committees

To assist Latrobe City Council in the delivery of a range of complex tasks, committees are constituted to undertake specific delegated functions (Delegated Committees and Community Asset Committees) or to provide expert advice on specific topics or projects (for example Advisory Committees or project reference groups).

These committees provide insight and information that Council may not otherwise receive either internally or externally. The role of a committee is to inform and enhance, not replace the role or responsibilities of Council and individual Councillors.

As at 30 June 2026, Latrobe City Council had 36 committees on which Councillors were appointed.

These are as follows:

- Community Asset Committees (11)
- Statutory Committees (1)
- Advisory Committees and Project Reference Groups (22)
- Planning Committees (1)
- Delegated Committees (1)

Councillors or Officers also represent Latrobe City Council on 14 external committees and associations.

Information Management

Council delegations

Many of the elected Council's powers under the *Local Government Act 1989*, the *Local Government Act 2020* or any other legislation may be delegated by an instrument of delegation to a Delegated Committee of Council, to the Chief Executive Officer or to an individual Council Officer. Council generally delegates powers, duties and functions to the Chief Executive Officer who is empowered to further delegate some or all of those powers to other officers and to Community Asset Committees. There is also a limited range of powers, duties and functions delegated directly by Council to other officers. Delegation is a vital element in assisting Council administration to function effectively and efficiently.

Delegation facilitates the achievement of good governance for the community by empowering appropriate members of staff or committees to make decisions on behalf of Council. When enacting on a delegated power, the staff member or committee is acting on behalf of Council.

Council's delegation documents only permit certain officers to make decisions of a financial nature, and the limit of their authority is carefully specified to ensure prudent financial management. Decisions under delegations are sometimes restricted by limitations imposed by Council or the Chief Executive Officer, including numerous requirements to report back on the decisions that have been made under that delegation. Decisions made under a delegation must always adhere to existing Council policy or directions.

Council delegations are reviewed and updated using the Maddocks Authorisation and Delegation service.

Freedom of information

Where documents are not available for public inspection or on Latrobe City Council's website, access may be sought under the Victorian Freedom of *Information Act 1982 (FOI Act)*. The *FOI Act* gives the public a right to seek access to documents held by Latrobe City Council. This general right of access is subject to exceptions and exemptions prescribed under the *FOI Act*, which protect public interests and the private and business affairs of individuals and organisations about whom Council holds information.

Local governments are required to publish information about the documents they hold, particularly documents that affect members of the public in their dealings with Council. This includes a non-exhaustive list of the types of documents held by Council and information about how members of the public may access them.

Individuals also have a legally enforceable right to access their personal records and request correction of any inaccuracies, subject to some exceptions.

Appeals against a decision not to provide access to information, or not to amend a personal record, can be made to the Office of the Victorian Information Commissioner.

Latrobe City Council received 53 applications to access information under the *FOI Act* during the 2025/2026 financial year. Freedom of Information requests must be made in writing and accompanied by an application fee.

Requests for access to information should be addressed to:

Freedom of Information Officer
Latrobe City Council
PO Box 264
MORWELL VIC 3840

In accordance with the *FOI Act,* Latrobe City Council must make a decision on a valid application within 30 days. Of the 53 applications received, 15 were deemed valid within the 2025/2026 financial year and were processed within the statutory timeframe. A further 15 applications were withdrawn by the applicant or did not proceed due to unpaid application fees, unclarified request scope, or no response from the applicant. Nineteen applications were processed outside the *FOI Act*, and four applications remain in progress.

Information privacy

Public interest disclosures

There were no Public Interest Disclosures requiring notification to IBAC in 2025/26.

Fraud and corruption

There is a "zero tolerance" approach to fraud and corruption at Latrobe City Council. Council is committed to the elimination of all forms of fraud and corruption and to creating an ethical environment and culture that discourages and prevents fraud and corruption.

To achieve this, Latrobe City Council has a Fraud and Corruption Control framework in place. The framework is comprised of the Fraud and Corruption Control Policy, Fraud and Corruption Control Plan, and Fraud and Corruption Control Action Plan, and sets out fraud education, prevention, detection, response, reporting and monitoring requirements. This includes reporting options for staff, contractors and the community to report suspected fraudulent or corrupt activity of Council staff, contractors or Councillors. The framework was reviewed and adopted in early 2024, and confirmed it remains appropriate, effective and aligned with Australian Standard AS8001:2021 Fraud and Corruption Control. The review involved endorsement by the Audit and Risk Committee, prior to Council's adoption of the Policy and Chief Executive Officer approval of the Plan. The Fraud and Corruption Control Policy is available on Council's website.

Regular reporting is provided to the Executive Team and the Audit and Risk Committee on fraud and corruption reports and delivery of the action plan, to enable monitoring of the control environment.

Documents for public inspection

Under legislation, certain information held within Latrobe City Council is available for viewing by the public during normal office hours or by prior arrangement at Latrobe City Council's Corporate Headquarters, 141 Commercial Road, Morwell.

In accordance with section 57 of the *Local Government Act 2020* and Council's adopted Public Transparency Policy, inspection of these documents can be arranged by phoning Latrobe City Council on 1300 367 700.

- Details of overseas or interstate travel taken in an official capacity by Councillors or Council officers in the previous 12 months.
- Agendas and minutes for Scheduled and Unscheduled Council Meetings except where such minutes relate to parts of meetings which have been closed to members of the public under section 66 of the *Local Government Act 2020* or section 89 of the *Local Government Act 1989*.
- Minutes of Delegated and Community Asset Committees established under sections 63 and 65 of the *Local Government Act 2020* and held in the previous 12 months, except if the minutes relate to parts of meetings which have been closed to members of the public under section 66 of the *Local Government Act 2020.*
- A register of delegations made pursuant to the *Local Government Act 2020* and any other acts or regulations.
- Register maintained under section 313 of the *Local Government Act 2020* of authorised officers appointed under that section.
- A list of donations and grants made by Latrobe City Council during the financial year. Council also publishes grant information in its Annual Report each financial year.

Other information available to the public

- Governance Rules
- Council Support and Expenses Policy
- Model Councillor Code of Conduct
- Summary of Personal Interest Returns
- Local Laws 1, 2 and 3
- Council Plan
- Strategic Resource Plan
- Annual Budget
- Annual Report including the Auditor's Report
- All adopted Council policies

A number of these documents are also available on Latrobe City Council's website.

A full list of information that can be made available to the public on request is detailed in Council's Public Transparency Policy.

Contracts

Contracts entered into above the threshold where a public process did not occur: Nil

Contracts entered into above the threshold where a public process occurred:

- Maryvale Rec Reserve, Morwell - Pavilion Upgrade
- Morwell Depot Amenities Extension
- Landfill Monitoring and Reporting
- Provision of Servicing & Maintenance for Plant & Equipment (panel of 10)
- Ted Summerton Reserve Redevelopment - Construction Works
- Ted Summerton Reserve Redevelopment - Oval Construction Works
- Landslip remediation works at Summerfield Track and Traralgon Creek Road - Project 1
- Landslip remediation works at Summerfield Track and Traralgon Creek Road - Project 2
- Landslip remediation works at Summerfield Track and Traralgon Creek Road - Project 3
- Reconstruction of Loch Park Road, Traralgon - Stage 2
- Footpath Replacement Program (panel of 3)
- Anderson Road Culvert Replacement - Design and Construct
- Morwell Tennis Complex Footbridge Replacement - Design and Construct
- Provision of Line Marking and Surface Retexturing Services
- Provision of Labour Hire Services (panel of 3)
- Design & Construct LED Sports Lighting at Toners Lane Reserve, Morwell
- Provision of Planning Services (panel of 13)
- Construction of Public Toilet at Georgina Place, Churchill
- Provision of Transfer Station Operations and Management
- Design and Construct of Netball Court, Traralgon Recreation Reserve
- Construction of Netball Court Lighting at Agnes Brereton Reserve, Traralgon
- Foyer Refurbishment & Accessibility Works - GRISS, Traralgon
- Reconstruction of Butters Street, Morwell
- Reconstruction of Bank Street, Traralgon
- Construction of Cricket Training Nets at Ted Summerton Reserve, Moe
- Burrage Reserve Soccer Pavilion Refurbishment
- Commercial Road Multi-Level Car Park
- Supply, Delivery, and Placement of Asphalt Products (panel of 2)
- Tyers Preschool Renewal
- Management and Operation of GRAC
- Kerb and Channel Replacement Program (panel of 3)

Development contributions plan

Section 46QD of the *Planning and Environment Act 1987* require Councils to provide a report on development contributions.

Total DCP levies received in 2025/26 financial year

DCP name and year approved	Levies received in 2025/26 financial year ($)
Lake Narracan DCP - 2015	$29,780.00
Total	**$29,780.00**

DCP land, works, services or facilities accepted as works-in-kind in 2025/26 financial year

DCP name and year approved	Project ID	Project description	Item purpose	Project value ($)
Lake Narracan DCP - 2015				-
Total				**-**

Total DCP contributions received and expended to date (for DCPs approved after 1 June 2016)

DCP name and year approved	Total levies received ($)	Total levies expended ($)	Total works-in-kind accepted ($)	Total DCP contributions received (levies and works-in-kind) ($)
Lake Narracan DCP - 2015	N/A	N/A	N/A	N/A
Total	**$0.00**	**$0.00**	**$0.00**	**$0.00**

Land, works, services or facilities delivered in 2025/26 financial year from DCP levies collected

Project description	Project ID	DCP name and year approved	DCP fund expended ($)	Works-in-kind accepted ($)	Council's contribution ($)	Other contributions ($)	Total project expenditure ($)	Percentage of item delivered
N/A	N/A	Lake Narracan DCP - 2015	N/A	N/A	N/A	N/A	N/A	N/A
Total			**$0.00**	**$0.00**	**$0.00**	**$0.00**	**$0.00**	

Council membership as at 30 June 2026

Committees	Cr David Barnes	Cr Joanne Campbell	Cr Sharon Gibson	Cr Dale Harriman	Cr Darren Howe	Cr Tracie Lund	Cr Steph Morgan	Cr Leanne Potter	Cr Adele Pugsley
Delegated Committee									
Road, Facility and Place Name Delegated Committee		●	●	●			●		
Community Asset Committees									
Baillie Reserve Tyers Community Asset Committee					●				
Callignee and Traralgon South Sporting Facilities Community Asset Committee		●							
Crinigan Bushland Reserve Community Asset Committee							●		
Edward Hunter Heritage Bush Reserve Community Asset Committee			●						●
George Bates Reserve Community Asset Committee							●	○	
Latrobe Regional Airport Advisory Committee	○				●				
Mathison Park Community Asset Committee							○	●	
Morwell Centenary Rose Garden Community Asset Committee						○	●		
Ollerton Avenue Bushland Reserve Community Asset Committee			●						●
Traralgon Railway Reservoir Conservation Reserve Community Asset Committee		●		●					
Yallourn North Community Housing Community Asset Committee							●		
Statutory Committees									
Audit and Risk Committee		●	○					●	
Planning Committee									
Municipal Emergency Management Planning Committee			CR			CR		CR	CR
External Committees and Associations									
Alliance of Councils for Rail Freight Development							●		●
Australian Local Government Association (ALGA) National General Assembly				●					
Gippstown Reserve Committee of Management Inc. (by invitation)			●		●				●
Hazelwood Rehab Project - Environment Review Committee							●		
Latrobe City Trust			T ▲	T				T	
Latrobe Valley Mine Rehabilitation Advisory Committee							●	○	
Moe Yallourn Rail Trail Committee of Management			●						●
Municipal Association of Victoria (MAV) Representative		○ LCC	LCC						
National Timber Councils Association	○			●					

● Member
○ Alternate
▲ Chair
T Trustee
CR Community representative
LCC LCC representative

Committees	Cr David Barnes	Cr Joanne Campbell	Cr Sharon Gibson	Cr Dale Harriman	Cr Darren Howe	Cr Tracie Lund	Cr Steph Morgan	Cr Leanne Potter	Cr Adele Pugsley
One Gippsland			●						
Regional Cities Victoria			●						
Roadsafe Gippsland Community Road Safety Council					●		●		
South East Australian Transport Strategy (SEATS)									●
Victorian Farmers Federation Latrobe Working Group									
Advisory Committees									
Australia Day Advisory Committee				●					●
Centre for Australian Automotive Futures Committee			●	○	●				●
Chief Executive Officer Employment Matters Committee			●	●	●		●		
Early Years Reference Committee					●		○	●	
Economic Development Advisory Committee			●	●					
Gaskin Park Pavillion Project Reference Group							●	▲	
Gippsland Regional Indoor Sports Stadium 2023 Upgrades – Project Reference Group		▲			●				
Gippsland Sports and Entertainment Park Redevelopment Project							▲		
Hyland Highway Municipal Landfill Consultative Committee		●		●					
Lake Narracan Advisory Committee			●						●
Latrobe City Community Safety Advisory Committee		○	●		●				
Latrobe City Council Rail Freight Working Group									
Latrobe City International Relations Committee									
Latrobe Regional Gallery Advisory Committee							●	●	○
Latrobe Tourism and Major Events Advisory Committee		●	●	○	●		●		
Moe Southside Community Precinct Advisory Committee			●						●
Regional Car Park Fund Multi-Level Car Park Project Reference Group (2 Kay Street, Traralgon)				●	●				
Sporting Hall of Fame Committee	●			●					
Ted Summerton Reserve 2023 Upgrades – Project Reference Group			▲						●
Traralgon Flood Recovery Project Stage 1 - Project Reference Group				●	●			●	
Traralgon Recreation Reserve and Showgrounds Advisory Committee		●		●					
Victory Park Precinct Advisory Committee		●		●					

Local Government Performance Reporting Framework

Governance and management checklist

The checklist provides an indication of Council's governance frameworks including community engagement, planning, monitoring and decision-making.

Checklist item	Definitions	Yes/No	Assessment
Community engagement policy	A community engagement policy adopted in accordance with section 55 of the Local Government Act 2020.	Yes	Adopted in accordance with section 55 of the Act. Date of adoption: 30 June 2025
Community engagement guidelines	Community engagement guidelines developed to give effect to the community engagement policy.	Yes	Current guidelines in operation. Date commenced: 30 June 2025
Procurement policy	A procurement policy adopted in accordance with section 108 of the Local Government Act 2020.	Yes	Adopted in accordance with section 108 of the Act. Date of adoption: 24 February 2025
Financial Plan	A Financial Plan adopted in accordance with section 91 of the Local Government Act 2020.	Yes	Adopted in accordance with section 91 of the Act. Date of adoption: 27 October 2025
Asset Plan	An Asset Plan adopted in accordance with section 92 of the Local Government Act 2020.	Yes	Adopted in accordance with section 92 of the Act. Date of adoption: 27 October 2025
Revenue and Rating Plan	A Revenue and Rating Plan adopted in accordance with section 93 of the Local Government Act 2020.	Yes	Adopted in accordance with section 93 of the Act. Date of adoption: 30 June 2023
Annual Budget	An annual budget adopted in accordance with section 94 of the Local Government Act 2020.	Yes	Budget adopted in accordance with section 94 of the act. Date of adoption: 29 June 2026
Council Plan Report	A report outlining progress in implementation of the Council Plan, provided at least every six months.	Yes	Current Report. Date of report: Quarterly Performance Report- includes Council Plan Action progress reporting Both reports are provided for September, December, March and June every year.
Performance Reporting Framework	A framework for monitoring and reporting Council performance, including financial and non-financial indicators.	Yes	Current framework in operation. Date of adoption: 01 December 2016
Risk Management Framework	A framework for identifying, assessing, managing and monitoring strategic and operational risks.	Yes	Current framework in operation. Date of commencement: 07 March 2024
Risk Policy	A policy which outlines Council's approach to risk management and risk governance.	Yes	Current policy in operation. Date of adoption: 08 April 2024
Business Continuity Plan	Plan setting out the actions that will be undertaken to recover and restore business.	Yes	Current plan in operation. Date of commencement: 01 August 2023.

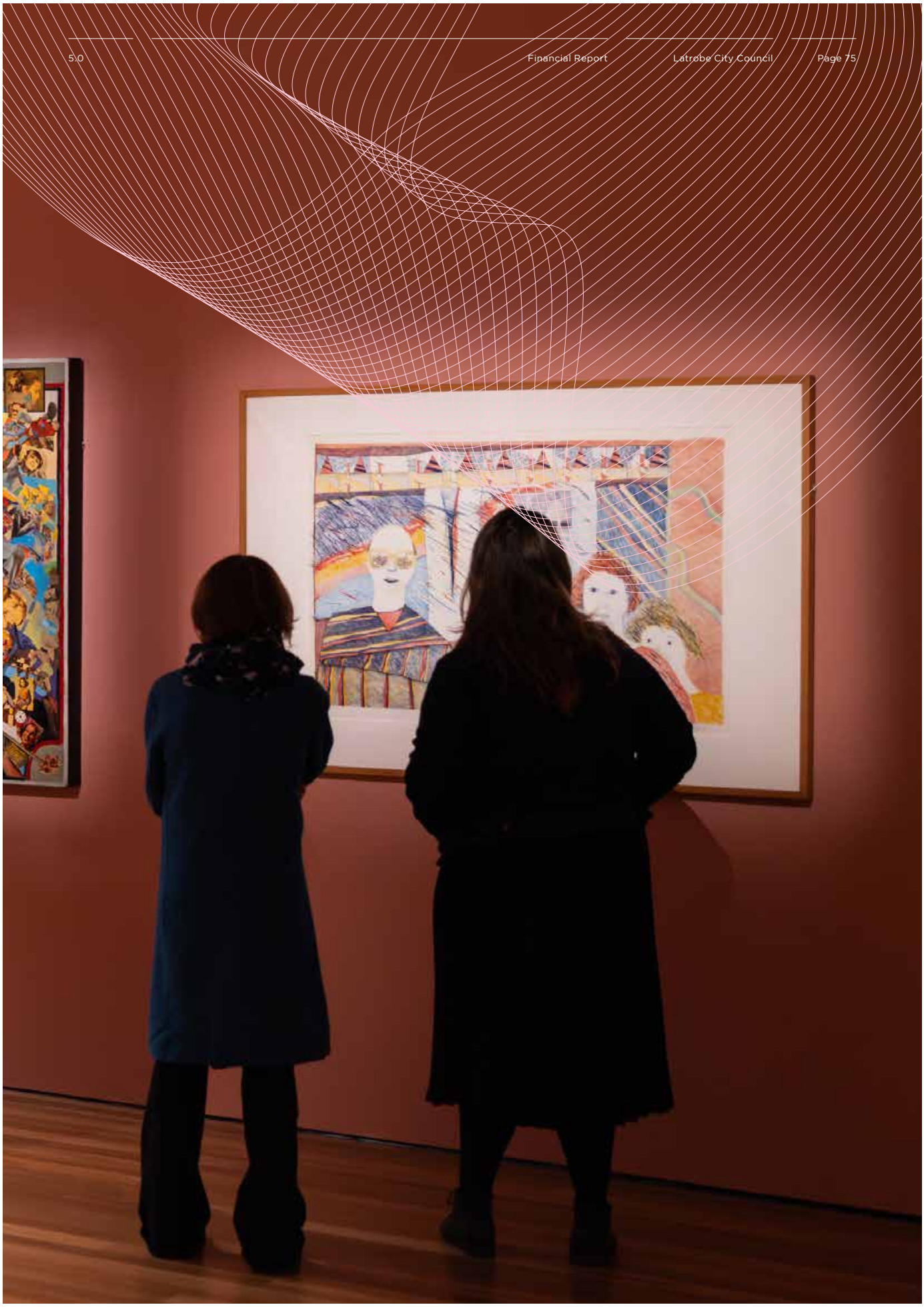
Checklist item	Definitions	Yes/No	Assessment
Disaster Recovery Plan	A plan to restore information technology systems, data and infrastructure following a disruption or disaster.	Yes	Current plan in operation. Date of commencement: 01 August 2023
Fraud Policy	A policy for the prevention, detection, reporting and management of fraud and corruption risks.	Yes	Current policy in operation. Date of adoption: 08 April 2024
Complaint Policy	A complaints policy developed in accordance with section 107 of the Local Government Act 2020.	Yes	Policy developed in accordance with section 107 of the Act. Date of adoption: 05 August 2024
Internal Audit	An independent assurance function that evaluates and improves the effectiveness of governance, risk management and internal controls.	Yes	Internal auditor engaged. Date of engagement: The Audit and Risk Committee endorsed the Internal Audit Program for 2025/26 on 10 June 2025. Internal Audit Charter adopted 28 April 2025
Audit and Risk Committee	An Audit and Risk Committee established in accordance with section 53 of the Local Government Act 2020.	Yes	Established in accordance with section 55 of the Act. Date of commencement: 01 March 2025
Workforce Plan	A Workforce Plan developed in accordance with section 46 of the Local Government Act 2020.	Yes	Plan developed in accordance with section 46 of the Act. Date of commencement: 22 December 2021
Municipal Emergency Management Planning	Participation in municipal emergency management planning through the Municipal Emergency Management Planning Committee (MEMPC).	Yes	A delegated Council Officer chairs the committee and two Councillors are members of the community. The multi-agency committee the Councillors are considered "community members" for the purpose of the MEMPC membership. Dates of the attended meetings were: • 03 September 2025 • 03 December 2025 • 12 March 2026 • 17 June 2026
Payment of Rates and Charges Hardship Policy	A policy that provides assistance to ratepayers experiencing financial hardship in paying rates and charges.	Yes	Current policy in operation. Date of adoption: 07 October 2020
Quarterly budget reports	Quarterly reports to Council under section 97 of the Act, comparing actual and budgeted results and an explanation of any material variations.	Yes	Statements presented to Council in accordance with section 138(1) of the Act. Finance Report presented to Council as follows: • Quarter 1- 24 November 2025 • Quarter 2- 23 February 2026 • Quarter 3- 25 May 2026 • Quarter 4 included in the Annual Report scheduled for presentation in October 2026

Checklist item	Definitions	Yes/No	Assessment
Risk reporting	Six-monthly reports of strategic risks to Council's operations, their likelihood and consequences of occurring and risk minimisation strategies.	Yes	Risk reports are provided to Audit and Risk Committee and Executive Risk Management Committee (ERMC) on a quarterly basis. Audit and Risk Committee (ARC) • 16 September 2026 • 09 December 2026 • 11 March 2026 • 10 June 2026 Executive Risk Management Committee (ERMC): • 24 July 2025 • 30 October 2025 • 12 February 2026 • 07 May 2026
Performance reporting	Six-monthly reports of indicators measuring the results against financial and non-financial performance, including performance indicators referred to in section 98 of the Act.	Yes	Quarterly Performance Report- includes Council Plan Action progress reporting Both reports are provided for September, December, March and June every year.
Annual report	Annual report under sections 98 and 99 of the Act containing a report of operations and audited financial and performance statements.	Yes	Annual report presented at a meeting of Council in accordance with section 100 of the Act. Date of presentation: 27 October 2025
Councillor Code of Conduct	Code setting out the standards of conduct to be followed by councillors and other matters.	Yes	Code of conduct reviewed and adopted in accordance with section 139 of the Act. Date reviewed and adopted: 21 October 2024
Delegations	Documents setting out the powers, duties and functions of Council and the Chief Executive Officer that have been delegated to members of staff.	Yes	Delegations reviewed in accordance with section 11(7) of the Act. and a register kept in accordance with sections 11(8) and 47(7) of the Act. • S5 Delegations - 25 February 2025 • S6 Delegations - 11 May 2026 • S7 Delegations - 01 June 2026 • S13 Delegations - 07 May 2026 • S14 Delegations - 07 May 2026 • S16 Delegations - 07 May 2026
Meeting procedures	Governance rules governing the conduct of meetings of Council and delegated committees.	Yes	Governance rules adopted in accordance with section 60 of the Act. Date rules adopted: 26 May 2025



05
Financial Report





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Certification of the Financial Statements

In my opinion the accompanying financial statements have been prepared in accordance with the *Local Government Act 2020*, the *Local Government (Planning and Reporting) Regulations 2020*, Australian Accounting Standards and other mandatory professional reporting requirements.

Matthew Rogers CPA
Principal Accounting Officer
Dated: 05/10/2026
Morwell

In our opinion the accompanying financial statements present fairly the financial transactions of Latrobe City Council for the year ended 30 June 2026 and the financial position of the Council as at the date.

As at the date of signing, we are not aware of any circumstances which would render any particulars in the financial statements to be misleading or inaccurate.

We have been authorised by the Council and by the *Local Government (Planning and Reporting) Regulations 2020* to certify the financial statements in their final form.

Cr Joanne Campbell
Councillor
Dated: 05/10/2026
Morwell

Cr Leanne Potter
Councillor
Dated: 05/10/2026
Morwell

Steven Piasente
Chief Executive Officer
Dated: 05/10/2026
Morwell

Auditor-General's Report on Financial Report

Independent Auditor's Report

To the Councillors of Latrobe City Council

Opinion	I have audited the financial report of Latrobe City Council (the council) which comprises the: • balance sheet as at 30 June 2026 • comprehensive income statement for the year then ended • statement of changes in equity for the year then ended • statement of cash flows for the year then ended • statement of capital works for the year then ended • notes to the financial statements, including material accounting policy information • certification of the financial statements. In my opinion the financial report presents fairly, in all material respects, the financial position of the council as at 30 June 2026 and their financial performance and cash flows for the year then ended in accordance with the financial reporting requirements of Part 4 of the *Local Government Act 2020*, the Local Government (Planning and Reporting) Regulations 2020 and applicable Australian Accounting Standards.
Basis for Opinion	I have conducted my audit in accordance with the *Audit Act 1994* which incorporates the Australian Auditing Standards. I further describe my responsibilities under that Act and those standards in the *Auditor's Responsibilities for the Audit of the Financial Report* section of my report. My independence is established by the *Constitution Act 1975*. My staff and I are independent of the council in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to my audit of the financial report in Victoria. My staff and I have also fulfilled our other ethical responsibilities in accordance with the Code. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.
Councillors' responsibilities for the financial report	The Councillors are responsible for the preparation and fair presentation of the financial report in accordance with Australian Accounting Standards, the *Local Government Act 2020* and the Local Government (Planning and Reporting) Regulations 2020, and for such internal control as the Councillors determine is necessary to enable the preparation and fair presentation of a financial report that is free from material misstatement, whether due to fraud or error. In preparing the financial report, the Councillors are responsible for assessing the council's ability to continue as a going concern, disclosing, as applicable, matters related to going concern and using the going concern basis of accounting unless it is inappropriate to do so.

Auditor-General's Report on Financial Report

Auditor's responsibilities for the audit of the financial report	As required by the *Audit Act 1994*, my responsibility is to express an opinion on the financial report based on the audit. My objectives for the audit are to obtain reasonable assurance about whether the financial report as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Auditing Standards will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the economic decisions of users taken on the basis of this financial report. As part of an audit in accordance with the Australian Auditing Standards, I exercise professional judgement and maintain professional scepticism throughout the audit. I also: • identify and assess the risks of material misstatement of the financial report, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. • obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the council's internal control • evaluate the appropriateness of accounting policies used and the reasonableness of accounting estimates and related disclosures made by the Councillors • conclude on the appropriateness of the Councillors' use of the going concern basis of accounting and, based on the audit evidence obtained, whether a material uncertainty exists related to events or conditions that may cast significant doubt on the council's ability to continue as a going concern. If I conclude that a material uncertainty exists, I am required to draw attention in my auditor's report to the related disclosures in the financial report or, if such disclosures are inadequate, to modify my opinion. My conclusions are based on the audit evidence obtained up to the date of my auditor's report. However, future events or conditions may cause the council to cease to continue as a going concern. • evaluate the overall presentation, structure and content of the financial report, including the disclosures, and whether the financial report represents the underlying transactions and events in a manner that achieves fair presentation. I communicate with the Councillors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.



MELBOURNE
8 October 2026

Travis Derricott
as delegate for the Auditor-General of Victoria

Comprehensive Income Statement

FOR THE YEAR ENDED 30 JUNE 2026

	Note	2026 $'000	2025 $'000
Income/revenue			
Rates and charges	3.1	**99,900**	95,417
Statutory fees and fines		**3,623**	3,136
User fees	3.2	**13,626**	13,059
Grants - operating	3.3	**39,998**	44,182
Grants - capital	3.3	**44,022**	20,337
Contributions - monetary	3.4	**1,340**	2,104
Contributions - non monetary	3.4	**11,695**	27,273
Other income	3.5	**10,849**	10,897
Total income / revenue		**225,053**	**216,405**
Expenses			
Employee costs	4.1	**(67,522)**	(65,648)
Materials and services	4.2	**(54,340)**	(55,244)
Depreciation	4.3	**(40,031)**	(35,885)
Amortisation - intangible assets		**(693)**	(944)
Depreciation - right of use assets		**(156)**	(145)
Allowance for impairment losses		**(5)**	(36)
Borrowing costs		**(319)**	(363)
Finance costs - leases		**(43)**	(46)
Net loss on disposal of property, infrastructure, plant and equipment	4.4	**(13,011)**	(5,383)
Other expenses	4.5	**(7,199)**	(15,311)
Total expenses		**(183,319)**	**(179,005)**
Surplus/ (deficit) for the year		**41,734**	**37,400**
Other comprehensive income			
Items that will not be reclassified to surplus or deficit in future periods			
Net asset revaluation gain/(loss)	6.1	**194,236**	170,666
Total other comprehensive result		**194,236**	**170,666**
Total comprehensive result		**235,970**	**208,066**

The above comprehensive income statement should be read in conjunction with the accompanying notes.

Balance Sheet

AS AT 30 JUNE 2026

	Note	2026 $'000	2025 $'000
Assets			
Current assets			
Cash and cash equivalents	5.1	16,380	19,256
Trade and other receivables	5.1	11,714	6,091
Other financial assets	5.1	130,000	120,000
Accrued income*		1,265	1,401
Contract assets		4,026	5,008
Non-current assets held for sale		-	2,258
Total current assets		163,385	154,014
Non-current assets			
Other financial assets	5.1	2	2
Property, infrastructure, plant and equipment	6.1	1,911,336	1,694,802
Right-of-use assets		970	1,022
Intangible assets		2,155	447
Total non-current assets		1,914,463	1,696,273
Total assets		2,077,848	1,850,287
Liabilities			
Current liabilities			
Trade and other payables	5.2	13,034	12,773
Trust funds and deposits	5.2	7,731	7,959
Contract and other liabilities	5.2	29,934	37,378
Provisions	5.4	13,627	14,279
Interest-bearing liabilities	5.3	2,532	5,626
Lease liabilities		160	133
Total current liabilities		67,018	78,148
Non-current liabilities			
Provisions	5.4	21,165	18,343
Interest-bearing liabilities	5.3	9,113	9,145
Lease liabilities		900	969
Total non-current liabilities		31,178	28,457
Total liabilities		98,196	106,605
Net assets		1,979,652	1,743,682
Equity			
Accumulated surplus		961,202	919,320
Reserves	9.1	1,018,450	824,362
Total equity		1,979,652	1,743,682

* Accrued income was classified as contract assets in the 2025 comparative period

The above balance sheet should be read in conjunction with the accompanying notes. The above balance sheet should be read in conjunction with the accompanying notes.

Statement of Changes in Equity

FOR THE YEAR ENDED 30 JUNE 2026

	Note	Total $'000	Accumulated surplus $'000	Revaluation reserve $'000	Other reserves $'000
2026					
Balance at beginning of the financial year		**1,743,682**	**919,320**	**815,336**	**9,026**
Surplus for the year		41,734	41,734	-	-
Net asset revaluation gain/(loss)	6.1	194,236	-	194,236	
Transfers to other reserves	9.1	-	(1,000)	-	1,000
Transfers from other reserves	9.1	-	1,148	-	(1,148)
Balance at end of the financial year		**1,979,652**	**961,202**	**1,009,572**	**8,878**
2025					
Balance at beginning of the financial year		**1,535,616**	**882,908**	**644,670**	**8,038**
Surplus for the year		37,400	37,400	-	
Net asset revaluation gain/(loss)	6.1	170,666	-	170,666	
Transfers to other reserves	9.1	-	(1,672)	-	1,672
Transfers from other reserves	9.1	-	684	-	(684)
Restated balance at end of the financial year		**1,743,682**	**919,320**	**815,336**	**9,026**

The above statement of changes in equity should be read in conjunction with the accompanying notes.

Statement of Cash Flows

FOR THE YEAR ENDED 30 JUNE 2026

	Note	2026 $'000	2025 $'000
Cash flows from operating activities			
Rates and charges		99,362	93,544
Statutory fees and fines		3,621	3,144
User fees		14,648	13,502
Grants - operating		41,857	55,777
Grants - capital		34,570	35,603
Contributions - monetary		1,606	1,887
Interest received		6,542	6,280
Trust funds and deposits taken		21,228	16,600
Other receipts		3,588	5,706
Net GST refund/ (payment)		1,463	3,594
Employee costs		(67,826)	(65,939)
Materials and services		(58,306)	(65,974)
Short-term, low value and variable lease payments		(197)	(180)
Trust funds and deposits repaid		(21,457)	(14,949)
Other payments		(6,564)	(5,135)
Net cash provided by operating activities	9.2	74,135	83,460
Cash flows from investing activities			
Payments for property, infrastructure, plant and equipment		(67,679)	(42,918)
Proceeds from sale of property, infrastructure, plant and equipment		4,304	1,129
Payments for investments		(175,000)	(162,728)
Proceeds from sale of investments		165,000	137,728
Payments of loans and advances		1	3
Net cash used in investing activities		(73,374)	(66,786)
Cash flows from financing activities			
Finance costs		(321)	(362)
Proceeds from borrowings		2,500	-
Repayment of borrowings		(5,626)	(2,217)
Interest paid - lease liability		(43)	(46)
Repayment of lease liabilities		(147)	(132)
Net cash used in financing activities		(3,637)	(2,757)
Net increase/ (decrease) in cash and cash equivalents		(2,876)	13,917
Cash and cash equivalents at the beginning of the financial year		19,256	5,339
Cash and cash equivalents at the end of the financial year		16,380	19,256

The above statement of cash flows should be read in conjunction with the accompanying notes.

Statement of Capital Works

FOR THE YEAR ENDED 30 JUNE 2026

	Note	2026 $'000	2025 $'000
Property			
Buildings		34,352	18,860
Total buildings		34,352	18,860
Total property		34,352	18,860
Plant and equipment			
Plant, machinery and equipment		2,409	3,705
Fixtures, fittings and furniture		36	46
Computers and telecommunications		751	712
Art collection		10	14
Total plant and equipment		3,206	4,477
Infrastructure			
Roads		12,917	11,667
Bridges		1,355	216
Footpaths and cycleways		739	1,628
Drainage		1,857	1,197
Recreational, leisure and community facilities		10,983	1,965
Waste management		1,300	1,926
Parks, open space and streetscapes		1,237	1,398
Off street car parks		485	252
Other infrastructure		39	2,332
Total infrastructure		30,912	22,581
Total capital works expenditure		68,470	45,918
Represented by:			
New asset expenditure		30,805	12,267
Asset renewal expenditure		24,639	23,145
Asset upgrade expenditure		13,026	10,506
Total capital works expenditure	2.1.2	68,470	45,918

The above Statement of Capital Works should be read in conjunction with the accompanying notes.

Notes to the Financial Statement

Note 1: Overview

The Latrobe City Council was established by an Order of the Governor in Council on 2 December 1994 and is a body corporate. The Council's main office is located at 141 Commercial Road Morwell 3840.

Statement of compliance

These financial statements are a general purpose financial report that consists of a Comprehensive Income Statement, Balance Sheet, Statement of Changes in Equity, Statement of Cash Flows, Statement of Capital Works and Notes accompanying these financial statements. The general purpose financial report complies with Australian Accounting Standards (AAS), other authoritative pronouncements of the Australian Accounting Standards Board (AASB), the *Local Government Act 2020* and the *Local Government (Planning and Reporting) Regulations 2020.*

The Council is a not-for-profit entity and therefore applies the additional AUS paragraphs applicable to a not-for-profit entity under the Australian Accounting Standards.

Accounting policy information

Basis of accounting

Accounting policies are selected and applied in a manner which ensures that the resulting financial information satisfies the concepts of relevance and reliability, thereby ensuring that the substance of the underlying transactions or other events is reported. Specific accounting policies applied are disclosed in sections where the related balance or financial statement matter is disclosed.

The accrual basis of accounting has been used in the preparation of these financial statements, except for the cash flow information, whereby assets, liabilities, equity, income and expenses are recognised in the reporting period to which they relate, regardless of when cash is received or paid.

The financial statements are based on the historical cost convention unless a different measurement basis is specifically disclosed in the notes to the financial statements.

Judgements, estimates and assumptions are required to be made about the carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and associated judgements are based on professional judgement derived from historical experience and various other factors that are believed to be reasonable under the circumstances. Actual results may differ from these estimates.

The financial statements have been prepared on a going concern basis. The financial statements are in Australian dollars. The amounts presented in the financial statements have been rounded to the nearest thousand dollars unless otherwise specified. Minor discrepancies in tables between totals and the sum of components are due to rounding.

Revisions to accounting estimates are recognised in the period in which the estimate is revised and also in future periods that are affected by the revision. Judgements and assumptions made by management in the application of AAS's that have significant effects on the financial statements and estimates relate to:

- The fair value of land, buildings, infrastructure, plant and equipment (refer to Note 6.1)
- The determination of depreciation for buildings, infrastructure, plant and equipment (refer to note 6.1)
- The determination of employee provisions (refer to note 5.4)
- The determination of landfill provisions (refer to note 5.4)
- The determination of whether performance obligations are sufficiently specific so as to determine whether an arrangement is within the scope of AASB 15 Revenue from Contracts wtih Customers or AASB 1058 Income of Not-for-Profit Entities (refer to Note 3.3)
- The determination, in accordance with AASB 16 Leases, of the lease term, the estimation of the discount rate when not implicit in the lease and whether an arrangement is substance shot-term or low value
- Other areas requiring judgements

Unless otherwise stated, all accounting policies are consistent with those applied in the prior year. Where appropriate, comparative figures have been amended to accord with current presentation and disclosure has been made of any material changes to comparatives.

Statutory fees and fines

Statutory fees and fines (including parking fees and fines) are recognised as income when the service has been provided, the payment is received, or when the penalty has been applied, whichever first occurs.

Contract assets

Contract assets are recognised when Council has transferred goods or services to the customer but where Council is yet to establish an unconditional right to consideration.

Intangible assets

Intangible assets with finite lives are amortised as an expense on a systematic basis over the asset's useful life. Amortisation is generally calculated on a straight line basis, at a rate that allocates the asset value, less any estimated residual value over its estimated useful life. Estimates of the remaining useful lives and amortisation method are reviewed at least annually, and adjustments made where appropriate.

Right of use assets and lease

At inception of a contract, all entities would assess whether a contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. To identify whether a contract conveys the right to control the use of an identified asset, it is necessary to assess whether:

- The contract involves the use of an identified asset;
- The customer has the right to obtain substantially all of the economic benefits from use of the asset throughout the period of use; and
- The customer has the right to direct the use of the asset.

This policy is applied to contracts entered into, or changed, on or after 1 July 2019.

As a lessee, Council recognises a right-of-use asset and a lease liability at the lease commencement date. The right-of-use asset is initially measured at cost which comprises the initial amount of the lease liability adjusted for:

- any lease payments made at or before the commencement date less any lease incentives received; plus
- any initial direct costs incurred; and
- an estimate of costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located.

The right-of-use asset is subsequently depreciated using the straight-line method from the commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term. The estimated useful lives of right-of-use assets are determined on the same basis as those of property, plant and equipment. In addition, the right-of-use asset is periodically reduced by impairment losses, if any, and adjusted for certain measurements of the lease liability.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, an appropriate incremental borrowing rate. Generally, Council uses an appropriate incremental borrowing rate as the discount rate.

Lease payments included in the measurement of the lease liability comprise the following:

- Fixed payments
- Variable lease payments that depend on an index or a rate, initially measured using the index or rate as at the commencement date;
- Amounts expected to be payable under a residual value guarantee; and
- The exercise price under a purchase option that Council is reasonably certain to exercise, lease payments in an optional renewal period if Council is reasonably certain to exercise an extension option, and penalties for early termination of a lease unless Council is reasonably certain not to terminate early.

When the lease liability is remeasured in this way, a corresponding adjustment is made to the carrying amount of the right-of-use asset, or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.

Under AASB 16 Leases, Council as a not-for-profit entity has elected not to measure right-of-use assets at initial recognition at fair value in respect of leases that have significantly below-market terms.

Short-term and low value leases

Council has elected not to recognise right-of-use assets and lease liabilities for short-term leases of machinery that have a lease term of 12 months or less and leases of low-value assets (individual assets worth less than exisiting capitalisation thresholds for a like asset up to a maximum of $10,000), including IT equipment. Council recognises the lease payments associated with these leases as an expense on a straight-line basis over the lease term.

Goods and Services Tax (GST)

Income and expenses are recognised net of the amount of associated GST. Receivables and payables are stated inclusive of the amount of GST receivable or payable. The net amount of GST recoverable from, or payable to, the taxation authority is included with other receivables or payables in the balance sheet.

1.2 Impact of emergencies and natural disasters

During 2025-26 costs of landslip reconstruction from prior years flood and storm events impacted Council's operations. Council has noted the following impacts on its financial operations:

- Additional costs – $1,364K was incurred on landslip reconstruction. These cost will be put forward as claims to the Disaster Recovery Funding Arrangements in the 26/27 year.

1.3 Impacts of other external events

Council has considered ongoing external events that have contributed to volatility in international markets, disrupted global supply chains and increased inflationary pressure, including the risk that they may cause significant changes in the carrying values of assets and liabilities in the next financial year, and has concluded that there is no material impact on the 2025-26 financial report that requires additional disclosure.

Note 2: Analysis of our results

2.1 Performance against budget

The performance against budget notes compare Council's financial plan, expressed through its annual budget, with actual performance. The *Local Government (Planning and Reporting) Regulations 2020* requires explanation of any material variances. Council has adopted a materiality threshold of greater than 10 percent and $250,000 where further explanation is warranted. Explanations have not been provided for variations below the materiality threshold unless the variance is considered to be material because of its nature.

The budget figures detailed below are those adopted by Council on 30 June 2025. The Budget was based on assumptions that were relevant at the time of adoption of the Budget. Council sets guidelines and parameters for revenue and expense targets in this budget in order to meet Council's planning and financial performance targets for both the short and long-term. The budget did not reflect any changes to equity resulting from asset revaluations, as their impacts were not considered predictable.

These notes are prepared to meet the requirements of the *Local Government Act 2020* and the *Local Government (Planning and Reporting) Regulations 2020.*

2.1.1 Income/revenue and expenditure

	Budget 2026 $'000	Actual 2026 $'000	Variance $'000	Variance %	Ref
Income/revenue					
Rates and charges	**99,591**	99,900	309	0%	1
Statutory fees and fines	**3,031**	3,623	592	20%	2
User fees	**12,336**	13,626	1,290	10%	3
Grants - operating	**40,256**	39,998	(258)	(1%)	4
Grants - capital	**55,947**	44,022	(11,925)	(21%)	5
Contributions - monetary	**320**	1,340	1,020	319%	6
Contributions - non monetary	**10,000**	11,695	1,695	17%	7
Other income	**7,037**	10,849	3,812	54%	8
Total income / revenue	**228,518**	**225,053**	**(3,465)**	**(2%)**	
Expenses					
Employee costs	**69,694**	67,522	2,172	3%	9
Materials and services	**57,772**	54,340	3,432	6%	10
Allowance for impairment losses	**4**	5	(1)	(25%)	
Depreciation	**37,100**	40,031	(2,931)	(8%)	11
Amortisation - Intangible assets	**1,000**	693	307	31%	12
Depreciation - rights of use assets	**141**	156	(15)	(11%)	
Borrowing costs	**318**	319	(1)	(0%)	
Finance Costs - Leases	**44**	43	1	2%	
Net loss on disposal of property, infrastructure, plant and equipment	**5,000**	13,011	(8,011)	(160%)	13
Other expenses	**4,867**	7,199	(2,332)	(48%)	14
Total expenses	**175,940**	**183,319**	**(7,379)**	**(4%)**	
Surplus/(deficit) for the year	**52,578**	**41,734**	**(10,844)**	**(21%)**	

(i) Explanation of material variations - income and expenditure

Ref	Item	Explanation		
1	**Rates and charges**	Outcome: Favourable	$309K	0%
		Council received higher than expected growth in rates and charges raised through supplementary valuations from new buildings and subdivisions.		
2	**Statutory fees and fines**	Outcome: Favourable	$592K	20%
		The favourable variance is mainly due to higher than expected demand for planning permits $216K, asset protection fees $129K, election fines $100K, land information certificates $84K and health registrations and fines $70K.		
3	**User fees**	Outcome: Favourable	$1,290K	10%
		The favourable variance is mainly due to higher than expected income received for landfill gate fees $919K due to a large new customer and increased quantities received from existing customers, together with higher than expected leisure fees $270K mainly as a result of additional fitness program usage.		
4	**Grants - operating**	Outcome: Unfavourable	$258K	1%
		The unfavourable variance is largely due to funding budgeted in 2025/26 that is now expected to be received in 2026/27 e.g for the Gippsland Logistics and Manufacturing Precinct (GLAMP) $8,046K, Council Support Package Fund projects (CSPF) $896K and Crinigan Road Development Plan sewer pump $333K. These variances are largely offset by favourable variances e.g. the advanced receipt of Council's 2026/27 Annual Financial Assistance Grants (FAGS) $5,334K , together with higher than expected and unbudgeted grants for various programs including Family Services programs $2,171K, Latrobe City Business Capability Grant Program $890K and Natural Disaster Recovery for the August 24 storm event $511K.		
5	**Grants - capital**	Outcome: Unfavourable	$11,925K	21%
		The unfavourable variance is in relation to the following projects: Regional Car Parks Fund $8,751K, Sports Legacy projects at Gippsland Regional Indoor Sports Stadium (GRISS) and Ted Summerton Reserve $2,289K, Local Roads and Community Infrastructure program (LRCI4) $481K, Traralgon Indoor Multi Sports Hall $2,188K, Multi use pavilion Gaskin Park $927K and Mathison Park playspace upgrade $785K. Receipt of these grant funds was budgeted in the current year but is now expected to be recognised in the 2026/27 financial year based on current projections of the completion of construction on these projects. These variances have been partially offset by favourable variances including the timing of funding for the Sports Legacy & Activation Council Support Package Fund (CSPF) $2,457K, Multi use pavilion at Traralgon Recreation Reserve $776K and unbudgeted grants for the Nation Building Blackspot Program $505K.		
6	**Contributions - monetary**	Outcome: Favourable	$1,020K	319%
		The favourable variance is mainly due to higher than expected receipt of developer contributions including Lake Narracan & Traralgon North Developer contribution schemes $559K and Street Trees $89K. In addition contributions were received for capital works for the 3 year old Preschool Transition project $164K and various recreation projects $389K.		
7	**Contributions - non monetary**	Outcome: Favourable	$1,695K	17%
		Council receives non-monetary contributions of land and infrastructure from property developers. It is difficult to predict the annual level of contributions as they are realised at the time the subdivision statement of compliance is received. This year saw a higher than expected level of development activity which resulted in higher contributions.		
8	**Other income**	Outcome: Favourable	$3,812K	54%
		Increasing interest rates and higher than expected funds available for investment led to a favourable variance of 1,832K in investment income. Other favourable variances were received for interest on outstanding rates & charges $469K, third party rebates and carbon generation credits earned on energy efficiency initiatives $799K, reimbursements and insurance claim refunds $455K and container deposit scheme $187K.		

Ref	Item	Explanation		
9	**Employee costs**	Outcome: Favourable	$2,172K	3%
		The favourable variance to budget is largely a result of vacant positions across the organisation across the year.		
10	**Materials and services**	Outcome: Favourable	$3,432K	6%
		The favourable variance is mainly due to the revised financial year timing for the Gippsland Logistics & Manufacturing Precinct Stage 1B project $8,097K and Crinigan Road Development Plan project $333K, together with favourable waste services contract costs $621K, largely due to lower than expected waste coupon usage. This is partially offset by unfavourable variances relating to the expensing of costs budgeted as capital expenditure due to them not meeting Council's capitalisation criteria $1,225K. Other factors include expenditure funded from unbudgeted government grants and income received in previous financial years for expenditure incurred in the 2025/26 financial year and higher than expected costs/demand for gas $412K, electricity $130K and water $89K.		
11	**Depreciation**	Outcome: Unfavourable	$2,931K	8%
		The unfavourable variance is mainly a result of the higher than expected revaluations of infrastructure assets in the 2024/25 and 2025/26 financial years, the results of these valuations were not known at the time of the budget was developed.		
12	**Amortisation - Intangible assets**	Outcome: Favourable	$307K	31%
		The favourable variance is mainly a result of Landfill cell 6 being fully amortised in December 2025, but still continuing to operate until Cell 7 was opened in March, therefore there was no amortisation expense for a three month period.		
13	**Net loss on disposal of property, infrastructure, plant and equipment**	Outcome: Unfavourable	$8,011K	160%
		The variation is mainly associated with the demolition of pre-existing structures at the Gippsland Sports and Entertainment Park $4,113K together with higher than estimated write down of the residual value of assets renewed as part of the capital works program and costs incurred in preparation of sale of land in the Gippsland Logistics and Manufacturing Precinct.		
14	**Other expenses**	Outcome: Unfavourable	$2,332K	48%
		The unfavourable variance is mainly due to the expensing of items from opening Capital Works in Progress ($600K) due to them not meeting Council's capitalisation criteria, together with higher than expected EPA levies as a result of higher than expected commercial waste quantities received at Council's landfill facility $434K, an unbudgeted increased landfill provision expense $130K, unbudgeted development contribution plan payment funded from statutory reserves $523K, community grants expenditure funded from previous financial years, unbudgeted government grants $401K and higher than expected state government land tax and Emergency Services and Volunteers fund levy costs $220K.		

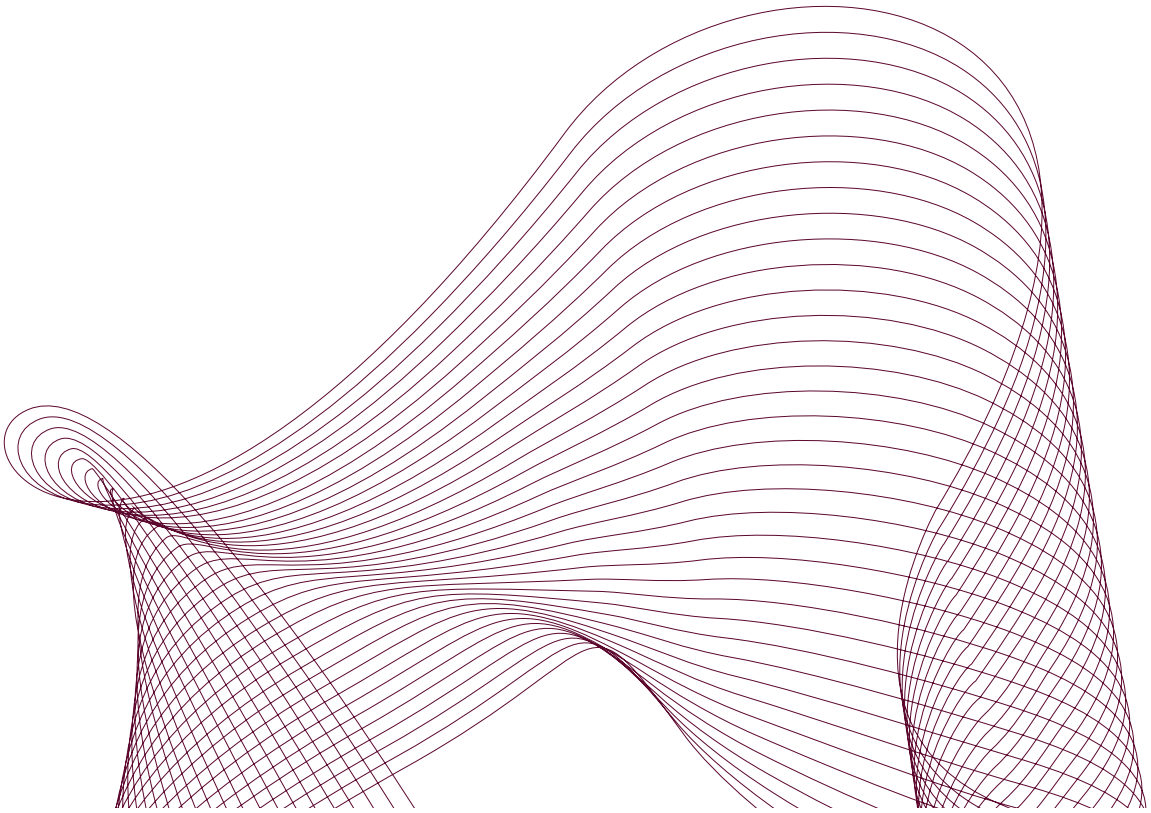
2.1.2 Capital works

	Budget 2026 $'000	Actual 2026 $'000	Variance $'000	Variance %	Ref
Property					
Buildings	**51,675**	34,352	17,323	34%	1
Total buildings	**51,675**	34,352	17,323	34%	
Total property	**51,675**	**34,352**	**17,323**	**34%**	
Plant and equipment					
Plant, machinery and equipment	**3,200**	2,409	791	25%	2
Fixtures, fittings and furniture	**10**	36	(26)	(260%)	3
Computers and telecommunications	**850**	751	99	12%	
Art collection	**14**	10	4	29%	
Total plant and equipment	**4,074**	**3,206**	**868**	**21%**	
Infrastructure					
Roads	**14,520**	12,917	1,603	11%	4
Bridges	**1,777**	1,355	422	24%	5
Footpaths and cycleways	**1,012**	739	273	27%	6
Drainage	**1,006**	1,857	(851)	(85%)	7
Recreational, leisure and community facilities	**11,161**	10,983	178	2%	
Waste management	**250**	1,300	(1,050)	(420%)	8
Parks, open space and streetscapes	**1,606**	1,237	369	23%	9
Off street car parks	**225**	485	(260)	(116%)	10
Other infrastructure	**-**	39	(39)	100%	11
Total infrastructure	**31,557**	**30,912**	**645**	**2%**	
Total capital works expenditure	**87,306**	**68,470**	**18,836**	**22%**	
Represented by:					
New asset expenditure	**46,095**	30,805	15,290	33%	12
Asset renewal expenditure	**28,878**	24,639	4,239	15%	13
Asset upgrade expenditure	**12,333**	13,026	(693)	(6%)	14
Total capital works expenditure	**87,306**	**68,470**	**18,836**	**22%**	

(i) Explanation of material variations - capital works

Ref	Item	Explanation		
1	**Buildings**	Outcome: Underspend	$17,323K	34%
		Delayed commencement of: Commercial Road, Morwell Car Park (underspend $6,964K); Indoor Multi Sports Hall, Glenview Park Traralgon (underspend $2,188K); Multi-use Pavilion Gaskin Park (underspend $3,573K), various Building renewal program projects (underspend $1,631K).		
		A further underspend on Kay Street, Traralgon Multi-level Car Park of $2,164K is largely due to savings realised in the project which will be re-purposed to the Commercial Road Morwell Car Park.		
2	**Plant, machinery and equipment**	Outcome: Underspend	$791K	25%
		Delays in delivery of Plant and Fleet items ordered in 2025/26, funding will be carried forward to the 2026/27 year.		
3	**Fixtures, fittings and furniture**	Outcome: Overspend	($26K)	260%
		Overspend mainly a result of replacement of furniture items funded from operational budgets and funds carried forward from the 2024/25 financial year.		
4	**Roads**	Outcome: Underspend	$1,603K	11%
		Road Rehabilitation project design delays will result in funding carried forward to 26/27 year (underspend $3,651K). Landslip Reconstruction from previous year storm events for which Council will be seeking Natural Disaster Recovery Funding (overspend $1,216K).		
		Unbudgeted Nation Building Blackspot Grant Funded Program (overspend $529K).		
5	**Bridges**	Outcome: Underspend	$422K	24%
		Bridge projects at Waterhole Creek Morwell and Victory Park Traralgon have encountered delays which has resulted in funding being carried forward to 26/27 in order to complete the works.		
6	**Footpaths and cycleways**	Outcome: Underspend	$273K	27%
		Some savings were achieved in the footpath bay replacement program, together with some works which were assess as being maintenance being expensed in the Income Statement.		
7	**Drainage**	Outcome: Overspend	($851K)	85%
		Piped Systems Enhancements in Traralgon funded from Drainage Reserve (overspend $1,441K).		
		Glengarry Flood Mitigation construction works continuing into the 26/27 year (underspend $224K).		
8	**Waste management**	Outcome: Overspend	($1,050K)	420%
		Hyland Hwy Landfill -Cell 7 Construction and leachate pond projects carried forward from 2024/25.		
9	**Parks, open space and streetscapes**	Outcome: Underspend	$369K	23%
		Revised timing of delivery of Mathison Park Play space upgrade delayed to 26/27 year (underspend $785K). Tyers Pump Track delivery carried forward from previous financial year (overspend $344K).		
10	**Off street car parks**	Outcome: Overspend	($260K)	116%
		Hyland Hwy Landfill access road (overspend $269K) - this project was budgeted under roads, however, due to the nature of this asset capitalised under Off street car parks.		
11	**Other infrastructure**	Outcome: Overspend	($39K)	100%
		Gippsland Logistics and Manufacturing Precinct (overspend $36K) - a funded multi year project with works continuing into future years.		

Ref	Item	Explanation		
12	**New asset expenditure**	Outcome: Underspend	$15,290K	33%
		Delayed commencement of Commercial Road Car Park (underspend $6,964K); Indoor Multi Sports Hall, Glenview Park (underspend $2,187K); Multi-use Pavilion Gaskin Park (underspend $3,573K). A further underspend on Kay Street, Traralgon Multi-level Car Park of $2,164K is largely due to savings realised in the project which will be re-purposed to the Commercial Road Morwell Car Park. Glengarry Preschool Redevelopment incorrectly budgeted as new expenditure capitalised as upgrade (underspend $899K).		
13	**Asset renewal expenditure**	Outcome: Underspend	$4,239K	15%
		Delays in designs of Road Rehabilitation Program funding carried forward to 26/27 year (underspend $3,651K) and Plant & Fleet Replacement programs. Landslip Reconstruction from previous year storm events (overspend $1,216K).		
14	**Asset upgrade expenditure**	Outcome: Overspend	($693K)	6%
		Piped Systems Enhancements in Traralgon funded from Drainage Reserve (overspend $1,442K). Glengarry Preschool Redevelopment expenditure budgeted as new expenditure capitalised as upgrade (overspend $899K). Fully funded Community Facilities including a component capitalised as new expenditure (underspend $852K). Mathison Park Play space upgrade delayed to 26/27 year (underspend $785K).		



2.2 Analysis of Council results by program

Council delivers its functions and activities through the following programs.

2.2.1

Office of the Chief Executive
- Office of the Chief Executive
- Mayoral and Council Support and Operations
- Sports Legacy & Activation

Investment and Growth
- Marketing & Engagement
- Investment Attraction
- Business & Economic Development (including Events & Tourism and Indigenous Employment Development)
- Advocacy & Transition
- City Planning

Organisational Performance
- Financial Support
- People & Culture
- Business Improvement
- Governance

Infrastructure & Sustainability
- City Assets (Engineering Services, Asset Planning, Capital Works, Building Projects & Maintenance and Recreation & Open Space Planning, Property Operations
- City Presentation (Infrastructure Maintenance, Open Space Maintenance and Recreation Liaison & Reserve Maintenance)
- Sustainability & Environment (Environment, Landfill Services, Resource Recovery & Utilities, Emergency Management)

Capital Works Program
- Capital Works Program (includes items not capitalised)

Community Liveability
- Active & Connected Communities (Social Policy & Inclusion, Community Strengthening and Leisure Facilities)
- Creative Venues & Libraries Safe Communities (Building Services, Health Services, Local Laws and Legal Proceedings)
- Family Services (Pre Schools & Childcare, Family Health & Development)

Other operating
- Other unattributable items e.g. Loan interest, unattributable cash & investments and sundry receivables. A surplus is expected to be generated to fund repayment of loan principal.

2.2.2 Summary of income/revenue, expenses, assets and capital expenses by program

	Income/ revenue	Expenses	Surplus/ (deficit)	Grants incl. in income/ revenue	Total assets
	$'000	$'000	$'000	$'000	$'000
2026					
Office of the Chief Executive	3,043	(2,782)	261	1,245	116
Investment & Growth	14,180	(17,486)	(3,306)	3,528	34,502
Organisational Performance	20,233	(18,752)	1,481	3,172	7,250
Infrastructure & Sustainability	91,885	(92,411)	(526)	13,503	1,590,728
Community Liveability	51,233	(52,003)	(770)	19,533	258,476
Other Operating	121	250	371	-	94,589
Capital Works Program	44,358	(135)	44,223	43,039	92,187
	225,053	**(183,319)**	**41,734**	**84,020**	**2,077,848**
2025					
Office of the Chief Executive	2,741	(2,234)	507	992	106
Investment & Growth	13,240	(11,900)	1,340	3,005	31,729
Organisational Performance	19,338	(18,629)	709	3,538	9,386
Infrastructure & Sustainability	109,920	(81,317)	28,603	17,693	1,394,275
Community Liveability	48,745	(51,358)	(2,613)	18,235	259,552
Other Operating	82	251	333	-	81,245
Capital Works Program	22,339	(13,818)	8,521	21,056	73,994
	216,405	**(179,005)**	**37,400**	**64,519**	**1,850,287**

Note 3: Funding for the delivery of our services

3.1 Rates and charges

Council uses Capital Improved Value (CIV) as the basis of valuation of all properties within the municipal district. The CIV of a property is the value of its land and all its improvements.

This valuation base was used to calculate general rates, excluding those who contribute under a Payment in lieu of Rates scheme (power generators) or where a rating agreement is in place (Opal).

The valuation base used to calculate general rates for 2025/26 was $22.364 billion (2024/25 was $22.028 billion).

	2026 $'000	2025 $'000
General rates	66,344	64,485
Municipal charge	6,371	6,225
Service rates and charges	15,618	13,658
EPA Victoria landfill levy	1,396	1,153
Supplementary rates and rates adjustments	714	606
Cultural and recreational	89	88
Revenue in lieu of rates	9,368	9,202
Total rates and charges	**99,900**	**95,417**

The date of the general revaluation of land for rating purposes within the municipal district was 1 January 2025 and the valuation was first applied in the rating year commencing 1 July 2025.

Annual rates and charges are recognised as income when Council issues annual rates notices. Supplementary rates are recognised when a valuation and reassessment is completed and a supplementary rates notice issued.

3.2 User fees

	2026 $'000	2025 $'000
Leisure centre and recreation	3,431	3,176
Child care/children's programs	4,314	4,767
Waste management services	3,491	2,938
Subdivision supervision	463	591
Creative arts and venues	900	819
Other fees and charges	1,027	768
Total user fees	**13,626**	**13,059**
User fees by timing of revenue recognition		
User fees recognised over time	7,745	7,944
User fees recognised at a point in time	5,881	5,115
Total user fees	**13,626**	**13,059**

User fees are recognised as revenue at a point in time, when (or as) the performance obligation is satisfied. Recognition is based on the underlying contractual terms.

3.3 Funding from other levels of government

Grants were received in respect of the following:

Summary of grants

	2026 $'000	2025 $'000
Commonwealth funded grants	25,971	29,394
State funded grants	58,049	35,125
Total grants received	**84,020**	**64,519**

(a) Operating grants

Recurrent – Commonwealth Government		
Financial Assistance Grant	21,745	24,492
Employment Facilitation	822	931
Maternal and Child Health	147	-
Family and Children Programs	47	70
Recurrent –State Government		
Preschools	10,419	8,728
Family and Children Programs	2,288	2,279
Maternal and Child Health	1,693	1,626
Aged and Disability Programs	4	14
Libraries	560	560
School Crossing Supervision	258	259
Arts Programs	155	155
Environment Sustainability	33	36
Other	70	-
Community Support and Development Programs	208	262
Total recurrent operating grants	**38,449**	**39,412**
Non-Recurrent – Commonwealth Government		
Events And International Relations	10	9
Community Support & Development Programs	-	35
Non-Recurrent – State Government		
Recreational, Leisure & Community Facilities	-	650
Pre Schools	3	50
Economic Development	-	30
Community Support and Development Programs	78	274
Family and Children Programs	-	15
Events & International Relations	30	30
Natural Disaster Recovery	511	2,390
Emergency Management	32	170
Environment Sustainability	103	153
Sealed Roads	-	16
Statutory Planning	-	12
Strategic Planning	-	46
Other	782	890
Total non-recurrent operating grants	**1,549**	**4,770**
Total operating grants	**39,998**	**44,182**

(b) Capital grants

	2026 $'000	2025 $'000
Recurrent – Commonwealth Government		
Roads to recovery program	2,720	2,210
Total recurrent capital grants	**2,720**	**2,210**
Non-recurrent – Commonwealth Government		
Buildings	-	1,647
Other	480	-
Non-recurrent – State Government		
Buildings	1,217	5,147
Recreation, leisure and community facilities	18,547	3,580
Natural Disaster Recovery	-	225
Other recreational facilities	-	242
Roads	-	818
Other	36	597
Sealed roads	505	-
Off street car parks	20,517	5,871
Other infrastructure	-	-
Total non-recurrent capital grants	**41,302**	**18,127**
Total capital grants	**44,022**	**20,337**
Total grants	**84,020**	**64,519**

(c) Recognition of grant income

Before recognising funding from government grants as revenue the Council assesses whether there is a contract that is enforceable and has sufficiently specific performance obligations in accordance with AASB 15 Revenue from Contracts with Customers. When both these conditions are satisfied, the Council:

- identifies each performance obligation relating to revenue under the contract/agreement
- determines the transaction price
- recognises a contract liability for its obligations under the agreement
- recognises revenue as it satisfies its performance obligations, at the point in time or over time when services are rendered.

Where the contract is not enforceable and/or does not have sufficiently specific performance obligations, the Council applies AASB 1058 Income of Not-for-Profit Entities.

Grant revenue with sufficiently specific performance obligations is recognised over time as the performance obligations specified in the underlying agreement are met. Where performance obligations are not sufficiently specific, grants are recognised on the earlier of receipt or when an unconditional right to receipt has been established. Grants relating to capital projects are generally recognised progressively as the capital project is completed. The following table provides a summary of unspent grants.

(d) Unspent grants received on condition that they be spent in a specific manner

	2026 $'000	2025 $'000
Operating		
Balance at start of year	7,828	6,153
Received during the financial year and remained unspent at balance date	6,625	7,245
Received in prior years and spent during the financial year	(7,399)	(5,570)
Balance at year end	**7,054**	**7,828**

Unspent grants are determined and disclosed on a cash basis.

3.4 Contributions

	2026 $'000	2025 $'000
Monetary	1,340	2,104
Non-monetary	11,695	27,273
Total contributions	**13,035**	**29,377**
Contributions of non-monetary assets were received in relation to the following asset classes		
Roads	3,946	8,708
Drainage	4,666	9,574
Land	1,273	4,330
Buildings	-	2,759
Footpaths	1,770	1,861
Other	40	41
Total non-monetary contributions	**11,695**	**27,273**

Monetary and non-monetary contributions are recognised as income at their fair value when Council obtains control over the contributed asset.

3.5 Other income

	2026 $'000	2025 $'000
Interest	7,101	6,769
Contributions other	911	761
Sales	796	665
Other rent	846	862
Insurance claim refunds	123	495
Rebates	1,068	1,042
Other	4	303
Total other income	**10,849**	**10,897**

Interest is recognised as it is earned.

Other income is measured at the fair value of the consideration received or receivable and is recognised when Council gains control over the right to receive the income.

Note 4: The cost of delivering services

4.1

(a) Employee costs

	2026 $'000	2025 $'000
Salaries and wages	56,695	55,089
Workcover	1,465	1,433
Superannuation	6,923	6,384
Fringe benefits tax	314	279
Other	2,125	2,463
Total employee costs	**67,522**	**65,648**

(b) Superannuation

Council made contributions to the following funds:

	2026 $'000	2025 $'000
Defined benefit fund		
Employer contributions to local authorities superannuation fund (Vision Super)	195	194
	195	194
Employer contributions payable at reporting date	-	-
Accumulation funds		
Employer contributions to local authorities superannuation fund (Vision Super)	6,438	5,432
	6,438	5,432
Total superannuation	**6,633**	**5,626**
Employer contributions payable at reporting date	-	485

Contributions made exclude amounts accrued at balance date. Refer to note 9.3 for further information relating to Council's superannuation obligations.

4.2 Materials and services

	2026 $'000	2025 $'000
General maintenance	6,178	5,826
Domestic rubbish collection	4,852	4,377
Utilities	4,192	4,155
Other contracts	5,827	5,156
Information technology	4,569	4,188
Office administration	3,195	2,648
Consultants	1,437	870
Hard waste collection	2,682	2,165
Transfer stations	1,661	1,340
Insurance	1,944	1,742
Sporting grounds and facilities	620	585
Materials recovery facility	758	1,584
Finance and legal costs	953	924
Vehicle expenses	1,276	1,254
Building maintenance	2,226	1,948
Cleaning	1,257	1,189
Management and operation of Gippsland Regional Aquatic Centre	587	602
Green waste processing	914	900
Non-council asset works	105	4,335
Street sweeping	940	825

Parks and reserves	733	998
Litter bins	607	716
Natural disaster recovery works	179	1,388
Logistics precinct and intermodel freight terminal	-	-
Other	6,648	5,529
Total materials and services	**54,340**	**55,244**

Expenses are recognised as they are incurred and reported in the financial year to which they relate.

4.3 Depreciation

	2026 $'000	2025 $'000
Property	7,966	7,203
Plant, furniture and equipment	3,008	2,883
Infrastructure	29,057	25,799
Total depreciation and amortisation	**40,031**	**35,885**

Refer to note 6.1 for a more detailed breakdown of depreciation charges and accounting policy.

4.4 Net gain/(loss) on disposal of property, infrastructure, plant and equipment

	2026 $'000	2025 $'000
Proceeds of sale	4,304	1,129
Write down value of assets disposed (sold/written off)	(11,195)	(2,441)
Write down value of assets disposed (asset renewal)	(6,120)	(4,071)
Total net gain/(loss) on disposal of property, infrastructure, plant and equipment	**(13,011)**	**(5,383)**

The profit or loss on sale of an asset is determined when control of the asset has passed to the buyer.

4.5 Other expenses

	2026 $'000	2025 $'000
Auditors' remuneration - VAGO	105	106
Auditors' remuneration - internal audit	73	56
Audit other	36	142
Councillors' allowances	410	381
Operating lease rentals	179	163
Grants	2,007	1,792
Levies	2,983	2,303
Assets written-off/impaired	600	7,579
Other	676	145
Landfill provision movement	130	2,644
Total other expenses	**7,199**	**15,311**

Note 5: Investing and financing our operations

5.1 Financial assets

(a) Cash and cash equivalents

	2026 $'000	2025 $'000
Cash on hand	13	11
Cash at bank	16,367	19,245
Total cash and cash equivalents	**16,380**	**19,256**

(b) Other financial assets

	2026 $'000	2025 $'000
Current		
Term deposits	130,000	120,000
Total current other financial assets	**130,000**	**120,000**
Non-current		
Shares	2	2
Total non-current other financial assets	**2**	**2**
Total other financial assets	**130,002**	**120,002**
Total financial assets	**146,382**	**139,258**

Cash and cash equivalents include cash on hand, deposits at call, and other highly liquid investments with original maturities of 90 days or less, net of outstanding bank overdrafts.

Other financial assets are valued at fair value, being market value, at balance date. Term deposits are measured at amortised cost. Any unrealised gains and losses on holdings at balance date are recognised as either a revenue or expense.

Other financial assets include term deposits and those with original maturity dates of three to 12 months are classified as current, whilst term deposits with maturity dates greater than 12 months are classified as non-current.

(c) Trade and other receivables

	2026 $'000	2025 $'000
Current		
Statutory receivables		
Rates debtors*	5,011	4,407
Health Registrations	1	1
Net GST receivable	802	630
Non-statutory receivables		
Loans and advances to community organisations	-	1
Other debtors	5,908	1,062
Allowance for expected credit loss - other debtors	(8)	(10)
Total current trade and other receivables	**11,714**	**6,091**

*Rates are payable by four instalments during the year or by lump sum in February. Arrears attract interest, currently at the rate of 10.0% per annum.

Short term receivables are carried at invoice amount. An allowance for expected credit losses is recognised based on past experience and other objective evidence of expected losses. Long term receivables are carried at amortised cost using the effective interest rate method.

(d) Ageing of receivables

The ageing of the Council's trade and other receivables (excluding statutory receivables) that are not impaired was:

	2026 $'000	2025 $'000
Current (not yet due)	3	286
Past due by up to 30 days	5,435	451
Past due between 31 and 60 days	93	13
Past due between 61 and 90 days	39	10
Past due by more than 90 days	330	293
Total trade and other receivables	**5,900**	**1,053**

(e) Ageing of individually impaired receivables

At balance date, other debtors representing financial assets with a nominal value of $8K (2025 $10K) were impaired. The amount of the provision raised against these debtors was $8K (2025 $10K). They individually have been impaired as a result of their doubtful collection. Many of the long outstanding past due amounts have been lodged with Council's debt collectors or are on payment arrangements.

	2026 $'000	2025 $'000
Past due by more than 90 days	8	10
Total trade and other receivables	**8**	**10**

5.2 Payables, trust funds and deposits and contract and other liabilities

(c) Trade and other receivables

	2026 $'000	2025 $'000
Current		
Non-statutory payables		
Trade payables	11,165	10,704
Accrued expenses	1,869	2,069
Total current trade and other payables	**13,034**	**12,773**

(b) Trust funds and deposits

Current		
Refundable deposits	5,547	6,447
Fire Service Levy	1,144	746
Retention amounts	461	348
Other trust amounts	579	418
Total current trust funds and deposits	**7,731**	**7,959**

(c) Contract and other liabilities

Contract liabilities		
Current		
Grants received in advance - operating	15,939	11,507
Other	67	-
Total contract liabilities	**16,006**	**11,507**
Other liabilities		
Current		
Deferred capital grants	13,928	25,871
Total other liabilities	**13,928**	**25,871**
Total contract and other liabilities	**29,934**	**37,378**

Trust funds and deposits

Amounts received as deposits and retention amounts controlled by Council are recognised as trust funds until they are returned, transferred in accordance with the purpose of the receipt, or forfeited. Trust funds that are forfeited, resulting in council gaining control of the funds, are to be recognised as revenue at the time of forfeit.

Contract liabilities

Contract liabilities reflect consideration received in advance from customers in respect of operational government grants. Contract liabilities are derecognised and recorded as revenue when promised goods and services are transferred to the customer. Refer to Note 3.

Other liabilities

Grant consideration was received from Commonwealth and State governments to support the renewal and construction of buildings and infrastructure assets. Grant consideration is recognised as income following specific guidance under AASB 1058 as the asset is constructed. Income is recognised to the extent of costs incurred-to-date because the costs of construction most closely reflect the stage of completion of the asset. As such, Council has deferred recognition of a portion of the grant consideration received as a liability for outstanding obligations.

Purpose and nature of item

Refundable deposits: Deposits are taken by Council as a form of surety in a number of circumstances, including in relation to contracts, asset protection, planning permit works and the use of civic facilities.

Emergency Services and Volunteers Fund: Council is the collection agent for the fire services property levy on behalf of the State Government. Council remits amounts received on a quarterly basis. Amounts disclosed here will be remitted to the state government in line with that process.

Retention amounts: Council has a contractual right to retain certain amounts until a contractor has met certain requirements or a related warrant or defect period has elapsed. Subject to the satisfactory completion of the contractual obligations, or the elapsing of time, these amounts will be paid to the relevant contractor in line with Council's contractual obligations.

Other trust amounts: Council collects ticketing revenue on behalf of performing arts venue users, and forwards these monies to the user upon show performance and settlement.

5.3 Interest-bearing liabilities

	2026 $'000	2025 $'000
Current		
Treasury Corporation of Victoria Borrowings – secured	1,992	1,752
Borrowings – secured	540	3,874
Total current	2,532	5,626
Non-current		
Treasury Corporation of Victoria Borrowings – secured	7,977	7,468
Borrowings – secured	1,136	1,677
Total non-current	9,113	9,145
Total interest-bearing loans and borrowings	11,645	14,771

All borrowings are secured over Council's rate revenue.

The maturity profile for Council's borrowings is:

Not later than one year	2,532	5,626
Later than one year and not later than five years	7,700	9,145
Later than five years	1,413	-
	11,645	14,771

Borrowings are initially measured at fair value, being the cost of the interest bearing liabilities, net of transaction costs. The measurement basis subsequent to initial recognition depends on whether the Council has categorised its interest-bearing liabilities as either financial liabilities designated at fair value through the profit and loss, or financial liabilities at amortised cost. Any difference between the initial recognised amount and the redemption value is recognised in net result over the period of the borrowing using the effective interest method.

The classification depends on the nature and purpose of the interest bearing liabilities. The Council determines the classification of its interest bearing liabilities based on contractual repayment terms at every balance date.I

n classifying borrowings as current or non-current Council considers whether at balance date it has the right to defer settlement of the liability for at least twelve months after the reporting period. Council's loan arrangements include covenants based on Council's financial performance and position at the end of the reporting period. These covenants are assessed for compliance after the reporting period based on specified financial ratios.

5.4 Provisions

	Employee	Landfill restoration	Total
	$'000	$'000	$'000
2026			
Balance at beginning of the financial year	13,536	19,086	**32,622**
Additional/(reduced) provisions	6,851	3,426	**10,277**
Amounts used	(5,996)	(550)	**(6,546)**
Change in the discounted amount arising because of time and effect of any change in the discount rate	(665)	(896)	**(1,561)**
Balance at the end of the financial year	**13,726**	**21,066**	**34,792**
Provisions - current	12,379	1,248	**13,627**
Provisions - non-current	1,347	19,818	**21,165**
2025			
Balance at beginning of the financial year	13,129	18,736	**31,865**
Additional/(reduced) provisions	6,129	2,938	**9,067**
Amounts used	(5,699)	(2,293)	**(7,992)**
Change in the discounted amount arising because of time and effect of any change in the discount rate	(23)	(295)	**(318)**
Balance at the end of the financial year	**13,536**	**19,086**	**32,622**
Provisions - current	11,969	2,310	**14,279**
Provisions - non-current	1,567	16,776	**18,343**

(a) Employee provisions

	2026 $'000	2025 $'000
Current provisions expected to be wholly settled within 12 months		
Annual leave	**4,653**	4,438
Long service leave	**2,263**	2,360
	6,916	**6,799**
Current provisions expected to be wholly settled after 12 months		
Annual leave	**-**	-
Long service leave	**5,463**	5,170
	5,463	**5,170**
Total current employee provisions	**12,379**	**11,969**
Non-current		
Long service leave	**1,347**	1,567
Total non-current employee provisions	**1,347**	**1,567**
Aggregate carrying amount of employee provisions		
Current	**12,379**	11,969
Non-current	**1,347**	1,567
	13,726	**13,536**

The calculation of employee costs and benefits includes all relevant on-costs and are calculated as follows at reporting date.

Annual leave

A liability for annual leave is recognised in the provision for employee benefits as a current liability because the Council does not have an unconditional right to defer settlement of the liability. Liabilities for annual leave are measured at:

- nominal value if the Council expects to wholly settle the liability within 12 months
- present value if the Council does not expect to wholly settle within 12 months.

Liabilities that are not expected to be wholly settled within 12 months of the reporting date are recognised in the provision for employee benefits as current liabilities, measured at the present value of the amounts expected to be paid when the liabilities are settled using the remuneration rate expected to apply at the time of settlement.

Long service leave

Liability for long service leave (LSL) is recognised in the provision for employee benefits. Unconditional LSL is disclosed as a current liability as the Council does not have an unconditional right to defer settlement. Unconditional LSL is measured at nominal value if expected to be settled within 12 months or at present value if not expected to be settled within 12 months. Conditional LSL that has been accrued, where an employee is yet to reach a qualifying term of employment, is disclosed as a non-current liability and measured at present value.

	2026 $'000	2025 $'000
Key assumptions:		
• discount rate	**4.21%**	3.59%
• inflation rate	**4.15%**	4.25%

(b) Landfill restoration

Current	**1,248**	2,310
Non-current	**19,818**	16,776
	21,066	**19,086**

Council is obligated to restore the current Highland Highway landfill site and legacy sites at Moe, Morwell, Traralgon and Yinnar to a particular standard. The forecast life of the Highland Highway landfill site is based on current estimates of remaining capacity and the forecast rate of infill. The provision for landfill rehabilitation has been calculated based on the present value of the expected cost of works to be undertaken. The expected cost of works has been estimated based on current understanding of work required to restore the sites to a suitable standard. Accordingly, the estimation of the provision required is dependent on the accuracy of the forecast timing of the work, work required and related costs.

Council reviews the landfill restoration provision on an annual basis, including the key assumptions listed below.

Key assumptions:		
• Discount rate	**4.75%**	**4.02%**
• Inflation rate	**4.15%**	**4.00%**

5.5 Financing arrangements

The Council has the following funding arrangements in place as at 30 June.

Bank overdraft	**-**	1,000
Credit card facilities	**500**	500
Treasury Corporation of Victoria facilities	**9,968**	9,220
Other facilities	**1,676**	5,551
Total facilities	**12,144**	**16,271**
Used facilities	**11,766**	**14,886**
Unused facilities	**378**	**1,385**

5.6 Commitments

The Council has entered into the following commitments. Commitments are not recognised in the Balance Sheet. Commitments are disclosed at their nominal value and presented inclusive of the GST payable.

(a) Commitments for expenditure

	Not later than 1yr $'000	Later than 1yr and not later than 2yrs $'000	Later than 2yrs and not later than 5yrs $'000	Later than 5yrs $'000	Total $'000
2026					
Operating					
Garbage collection	5,068	5,068	15,204	12,670	38,010
Processing of organic waste	2,265	2,265	6,795	22,651	33,976
Recycling	2,308	2,308	5,362	4,208	14,186
Cleaning contracts for council amenities/ streets	2,823	2,029	416	-	5,268
Collection of hard waste	2,250	2,250	-	-	4,500
Management and operation of GRAC	715	715	1,430	-	2,860
Cleaning contracts for council buildings	1,170	1,170	-	-	2,340
Landfill	363	-	-	-	363
Drainage	101	-	-	-	101
Asset condition assessment	56	-	-	-	56
Total	**17,119**	**15,805**	**29,207**	**39,529**	**101,660**
Capital construction					
Buildings	3,039	-	-	-	3,039
Roads	756	-	-	-	756
Recreational, leisure and community facilities	550	-	-	-	550
Bridges	390	-	-	-	390
Drainage	72	-	-	-	72
Total	**4,807**	**-**	**-**	**-**	**4,807**
2025					
Operating					
Garbage collection	5,802	5,802	17,405	20,305	49,314
Collection of hard waste	1,997	1,929	1,960	-	5,886
Recycling	1,921	-	-	-	1,921
Processing of organic waste	1,219	-	-	-	1,219
Cleaning contracts for council buildings	820	-	-	-	820
Cleaning contracts for council amenities/ streets	786	-	-	-	786
Management and operation of GRAC	726	363	-	-	1,089
Landfill	642	-	-	-	642
Software	349	-	-	-	349
Secretarial support and advocacy services	276	56	-	-	332
Total	**14,538**	**8,150**	**19,365**	**20,305**	**62,358**

	Not later than 1yr $'000	Later than 1yr and not later than 2yrs $'000	Later than 2yrs and not later than 5yrs $'000	Later than 5yrs $'000	Total $'000
Capital construction					
Streetscape	28,050	-	-	-	28,050
Buildings	1,935	-	-	-	1,935
Logistics precinct and intermodel freight terminal	1,414	-	-	-	1,414
Roads	724	-	-	-	724
Landfill	554	-	-	-	554
Off street car parks	107	-	-	-	107
Bridges	88	-	-	-	88
Total	**32,872**	**-**	**-**	**-**	**32,872**

Note 6: Assets we manage

6.1 Property, infrastructure, plant and equipment

Summary of property, infrastructure, plant and equipment

	Carrying amount 30 June 2025	Acquisitions	Contributions	Revaluation	Depreciation	Disposal	Transfers	Carrying amount 30 June 2026
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Land	269,629	-	1,273	-	-	(312)	-	270,590
Buildings	326,853	8,352	-	-	(7,966)	(5,590)	6,700	328,349
Plant and equipment	18,271	3,206	40	244	(3,008)	(148)	27	18,632
Infrastructure	1,046,474	13,375	10,382	193,992	(29,057)	(6,763)	11,847	1,240,250
Work in progress	33,575	43,537	-	-	-	(5,023)	(18,574)	53,515
	1,694,802	**68,470**	**11,695**	**194,236**	**(40,031)**	**(17,836)**	**-**	**1,911,336**

Summary of works in progress

	Opening WIP	Additions	Transfers	Write offs	Closing WIP
	$'000	$'000	$'000	$'000	$'000
Buildings	14,996	25,999	(6,754)	(102)	34,140
Infrastructure	18,579	17,537	(11,820)	(4,921)	19,375
Total	**33,575**	**43,537**	**(18,574)**	**(5,023)**	**53,515**

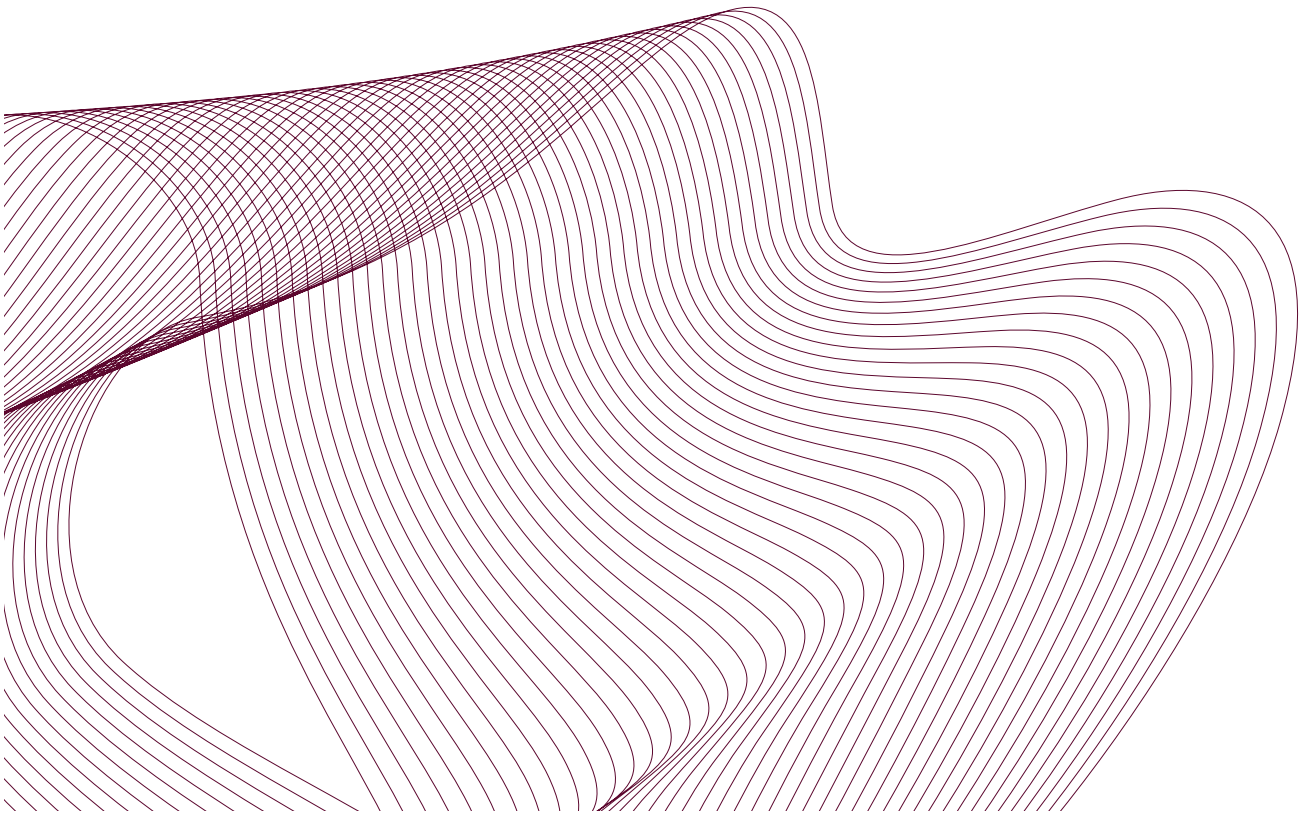
(a) Property

	Land specialised (incl. land under roads)	Land non-specialised	Total land	Buildings specialised	Total buildings	Work in progress	Total property
	$'000	$'000	$'000	$'000	$'000	$'000	$'000
At fair value 1 July 2025	186,686	82,943	**269,629**	463,320	**463,320**	14,996	**747,944**
Accumulated depreciation at 1 July 2025	-	-	**-**	(136,467)	**(136,467)**	-	**(136,467)**
	186,686	**82,943**	**269,629**	**326,853**	**326,853**	**14,996**	**611,477**
Movements in fair value							
Additions	-	-	**-**	8,352	**8,352**	26,000	**34,352**
Contributions	1,273	-	**1,273**	-	**-**	-	**1,273**
Revaluation	-	-	**-**	-	**-**	-	**-**
Disposal	-	(312)	**(312)**	(11,166)	**(11,166)**	-	**(11,478)**
Write-off			**-**		**-**	(102)	**(102)**
Transfers	-	-	**-**	6,700	**6,700**	(6,754)	**(54)**
	1,273	**(312)**	**961**	**3,886**	**3,886**	**19,144**	**23,991**
Movements in accumulated depreciation							
Depreciation and amortisation	-	-	**-**	(7,966)	**(7,966)**	-	**(7,966)**
Accumulated depreciation of disposals	-	-	**-**	5,576	**5,576**	-	**5,576**
Revaluation movement	-	-	**-**	-	**-**	-	**-**
Transfers	-	-	**-**	-	**-**		**-**
	-	**-**	**-**	**(2,390)**	**(2,390)**	**-**	**(2,390)**
At fair value 30 June 2026	187,959	82,631	**270,590**	467,206	**467,206**	34,140	**771,936**
Accumulated depreciation at 30 June 2026	-	-	**-**	(138,857)	**(138,857)**	-	**(138,857)**
Carrying amount	**187,959**	**82,631**	**270,590**	**328,349**	**328,349**	**34,140**	**633,079**

(b) Plant and equipment

	Plant machinery and equipment	Fixtures, fittings and furniture	Computers and telecomms	Art collection	Total plant and equipment
	$'000	$'000	$'000	$'000	$'000
At cost/fair value 1 July 2025	23,655	2,497	10,303	4,108	**40,563**
Accumulated depreciation at 1 July 2025	(12,082)	(1,952)	(8,258)	-	**(22,292)**
	11,573	**545**	**2,045**	**4,108**	**18,271**
Movements in fair value					
Additions	2,409	36	751	10	**3,206**
Contributions	-	-	-	40	**40**
Revaluations	-	-	-	244	**244**
Disposal	(1,868)	-	-	-	**(1,868)**
Transfers	-	-	27	-	**27**
	541	**36**	**778**	**294**	**1,649**
Movements in accumulated depreciation					
Depreciation and amortisation	(2,223)	(128)	(657)	-	**(3,008)**
Accumulated depreciation of disposals	1,720	-	-	-	**1,720**
Contributions	-	-	-	-	**-**
	(503)	**(128)**	**(657)**	**-**	**(1,288)**
At fair value 30 June 2026	24,196	2,533	11,081	4,402	**42,212**
Accumulated depreciation at 30 June 2026	(12,585)	(2,080)	(8,915)	-	**(23,580)**
Carrying amount	**11,611**	**453**	**2,166**	**4,402**	**18,632**

Plant and equipment are carried at historical cost, except Art Collection which is carried at fair value.



(c) Infrastructure

	Roads	Bridges	Footpaths and cycleways	Drainage	Waste management	Parks open spaces and streetscapes	Aerodromes	Off street car parks	Recreation, leisure and community facilities	Work in progress	Total infrastructure
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
At fair value 1 July 2025	948,363	68,402	134,240	325,577	14,208	37,671	4,928	45,213	51,824	18,580	**1,649,006**
Accumulated depreciation at 1 July 2025	(301,529)	(33,468)	(57,059)	(132,542)	(13,577)	(12,129)	(2,273)	(18,629)	(12,746)	-	**(583,952)**
	646,834	**34,934**	**77,181**	**193,035**	**631**	**25,542**	**2,655**	**26,584**	**39,078**	**18,580**	**1,065,054**
Movements in fair value											
Additions	9,088	284	201	74	1,300	885	-	285	1,258	17,537	**30,912**
Contributions	3,946	-	1,770	4,665	-	-	-	-	-	-	**10,381**
Revaluations	-	-	105,145	181,586	-	-	5,362	-	-	-	**292,093**
Disposal	(10,960)	-	(811)	-	-	(394)	-	(277)	(363)	(4,921)	**(17,726)**
Transfers	5,534	127	589	1,417	2,346	1,343	-	86	405	(11,820)	**27**
	7,608	**411**	**106,894**	**187,742**	**3,646**	**1,834**	**5,362**	**94**	**1,300**	**796**	**315,687**
Movement in accumulated depreciation											
Depreciation and amortisation	(16,785)	(786)	(3,100)	(3,258)	(874)	(1,585)	(177)	(806)	(1,685)	-	**(29,056)**
Revaluations	5,190	-	404	-	-	188	-	133	127	-	**6,042**
Accumulated depreciation of disposals	-	-	(41,842)	(54,336)	-	-	(1,924)	-	-	-	**(98,102)**
Transfers	-	-	-	-	-	-	-	-	-	-	**-**
	(11,595)	**(786)**	**(44,538)**	**(57,594)**	**(874)**	**(1,397)**	**(2,101)**	**(673)**	**(1,558)**	**-**	**(121,116)**
At fair value 30 June 2026	955,971	68,813	241,134	513,319	17,854	39,505	10,290	45,307	53,124	19,376	**1,964,693**
Accumulated depreciation at 30 June 2026	(313,124)	(34,254)	(101,597)	(190,136)	(14,451)	(13,526)	(4,374)	(19,302)	(14,304)	-	**(705,068)**
Carrying amount	**642,847**	**34,559**	**139,537**	**323,183**	**3,403**	**25,979**	**5,916**	**26,005**	**38,820**	**19,376**	**1,259,625**

Acquisition

Initial measurement: Council initially measures its property, infrastructure, plant and equipment assets at cost. The cost of an acquired asset is the fair value of the consideration that Council has provided at the date of acquisition plus any incidental costs attributable to the acquisition.

Fair value is the price that would be received to sell an asset (or paid to transfer a liability) in an orderly transaction between market participants at the measurement date. Refer to Note 8.4 for more information on how Council measures fair value.

Where assets are constructed by Council, cost includes all materials used in construction, direct labour, borrowing costs incurred during construction, and an appropriate share of directly attributable variable and fixed overheads.
In accordance with Council's policy, the threshold limits have applied when recognising assets within an applicable asset class and unless otherwise stated are consistent with the prior year.

Asset category	Depreciation period	Threshold limit $'000
Property		
Land	na	Nil
Buildings	10 - 100 years	10.0
Plant and equipment		
Plant, machinery and equipment	2 - 25 years	1.0
Fixtures, fittings and furniture	5 - 10 years	1.0
Computers and telecommunications	3 - 10 years	1.0
Art works collection	na	0.5
Infrastructure		
Road pavements and seals	10 - 100 years	10.0
Road formation and earthworks	na	10.0
Road kerb and channel	80 years	10.0
Bridges super structure	60 - 100 years	10.0
Bridges substructure	60 - 100 years	10.0
Bridges culvert	100 years	10.0
Footpaths and cycleways	10 - 80 years	10.0
Drainage	100 - 150 years	10.0
Waste management	3 years	10.0
Parks, open space and streetscapes	10 - 100 years	5.0
Recreation, leisure and community facilities	7 - 100 years	10.0
Off street car parks	10 - 90 years	10.0
Aerodromes runways and taxiways	10 - 90 years	10.0
Intangible assets		
Landfill air space	3 years	10.0

Land under roads
Council recognises land under roads it controls at fair value.

Depreciation and amortisation
Buildings, land improvements, plant and equipment, infrastructure, and other assets having limited useful lives are systematically depreciated over their useful lives to the Council in a manner which reflects consumption of the service potential embodied in those assets. Estimates of remaining useful lives and residual values are made on a regular basis with major asset classes reassessed annually. Depreciation rates and methods are reviewed annually.

Where assets have separate identifiable components that are subject to regular replacement, these components are assigned distinct useful lives and residual values and a separate depreciation rate is determined for each component.

- Road earthworks are not depreciated on the basis that they are assessed as not having a limited useful life.
- Straight line depreciation is charged based on the residual useful life as determined each year.
- Depreciation periods used are listed above and are consistent with the prior year unless otherwise stated.

Repairs and maintenance
Routine maintenance, repair costs and minor renewal costs are expensed as incurred. Where the repair relates to the replacement of a component of an asset and the cost exceeds the capitalisation threshold the cost is capitalised and depreciated. The carrying value of the replaced asset is expensed.

Valuation of land and buildings

Valuation of land and buildings were undertaken by qualified independent valuers Gippsland Property Valuations (Registration number: 71139) for land (June 2022) and Assetic Pty Ltd for buildings (June 2023). The valuation of land and buildings is at fair value, being market value based on highest and best use permitted by relevant land planning provisions. Where land use is restricted through existing planning provisions the valuation is reduced to reflect this limitation. This adjustment is an unobservable input in the valuation. The adjustment has no impact on the comprehensive income statement. Where land use is not restricted, highest and best use is assumed to be current use, except where the land is held for sale, or highly likely to be used for an alternative purpose within 12 months of the reporting date.

Specialised land is valued at fair value using site values adjusted for englobo (undeveloped and/or unserviced) characteristics, access rights and private interests of other parties and entitlements of infrastructure assets and services. This adjustment is an unobservable input in the valuation. The adjustment has no impact on the comprehensive income statement. Any significant movements in the unobservable inputs for land and land under roads will have a significant impact on the fair value of these assets.

The date and type of the current valuation is detailed in the following table. A desktop reviews of land by undertaken by management indicated that the movement in valuations was less than 10% since the last revaluation which is below Council's current threshold for undertaking an index based revaluation. A desktop review of buildings valuations by Council's valuation bureau services provider Brightly Software P/L was conducted in the current year which indicated that the movement in valuations was 8.08% since the last revaluation which is below Council's current threshold for undertaking an index based revaluation. A full revaluation of both Land and Buildings asset classes will be conducted in the 2026/27 financial year.

Details of the Council's land and buildings and information about the fair value hierarchy as at 30 June 2026 are as follows:

	Level 1 $'000	Level 2 $'000	Level 3 $'000	Date of full valuation	Date of indexed valuation
Land – non specialised	-	82,631	-	Jun-2022	n/a
Land – specialised	-	-	187,959	Jun-2022	n/a
Buildings – specialised	-	-	328,349	Jun-2023	Jun-2025
Total	**-**	**82,631**	**516,308**		

Valuation of infrastructure

Valuation of infrastructure assets has been determined in accordance with an independent valuation undertaken by Brightly Australia Pty Ltd (Roads, Off street car parks, Aerodromes, Recreational, leisure & community facilities and Parks, open space & streetscapes), Modelve Pty Ltd (Footpaths & cycleways and Drainage), and iinSights Pty Ltd (Bridges).

The date and type of the current valuation is detailed in the following table. A full revaluation of the Footpaths and cycleways, drainage and aerodromes asset classes was conducted in the current year. Desktop valuations on indexed asset classes were undertaken by Council's valuation bureau services provider Brightly Software P/L in the current year. No index based revaluations have been applied in 2025/26 due to all assessments indicating movements in valuation of less than Council's 10% threshold. Details of the Council's infrastructure and information about the fair value hierarchy as at 30 June 2026 are as follows:

	Level 1 $'000	Level 2 $'000	Level 3 $'000	Date of full valuation	Date of indexed valuation
Roads	-	-	642,847	Jun-2025	n/a
Bridges	-	-	34,559	Jul-2024	n/a
Footpaths and cycleways	-	-	139,537	Jul-2025	Jun-2026
Drainage	-	-	323,183	Jun-2026	n/a
Recreational, leisure and community facilities	-	-	38,820	Jun-2024	Jun-2025
Waste management	-	-	3,403	n/a	n/a
Parks, open space and streetscapes	-	-	25,979	Jun-2024	Jun-2025
Aerodromes	-	-	5,916	Jul-2025	n/a
Off street car parks	-	-	26,005	Jun-2025	n/a
Total	**-**	**-**	**1,240,249**		

Description of significant unobservable inputs into level 3 valuations

Specialised land and land under roads is valued using a market based direct comparison technique. Significant unobservable inputs include the extent and impact of restriction of use and the market cost of land per square metre. The extent and impact of restrictions on use varies and results in a reduction to surrounding land values between 5% and 95%. The market value of land varies significantly depending on the location of the land and the current market conditions. Currently land values range between $0 and $951 per square metre.

Specialised buildings are valued using a current replacement cost technique. Significant unobservable inputs include the current replacement cost and remaining useful lives of buildings. Current replacement costs are calculated on a square metre basis and ranges from $170 to $7,595 per square metre. The remaining useful lives of buildings are determined on the basis of the current condition of buildings and vary from 10 years to 100 years. Replacement cost is sensitive to changes in market conditions, with any increase or decrease in cost flowing through to the valuation. Useful lives of buildings are sensitive to changes in expectations or requirements that could either shorten or extend the useful lives of buildings.

Infrastructure assets are valued based on the current replacement cost. Significant unobservable inputs include the current replacement cost and remaining useful lives of infrastructure. The remaining useful lives of infrastructure assets are determined on the basis of the current condition of the asset and vary from 0 to 150 years. Replacement cost is sensitive to changes in market conditions, with any increase or decrease in cost flowing through to the valuation. Useful lives of infrastructure are sensitive to changes in use, expectations or requirements that could either shorten or extend the useful lives of infrastructure assets.

	2026 $'000	2025 $'000
Reconciliation of specialised land		
Land under roads	**31,588**	31,509
Parks, reserves and other specialised land	**156,371**	155,177
Total specialised land	**187,959**	**186,686**

Note 7: People and relationships

7.1 Council and key management remuneration

(a) Related parties

Parent entity
Latrobe City Council is the parent entity

(b) Key management personnel

Key management personnel (KMP) are those people with the authority and responsibility for planning, directing and controlling the activities of Latrobe City Council. The Councillors, Chief Executive Officer and General Managers are deemed KMP.

Details of KMP at any time during the year are:

		From	To	2026 No.	2025 No.
Mayor	Councillor S Gibson	27/11/2025	30/06/2026	1	1
	Councillor D Harriman	01/07/2025	26/11/2025	1	1
Councillors	Councillor D Howe	01/07/2025	30/06/2026	1	1
	Councillor D Barnes	01/07/2025	30/06/2026	1	1
	Councillor L Potter	01/07/2025	30/06/2026	1	1
	Councillor J Campbell	01/07/2025	30/06/2026	1	1
	Councillor A Pugsley	01/07/2025	30/06/2026	1	1
	Councillor S Morgan	01/07/2025	30/06/2026	1	1
	Councillor T Lund	01/07/2025	16/03/2026	1	1
	Councillor K O'Callaghan	01/07/2025	30/06/2026	-	1
	Councillor D Clancey	01/07/2025	30/06/2026	-	1
	Councillor B Law	01/07/2025	30/06/2026	-	1
	Councillor G Middlemiss	01/07/2025	30/06/2026	-	1
	Councillor M Ferguson	01/07/2025	30/06/2026	-	1
	Councillor S Gibson	01/07/2025	26/11/2025	1	1
	Councillor D Harriman	27/11/2025	30/06/2026	1	1
Other KMP	Chief Executive Officer			1	1
	General Manager Infrastructure & Sustainability			1	1
	General Manager Community Liveability			1	2
	General Manager Investment & Growth			1	1
	General Manager Organisational Performance			1	1
	Executive Manager Sports Legacy & Activation			1	2
	Total number of councillors			**9**	**14**
	Chief Executive Officer and other key management personnel			**6**	**8**
	Total key management personnel			**15**	**22**

(c) Remuneration of key management personnel

Remuneration comprises employee benefits including all forms of consideration paid, payable or provided by Council, or on behalf of the Council, in exchange for services rendered. Remuneration of Key Management Personnel and Other senior staff is disclosed in the following categories.

Short-term employee benefits include amounts such as wages, salaries, annual leave or sick leave that are usually paid or payable on a regular basis, as well as non-monetary benefits such as allowances and free or subsidised goods or services.

Other long-term employee benefits include long service leave, other long service benefits or deferred compensation.

Post-employment benefits include pensions, and other retirement benefits paid or payable on a discrete basis when employment has ceased.

Termination benefits include termination of employment payments, such as severance packages and unused Long Service Leave and Annual Leave entitlements.

Total remuneration of key management personnel was as follows:

	2026 $'000	2025 $'000
Short-term benefits	1,801	2,232
Other long-term benefits	45	37
Post employment benefits	160	201
Termination benefits	-	87
Total	**2,007**	**2,558**

The numbers of key management personnel whose total remuneration from Council and any related entities, fall within the following bands:

	2026 $'000	2025 $'000
$10,000 - $19,999	1	5
$20,000 - $29,999	1	5
$30,000 - $39,999	6	1
$40,000 - $49,999	-	1
$50,000 - $59,999	-	1
$70,000 - $79,999	-	1
$80,000 - $89,999	1	-
$90,000 - $99,999	1	-
$140,000 - $149,999	-	1
$210,000 - $219,999	-	1
$270,000 - $279,999	-	2
$280,000 - $289,999	1	1
$290,000 - $299,999	3	2
$380,000 - $389,999	-	1
$410,000 - $419,999	1	-
Total	**15**	**22**

(d) Remuneration of other senior staff

Other senior staff are officers of Council, other than Key Management Personnel, whose total remuneration exceeds $170,000 and who report directly to a member of the KMP.

Total remuneration of other senior staff was as follows:

	2026 $'000	2025 $'000
Short-term benefits	2,393	2,564
Other long-term benefits	-116	42
Post employment benefits	277	276
Termination benefits	241	-
Total	**2,795**	**2,882**

The number of other senior staff are shown below in their relevant income bands:

Income range	2026 No.	2025 No.
$170,000 - $179,999	2	2
$180,000 - $189,999	2	4
$190,000 - $199,999	2	5
$200,000 - $209,999	7	4
$230,000 - $239,999	1	-
Total	**14**	**15**
Total remuneration for the reporting year for other senior staff included above, amounted to: ($,000)	**2,795**	**2,882**

7.2 Related party disclosure

(a) Transactions with related parties

During the period Council entered into the following transactions with related parties:

	2026 $'000	2025 $'000
Purchase of materials and services from related parties of key management personnel	50	32
Total	**50**	**32**

(b) Outstanding balances with related parties

Council has no outstanding balances to/from any related parties.

No expense has been recognised in the current year or prior year for bad or doubtful debts in respect of amounts owed by related parties.

(c) Loans to/from related parties

No loans have been made, guaranteed or secured by the council to a key management person, or a related party of a key management person during the reporting period.

(d) Commitments to/from related parties

The following commitments were in place at the end of the reporting period in relation to related parties.

	2026 $'000	2025 $'000
Employee commitments for close family members of key personnel	-	-
Total	**-**	**-**

Note 8: Managing uncertainties

8.1 Contingent assets and liabilities

Contingent assets and contingent liabilities are not recognised in the Balance Sheet, but are disclosed and if quantifiable, are measured at nominal value. Contingent assets and liabilities are presented inclusive of GST receivable or payable, respectively.

(a) Contingent assets

Contingent assets are possible assets that arise from past events, whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Council.

Landslip reconstruction costs of $1,364K were incurred in 25/26 year. These costs will be put forward as claims to the Disaster Recovery Funding Arrangements in the 26/27 year.

(b) Contingent liabilities

Contingent liabilities are:

- possible obligations that arise from past events, whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Council; or
- present obligations that arise from past events but are not recognised because:
- it is not probable that an outflow of resources embodying economic benefits will be required to settle the obligation; or
- the amount of the obligation cannot be measured with sufficient reliability.

Superannuation

Council has obligations under a defined benefit superannuation scheme that may result in the need to make additional contributions to the scheme, matters relating to this potential obligation are outlined below. As a result of the volatility in financial markets the likelihood of making such contributions in future periods exists.

Landfill

Council has set aside a provision for the rehabilitation of landfill sites. The amounts provisioned are management's best estimates of the cost to rehabilitate these sites however until the rehabilitation plans have been designed and approved by the Environment Protection Authority Victoria (EPA) there is a possibility that Council's obligations could further increase in respect to these sites.

In addition Council has provided bank guarantees to the value of $0.9 million (2024/25 $0.9 million) to Environment Protection Authority Victoria (EPA) for performance obligations in relation to the rehabilitation of these landfill sites.

Liability mutual insurance

Council is (was) a participant of the MAV Liability Mutual Insurance (LMI) Scheme. The LMI scheme provides public liability and professional indemnity insurance cover. The LMI scheme states that each participant will remain liable to make further contributions to the scheme in respect of any insurance year in which it was a participant to the extent of its participant's share of any shortfall in the provision set aside in respect of that insurance year, and such liability will continue whether or not the participant remains a participant in future insurance years.

Gippsland Regional Aquatic Centre site

Latrobe City Council has been issued with a clean-up notice from the Environmental Protection Authority (EPA) in relation to the site located at the corner of Breed Street and Kay Street Traralgon. The location is the former site of the Traralgon Gasworks and the current site of the Gippsland Regional Aquatic Centre. Extensive clean up and remediation of the site has been undertaken by Latrobe City Council and council is working with an EPA approved Environmental Consultant to ensure that the contamination on site has been cleaned up to the satisfaction of the EPA.

On 4 November 2022 the EPA issued a notice to the CEO that they have revoked the Environmental Action Notice (EAN). The EPA appointed auditor provided an Environmental Audit Statement to the EPA prior to the revocation on their findings and recommendations. While the clean-up works associated with the EAN has been completed and resulted in the revocation, the recommendations by the auditor in their statement are to be adhered to. Among the recommendations was the implementation of the Groundwater Quality Management Plan (GQMP) to be in force until March 2025. The GQMP required Council to undertake ground water monitoring each year in March to determine if the residual contamination is changing in its risk profile. At the completion of monitoring the appointed auditor will determine if the GQMP needs to be updated or no longer required. It is important to note that if there is unexpected activity with the contamination where the auditor determines that the risk profile has increased, it could result in further clean up works or further monitoring.

The final groundwater monitoring event (GME) was completed in March 2025 with the results showing a further reduction in the contaminate levels with no movement of the plume. The consultant responsible for the GME has made a recommendation for the monitoring to cease as per the approved Groundwater Quality Management Plan (GQMP).

The Auditor has reviewed the GME report submitted by the consultant and provided agreement with that there is no practical purpose to continue monitoring and that a cessation report was now appropriate. A cessation report has been prepared by a consultant and is currently being reviewed by the auditor for approval of the cessation. The EPA will be notified that the audit is complete. It has been advised that there is no requirement for the EPA to approve completion of the audit.

(c) Guarantees for loans to other entities

Council has not provided any guarantees for loans to other entities as at the balance date.

Financial guarantee contracts are not recognised as a liability in the balance sheet unless the lender has exercised their right to call on the guarantee or Council has other reasons to believe that it is probable that the right will be exercised.

8.2 Australian accounting standards issued but not yet effective

Australian Accounting Standards issued but not yet effective

Certain new Australian Accounting Standards and interpretations have been published that are not mandatory for the 30 June 2026 reporting period. Council assesses the impact of these new standards.

The Australian Accounting Standards Board (AASB) has issued AASB 18 Presentation and Disclosure in Financial Statements. When applicable AASB 18 supersedes AASB 101 Presentation of Financial Statements. AASB 18 aims to improve how entities communicate in their financial statements, with a focus on information about financial performance in the statement of profit or loss. It is expected to result in presentation and disclosure changes, primarily to Council's Comprehensive Income Statement. AASB 18 is expected to first apply to Council for the 2028-29 financial year.

8.3 Financial instruments

(a) Objectives and policies

The Council's principal financial instruments comprise cash assets, term deposits, receivables (excluding statutory receivables), payables (excluding statutory payables), bank and TCV borrowings. Details of the material accounting policy information and methods adopted, including the criteria for recognition, the basis of measurement and the basis on which income and expenses are recognised, in respect of each class of financial asset, financial liability and equity instrument is disclosed in the notes of the financial statements. Risk management is carried out by senior management under policies approved by the Council. These policies include identification and analysis of the risk exposure to Council and appropriate procedures, controls and risk minimisation.

(b) Market risk

Market risk is the risk that the fair value or future cash flows of council financial instruments will fluctuate because of changes in market prices. The Council's exposure to market risk is primarily through interest rate risk with only insignificant exposure to other price risks and no exposure to foreign currency risk.

Interest rate risk

Interest rate risk refers to the risk that the value of a financial instrument or cash flows associated with the instrument will fluctuate due to changes in market interest rates. Council's interest rate liability risk arises primarily from long term loans

and borrowings at fixed rates which exposes council to fair value interest rate risk / Council does not hold any interest bearing financial instruments that are measured at fair value, and therefore has no exposure to fair value interest rate risk. Cash flow interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. Council has minimal exposure to cash flow interest rate risk through its cash and deposits that are at floating rates.

Investment of surplus funds is made with approved financial institutions under the *Local Government Act 2020*. Council manages interest rate risk by adopting an investment policy that ensures:

- Diversification of investment product;
- Monitoring of return on investment; and
- Benchmarking of returns and comparison with budget.

There has been no significant change in the Council's exposure, or its objectives, policies and processes for managing interest rate risk or the methods used to measure this risk from the previous reporting period.

Interest rate movements have not been sufficiently significant during the year to have an impact on the Council's year end result.

(c) Credit risk

Credit risk is the risk that a contracting entity will not complete its obligations under a financial instrument and cause Council to make a financial loss. Council have exposure to credit risk on some financial assets included in the balance sheet. Particularly significant areas of credit risk exist in relation to outstanding fees and fines as well as loans and receivables from sporting clubs and associations. To help manage this risk:

- council have a policy for establishing credit limits for the entities Council deal with;
- council may require collateral where appropriate; and
- council only invest surplus funds with financial institutions which have a recognised credit rating specified in council's investment policy.

Receivables consist of a large number of customers, spread across the ratepayer, business and government sectors. Credit risk associated with the Council's financial assets is minimal because the main debtor is secured by a charge over the rateable property.

There are no material financial assets which are individually determined to be impaired.

Council may also be subject to credit risk for transactions which are not included in the balance sheet, such as when Council provide a guarantee for another party. Details of our contingent liabilities are disclosed in Note 8.1(b).

The maximum exposure to credit risk at the reporting date to recognised financial assets is the carrying amount, net of any allowance for impairment of those assets, as disclosed in the balance sheet and notes to the financial statements. Council does not hold any collateral.

(d) Liquidity risk

Liquidity risk includes the risk that, as a result of council's operational liquidity requirements it will not have sufficient funds to settle a transaction when required or will be forced to sell a financial asset at below value or may be unable to settle or recover a financial asset.

To help reduce these risks Council:

- have a liquidity policy which targets a minimum and average level of cash and cash equivalents to be maintained;
- have readily accessible standby facilities and other funding arrangements in place;
- have a liquidity portfolio structure that requires surplus funds to be invested within various bands of liquid instruments;
- monitor budget to actual performance on a regular basis; and
- set limits on borrowings relating to the percentage of loans to rate revenue and percentage of loan principal repayments to rate revenue.

The Council's maximum exposure to liquidity risk is the carrying amounts of financial liabilities as disclosed on the face of the balance sheet and the amounts related to financial guarantees disclosed in Note 8.1(c), and is deemed insignificant based on prior periods' data and current assessment of risk.

There has been no significant change in Council's exposure, or its objectives, policies and processes for managing liquidity risk or the methods used to measure this risk from the previous reporting period.

With the exception of borrowings, all financial liabilities are expected to be settled within normal terms of trade. Details of the maturity profile for borrowings are disclosed at Note 5.3.

Unless otherwise stated, the carrying amounts of financial instruments reflect their fair value.

(e) Sensitivity disclosure analysis

Taking into account past performance, future expectations, economic forecasts, and management's knowledge and experience of the financial markets, Council believes the following movements are 'reasonably possible' over the next 12 months:

- A parallel shift of +1% and -1% in market interest rates (AUD) from year-end rates of 4.35%.

These movements will not have a material impact on the valuation of Council's financial assets and liabilities, nor will they have a material impact on the results of Council's operations.

8.4 Fair value measurement

Fair value hierarchy

Council's financial assets and liabilities are not valued in accordance with the fair value hierarchy , Council's financial assets and liabilities are measured at amortised cost.

Council measures certain assets and liabilities at fair value where required or permitted by Australian Accounting Standards. AASB 13 Fair value measurement, aims to improve consistency and reduce complexity by providing a definition of fair value and a single source of fair value measurement and disclosure requirements for use across Australian Accounting Standards. For assets where Council adopts a current replacement cost approach to determine fair value, Council considers the inclusion of site preparation costs, disruption costs and costs to restore another entity's assets in the underlying valuation.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within a fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities

Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or

indirectly observable; and

Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

For the purpose of fair value disclosures, Council has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

In addition, Council determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

Revaluation

Subsequent to the initial recognition of assets, non-current physical assets are measured at fair value, other than plant and equipment (except for the art collection which is valued at fair value). Fair value, being the price that would be received to sell an asset (or paid to transfer a liability) in an orderly transaction between market participants at the measurement date. (For plant and equipment carrying amount is considered to approximate fair value given short useful lives). At balance date, the Council reviewed the carrying value of the individual classes of assets measured at fair value to ensure that each asset materially approximated its fair value. Where the carrying value materially differed from the fair value at balance date, the class of asset was revalued.

Fair value valuations are determined in accordance with a valuation hierarchy. Changes to the valuation hierarchy will only occur if an external change in the restrictions or limitations of use of an asset result in changes to the permissible or practical highest and best use of the asset. In addition, Council undertakes a formal revaluation of land, buildings, and infrastructure assets on a regular basis ranging from 3 to 5 years. The valuation is performed either by experienced council officers or independent experts. The following table sets out the frequency of revaluations by asset class.

Asset class	Revaluation frequency
Land	5 years
Buildings	4 to 5 years
Roads	4 to 5 years
Bridges	4 to 5 years
Footpaths and cycleways	4 to 5 years
Drainage	4 to 5 years
Recreational, leisure and community facilities	4 to 5 years
Waste management	Not revalued as useful life is generally only 3 years
Parks, open space and streetscapes	4 to 5 years
Aerodromes	4 to 5 years

Where the assets are revalued, the revaluation increases are credited directly to the asset revaluation reserve except to the extent that an increase reverses a prior year decrease for that class of asset that had been recognised as an expense in which case the increase is recognised as revenue up to the amount of the expense. Revaluation decreases are recognised as an expense except where prior increases are included in the asset revaluation reserve for that class of asset in which case the decrease is taken to the reserve to the extent of the remaining increases. Within the same class of assets, revaluation increases and decreases within the year are offset.

Impairment of assets

At each reporting date, the Council reviews the carrying value of its assets to determine whether there is any indication that these assets have been impaired. If such an indication exists, the recoverable amount of the asset, being the higher of the asset's fair value less costs of disposal and value in use, is compared to the assets carrying value. Any excess of the assets carrying value over its recoverable amount is expensed to the comprehensive income statement, unless the asset is carried at the revalued amount in which case, the impairment loss is recognised directly against the revaluation surplus in respect of the same class of asset to the extent that the impairment loss does not exceed the amount in the revaluation surplus for that same class of asset. The impairment policy above does not apply to Council's property, infrastructure, specialised buildings and other non-current physical assets subsequently measured at fair value. These are primarily non-cash generating assets of not-for-profit entities, which are typically specialised in nature and held for continuing use of their service capacity. Their recoverable amount is expected to be materially the same as fair value determined under AASB 13 Fair Value Measurement, with the consequence that AASB 136 Impairment of Assets does not apply to such assets that are regularly revalued.

8.5 Events occurring after balance date

No matters have occurred after balance date that require disclosure in the financial report.

Note 9: Other matters

9.1 Reserves

(a) Asset revaluation reserves

	Balance at beginning of reporting period	Increase/(decrease)	Balance at end of reporting period
	$'000	$'000	$'000
2026			
Property			
Land	189,364	-	189,364
Buildings	148,379	-	148,379
	337,743	**-**	**337,743**
Infrastructure			
Roads	268,900	-	268,900
Bridges	33,057	-	33,057
Footpaths and cycleways	33,567	63,304	96,871
Drainage	115,983	127,250	243,233
Recreation, leisure and community facilities	3,227	-	3,227
Parks, open space and streetscapes	7,813	-	7,813
Aerodromes	-	3,438	3,438
Off street car parks	13,938	-	13,938
	476,485	**193,992**	**670,477**
Other			
Artworks	1,095	244	1,339
Other	13	-	13
	1,108	**244**	**1,352**
Total asset revaluation reserves	**815,336**	**194,236**	**1,009,572**
2025			
Property			
Land	189,364	-	189,364
Buildings	114,878	33,501	148,379
	304,242	**33,501**	**337,743**
Infrastructure			
Roads	169,004	99,896	268,900
Bridges	34,828	(1,771)	33,057
Footpaths and cycleways	24,411	9,156	33,567
Drainage	94,094	21,889	115,983
Recreation, leisure and community facilities	1,680	1,547	3,227
Parks, open space and streetscapes	6,277	1,536	7,813
Off street car parks	9,026	4,912	13,938
	339,320	**137,165**	**476,485**
Other			
Artworks	1,095	-	1,095
Other	13	-	13
	1,108	**-**	**1,108**
Total asset revaluation reserves	**644,670**	**170,666**	**815,336**

The asset revaluation reserve is used to record the increased (net) value of Council's assets over time.

(b) Other reserves

	Balance at beginning of reporting period $'000	Transfer from accumulated surplus $'000	Transfer to accumulated surplus $'000	Balance at end of reporting period $'000
2026				
Developer contributions	9,026	(1,148)	1,000	8,878
Total other reserves	**9,026**	**(1,148)**	**1,000**	**8,878**
2025				
Developer contributions	8,038	(684)	1,672	9,026
Total other reserves	**8,038**	**(684)**	**1,672**	**9,026**

Purpose and nature of other reserves

Developer Contributions — The development contribution reserve is maintained to account for funds held by the Council for specific development purposes include off street parking, drainage, playgrounds and public open spaces and tree planting development.

9.2 Reconciliation of cash flows from operating activities to surplus (deficit)

	2026 $'000	2025 $'000
Surplus/(deficit) for the year	**41,734**	37,400
Non-cash adjustments:		
Depreciation and amortisation	**40,880**	36,975
Loss on disposal of property, infrastructure, plant and equipment	**13,011**	5,383
Impairment losses	**-**	423
Contributions non-monetary assets	**(11,695)**	(27,273)
Finance costs	**362**	409
Work in progress written off	**600**	7,155
Changes in assets and liabilities	**(5,625)**	(1,208)
(Increase)/decrease in trade and other receivables	**137**	(537)
(Increase)/decrease in prepayments	**982**	(1,133)
(Increase)/decrease in contract assets	**(2,400)**	-
Increase/(decrease) in trade and other payables	**1,650**	(2,819)
Increase/(decrease) in contract and other liabilities	**(7,444)**	26,277
Increase/(decrease) in trust funds and deposits	**(228)**	1,651
Increase/(decrease) in provisions	**2,171**	757
Net cash provided by operating activities	**74,135**	**83,460**

9.3 Superannuation

Latrobe City Council (Council) makes some of its employer superannuation contributions in respect of its employees to the Local Authorities Superannuation Fund (the Fund). This Fund has two categories of membership, accumulation and defined benefit, each of which is funded differently. Obligations for contributions to the Fund are recognised as an expense in Comprehensive Operating Statement when they are made or due.

Accumulation

The Fund's accumulation category, Vision MySuper/Vision Super Saver, receives both employer and employee contributions on a progressive basis. Employer contributions are normally based on a fixed percentage of employee earnings (for the year ended 30 June 2026, this was 12.0% as required under Superannuation Guarantee (SG) legislation (2025: 11.5%)).

Defined benefit

Council does not use defined benefit accounting for its defined benefit obligations under the Fund's Defined Benefit category. This is because the Fund's Defined Benefit category is a pooled multi-employer sponsored plan. There is no proportional split of the defined benefit liabilities, assets or costs between the participating employers as the defined benefit obligation is a floating obligation between the participating employers and the only time that the aggregate obligation is allocated to specific employers is when a call is made. As a result, the level of participation of Council in the Fund cannot be measured as a percentage compared with other participating employers. Therefore, the Fund Actuary is unable to allocate benefit liabilities, assets and costs between employers for the purposes of AASB 119 Employee Benefits.

Funding arrangements

Council makes employer contributions to the Defined Benefit category of the Fund at rates determined by the Trustee on the advice of the Fund Actuary.

As at 30 June 2025, an interim actuarial investigation was held as the Fund provides lifetime pensions in the Defined Benefit category. The vested benefit index (VBI) of the Defined Benefit category as at 30 June 2025 (of which Council is a contributing employer) was 110.5%. The financial assumptions used to calculate the VBI were:

- Net investment returns 5.7% pa
- Salary information 3.5% pa
- Price inflation (CPI) 2.6% pa

As at 30 June 2026, a triennial actuarial investigation is underway as the Fund provides lifetime pensions in the Defined Benefit category. It is expected to be completed by 31 October 2026. The VBI is used as the primary funding indicator. Because the VBI was above 100%, the 30 June 2025 actuarial investigation determined the Defined Benefit category was in a satisfactory financial position and that no change was necessary to the Defined Benefit category's funding arrangements from prior years.

Employer contributions

(a) Regular contributions

On the basis of the results of the 2025 interim actuarial investigation conducted by the Fund Actuary, Council makes employer contributions to the Fund's Defined Benefit category at rates determined by the Fund's Trustee. For the year ended 30 June 2026, this rate was 12.0% of members' salaries (11.5% in 2024/25). This rate is expected to increase in line with any increases in the SG contribution rate and was reviewed as part of the 30 June 2023 triennial valuation.

In addition, Council reimburses the Fund to cover the excess of the benefits paid as a consequence of retrenchment above the funded resignation or retirement benefit.

(b) Funding calls

If the Defined Benefit category is in an unsatisfactory financial position at an actuarial investigation or the Defined Benefit category's VBI is below its shortfall limit at any time other than the date of the actuarial investigation, the Defined Benefit category has a shortfall for the purposes of SPS 160 and the Fund is required to put a plan in place so that the shortfall is fully funded within three years of the shortfall occurring. The Fund monitors its VBI on a quarterly basis and the Fund has set its shortfall limit at 98% from 26 July 2024 (previously 97%).

In the event that the Fund Actuary determines that there is a shortfall based on the above requirement, the Fund's participating employers (including Latrobe City Council are required to make an employer contribution to cover the shortfall.

Using the agreed methodology, the shortfall amount is apportioned between the participating employers based on the pre-1 July 1993 and post-30 June 1993 service liabilities of the Fund's Defined Benefit category, together with the employer's payroll at 30 June 1993 and at the date the shortfall has been calculated.

Due to the nature of the contractual obligations between the participating employers and the Fund, and that the Fund includes lifetime pensioners and their reversionary beneficiaries, it is unlikely that the Fund will be wound up.

If there is a surplus in the Fund, the surplus cannot be returned to the participating employers.

In the event that a participating employer is wound-up, the defined benefit obligations of that employer will be transferred to that employer's successor.

The 2025 interim actuarial investigation surplus amounts

An actuarial investigation is conducted annually for the Defined Benefit category of which Council is a contributing employer. Generally, a full actuarial investigation is conducted every three years and interim actuarial investigations are conducted for each intervening year. An interim investigation was conducted as at 30 June 2025 and 30 June 2024 while a full investigation was conducted as at 30 June 2023.

The Fund's actuarial investigations identified the following for the Defined Benefit category of which Council is a contributing employer:

	2025 (interim)	2024 (interim)	2023 (triennial)
	$m	$m	$m
A VBI surplus	200.1	108.4	85.7
A total service liability surplus	229.4	141.4	123.6
A discounted accrued benefits surplus	242.8	156.7	141.9

The VBI surplus means that the market value of the fund's assets supporting the defined benefit obligations exceed the vested benefits that the defined benefit members would have been entitled to if they had all exited on 30 June 2025.

The total service liability surplus means that the current value of the assets in the Fund's Defined Benefit category plus expected future contributions exceeds the value of expected future benefits and expenses as at 30 June 2025.

The discounted accrued benefit surplus means that the current value of the assets in the Fund's Defined Benefit category exceeds the value of benefits payable in the future but accrued in respect of service to 30 June 2025.

The 2026 triennial actuarial investigation

A triennial actuarial investigation is being conducted for the Fund's position as at 30 June 2026 as the Fund provides lifetime pensions in the Defined Benefit category. It is anticipated that this actuarial investigation will be completed by October 2026. The last interim actuarial investigation conducted prior to 30 June 2026 was at 30 June 2025. The VBI of the Defined Benefit category at that date was 110.5%. The financial assumptions used to calculate the 30 June 2025 VBI were:

- Net investment returns 5.7% pa
- Salary information 3.5% pa
- Price inflation (CPI) 2.6% pa

Council was notified of the 30 June 2025 VBI during August 2025.

Because the VBI was above 100%, the Defined Benefit category was in a satisfactory financial position at 30 June 2025 and it is expected that the actuarial investigation will recommend that no change will be necessary to the Defined Benefit category's funding arrangements from prior years.

The 2023 triennial investigation

The last triennial actuarial investigation conducted prior to 30 June 2023 was at 30 June 2020. This actuarial investigation was completed by 31 December 2020. The financial assumptions for the purposes of that investigation was:

	2023 Triennial investigation	2020 Triennial investigation
	$m	$m
Net investment return	5.7% pa	5.6% pa
Salary inflation	3.5% pa	2.5% pa for the first two years and 2.75% pa thereafter
Price inflation	2.8% pa	2.0% pa

Superannuation contributions

Contributions by Council (excluding any unfunded liability payments) to the above superannuation plans for the financial year ended 30 June 2026 are detailed below:

Scheme	**Type of scheme**	**Rate**	**2026 $'000**	**2025 $'000**
Vision Super	Defined benefits	12.0% (2025: 11.5%)	**195**	194
Various	Accumulation	12.0% (2025: 11.5%)	**6,438**	5,432

In addition to the above contributions, Latrobe City Council has paid unfunded liability payments to Vision Super totalling $nil (2024/25 $nil).

There were $nil contributions outstanding (2024/25 $485K) and $nil loans issued (2024/25 $nil) from or to the above schemes as at 30 June 2026.

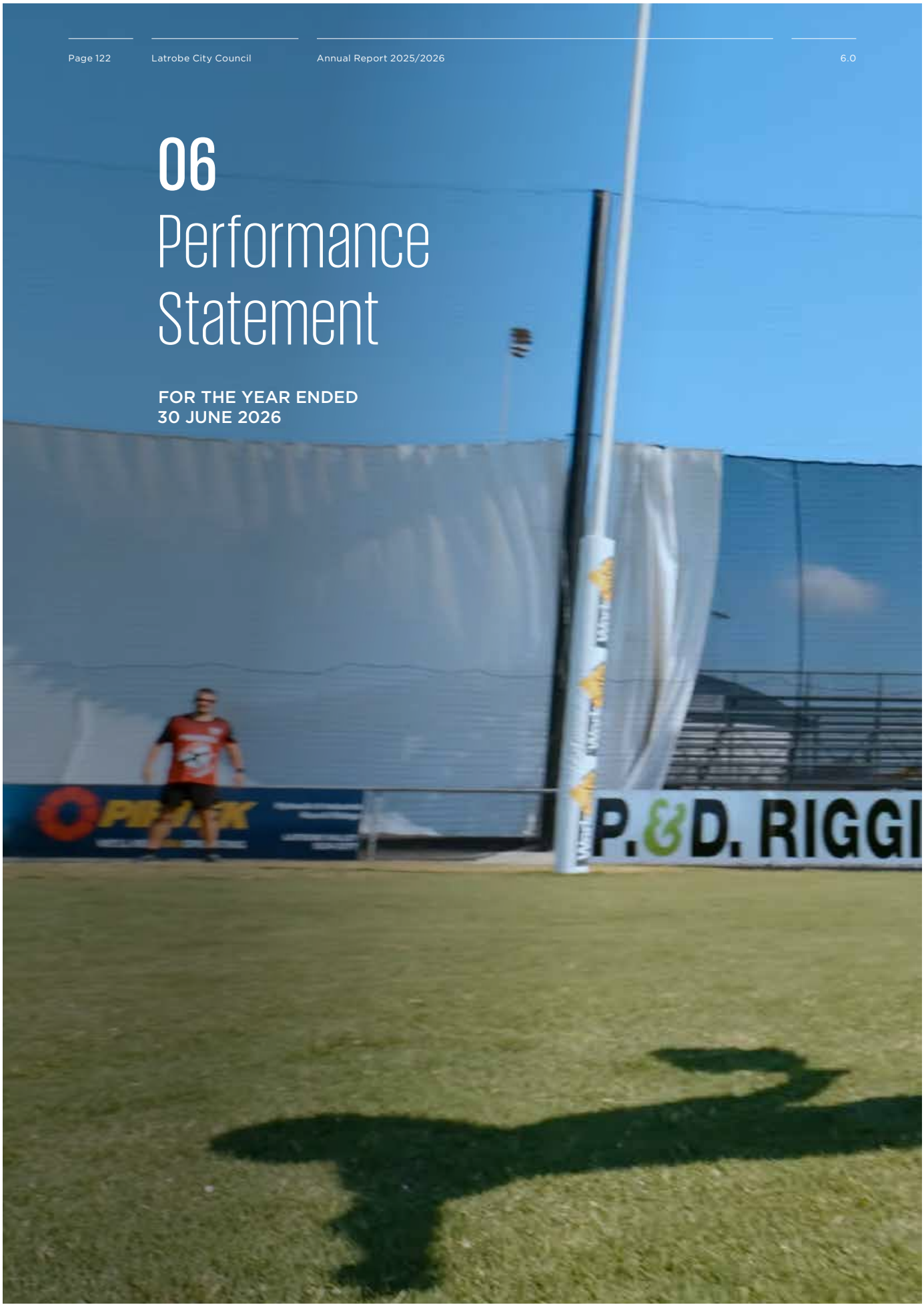
The expected contributions to be paid to the Defined Benefit category of Vision Super for the year ending 30 June 2027 is $200K.

Note 10: Change in accounting policy

There have been no changes to accounting policies in the 2025-26 year.

06 Performance Statement

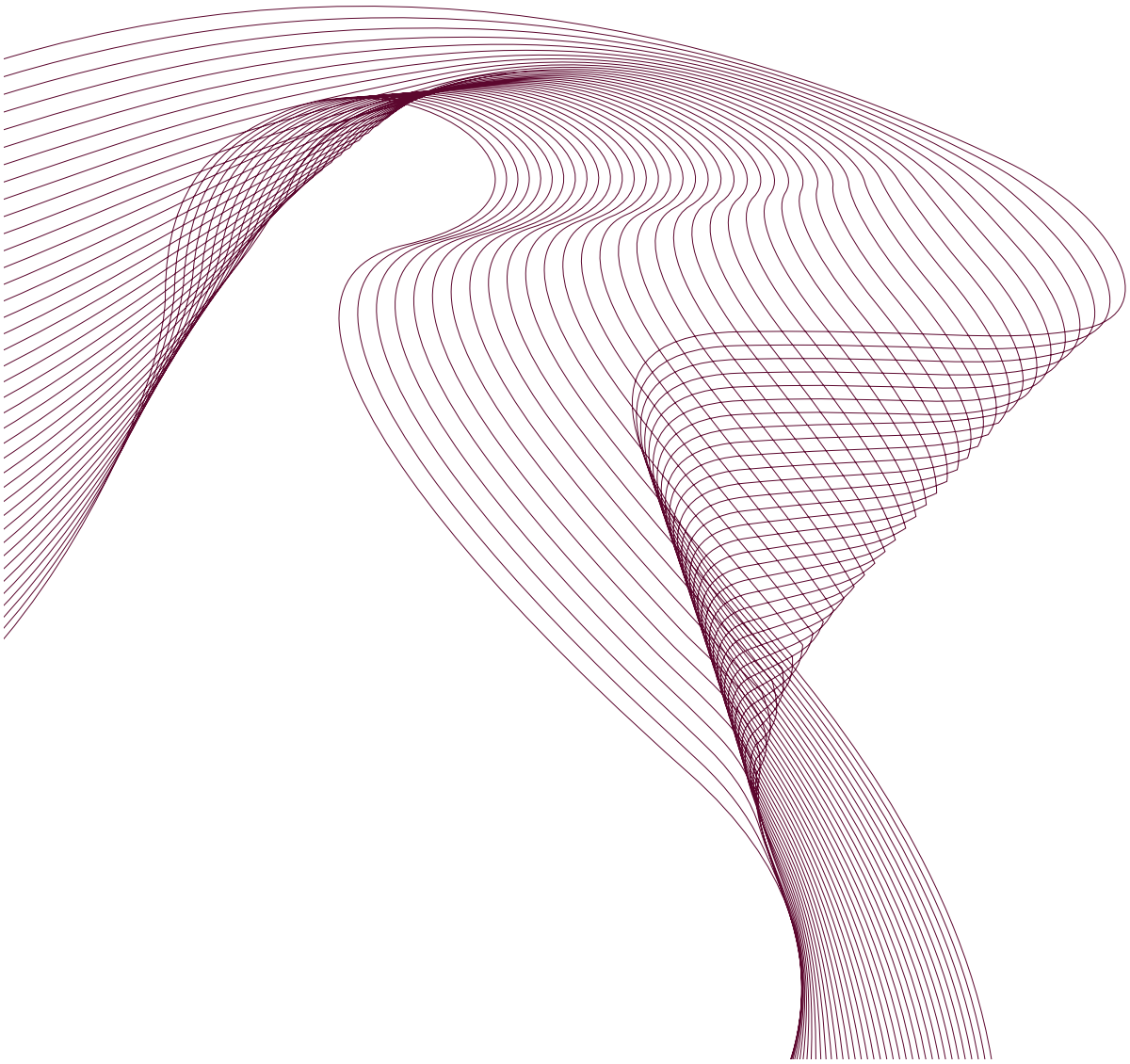
FOR THE YEAR ENDED
30 JUNE 2026




TOTAL TOOLS
CRANE HIRE
WILLATON
TRANSPORT

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Certification of the Performance Statement

In my opinion, the accompanying performance statement has been prepared in accordance with the *Local Government Act 2020* and the *Local Government (Planning and Reporting) Regulations 2020*.



Matthew Rogers CPA
Principal Accounting Officer
Dated: 05 October 2026

In our opinion, the accompanying performance statement of the Latrobe City Council for the year ended 30 June 2026 presents fairly the results of council's performance in accordance with the *Local Government Act 2020* and the *Local Government (Planning and Reporting) Regulations 2020.*

The performance statement contains the relevant performance indicators, measures and results in relation to service performance, financial performance and sustainable capacity.

At the date of signing, we are not aware of any circumstances that would render any particulars in the performance statement to be misleading or inaccurate.

We have been authorised by the council and by the *Local Government (Planning and Reporting) Regulations 2020* to certify this performance statement in its final form.



Cr Joanne Campbell
Councillor
Dated: 05 October 2026



Cr Leanne Potter
Councillor
Dated: 05 October 2026



Steven Piasente
Chief Executive Officer
Dated: 05 October 2026

Victorian Auditor-General's Office audit report

Independent Auditor's Report

To the Councillors of Latrobe City Council

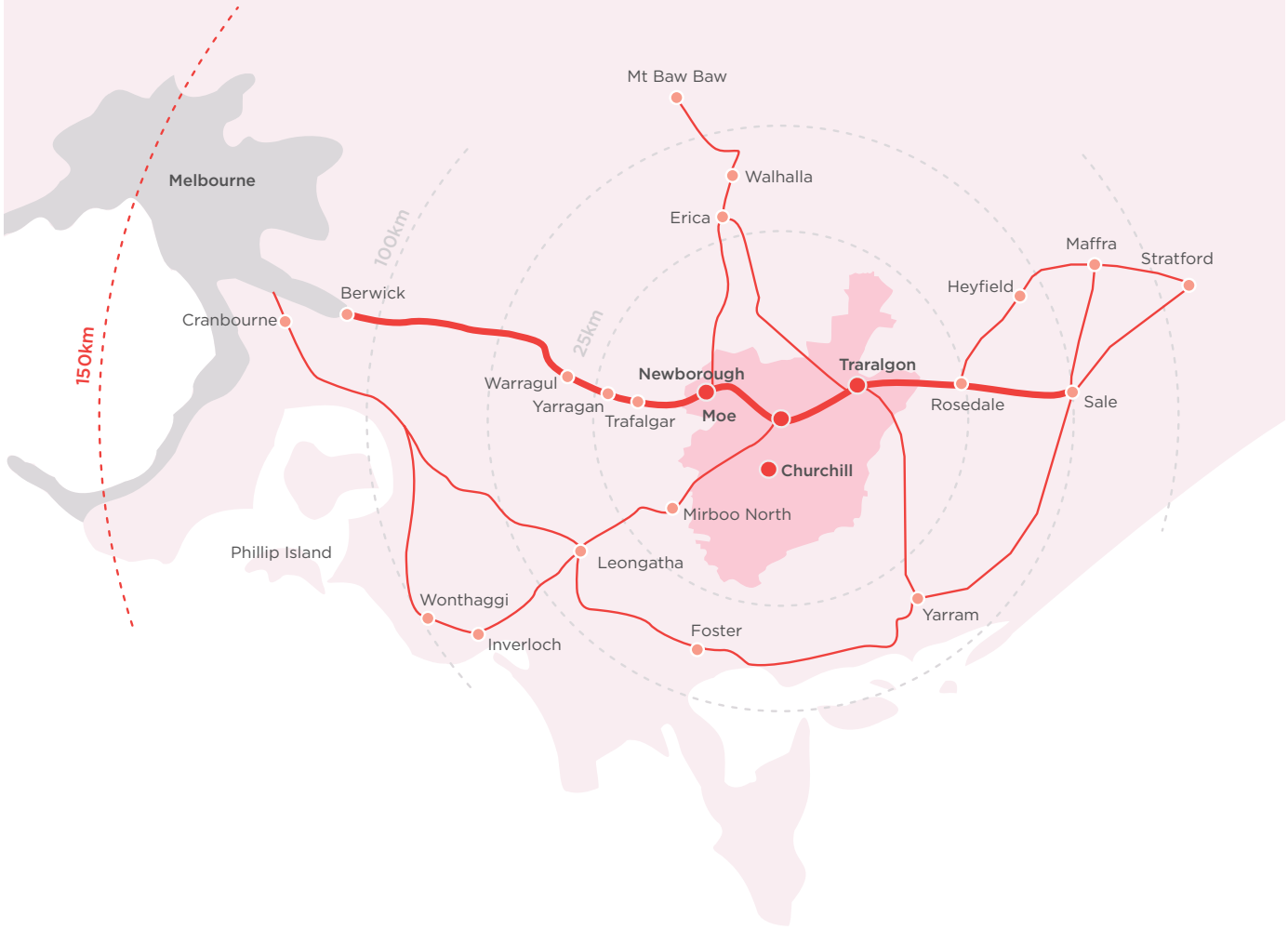
Opinion	I have audited the accompanying performance statement of Latrobe City Council (the council) which comprises the: • description of municipality for the year ended 30 June 2026 • service performance indicators for the year ended 30 June 2026 • financial performance indicators for the year ended 30 June 2026 • sustainable capacity indicators for the year ended 30 June 2026 • notes to the accounts • certification of the performance statement. In my opinion, the performance statement of Latrobe City Council in respect of the year ended 30 June 2026 presents fairly, in all material respects, in accordance with the performance reporting requirements of Part 4 of the *Local Government Act 2020* and Local Government (Planning and Reporting) Regulations 2020.
Basis for Opinion	I have conducted my audit in accordance with the *Audit Act 1994* which incorporates the Australian Standards on Assurance Engagements. I further describe my responsibilities under that Act and those standards in the *Auditor's Responsibilities for the Audit of the performance statement* section of my report. My independence is established by the *Constitution Act 1975*. My staff and I are independent of the council in accordance with the ethical requirements of the Accounting Professional and Ethical Standards Board's APES 110 *Code of Ethics for Professional Accountants (including Independence Standards)* (the Code) that are relevant to my audit of the performance statement in Victoria. My staff and I have also fulfilled our other ethical responsibilities in accordance with the Code. I believe that the audit evidence I have obtained is sufficient and appropriate to provide a basis for my opinion.
Councillors' responsibilities for the performance statement	The Councillors are responsible for the preparation and fair presentation of the performance statement in accordance with the performance reporting requirements of the *Local Government Act 2020* and Local Government (Planning and Reporting) Regulations 2020 and for such internal control as the Councillors determines is necessary to enable the preparation and fair presentation of a performance statement that is free from material misstatement, whether due to fraud or error.

Auditor's responsibilities for the audit of the performance statement	As required by the *Audit Act 1994*, my responsibility is to express an opinion on the performance statement based on the audit. My objectives for the audit are to obtain reasonable assurance about whether the performance statement as a whole is free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes my opinion. Reasonable assurance is a high level of assurance, but is not a guarantee that an audit conducted in accordance with the Australian Standards on Assurance Engagements will always detect a material misstatement when it exists. Misstatements can arise from fraud or error and are considered material if, individually or in the aggregate, they could reasonably be expected to influence the decisions of users taken on the basis of this performance statement. As part of an audit in accordance with the Australian Standards on Assurance Engagements, I exercise professional judgement and maintain professional scepticism throughout the audit. I also: • identify and assess the risks of material misstatement of the performance statement, whether due to fraud or error, design and perform audit procedures responsive to those risks, and obtain audit evidence that is sufficient and appropriate to provide a basis for my opinion. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. • obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the council's internal control • evaluate the overall presentation, structure and content of the performance statement, including the disclosures, and whether performance statement represents the underlying events and results in a manner that achieves fair presentation. I communicate with the Councillors regarding, among other matters, the planned scope and timing of the audit and significant audit findings, including any significant deficiencies in internal control that I identify during my audit.



MELBOURNE
8 October 2026

Travis Derricott
as delegate for the Auditor-General of Victoria



Description of the municipality

Latrobe City is Victoria's eastern Regional City and Gippsland's primary service centre and employment hub, providing retail, entertainment, education, government and health services to the region with a population of 79,112.[1]

Latrobe City is located an hour and half drive east of Melbourne covering an area of 1,425 square kilometres situated between the Strzelecki Ranges to the south and the Great Dividing Range to the north. The city is made up of four major towns; Churchill, Moe/Newborough, Morwell and Traralgon; and seven rural townships of Boolarra, Glengarry, Toongabbie, Tyers, Traralgon South, Yallourn North and Yinnar.

[1] Australian Bureau of Statistics Regional Population, 2024-25 Australia, 31 March 2026

Service Performance Indicators

FOR THE YEAR ENDED 30 JUNE 2026

Service/indicator/measure	Results 2023 Actual	Results 2024 Actual	Results 2025 Actual	Results 2026 Target as per budget	Results 2026 Actual	Comments
Aquatic facilities utilisation						
Utilisation of aquatic facilities [Number of visits to aquatic facilities/Municipal population]	5.39	5.68	4.13	N/A	7.06	The data collection method for recording visits has changed for 2026. Council have opted to utilise people counters instead of point of sale systems (which only captured paying customers) for recording visitation at all major facilities. This is largely the reason for the significant variance compared to 2025.
Animal management health and safety						
Animal management prosecutions [Number of successful animal management prosecutions/Number of animal management prosecutions] x100	100%	100%	100%	N/A	94%	Performance was slightly lower than the 2025 financial year, with 17 of 18 animal management prosecutions resulting in a successful outcome.
Food safety health and safety						
Critical and major non-compliance outcome notifications [Number of critical non-compliance outcome notifications and major non-compliance notifications about a food premises followed up/ Number of critical non-compliance outcome notifications and major non-compliance notifications about a food premises] x100	60.41%	89.05%	89.02%	N/A	96.16%	Council has continued to increase performance on previous years through regular reporting of critical and major non-compliance and a stronger focus on completing required follow-up inspections. Council has also encouraged annual inspections to be undertaken earlier in the year, allowing sufficient time for any necessary follow-up activities; supporting a more proactive approach to compliance management.
Governance consultation and engagement						
Satisfaction with community consultation and engagement [Community satisfaction rating out of 100 with how Council has performed on community consultation and engagement]	53	50	49	53	55	Council has been working to deliver on the 2025-29 Council Plan, which many community members contributed to. Further it has delivered a refreshed Community Engagement Policy which officers apply in their work.
Libraries participation						
Library membership [Percentage of the population that are registered library members] x100 Indicator/measure [formula]	N/A	23.76%	27.85%	N/A	25.38%	

Service/indicator/measure	Results 2023 Actual	Results 2024 Actual	Results 2025 Actual	Results 2026 Target as per budget	Results 2026 Actual	Comments
Maternal and child health (MCH) participation						
Participation in the MCH service [Number of children who attend the MCH service at least once (in the year)/Number of children enrolled in the MCH service] x100	71.66%	72.99%	74.13%	N/A	81.38%	
Participation in the MCH service by Aboriginal children [Number of Aboriginal children who attend the MCH service at least once (in the year)/Number of Aboriginal children enrolled in the MCH service] x100	84.75%	90.58%	82.15%	N/A	87.89%	
Roads condition						
Sealed local roads below the intervention level (Percentage of sealed local roads that are below the renewal intervention level set by Council and not requiring renewal)	99.87%	98.45%	99.74%	95.00%	99.74%	
Statutory planning service standard						
Planning applications decided within the relevant required time (Number of regular planning application decisions made within 60 days) + (Number of VicSmart planning application decisions made within 10 days) / Number of planning application decisions made] x100	88.02%	81.58%	87.76%	85.00%	99.02%	Council was able to decide a higher proportion of planning applications within the required statutory timeframes, which has resulted in a 12.8% increase in comparison to the 2025 financial year. This is primarily attributed to fairly stable and consistent staffing and ongoing improvements to processes and procedures.
Waste management waste diversion						
Kerbside collection waste diverted from landfill [Weight of recyclables and green organics collected from kerbside bins/ Weight of garbage, recyclables and green organics collected from kerbside bins] x100	49.33%	60.68%	56.78%	65.00%	56.92%	During the 2026 financial year Council has seen significant volumes of contaminated recyclables, requiring disposal to landfill; and consistent levels of general rubbish volumes compared to the previous financial year. An increase in contamination and no decrease to general rubbish volumes has resulted in Council being 12.4% below the budgeted target for the 2026 financial year. Council understands that in order to increase the percentage of waste that is diverted from landfill, education on contamination is required along with efforts to reduce general rubbish at the household level.

Financial Performance Indicators

FOR THE YEAR ENDED 30 JUNE 2026

Dimension/ indicator/measure	Results 2023 Actual	Results 2024 Actual	Results 2025 Actual	Results 2026 Target as per budget	Results 2026 Actual	2027 Forecast	2028 Forecast	2029 Forecast	2030 Forecast	Comments
Efficiency										
Expenditure level										
Expenses per property assessment [Total expenses/ Number of property assessments]	$3,894.22	$4,114.86	$4,382.33	**$4,264.00**	**$4,443.02**	$4,608.27	$4,288.36	$4,345.93	$4,404.05	The higher than budgeted result for the year is mainly due to greater than expected loss on disposal of assets, e.g demolition works at Gippsland Sports and Entertainment Park, together with increased depreciation expense following recent asset revaluations. Expenditure per property assessment is targeted to increase by around 1.1% per annum over the forecast period. This is well below the projected CPI of 3.0% p.a. The decrease projected in 2028 is mainly due to higher expenditure in 2027 tied to non-recurrent grants income
Revenue level										
Average rate per property assessment [Sum of all general rates and municipal charges/Number of property assessments]	$1,613.23	$1,681.40	$1,745.93	**N/A**	**$1,779.67**	$1,812.28	$1,844.67	$1,877.65	$1,911.21	The average rate per property assessment is expected to increase in line with the adopted budget increases in 2027, and is currently estimated to increase in line with the expected rate cap from 2028 to 2030.

Dimension/ indicator/measure	Results 2023 Actual	Results 2024 Actual	Results 2025 Actual	Results 2026 Target as per budget	Results 2026 Actual	2027 Forecast	2028 Forecast	2029 Forecast	2030 Forecast	Comments
Liquidity										
Working capital										
Current assets compared to current liabilities [Current assets/ Current liabilities] x100	254.73%	229.08%	197.08%	**203.79%**	**243.79%**	129.72%	151.41%	166.07%	180.95%	The increased result in 2026 is mainly due to higher than expected levels of cash and investments holdings due to funds carried over for multi year projects and the unbudgeted advance of 80% of Council's 2026/27 Financial Assistance Grants in June 2026. The ratio result is projected to decrease in 2026/27 due to the planned drawdown of carry forward and reserve funding to continue and/or complete various major projects.
Unrestricted cash										
Unrestricted cash compared to current liabilities [Unrestricted cash/Current liabilities] x100	(23.46%)	(55.74%)	(56.14%)	**N/A**	**(72.10%)**	N/A	N/A	N/A	N/A	The ratio has decreased in 2026 mainly due to a higher amount of surplus funds being invested in term deposits. The ratio is negative as Council invests most of its surplus cash in financial assets and thereby maintains a relatively small cash balance compared to the size of restricted amounts such as unspent grants, trust funds and statutory reserves. These investments are timed to mature when the cash will be required. No forecast figures are shown as this indicator has been discontinued in the 2027 financial year.

Dimension/ indicator/measure	Results 2023 Actual	Results 2024 Actual	Results 2025 Actual	Results 2026 Target as per budget	Results 2026 Actual	2027 Forecast	2028 Forecast	2029 Forecast	2030 Forecast	Comments
Obligations										
Loans and borrowings										
Loans and borrowings compared to rates [Interest bearing loans and borrowings/Rate revenue] x100	17.16%	18.20%	15.48%	N/A	11.66%	11.65%	8.65%	6.04%	3.44%	The result for this measure has decreased to 11.7% in 2026 due to the loan repayments exceeding new borrowings for the year largely as the result of the repayment of an interest only loan. The ratio is projected to continue to decrease over the forecast period with repayments currently expected to exceed new borrowings.
Loans and borrowings repayments compared to rates [Interest and principal repayments on interest bearing loans and borrowings/Rate revenue] x100	2.06%	3.41%	2.70%	N/A	5.95%	2.73%	3.06%	2.73%	2.65%	The result for this measure increased to 5.95% in 2026, this was largely due to the principal repayment of an interest only loan falling due during the year.
Indebtedness										
Non-current liabilities compared to own source revenue [Non-current liabilities/Own source revenue] x100	27.08%	27.38%	23.23%	N/A	24.36%	23.44%	20.96%	20.47%	18.40%	The ratio had a minor increase in 2026 mainly due to the establishment of a new provision for landfill rehabilitation following the opening of a new cell. The ratio is forecasted to steadily reduce as council repays existing interest-bearing liabilities for the four-year forecast period.

Dimension/ indicator/measure	Results 2023 Actual	Results 2024 Actual	Results 2025 Actual	Results 2026 Target as per budget	Results 2026 Actual	2027 Forecast	2028 Forecast	2029 Forecast	2030 Forecast	Comments
Asset renewal and upgrade										
Asset renewal and upgrade compared to depreciation [Asset renewal and asset upgrade expense/Asset depreciation] x100	104.03%	108.16%	93.77%	**111.10%**	**94.09%**	87.55%	69.82%	72.10%	73.40%	The ratio result was below budget mainly due to a delay in road rehabilitation works that will be carried over for completion in the 2027 financial year. The reduction in the ratio in future years is due to expectations of reduced capital grants available for asset renewal.
Operating position										
Adjusted underlying result										
Adjusted underlying surplus (or deficit) [Adjusted underlying surplus (deficit)/ Adjusted underlying revenue] x100	(3.73%)	(23.16%)	(5.98%)	**N/A**	**(7.38%)**	(8.16%)	(8.91%)	(8.81%)	(8.35%)	Council's increased underlying deficit in 2026 was largely related to higher depreciation expense following infrastructure revaluations and loss on disposal of assets impacted by the demolition of existing assets at the Gippsland Sports and Entertainment Park (GSEP) as part of the redevelopment currently being undertaken by the state government. The ratio is projected to continue to see underlying deficits in future years due to restrictions on Council's ability to increase revenue and increased depreciation expenses resulting from the recent construction of major new infrastructure and asset revaluation increases.

Dimension/ indicator/measure	Results 2023 Actual	Results 2024 Actual	Results 2025 Actual	Results 2026 Target as per budget	Results 2026 Actual	2027 Forecast	2028 Forecast	2029 Forecast	2030 Forecast	Comments
Stability										
Rates concentration										
Rates compared to adjusted underlying revenue [Rate revenue/ Adjusted underlying revenue] x100	59.44%	69.10%	56.49%	**60.40%**	**58.52%**	58.05%	64.23%	64.30%	64.59%	Council's reliance on rates revenue is expected to continue to rise into the future primarily based on moderate estimates of future levels of recurrent government funding and user fees and charges.
Rates effort										
Rates compared to property values [Rate revenue/ Capital improved value of rateable properties in the municipality] x100	0.48%	0.43%	0.43%	**N/A**	**0.45%**	0.43%	0.44%	0.45%	0.46%	The ratio has remained relatively stable and is forecast to remain between 0.43 to 0.46% over the forecast period.

Sustainable Capacity Indicators

FOR THE YEAR ENDED 30 JUNE 2026

Indicator/measure [formula]	Actual 2023	Actual 2024	Actual 2025	Actual 2026	Comments
Population					
Expenses per head of municipal population [Total expenses/Municipal population]	$2,003.71	$2,129.14	$2,270.34	**$2,317.21**	The 2.0% increase is largely attributed to inflationary pressures.
Infrastructure per head of municipal population [Value of infrastructure/ Municipal population]	$15,315.49	$15,828.81	$18,075.63	**$20,739.53**	The ratio has increased in line with the valuation movements from the revaluation of infrastructure assets undertaken in the 2026 financial year.
Population density per length of road [Municipal population/ Kilometres of local roads]	50.86	50.50	50.88	**53.96**	The increase in this ratio is a result of a change in the methodology used for calculating road lengths. Previously spreadsheet based on chainage differences the calculation is now based on actual centreline lengths calculated in Council's Geographic Information System. This led to a restated decrease in the overall length of Council's road assets.
Own-source revenue					
Own-source revenue per head of municipal population [Own-source revenue/ Municipal population]	$1,447.70	$1,498.68	$1,553.80	**$1,617.93**	The increase of 4.1% in 2026 was mainly a result of rates growth and increased income from landfill gate fees and interest on investments due to increasing interest rates
Recurrent grants					
Recurrent grants per head of municipal population [Recurrent grants/Municipal population]	$444.32	$220.05	$527.90	**$520.39**	The large increase to $527.90 in 2025 was largely due to a reduction in operating grants in 2024 mainly in relation to the timing of Financial Assistance Grants funding with the 2023-2024 allocation being advanced to Council in 2022-2023 and no equivalent advance received in 2023-2024. The ratio has remained relatively stable in 2026 with a minor reduction.
Disadvantage					
Relative socio-economic Disadvantage [Index of Relative Socio-Economic Disadvantage by decile]	1.00	1.00	1.00	**1.00**	The result for this measure has remained unchanged over the four year period.
Workforce turnover					
Percentage of staff turnover [Number of permanent staff resignations and terminations/Average number of permanent staff for the financial year] x100	13.2%	18.0%	15.9%	**11.41%**	No specific event has been identified as contributing to the decrease in turnover. The reduction is likely reflective of stable workforce conditions over the past 12 months, together with the ongoing benefits of leadership development and employee initiatives that support a positive workplace culture.

Notes to the accounts

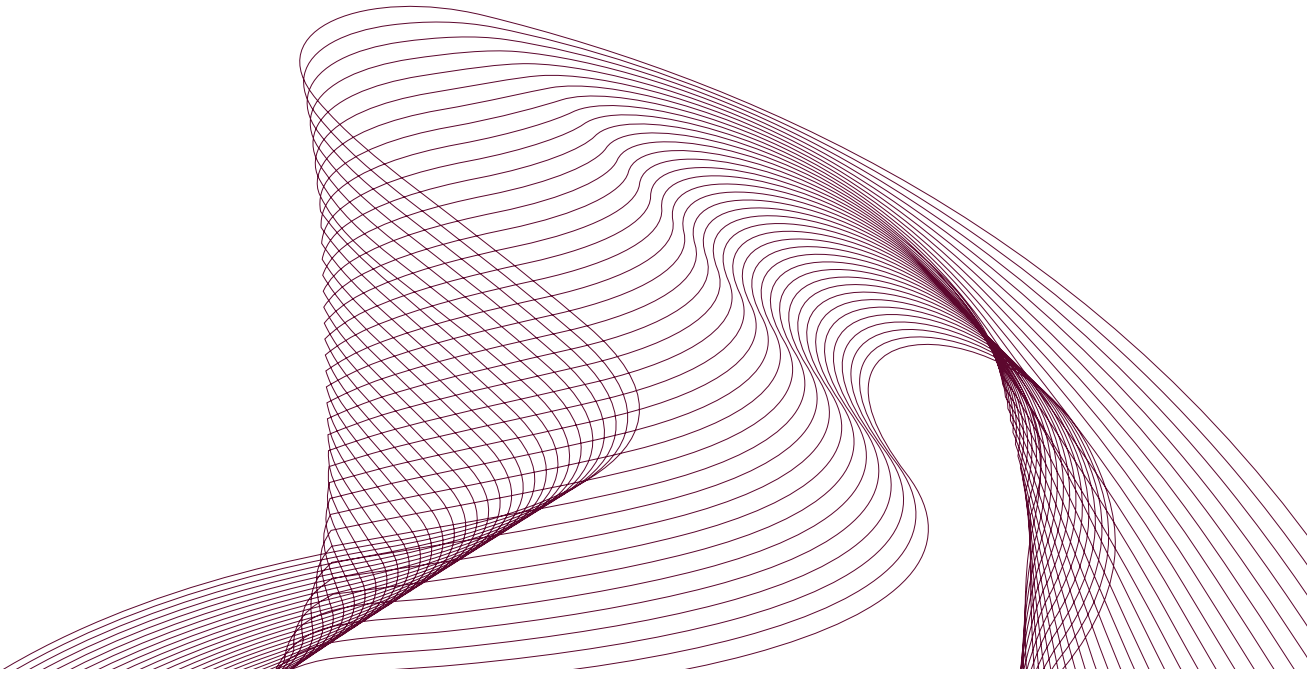
1. Basis of preparation

Council is required to prepare and include a performance statement within its annual report. The performance statement includes the results of the prescribed, service performance, financial performance and sustainable capacity indicators and measures together with a description of the municipal district, an explanation of material variations in the results and notes to the accounts. This statement has been prepared to meet the requirements of the *Local Government Act 2020* and *Local Government (Planning and Reporting) Regulations 2020*.

Where applicable the results in the performance statement have been prepared on accounting bases consistent with those reported in the Financial Statements. The other results are based on information drawn from council information systems or from third parties (e.g., Australian Bureau of Statistics or the Council's satisfaction survey provider).

The performance statement presents the actual results for the current year and the previous three years, along with the current year's target, if mandated by the *Local Government (Planning and Reporting) Regulations 2020*. Additionally, for the prescribed financial performance indicators and measures, the performance statement includes the target budget for the current year and the results forecast for the period 2026-27 to 2029-30 by the council's financial plan.

The *Local Government (Planning and Reporting) Regulations 2020* requires explanation of any material variations in the results contained in the performance statement. Council has adopted materiality thresholds relevant to each indicator and measure and explanations have not been provided for variations below the materiality thresholds unless the variance is considered to be material because of its nature.



2. Definitions

Key term	Definition
Aboriginal children	means a child who is an Aboriginal person
Aboriginal person	has the same meaning as in the *Aboriginal Heritage Act 2006*
adjusted underlying revenue	means total income other than: • non-recurrent grants used to fund capital expenditure; and • non-monetary asset contributions; and • contributions to fund capital expenditure from sources other than those referred to above
adjusted underlying surplus (or deficit)	means adjusted underlying revenue less total expenditure
annual report	means an annual report prepared by a council under section 98 of the Act
asset renewal expenditure	means expenditure on an existing asset or on replacing an existing asset that returns the service capability of the asset to its original capability
asset upgrade expenditure	means expenditure that— (a) enhances an existing asset to provide a higher level of service; or (b) extends the life of the asset beyond its original life
critical non-compliance outcome notification	means a notification received by council under section 19N(3) or (4) of the *Food Act 1984* , or advice given to council by an authorized officer under that Act, of a deficiency that poses an immediate serious threat to public health
current assets	has the same meaning as in the Australian Accounting Standards
current liabilities	has the same meaning as in the Australian Accounting Standards
food premises	has the same meaning as in the *Food Act 1984*
intervention level	means the level set for the condition of a road beyond which a council will not allow the road to deteriorate and will need to intervene
local road	means a sealed or unsealed road for which the council is the responsible road authority under the *Road Management Act 2004*
major non-compliance outcome notification	means a notification received by a council under section 19N(3) or (4) of the *Food Act 1984*, or advice given to council by an authorized officer under that Act, of a deficiency that does not pose an immediate serious threat to public health but may do so if no remedial action is taken
MCH	means the Maternal and Child Health Service provided by a council to support the health and development of children within the municipality from birth until school age
non-current liabilities	means all liabilities other than current liabilities
own-source revenue	means adjusted underlying revenue other than revenue that is not under the control of council (including government grants)
population	means the resident population estimated by Council
rate revenue	means revenue from general rates, municipal charges, service rates and service charges
relative socio-economic disadvantage	in relation to a municipal district, means the relative socio-economic disadvantage, expressed as a decile for the relevant financial year, of the area in which the municipal district is located according to the Index of Relative Socio-Economic Disadvantage of SEIFA
restricted cash	means cash, cash equivalents and financial assets, within the meaning of the Australian Accounting Standards, not available for use other than for a purpose for which it is restricted, and includes cash to be used to fund capital works expenditure from the previous financial year
SEIFA	means the socio-economic indexes for areas published from time to time by the Australian Bureau of Statistics on its Internet site
unrestricted cash	means all cash and cash equivalents other than restricted cash


Ludwig

LATROBE CITY COUNCIL

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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

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



COMMUNITY AMENITY LOCAL LAW 2026 INCORPORATED DOCUMENTS

PURPOSE

To present the Footpath and Roadside Trading Guidelines and the Nature Strip and Roadside Verges Policy for Council adoption.

EXECUTIVE SUMMARY

- The Community Amenity Local Law 2026 (CALL) was endorsed by Council on 24 August 2026 and came into operation on 5 September 2026.
- In accordance with section 76 of the *Local Government Act 2020* (the Act), two policies and one guideline document are listed as incorporated by reference and form part of the CALL.
- The Footpath and Roadside Trading Guidelines (the Guidelines) (**Attachment 1**) provide guidance on permit requirements, trading areas and considerations when assessing a permit application.
- The Nature Strip and Roadside Verges Policy (the Policy) (**Attachment 2**) provides direction for people wishing to plant, mulch, landscape or otherwise modify a nature strip.
- The CALL also references the Vehicle Crossing Policy which is currently undergoing review and will be presented to a future Council meeting for endorsement.
- The incorporated documents provide clearer information about Council requirements and expectations, helping applicants and the community understand what is required before undertaking works or submitting an application, while allowing detailed requirements to be reviewed and updated over time in response to legislative, operational and community change.

OFFICER'S RECOMMENDATION

That Council:

1. **adopts the Footpath and Roadside Trading Guidelines at Attachment 1;**
2. **adopts the Nature Strip and Roadside Verges Policy at Attachment 2;**
3. **notes with the adoption of the Footpath and Roadside Trading Guidelines and Nature Strip and Roadside Verges Policy, they replace any previous versions; and**
4. **notes that the Guidelines and Policy will be published on Council's website.**

BACKGROUND

Victorian Councils have the broad power to make Local Laws under Section 71(1) of the Act. These provisions also place restrictions on what Council may or may not include in its Local Law, for example a Local Law must not overlap, duplicate, conflict with or be inconsistent with existing legislative provisions or Planning Schemes. This means that matters covered by State legislation, including and not limited to the *Domestic Animals Act, Tobacco Act, Road Safety Act, Building Act, Summary Offences Act, Food Act, Environment Protection Act and Planning and Environment Act, Public Health and Wellbeing Act,* etc. cannot be repeated or contradicted or added in a Local Law provision.

Section 76 of the Act allows Council to incorporate external documents into the Local Law. Incorporating documents allows greater flexibility as the incorporated document can be reviewed and amended as required without needing to amend the whole Local Law.

The CALL incorporates three documents by reference:

- Footpath and Roadside Trading Guidelines;
- Nature Strip and Roadside Verges Policy; and,
- Vehicle Crossing Policy.

Council's existing Vehicle Crossing Policy is currently under internal review and will be presented for endorsement at a future Council meeting.

ANALYSIS

The incorporated documents consolidate the detailed standards and information relevant to nature strip modifications and footpath or roadside trading. They provide applicants and the community with clearer information about Council requirements and expectations before undertaking works or submitting an application, while allowing detailed requirements to be reviewed and updated over time in response to legislative, operational and community change.

Footpath and Roadside Trading Guidelines

The Footpath and Roadside Trading Guidelines apply to individuals, businesses and organisations that make commercial use of footpaths, roadsides, roads or Council land. They explain when a permit is required, how trading areas should be set out, and the matters Council may consider when assessing an application or imposing permit conditions.

The Guidelines intend to keep footpaths and other Council land safe and accessible whilst supporting local businesses, protecting Council assets and maintaining amenity.

Previously the Guidelines were published on Council's website and not formalised in an endorsed document.

The proposed term for this edition of the Guidelines is aligned with the expiry date of the CALL (ten years). The Guidelines will undergo an officer review after four years, with earlier review able to occur where operational, legislative or community needs require. Formal review and readoption will occur as part of the next review of the Community Amenity Local Law 2026.

Nature Strip and Roadside Verges Policy

The Nature Strip and Roadside Verges Policy provides direction for people wishing to plant, mulch, landscape or otherwise modify a nature strip in Latrobe City.

The Policy supports attractive, green and lower maintenance streets while making sure nature strips and roadside verges remain safe, accessible and functional for pedestrians, road users, waste collection, Council assets, street trees, emergency services and utility providers.

The Policy outlines Council's requirements for modifications to a nature strip and the process for approving requests.

The Policy, if endorsed, will replace the previous Maintenance of Nature Strips and Roadside Verges policy (**Attachment 3**) which was adopted in 2011 and remains in force.

The duration of this Policy is proposed to align with the expiry date of the CALL (ten years). The Policy will be subject to an officer review four years after adoption, or earlier if required due to legislative, operational, safety or community changes. A formal review and readoption will occur in conjunction with the review of the Community Amenity Local Law 2026, unless an earlier review is determined necessary.

RISK ASSESSMENT

RISK	RISK RATING	TREATMENT
COMPLIANCE Council unable to enforce Guidelines and Policy due to legal error in drafting or endorsement with consideration to CALL.	**Low** *Rare x Minor*	The Guidelines and Policy have been developed in line with other Council Policies and CALL.
COMPLIANCE Safety issue arising from error or omission in the Guidelines or Policy.	**Medium** *Unlikely x Moderate*	The Guidelines and Policy have been developed and align with current practice and operational experience. As incorporated documents in the CALL they can be updated if required.

RISK	RISK RATING	TREATMENT
SERVICE DELIVERY Increase in requests for permits or nature strip modifications resulting in resource strain.	**Medium** *Possible x Minor*	Monitor implementation and provide realistic approval timeframes to customers.
STRATEGIC Reputational risk if Council is seen to be overreaching its powers.	**Low** *Rare x Minor*	The Guidelines and Policy are consistent with Council's powers under section 76 of the *Local Government Act 2020* and other legislation.

CONSULTATION

No direct external consultation has been undertaken in the development of these documents, however internal consultation with relevant Teams such as Local Laws, City Presentation and City Assets has been conducted.

The contents of the Policy and Guidelines are consistent with the CALL, with the CALL extensively consulted on with the community prior to adoption.

COMMUNICATION

Once endorsed by Council the Guidelines and the Policy will be published on Council's website and communicated through press release, the Latrobe Valley Express and Council's social media channels.

DECLARATIONS OF INTEREST

Officers preparing this report have declared they do not have a conflict of interest in this matter under the provisions of the *Local Government Act 2020*.

APPENDIX 1 IMPACT ASSESSMENT

Gender

A Gender Impact Assessment (GIA) under the *Gender Equality Act 2020* has not been conducted as this matter does not involve a program, service or policy with a significant and direct impact on the community.

Social

Footpath trading, particularly outdoor dining, supports social connection. The Guidelines support safe and accessible CBDs that enable the movement of people through their community.

Cultural

No cultural impacts have been identified.

Health

No health impacts have been identified.

Environmental

The Policy supports sustainability through guiding the appropriate planting of plants in urban areas.

Economic

The Guidelines support the Latrobe economy by providing a mechanism for the appropriate use of public spaces for economic activity.

Financial

No financial impacts have been identified from this report. Implementation and oversight of both the Guidelines and Policy are funded from existing BAU operational budgets.

Attachments

1. Footpath and Roadside Trading Guidelines
2. Nature Strip and Roadside Verges Policy
3. Maintenance of Nature Strips and Roadside Verges Policy

9.4

Community Amenity Local Law 2026 Incorporated Documents

1 Footpath and Roadside Trading Guidelines..... 220

2 Nature Strip and Roadside Verges Policy 232

3 Maintenance of Nature Strips and Roadside Verges Policy 239

LATROBE CITY COUNCIL

Footpath and Roadside Trading Guidelines

2026

Approval Date: 00/00/0000
Review Date: 00/00/0000



ACKNOWLEDGEMENT

Latrobe City Council acknowledges that it operates on the traditional land of the Brayakaulung people of the Gunaikurnai nation and pays respect to their Elders past and present.

Document control

Responsible GM	General Manager Community Liveability
Division	Safe Communities

Document history		
Authority	**Date**	**Description of change**
Council	October 2026	Initial adoption. Formalises and supersedes footpath and roadside trading guidance previously published on Council's website and incorporates that guidance into the Community Amenity Local Law 2026.
Next review date	These Guidelines will be subject to an Officer review four years after adoption, or earlier if required due to legislative, operational, safety or community changes. The Officer review will determine whether any amendments are required. Formal review and readoption of the Policy will occur as part of the next review of the Community Amenity Local Law 2026 unless otherwise determined by Council.	
Published on website	Yes	
Document reference no.	TBC	

1. INTRODUCTION

Council supports footpath and roadside trading where it contributes to local business, active streets and vibrant town centres. Trading must also protect pedestrian access, traffic safety, public amenity and Council assets.

These Guidelines explain when a permit is required, how trading areas should be set out, and the matters Council may consider when assessing an application or imposing permit conditions.

1.1 Quick guide

- A current permit is required before trading on a footpath, roadside, road or Council land.
- Keep the pedestrian zone clear at all times. Latrobe generally requires a 2.0 m clear accessible path along the property line.
- Keep at least 700 mm clear beside the kerb or vehicle standing area unless Council approves otherwise.
- Place tables, chairs, goods displays and signs only in the approved trading zone shown on the endorsed plan.
- Items must be safe, stable, clean, maintained and removed at the close of trade unless Council approves otherwise.
- The permit holder is responsible for public liability insurance, cleaning, patron management and compliance with permit conditions.

2. STATUS UNDER THE LOCAL LAW

These Guidelines are the Footpath and Roadside Trading Guidelines referred to in the Community Amenity Local Law 2026 and are incorporated by reference into that Local Law.

They apply with any permit, endorsed plan and permit conditions issued by Council. If there is any inconsistency between these Guidelines and the Local Law, the Local Law prevails. If there is any inconsistency between these Guidelines and a permit condition, the permit condition applies to the extent of the inconsistency.

A permit issued under these Guidelines does not remove the need to obtain any other approval required by law, including planning, building, food, liquor, tobacco, traffic, heritage, utility or property approvals.

3. DEFINITIONS

Words used in these Guidelines have the same meaning as in the Local Law unless the context requires otherwise. The following terms are included to make these Guidelines easier to use.

Term	Meaning
Access zone	A clear gap between trading areas that allows people to move safely between the kerb, parking area and pedestrian zone.
Advertising sign	A portable sign, A-frame sign, banner, flag or similar item used to advertise a business, product, service or activity.
Authorised Officer	A person appointed or authorised by Council to administer or enforce the Local Law.
Council	Latrobe City Council.
Footpath Trading Permit	A permit issued by Council that authorises specified trading activities and includes any endorsed plan and permit conditions.
Goods display	Goods, merchandise and display fixtures associated with the adjoining business.

Kerbside zone	The clear buffer between the trading zone and the kerb, road, parking bay or vehicle standing area.
Pedestrian zone	The clear accessible path, usually along the property line or shopfront, that must remain free of trading items.
Roadside trading	Trading from a vehicle, trailer, stall, stand or similar structure on a roadside, road reserve or Council land.
Trading zone	The approved part of the footpath or roadside where permit items may be placed.

4. SCOPE

These Guidelines apply to individuals, businesses and organisations that make commercial use of footpaths, roadsides, roads or Council land in the municipal district.

Activities covered by these Guidelines include, but are not limited to:

- tables and chairs
- outdoor eating facilities
- umbrellas, barriers, screens, planter boxes, heaters and other street furniture
- A-frame signs and other portable advertising signs
- goods displays and display stands
- walk-up service windows and associated queues
- roadside stalls, vehicles, trailers and temporary trading activities

These Guidelines do not generally apply to events, privately owned land, public land that is not managed by Council, or permanent fixtures that require separate building, planning, property or engineering approval. Separate approval may still be required under the Local Law or other legislation.

5. OBJECTIVES AND PRINCIPLES

- keep footpaths safe, accessible and unobstructed for pedestrians of all abilities
- support local businesses and the activation of commercial areas
- protect traffic safety, pedestrian safety, public transport access and emergency access
- protect Council assets, street trees, utilities and public infrastructure
- ensure trading contributes positively to local character and streetscape amenity
- provide a clear and consistent permit process for applicants and permit holders
- ensure that the use of public land for trading remains a privilege that may be granted where public safety and amenity can be protected

6. FOOTPATH TRADING

6.1 Footpath zones

The footpath is divided into zones so that commercial activity can occur without blocking public access. The zones are shown in Figure 1 and described below.

- Pedestrian zone - the clear accessible path for pedestrians. In Latrobe this is generally the 2.0 m clear path along the property line or shopfront. No furniture, signs, goods, queues or other items may be placed in this zone unless Council approves otherwise.
- Trading zone - the approved area where tables, chairs, signs, goods displays and other permit items may be placed. Items must remain within this zone at all times.
- Kerbside zone - the clear buffer between the trading zone and the kerb, road or parking area. In

Latrobe this is generally at least 700 mm and must remain clear.

- Access zone - a clear gap between trading areas, at side boundaries or at long frontages to allow people to move safely between the road and the pedestrian zone. Council may require access zones or access breaks as a permit condition.

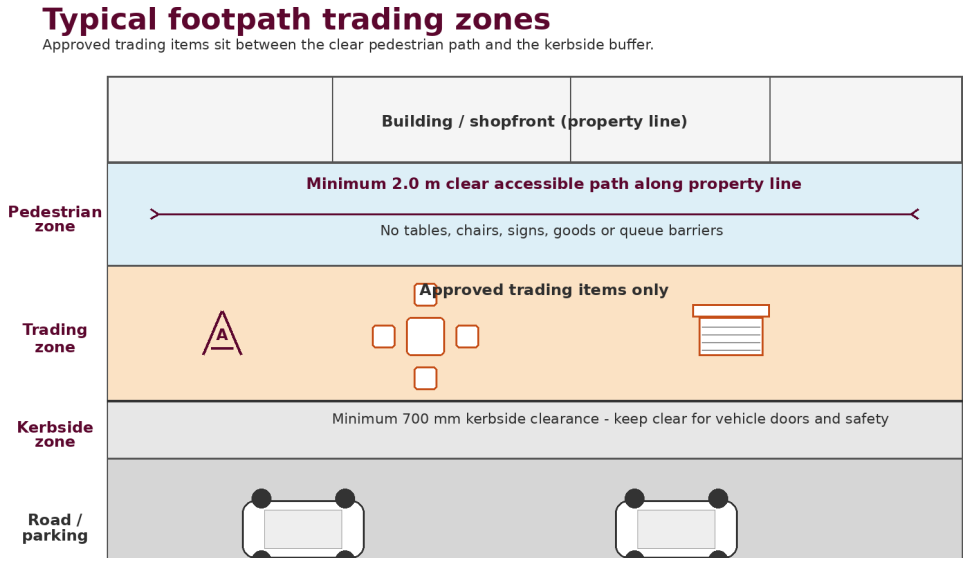


Figure 1: Typical footpath zones - pedestrian zone, trading zone and kerbside zone.

6.2 Minimum clearances

The following minimum clearances apply unless Council, Council's Traffic Engineer or a permit condition requires a larger clearance for the site.

Clearance	Requirement
Pedestrian zone	Generally a minimum 2.0 m clear accessible path along the property line or shopfront, unless otherwise approved by Council.
Kerbside zone	Generally a minimum 700 mm clear space from the kerb, road or vehicle standing area, unless otherwise approved by Council.
Trading zone	The remaining approved area between the pedestrian zone and kerbside zone. All trading items must fit wholly within this area.
Access zone	Council may require gaps between trading areas or at side boundaries. A 1.0 m gap between adjoining trading areas is a useful guide where space allows.
Clear height	Pedestrian access should have a clear height of at least 2.0 m. Umbrellas, awnings and overhead items may require additional clearance.

6.3 Siting requirements

- Approved items must be placed only in the trading zone shown on the endorsed plan.
- The pedestrian zone, kerbside zone, access zones, doorways, kerb ramps, vehicle crossings and emergency exits must remain clear at all times.
- Items must not obstruct traffic signals, traffic signs, bus stops, accessible parking spaces, loading zones, utilities, fire hydrants, street trees, public seating, bins or sight lines.
- Trading should generally be located outside the premises to which it relates. Use of adjoining frontage requires Council approval and written consent from the affected owner, occupier or

body corporate.
- No item may be fixed to the footpath, road, building, tree, pole, bin, seat or other Council asset unless Council separately approves it.
- Items must be removed at the close of trade unless Council approves another arrangement in writing.

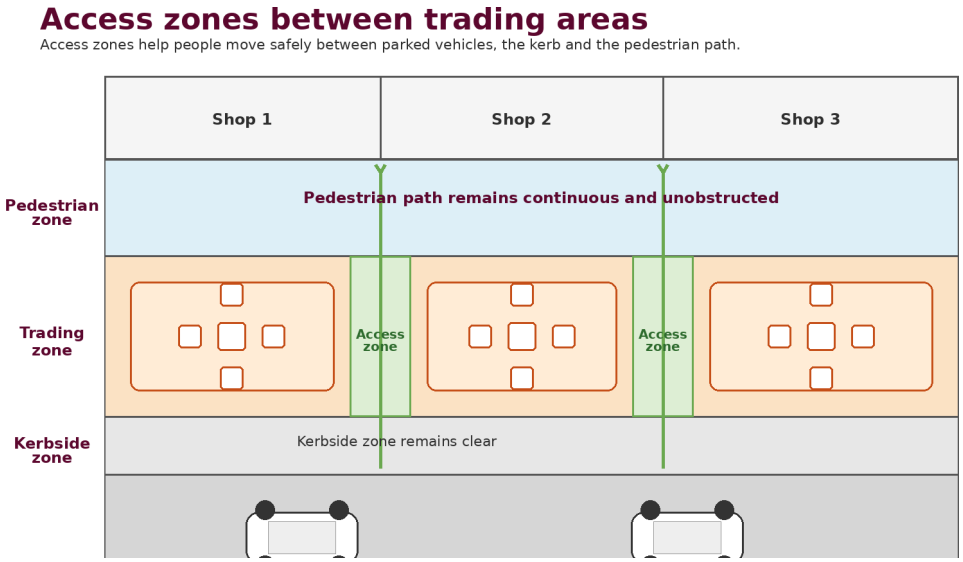


Figure 2: Access zones and gaps between trading areas.

7. ROADSIDE TRADING

Roadside trading involves trading from a vehicle, trailer, stall, stand or similar structure on a roadside, road reserve, road or Council land. Not all roadsides are suitable for trading and applications are assessed case by case.

A roadside trading location will only be supported where Council is satisfied that the activity can operate safely and appropriately. Council may consider whether the location:

- is safe and readily accessible for customers
- does not create a traffic hazard or obstruct driver sight lines
- does not obstruct pedestrians, cyclists, public transport users, emergency services or vehicle movements
- does not breach parking restrictions or occupy parking in a way that adversely affects the public or nearby
- businesses
- provides enough space for customers to queue or gather without entering the roadway or blocking a footpath
- has the written consent of any affected adjoining owner or occupier where required
- can operate without unreasonable amenity, litter, noise or visual impacts

Council may require a traffic management plan, traffic engineering advice, risk assessment, site plan, insurance, owner consent or other information before deciding an application.

Trading vehicles, stalls, equipment and signs must be removed at the end of trade unless Council approves otherwise. A permit may restrict the approved location, dates, hours, items, customer areas and operating method.

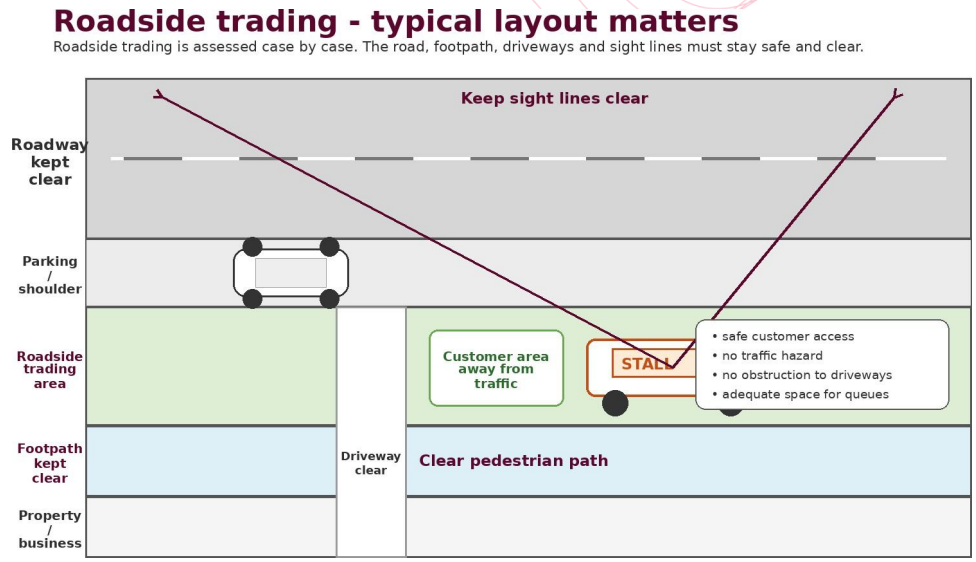


Figure 3: Roadside trading layout matters - road, customer area, footpath and sight lines.

8. STREET FURNITURE AND EQUIPMENT

8.1 Tables and chairs

- Tables and chairs must be safe, stable, in good repair and suitable for outdoor use.
- They must remain within the approved trading zone and be removed when the business is closed unless Council approves otherwise.
- Chairs must not be positioned so that patrons sit or back into the pedestrian zone or kerbside zone.
- The permit holder is responsible for ensuring patrons, prams, pets, bicycles and personal items do not obstruct the pedestrian zone or kerbside zone.

8.2 Barriers, screens and planter boxes

- Barriers, screens and planter boxes may be approved where they help define the trading zone or improve safety and amenity.
- They must be stable, well maintained and wholly within the approved trading zone.
- Base plates, feet, weights and planters must not create a trip hazard or protrude into the pedestrian zone or kerbside zone.
- Screens and barriers should generally not exceed 1.0 m in height unless Council approves otherwise.
- Planter boxes must be maintained by the permit holder and kept free from litter and cigarette butts.

8.3 Umbrellas, heaters and overhead items

- Umbrellas and overhead items must fit within the approved trading zone and must not interfere with awnings, verandahs, trees, signs, traffic signals, sight lines or utilities.
- Umbrellas must be robust, secured in a manner approved by Council and closed or removed during strong winds, storms or unsafe conditions.
- Heaters, electrical equipment, lighting, cables, cooking equipment and similar items require specific approval and must comply with all applicable safety requirements.
- Cables, hoses and leads must not run across the pedestrian zone, kerbside zone or other public access path unless Council has approved a safe temporary arrangement.

9. PORTABLE ADVERTISING SIGNS

Portable advertising signs include A-frame signs, sandwich boards, flags, banners and similar items. Unless Council approves otherwise, only one portable advertising sign may be displayed for each premises.

- A sign must be displayed only outside the premises to which it relates, unless Council approves

another location and any required consent is provided.

- A sign must be located wholly within the approved trading zone and must not be placed in the pedestrian
- zone or kerbside zone.
- Unless Council approves otherwise, a sign must not exceed 700 mm in width or 1.0 m in height.
- A sign must be stable, self-supporting, safe, free from sharp edges and sufficiently weighted to prevent movement or wind-blown hazards.
- A sign must not be fixed to the footpath, Council infrastructure, trees, poles, bins, seats or other public assets unless separately approved.
- Inflatable, portable electric, illuminated, flashing, revolving or spinning signs are not permitted unless Council specifically approves them.
- A sign must not obstruct sight lines, traffic signals, traffic signs, intersections, crossings, parking areas or access points.
- Signs must be removed at the close of trade unless Council approves otherwise.

10. GOODS DISPLAYS

Goods displays must relate to the business conducted at the adjoining premises and may only be placed within the approved trading zone during approved trading hours.

- Goods must be displayed on stable stands, racks, tables or fixtures suitable for outdoor use.
- Loose boxes, loose goods or unstable stacks must not be placed on the footpath.
- Goods displays must not exceed 1.5 m in height unless Council approves otherwise.
- Displays must not overhang the pedestrian zone, kerbside zone, road, vehicle area or adjoining frontage.
- Customers must be able to browse without standing in or obstructing the pedestrian zone.
- Goods displays must not be fixed to the footpath, Council infrastructure, trees, poles, bins, seats or other
- public assets unless separately approved.
- Goods displays must be removed at the close of trade unless Council approves otherwise.

11. OUTDOOR EATING, WALK-UP SERVICE WINDOWS AND QUEUES

11.1 Outdoor eating facilities

- Outdoor eating facilities may include tables, chairs and approved ancillary items associated with a business that serves food or drinks.
- Food and drinks must not be served to patrons standing in the pedestrian zone.
- If liquor is served or consumed in the trading area, the liquor licence or other liquor approval must authorise that area.
- Smoking and vaping must comply with the Tobacco Act 1987, the Local Law, smoke free area requirements and any permit condition.
- Live entertainment, amplified music, speakers, barbeques, cooking equipment and similar activities require specific approval.

11.2 Walk-up service windows and queues

- Businesses that generate queues or waiting patrons must manage them so that the pedestrian zone, kerbside zone, access zones, doorways and adjoining frontages remain clear.
- Council may require a queue management plan for a walk-up service window, takeaway counter, ordering point or other activity likely to generate queues.
- Queue barriers, ropes, signs or markers may only be placed on the footpath if Council approves them and they are shown on the endorsed plan.

12. PERMITS

12.1 How to apply

Applications must be submitted in the form approved by Council and must include the required fee unless the fee is waived or is not payable. A complete application should include:

- applicant, business and contact details
- a description of the proposed activity and all items to be placed on the footpath or roadside
- clear photographs of the proposed trading area
- a dimensioned site plan showing the shopfront, footpath width, trading zone, pedestrian zone, kerbside zone, existing street furniture, utilities, parking restrictions and all proposed items
- a current public liability insurance certificate of currency
- written consent for any proposed use of adjoining frontage or affected land
- evidence of any other required approval, such as planning, building, food, liquor, heritage, traffic or utility approval

12.2 Public liability insurance

The permit holder must maintain public liability insurance for the life of the permit in the amount required by Council. Unless Council specifies another amount, the minimum cover is $10 million.

The permit holder must ensure that the insurance remains current at all times and must provide evidence of coverage to Council upon request. Council accepts no liability for any loss, damage, claim, injury, or other consequence arising from the permit holder undertaking trading activities without the required insurance being in place.

12.3 Permit decisions, renewals and changes

- Council may approve an application, approve it with conditions or modifications, or refuse it.
- Council may impose site-specific conditions to protect safety, accessibility, amenity, traffic, heritage, infrastructure or other matters.
- A permit is issued to the permit holder and for the premises, activity and layout specified in the permit. It must not be transferred unless Council approves the transfer in writing.
- A permit holder must apply to Council before changing an approved layout, adding or removing items, extending the trading area or changing the activity.
- Unless otherwise stated in the permit, a Footpath Trading Permit expires on 30 June each year.

13. PERMIT HOLDER RESPONSIBILITIES

A permit holder must:

- comply with the Local Law, these Guidelines, the permit, the endorsed plan and all permit conditions
- ensure all approved items remain within the trading zone at all times
- keep the pedestrian zone, kerbside zone, access zones, doorways, kerb ramps, utilities and vehicle crossings clear
- keep all items safe, stable, clean, maintained and in good repair
- remove damaged, unsafe or unstable items immediately
- keep the trading area and surrounding footpath clean and free from litter, food waste, cigarette butts, grease and spills
- manage patrons, queues, staff, deliveries, stock, waste, spills, noise and any other impact associated with the activity
- remove items when directed by an Authorised Officer, Council officer, Victoria Police or emergency service
- repair or pay for damage to footpaths, roads, Council land, street furniture, trees, utilities or other Council assets caused by the trading activity
- notify Council of any change in ownership, layout, trading activity, insurance, liquor licence, food registration or other relevant matter

14. COMPLIANCE AND ENFORCEMENT

Council may inspect trading areas and investigate complaints or safety concerns. Where a person trades without a permit, breaches a permit, fails to comply with these Guidelines or creates a safety or amenity issue, Council may take action under the Local Law or other applicable legislation.

Action may include verbal directions, Notices to Comply, infringement notices, requiring trading to cease, requiring items to be removed, impounding items, amending, suspending or cancelling a permit, recovering costs or commencing prosecution.

Council may require items to be moved or removed for public safety, emergency access, maintenance works, road works, public events, streetscape works or any other operational need.

15. OTHER APPROVALS AND RELATED LEGISLATION

A Footpath Trading Permit does not authorise any activity that requires another approval unless that approval has also been obtained. Depending on the proposal, the applicant or permit holder may need to comply with or obtain approval under:

- the Latrobe Planning Scheme and Planning and Environment Act 1987
- building, occupancy, engineering, road opening or asset protection requirements
- the Food Act 1984 for food businesses
- the Liquor Control Reform Act 1998 where alcohol is served or consumed
- the Tobacco Act 1987 for smoking and vaping requirements
- the Disability Discrimination Act 1992 (Cth) and accessibility requirements
- heritage controls or advice for items in a Heritage Overlay or heritage streetscape
- traffic management, utility, lease, licence, owner consent or property approval requirements

APPENDIX A - APPLICATION CHECKLIST

Item	Checked
Application form completed	☐
Application fee paid or fee waiver confirmed	☐
Photographs of proposed trading area attached	☐
Dimensioned site plan attached	☐
Pedestrian zone, trading zone and kerbside zone shown on site plan	☐
All proposed items shown and measured on site plan	☐
Existing street furniture, trees, utilities, parking restrictions and access points shown	☐
Public liability insurance certificate attached	☐
Adjoining frontage or landowner consent attached, if required	☐
Food, liquor, planning, building, traffic, heritage or other approvals attached, if required	☐

APPENDIX B - STANDARD PERMIT CONDITIONS

The following standard conditions may apply unless varied by Council. Additional site-specific conditions may also be imposed.

- The permit holder must comply with the Local Law, these Guidelines, the permit and the endorsed plan.
- Approved items must remain wholly within the trading zone shown on the endorsed plan.
- The pedestrian zone, kerbside zone and any access zone must remain clear and unobstructed at all times.
- The permit holder must maintain public liability insurance for the life of the permit and provide updated certificates when required.
- All items must be stable, safe, clean, in good repair and suitable for outdoor use.
- No item may be fixed to the footpath, road, Council land, tree, pole, bin, seat, sign or other public asset unless separately approved.
- All items must be removed at the close of trade unless Council approves another arrangement.
- The permit holder must immediately remove items when directed by an Authorised Officer, Council officer, Victoria Police or emergency service.
- The permit holder must keep the trading area and surrounding footpath clean and free from litter, food waste, cigarette butts, grease and spills.
- The permit holder must repair or pay for any damage to Council assets caused by the trading activity.
- The permit holder must not change the approved layout or items without written approval from Council.
- The permit may be amended, suspended or cancelled in accordance with the Local Law.

LATROBE CITY COUNCIL

Nature Strip and Roadside Verges Policy

Version no. 1

Approval date: 00/00/0000

Review date: 00/00/0000



Document control

Responsible GM	Jody Riordan	
Division	Infrastructure and Sustainability	
Last updated (who and when)	Will Cheatley Manager City Presentation	2026

Document history		
Authority	**Date**	**Description of change**
Council		Supersedes Maintenance of Nature Strips and Roadside Verges Policy 2011
References	Refer to section 15 of this Policy	
Next review date	In accordance with the next review of Local Law 2, or earlier if required.	
Published on website	Yes	
Document reference no.	TBC	

1. Purpose

This Policy provides direction for people wishing to plant, mulch, landscape or otherwise modify a nature strip in Latrobe City.

The Policy supports attractive, green and lower maintenance streets while making sure nature strips and roadside verges remain safe, accessible and functional for pedestrians, road users, waste collection, Council assets, street trees, emergency services and utility providers.

This Policy is an incorporated document under Council's Community Amenity Local Law 2026. A person planting or landscaping a nature strip within Latrobe City must comply with this Policy.

Roadside verges are covered by the definition of a nature strip throughout this Policy.

2. Background

A nature strip is Council land within the road reserve. It is generally the area between the private property boundary and the kerb, excluding any footpath and vehicle crossing.

Nature strips are often grassed surfaces with a Council street tree located within it. Council supports alternative landscape treatments where they are well designed, safe, permeable and easy to maintain whilst retaining the original purpose of the space, that being for utility providers to access land and locate their services to support property connections.

Some roads or road reserves are managed by another road authority requiring their permission for alteration, or may have site-specific safety, drainage, fire prevention, vegetation or planning

constraints. Council may require additional approval or may refuse a proposal where the site is not suitable.

3. General approach

Generally, residents mow, weed or tidy the grassed nature strip adjacent their property as part of presenting their home and street. Council appreciates this usual practice. Generally, nature strips are Council land.

The requirements in this Policy apply when a landowner chooses to plant, mulch, landscape or otherwise modify a nature strip. Once modified, the planted or landscaped area is expected to be kept safe, tidy and compliant with this Policy by the landowner responsible for the works.

Council may maintain, alter or reinstate a nature strip where needed for public safety, access, road management, drainage, street trees, fire prevention, utility access, asset protection or compliance with law.

4. Options for nature strips

Grassed nature strips

Grass remains the most common nature strip treatment. Ordinary mowing, edging, weeding or like-for-like replacement of grass does not require approval under this Policy.

Planted and mulched nature strips

Council may support low-growing plants, groundcovers, grasses and organic mulch as an alternative to a fully grassed nature strip where the Council requirements in this Policy are met.

Permeable surfaces

Nature strip treatments must remain permeable so rainwater can penetrate the surface and street trees can continue to receive water. Stable organic mulch or other fine permeable material may be used where it is level, contained and safe under foot.

5. Council requirements

The following basic requirements apply to planted or landscaped nature strips. Council may vary these requirements in writing where site conditions require a different outcome.

Requirement	What this means
Approval	Council approval is required before planting, mulching or landscaping a nature strip, unless Council has confirmed that approval is not required for the specific work.
Clear zones	Works must keep at least 500 mm clear from the back of kerb, edge of footpath, edge of driveways and vehicle crossings, service pits, drainage pits, hydrants, poles and street tree trunks.
Pedestrian access	Where there is no footpath, keep a continuous clear pedestrian path at least 1.5 m wide. Council may nominate where this path is to be located.
Plant height	Plants must be kept no higher than 500 mm at all times, excluding Council street trees. Lower planting may be required near corners, crossings, roundabouts and driveways for vehicle sight distance purposes.

Requirement	What this means
Bin space	Keep a flat, stable space available for kerbside waste bins on collection days.
Surface treatment	Use plants, soil, turf, organic mulch or approved fine permeable material. The surface must be stable, level, contained and free of trip or slip hazards.
Street trees	Do not plant, prune, lop, remove, poison, damage or interfere with a Council street tree or its roots. Keep mulch and plants at least 500 mm from the trunk.
Excavation	Use hand tools only. Do not dig deeper than 75 mm unless Council has approved deeper excavation works in writing.
Maintenance	Keep the modified area safe, tidy, pruned, weeded and clear of rubbish, loose material and hazards. Grass is to be maintained to a height no greater than 300mm within urban areas.

6. What is not permitted

The following items and works are not permitted on a nature strip unless Council has given specific written approval or another Council permit applies:

- Concrete, asphalt, synthetic turf, impermeable paving or hardstand areas
- Vehicle parking areas, driveway extensions or changes to a vehicle crossing without the required permit
- Rocks, boulders, loose stones, large gravel, crushed rock, sleepers, retaining walls, raised edging, fencing, star pickets, posts or bollards
- Letterboxes, signs, street libraries, furniture, ornaments, play equipment, sculptures or stored items
- Irrigation systems, electrical wiring, lighting or powered devices
- Woody, prickly, spiky, thorny, sharp, poisonous, weedy or invasive plants
- Plants that grow above 500 mm or obstruct sightlines, footpaths, driveways, kerbs, drains, service pits, poles or street trees
- Vegetable gardens, fruit trees or edible planting, unless Council has approved the specific proposal
- Works that change drainage, direct water onto a footpath or adjoining land, or create a trip, slip, access or visibility hazard.

7. Excavation, services and street trees

Nature strips often contain underground and above-ground services including water, gas, electricity, telecommunications, drainage, street lighting and fire services. Consequently, works involving excavations should accommodate the following:

- Check service locations through Dial Before You Dig Australia before starting any digging.
- Excavate and cultivate by hand only. Mechanical excavation, rotary hoes, trenchers, bobcats and similar equipment must not be used unless approved by Council.
- Stop work if tree roots, pipes, cables, pits, drains or other infrastructure are found. Do not cut, scrape, move or damage them.
- The person carrying out the works is responsible for repairing and reporting any damage caused to Council, utility or street tree assets.

- Council selects, plants and maintains street trees. Residents may ask Council to plant a street tree, and Council will assess the site.

8. Caring for a planted nature strip

After a nature strip has been planted or landscaped, it is required to be kept in a safe and well-maintained condition by the landowner. This includes:

- Pruning plants so they stay below 500 mm and do not spread into clear zones
- Keeping footpaths, driveways, kerbs, channels, pits, poles, drains and pedestrian paths clear
- Keeping mulch stable, contained and away from the road, kerb, channel, footpath and driveways
- Removing weeds, rubbish, fallen branches, dropped fruit or any other material that could create a hazard
- Keeping the area free of holes, protruding objects and trip hazards
- Altering or removing the planting if directed by Council for safety, access, infrastructure, fire prevention or compliance reasons.
- Landowners plant or landscape a nature strip at their own cost and risk. Council recommends checking whether home and contents or public liability insurance covers nature strip landscaping.

9. Approval process

A request to plant or modify a nature strip should be simple. Unless Council asks for more information, an application should include:

- The property address and applicant contact details
- A simple sketch or marked-up photo showing the property boundary, kerb, footpath, driveways, street trees, service pits, poles, drainage pits and the proposed planting area
- The proposed plant types and expected mature plant height
- The proposed mulch or surface material
- Where kerbside bins will be placed on collection day
- Confirmation that Dial Before You Dig Australia information has been checked where digging is proposed
- Appropriate service locating has been conducted prior to works commencing
- Owner consent where requested by Council and the applicant is not the property owner.

Works must not start until Council has provided written approval and any other required permit has been issued. Council may approve a proposal, approve it with conditions, request changes or refuse it.

10. Existing modified nature strips

Council will take a practical approach to existing modified nature strips. Existing planting may remain where it is safe, well maintained and generally consistent with this Policy.

Council may require an existing modified nature strip to be altered, removed or returned to grass where it creates a hazard, blocks access or visibility, affects drainage or infrastructure, contains unsuitable materials or plants, is not maintained or is inconsistent with this Policy.

Council may recover any reasonable costs incurred in removing, altering or reinstating a modified nature strip to be consistent with this policy.

Infrastructure and Sustainability
Approved: 00/00/0000 | Review: 00/00/0000

11. Compliance

Council will generally seek to resolve issues through advice, education and voluntary compliance first. Where possible, the adjoining resident or property owner will be given an opportunity to fix the issue before further action is taken.

Council may give a direction, issue a notice, remove or alter works, reinstate an area, recover costs or take enforcement action where allowed under the Community Amenity Local Law 2026 or other legislation. Council may act immediately where there is an urgent safety, access, asset protection or emergency issue.

12. Accountability and responsibility

Accountability and responsibility for this policy is outlined below.

12.1 Council

- Responsibility to ensure this Policy is consistent with Latrobe City Council Strategic Direction and other Latrobe City Council Policies.
- Responsibility for the decision to approve this Policy by Council Resolution.

12.2 Chief Executive Officer

- Overall responsibility for compliance with this Policy.
- Overall responsibility for enforcing accountability.
- Overall responsibility for providing resources.
- Overall responsibility for performance monitoring.

12.3 General Manager

- Responsibility for compliance with this Policy.
- Responsibility for enforcing accountability.
- Responsibility for providing resources.
- Responsibility for performance monitoring.

12.4 Manager

- Develop frameworks and procedures in compliance with this Policy.
- Enforce responsibilities to achieve compliance with frameworks and procedures.
- Provide appropriate resources for the execution of the frameworks and procedures.

12.5 Employees, Contractors and Volunteers

- Participate where required in the development of frameworks and procedures in compliance with this Policy.
- Comply with frameworks and procedures developed to achieve compliance with this Policy.

13. Evaluation and Review

This Policy will be reviewed four years after adoption, or earlier if required because of changes to legislation, the Community Amenity Local Law, Council policy, operational requirements, safety issues or community feedback.

14. Related Documents

This Policy should be read with the following Council documents, as amended or replaced from time to time:

- Community Amenity Local Law 2026, including clause 28 Nature Strip Planting
- Any other Council policies or strategies relating to road management, street trees, urban greening, biodiversity, drainage, fire prevention, road safety and weeds

15. Reference Documents

This Policy should be read with the following external documents or legislation, as amended or replaced from time to time:

- Road Management Act 2004
- Local Government Act 2020
- Catchment and Land Protection Act 1994
- Latrobe Planning Scheme
- Before You Dig Australia guidance and utility authority requirements.

Document Name:	**Maintenance of Nature Strips and Roadside Verges Policy**	**11 POL-5**
Adopted by Council:	**7 February 2011**	

Policy Goals

This policy sets out the roles and responsibilities for maintenance of roadside verges and nature strips located on rural roads, on corridors into and within townships and within the residential and CBD areas of Latrobe City, which provide a range of landscaping opportunities to enhance the image of the municipality.

Relationship to Latrobe 2026 & Council Plan

This policy relates to the following Strategic Objectives contained within Latrobe 2026: The Community Vision for Latrobe Valley and the Council Plan:-

Natural Environment

Latrobe 2026:
In 2026, Latrobe Valley enjoys a beautiful natural environment that is managed and protected with respect to ensure a lasting legacy for future generations.

Council Plan:
- Enhance biodiversity conservation through the protection and management of remnant native vegetation and revegetation.
- Promote a collaborative approach to the management of weed infestations on private and public land, including weed control initiatives.

Built Environment

Latrobe 2026:
In 2026, Latrobe Valley benefits from a well planned built environment that is complementary to its surroundings and which provides for a connected and inclusive community.

Council Plan:
- Enhance the quality and sustainability of streetscapes and parks across the municipality, through the provision and maintenance of trees that are appropriate to their surroundings.
- Ensure public infrastructure is maintained in accordance with community aspirations.
- Ensure proposed developments and open space areas are complimentary to their surrounds.

Regulation and Accountability	**Latrobe 2026:** In 2026, Latrobe Valley demonstrates respect for the importance of rules and laws to protect people's rights, outline obligations and support community values and cohesion. **Council Plan:** • Monitor, review and enforce local laws and animal management practices that reflect community conditions and aspirations and support community cohesion.

Policy Implementation

Latrobe City shall maintain designated verges and nature strips (as listed in its adopted mowing schedule and associated maps) in accordance with the specified standards. In addition: -

- Council will maintain nature strips abutting Council owned or managed land to the same standard as specified for the abutting property.
- Unless being maintained by Council, property owners are expected to (and will be required to) mow, maintain and edge their nature strips and roadside verges (except as discussed later for those within the Central Business District areas of Moe, Morwell and Traralgon where the abutting property has no on-site lawn) to the following standards:
    - Nature strips in CBDs - maintained to 50mm maximum height;
    - Nature strips in other urban areas abutting private property - maintained to 110mm maximum height;
    - Urban roadside verges/non-Council reserves (typically where no nature strip exists e.g. where an undeveloped property abuts a road with no footpath, or a developed property has a reserve that directly abuts and runs to the kerb) - maintained to 110mm maximum height, or as directed by an appropriate officer of Council for traffic safety for pedestrians or vehicular traffic.
    - Rural roadside verges/reserves – maintained as directed by an appropriate officer of Council for:
        - Fire prevention in accordance with Council's Fire Prevention Plan (or as otherwise instructed by Council's Municipal Fire Prevention Officer); or
        - Traffic safety for pedestrians or vehicular traffic.

Notes:

1) The heights listed above are the heights at which mowing or slashing must be undertaken, not the heights after mowing/slashing is completed.

2) The definition of urban areas for the purpose of this policy shall be those areas of towns within zones defined by 80 km/hour speed signs.

3) With regard to fire prevention, Council will (in addition to any specific directions given to property owners), carry out its own fire prevention slashing activities.

4) Council officers will account for preservation and enhancement of vegetation (including native vegetation) in administering this policy. Council's planning scheme section 52.17 exempts Council from needing to obtain planning permits for removal, destruction or lopping of native vegetation where required for fire prevention or emergency works activities.

- In regard to the matters in this policy, Council will apply section 132 of Local Law # 2 to ensure that property owners carry out their civic duty in order to minimise the rates burden to Latrobe City ratepayers, and enhance the amenity and safety of the City.
- Except as provided for above, mowing or other maintenance will only be undertaken by Latrobe City staff or contractors on nature strips not being mown by property owners in the following circumstances:
  - Where required to maintain sight distance for vehicular traffic and to maintain safety for pedestrians, during the process of enforcement of Local Law # 2 section 132; or
  - Where Council has made a specific resolution;
  - In cases where documented hardship or disability prevents a property owner from being able to mow their nature strip. Such cases may be assessed and approved under delegation by the CEO (or delegate), according to a procedure to be approved by the General Manager Built and Natural Environment Sustainability. In approved cases, Council will mow relevant nature strips as required for safety of pedestrian or vehicular traffic, which shall generally be twice per annum.
- Council mowing of nature strips abutting private property in the Moe, Morwell and Traralgon CBD's will continue to be undertaken to the adopted CBD maintenance standard (as amended from time to time) at those properties with no on-site lawn. Those with on site lawn will be required to mow their abutting nature strips as occurs in residential areas outside the CBD's.
- Council will not mow nature strips that are the responsibility of an adjacent property owner or occupier to mow under a lease, licence, planning permit obligation or other legal instrument (where known).
- Residents or other parties who wish to carry out beautification works on their nature strips (such as planting trees, shrubs or flowers) must first obtain permission from Council in accordance with Local Law # 2 and the Road Management Act 2004. Council may either refuse permission or impose conditions on such consent being granted, including maintenance responsibilities, species limitations and location limits. Council will consider such issues as adjacent Council infrastructure, overhead powerlines, underground services (where known), pedestrian and vehicle traffic issues and environmental goals in considering such applications.
- Requests other than planting of acceptable species of trees, shrubs or flowers (such as requests to replace nature strips or roadside verges with concrete, pavers, rocks or mulch) will not be granted unless:
  - A landscape design plan is submitted, detailing the proposal; and

- The applicant can demonstrate written acceptance of the proposal from the majority of residents in the street; and
- The proposal is not contrary to any streetscape or rural roadside design or maintenance standards adopted from Council from time to time; and
- The proposal does not create an increased public risk or an increased risk to the environment.

This policy has been reviewed after giving proper consideration to all the rights contained within the *Charter of Human Rights and Responsibilities Act 2006*; and any reasonable limitation to human rights can be demonstrably justified.

Signed : _____ Date : 08/02/2011.

Chief Executive Officer

STATUTORY PLANNING

PROPOSED PLANNING SCHEME AMENDMENT C160 - CHURCHILL TOWN CENTRE PLAN

PURPOSE

To provide Council with the background information and draft Amendment documentation to the proposed Planning Scheme Amendment C160 Churchill Town Centre Plan (the Amendment) and recommendation for the next steps for consideration of the Amendment.

EXECUTIVE SUMMARY

- The Churchill Town Centre Plan, first adopted in 2007, was identified for review in the Strategic Planning Review Program and the Latrobe City Retail Strategy 2019.
- The draft Churchill Town Centre Plan 2026 (the draft Plan) has been prepared to encourage high-quality development and public realm improvements. It will also inform land use decisions, promote greater economic and social activity and encourage sustainable transport choices to create a more welcoming, liveable and inclusive town centre.
- Community consultation was held from 21 July 2025 to 16 September 2025. During this period, Officers spoke to over 300 members of the community, business owners and key stakeholders. The findings of the community consultation along with six other background reports inform the draft Plan.
- The five key themes emerging from community consultation are:
    - Improving the amenity and safety within the town centre;
    - Encouraging a variety of businesses catering to various age groups;
    - Encouraging greater activity within the town centre;
    - Encouraging efficient vehicle movements, more pedestrian connectivity and active transport links to and within the town centre; and
    - Creating a unique identity for Churchill town that is highly valued by community members.
- The draft Plan’s vision forms the basis of a framework which outlines key policy directions and strategies relating to land use, development, public realm and transport.

- Applying the Design and Development Overlay to land within the Churchill Town Centre is a key action to implement the draft Plan through an amendment to the Latrobe Planning Scheme.

OFFICER'S RECOMMENDATION

That Council:

1. **endorses the draft Churchill Town Centre Plan (October 2026) and associated background documents, provided at Attachments 1- 8 for public exhibition as part of Amendment C160;**
2. **requests authorisation from the Minister for Planning to prepare and exhibit Amendment C160 to the Latrobe Planning Scheme, in accordance with section 16F of the *Planning and Environment Act 1987;***
3. **prepares Amendment C160 to the Latrobe Planning Scheme to implement the Churchill Town Centre Plan, generally in accordance with the documentation provided at Attachment 9-13, subject to Ministerial Authorisation; and**
4. **places Amendment C160 on exhibition in accordance with the requirements of section 19 of the *Planning and Environment Act 1987*, subject to Ministerial Authorisation.**

BACKGROUND

Churchill is identified as a Large Retail Centre within the Latrobe City Retail Hierarchy and the Latrobe Planning Scheme. As a large town centre, Churchill provides a comprehensive range of day-to-day and weekly convenience retailing, including supermarkets as well as a range of non-food retailing and services. It also serves the neighbouring townships of Boolarra, Jeeralang and Yinnar.

The Churchill Town Centre (Area A in Figure 1 below) is bound by:

- Northways Road to the north;
- Eel Hole Creek to the east;
- Monash Way to the west; and
- Vacant residential land to the south.

The study area extends beyond the town centre to capture wider movement and access patterns, to ensure that proposed strategies respond to Churchill's scale and character and to ensure an integrated approach to the preparation of the draft Plan.

The study area includes (areas shown in Figure 1 below):

- B – Residential Area to the west;
- C – Kurnai College campus;
- D – University and recreation facility area; and
- E – Residential growth area to the south.

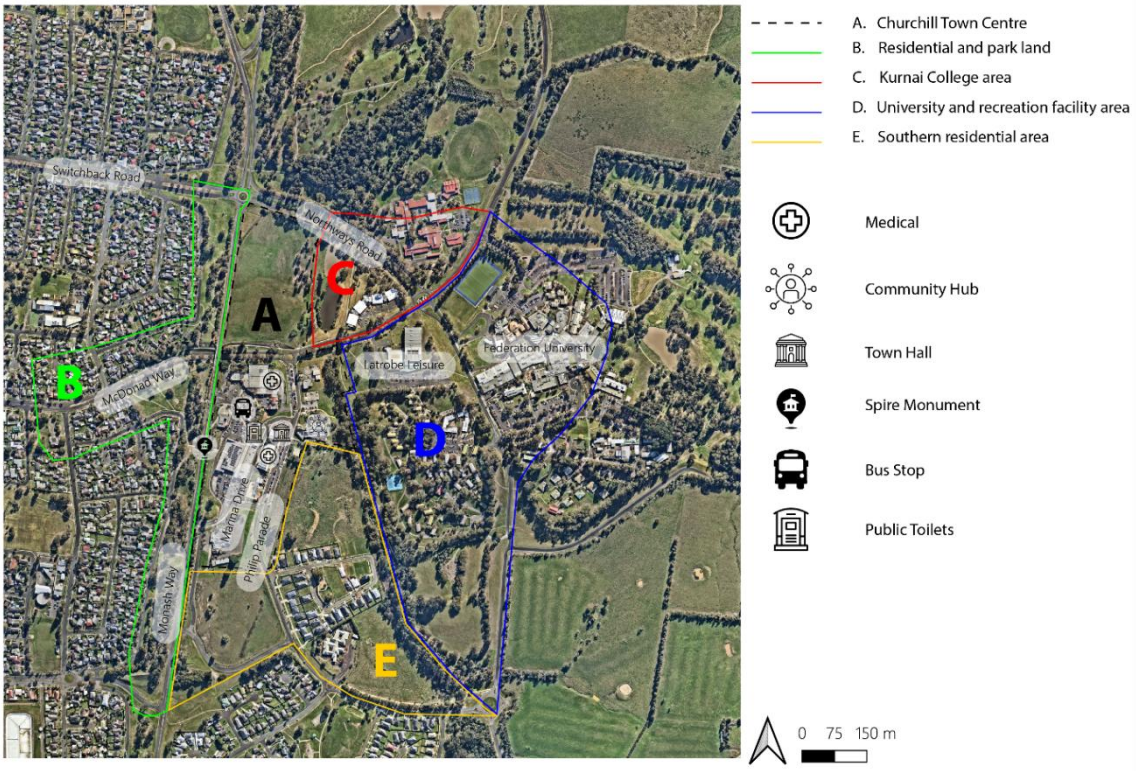


Figure 1 Study Area subject to the Churchill Town Centre Plan Review

Since its inception in 2024, the project to review the Churchill Town Centre Plan has progressed with the following methodology:

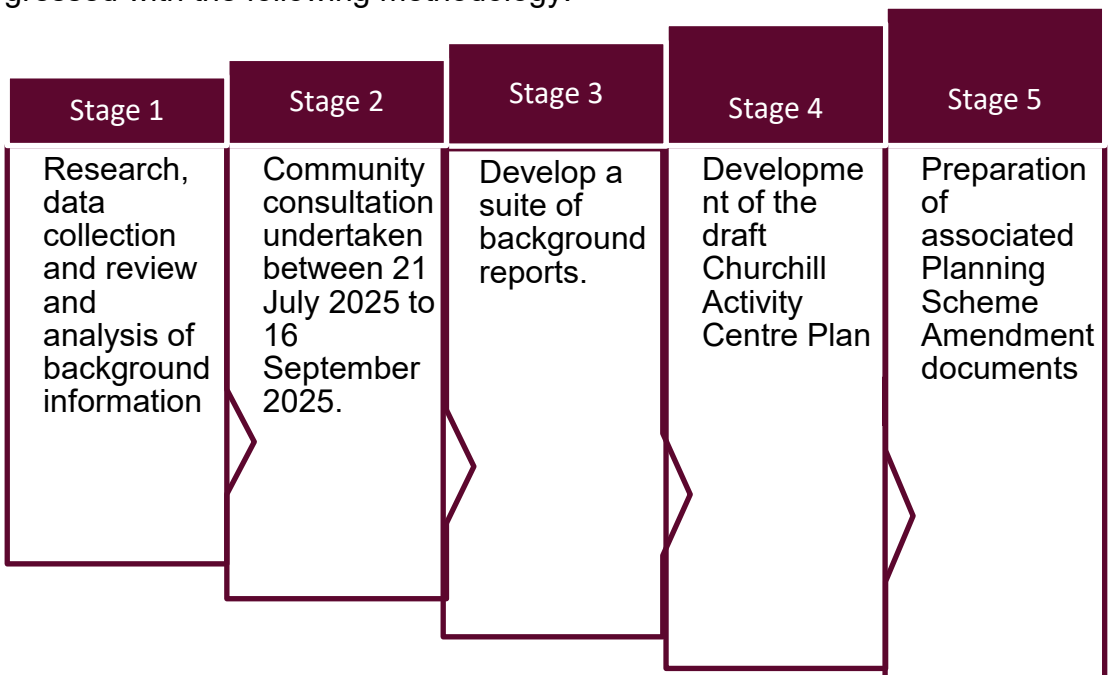


Figure 2 Project Methodology

The review has resulted in an updated plan and subsequent proposed planning scheme amendment to implement the plan.

During stage 3 of the project, following background documents were prepared to inform the draft Plan:

- Planning Context Report;
- Potentially Contaminated Land Report;
- Consultation Summary Report;
- Economic Analysis Report;
- Social Infrastructure Needs Analysis Report;
- Movement and Access Study; and
- Urban Design and Built Form Analysis Report.

The draft Plan's vision forms the basis of a framework which outlines key policy directions and important physical outcomes as they relate to the following:

1. Land use and activity (how we use the land);
2. Built form and development (what the buildings look like);
3. Landscape and public realm (what the streets and open spaces look like); and
4. Access and movement (how we move around the town centre).

The draft Plan aims to guide the major changes that together can achieve economic, social and environmental objectives for the centre (see Analysis Section for community consultation themes which outline the key directions for the plan).

The Urban Design Guidelines specified in the built form section of the draft Plan will guide future development outcomes.

A Planning Scheme Amendment must provide strategic justification for the Amendment. Section 12(A) of the Planning and Environment Act sets out the requirements for strategic justification. The draft Plan (**Attachment 1**) and the relevant background reports (**Attachment 2-8**) provide the justification that supports the Amendment. The Explanatory Report (**Attachment 9**) outlines the purpose and effect of the Amendment C160 and how it meets the relevant guidelines and policy.

ANALYSIS

Through consultation five key engagement themes were identified:

- Improving the amenity and safety within the town centre;
- Encouraging a variety of businesses catering to various age groups;
- Encouraging greater activity within the town centre;
- Encouraging efficient vehicle movements, more pedestrian connectivity and active transport links to and within the town centre; and
- Creating a unique identity for Churchill town that is highly valued by community members.

Out of these themes, the amenity and safety within the town centre was the primary area of concern. Key issues raised related to the appearance of buildings, the quality of public realm and the overall attractiveness and safety of the town centre.

In addition, through the analysis of other strategic work, and the preparation of background reports, a number of issues and opportunities were identified, that the draft Plan also seeks to address including but not limited to:

Issues

- Large amount of vacant land has remained within the town centre and its surrounds creating a sense of isolation.
- Changes in topography have resulted in the town centre being divided into two distinct precincts, with limited physical and visual integration between them.
- The quality of the public realm and built form is poor in parts contributing to a ‘tired appearance’ of the town centre.
- Churchill township has experienced limited population growth in recent years, posing a challenge to attract additional private investment in the area.
- Churchill town centre is also experiencing significant commercial challenges, reflected in a shopfront vacancy rate of 37% (July 2026). There is a lack of diversity in the retail offering limiting activation at different hours during the day and night.

Opportunities

- Vacant premises present an opportunity to provide for underrepresented uses in the town centre.
- Large vacant land also presents significant opportunities for high-quality contemporary development.
- Upcoming residential development surrounding the town centre presents an opportunity for increased local population growth and associated spending.
- There is significant scope to improve the appeal, attractiveness and safety of the town centre for Churchill residents and tourists through various urban design works.
- Strengthen Churchill's role as a university town to attract complementary businesses, support student pathways into the workforce, and increase activity and economic vitality within the town centre.

The review found that the 2007 Churchill Activity Centre Plan had achieved a large portion of its objectives and that actions were no longer required due to updates in State policy. As such, the draft Plan seeks to address the issues, opportunities and engagement themes to form a cohesive framework for the Churchill Town Centre in a new plan.

The proposed Amendment will implement the recommendations of the draft Plan into the Latrobe Planning Scheme. The Amendment proposes to:

- Apply a Design and Development Overlay(s) to the land in the town centre;
- Update local policy to achieve the strategic directions for the Churchill Town Centre Plan;
- Apply the Environmental Audit Overlay (EAO) to sites identified as potentially contaminated; and
- Updates the background documents in the Latrobe Planning Scheme to replace with the new Plan.

A copy of the proposed Amendment documents is provided at **Attachments 9 to 13.**

Consideration of planning controls

Given that community consultation and recommendations from the background reports (**Attachments 2-8**) highlighted the need to improve buildings, streetscapes and community assets, the draft Plan primarily recommends urban design and built form strategies. These strategies could be implemented through a tailored overlay to guide future built form outcomes and enhance the overall amenity of the town centre. Prior to pursuing this approach, consideration was given to the existing planning controls applying to the land within the Churchill Town Centre boundary.

Proposed Overlays

Design and Development Overlay (DDO) – Schedule 14

A Design and Development Overlay is applied to areas such as town centres and shopping strips that need specific requirements to guide the built form and design of new development. The DDO will trigger a need for a planning permit for building and works. The DDO will provide a mechanism to guide future development outcomes by specifying controls relating to building height, setbacks, street wall height, landscaping, and active frontages through a series of preferred standards. The DDO also allows for targeted requirements to be specified for different precincts. The appearance of buildings, the quality of public realm and the overall attractiveness and safety of the town centre were key issues raised in the consultation, the DDO will assist in improving these outcomes for new / redevelopment.

Applying a DDO to the land within the town centre boundary (**Attachment 12**) through the Latrobe Planning Scheme is considered as the first step towards implementing the draft plan. Following are the benefits of a DDO:

- The incorporation of urban design guidelines into the Latrobe Planning Scheme, which will help deliver high-quality building designs and streetscapes;
- A discretionary and merits-based assessment, thus, providing developers and business owners with a certain level of flexibility; and
- Ability for certain applications which meet the requirements included within the schedules to the overlay to be exempt from notification, allowing a greater level of certainty for both Councils and developers.

Environmental Audit Overlay

The Environmental Audit Overlay is proposed to be applied to five (5) sites (**Attachment 13**) that have all been identified with a high potential for land contamination in accordance with Ministerial Direction No. 1 Potentially Contaminated Land. The sites are generally former or current petrol stations, mechanics and firefighting facilities.

When a Ministerial Direction 1 is triggered and if the Planning Authority has determined there is potential for contaminated land it must:

1. Complete a Preliminary Risk Screen Assessment for the properties to determine if sensitive uses are allowed; or

2. Ensure that environmental auditor issues an environmental audit statement stating that sensitive uses are allowed (which requires an environmental audit and remediation of land); or

3. Where a planning authority determines that complying with subclause (1) or (2) is difficult or inappropriate it may defer the requirements of those subclauses provided the requirements are included in the amendment through the application of an Environmental Audit Overlay or other appropriate measure.

Ministerial Direction 1 is unlikely to be triggered as the amendment does not propose a change to the existing zone. However, commercial zone – schedule 1 allows for 'as of right' as well as permit required sensitive uses.

Council as a Responsible Authority has obligations under Clause 65.01 and Clause 13.04-1S of the Latrobe Planning Scheme to ensure potentially contaminated land is used and developed safely. To manage the risk, Council officers have selected option 3 as the sites are in separate ownerships making it difficult to undertake an environmental audit prior to the Amendment.

The EAO does not change the current use but rather signals to the market that if the use is changed to a sensitive use, then an Environmental Audit might be required to ensure that sensitive use is not impacted by any contamination.

Applying the overlay will ensure the Environmental Audit requirements will be met in future but does not prevent the assessment and authorisation of a planning scheme amendment.

The planning scheme amendment process is shown in Figure 3 below, which identifies the current stage Amendment C160 is at in the process.

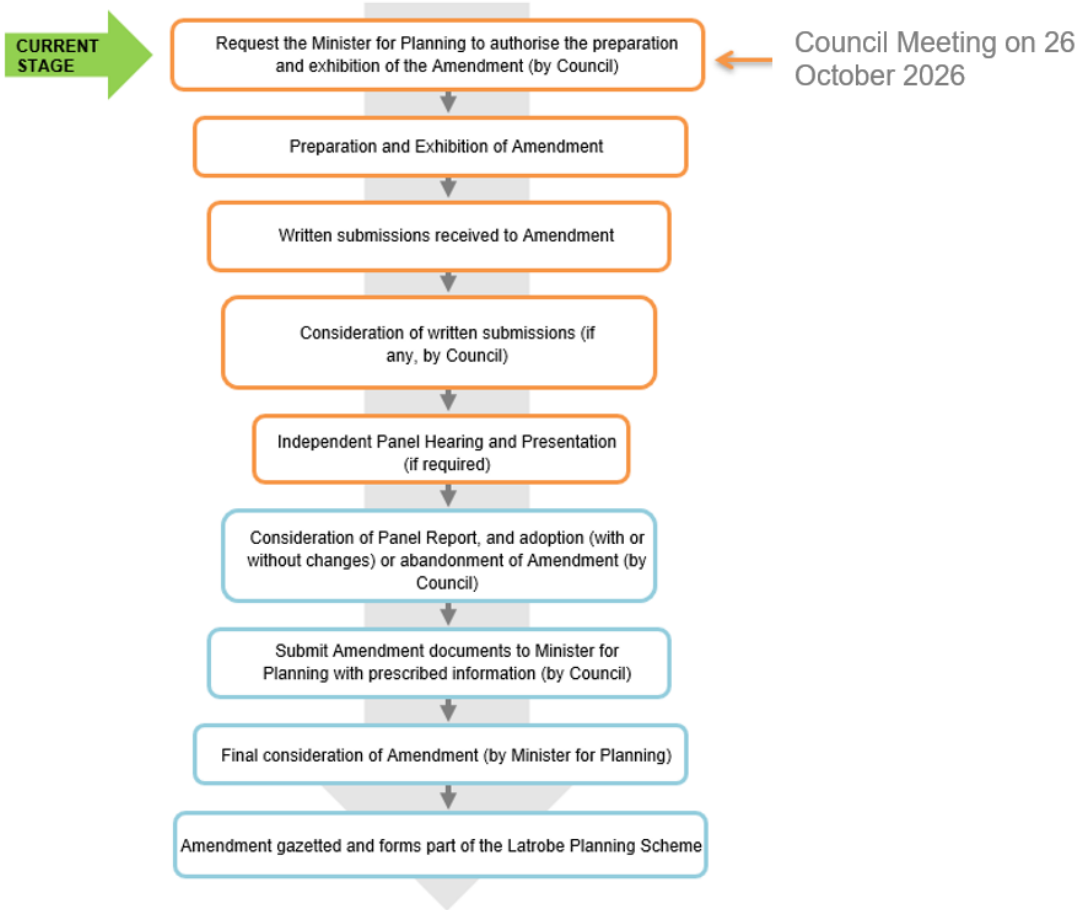


Figure 3 – Amendment C160 Planning Scheme Amendment Process

RISK ASSESSMENT

RISK	RISK RATING	TREATMENT
COMPLIANCE Failure to recognise the potential onsite contamination impacts from contaminating land uses.	**Medium** *Possible x Moderate*	Apply the Environmental Audit Overlay to the sites identified as potentially contaminated sites.
SERVICE DELIVERY Inability to deliver the project if the amendment does not progress.	**Medium** *Possible x Moderate*	Council can support council officers seeking Authorisation from the Minister for Planning.
STRATEGIC An affected landowner does not receive notice of the amendment and is unable to be involved in the process.	**Medium** Unlikely x Moderate	A range of engagement activities will be undertaken to ensure that landowners and the community are aware of the proposal.
STRATEGIC Lack of agreement from community members to the Amendment.	**Low** *Unlikely x Minor*	Community members will have the opportunity to make a submission to the Amendment and draft Plan outlining what changes they would like to see and why. Planning officers will consider any submissions to the amendment. As a part of the Amendment process any submission that cannot be resolved can be referred to a third-party independent Planning Panel.

RISK	RISK RATING	TREATMENT
STRATEGIC Delays in amending land use and development policy which supports investment and reduces unnecessary planning permit triggers.	**Low** *Unlikely x Minor*	If it is resolved to seek Authorisation, Council officers will ensure that ministerial timeframes are met when processing an amendment.

CONSULTATION

Community consultation was undertaken from 21 July 2025 to 16 September 2025, using multiple modes of engagement including:

- Four (4) listening posts with 268 participants;
- Have Your Say Page with an online survey and interactive maps;
- Forty-two (42) survey respondents;
- Forty-one (41) pins and thirty-eight (38) upvotes on the online interactive map.
- One (1) presentation to the Churchill and District Community Association with 15 participants;
- One (1) drop-in session at Kurnai College Senior and Junior campus;
- Eleven (11) one-on-one sessions including engagement with Federation University;
- Two (2) Notifications in the Latrobe Valley Express and one (1) notice in the Churchill and District News; and
- Two (2) Facebook Posts.

COMMUNICATION

If authorisation is received to Amendment C160, it will be subject to the prescribed process in accordance with the public notice and consultation requirements of section 19 of the *Planning and Environment Act 1987* (Act).

An engagement plan will be developed to ensure appropriate engagement activities are undertaken for Amendment C160. This will include:

- Exhibition of the Amendment for a minimum of 1 calendar month;
- Documents available on Latrobe City Council's website;
- Have Your Say page created;

- Letters / emails notifying affected owners and occupiers, agencies, public authorities and Ministers believed to be materially affected by the Amendment or prescribed under the Act;
- Notices in the Latrobe Valley Express;
- Notice in the Government Gazette; and
- Drop-in sessions.

DECLARATIONS OF INTEREST

Officers preparing this report have declared they do not have a conflict of interest in this matter under the provisions of the *Local Government Act 2020*.

APPENDIX 1 IMPACT ASSESSMENT

Gender

A Gender Impact Assessment (GIA) under the *Gender Equality Act 2020* has been conducted as this draft Churchill Town Centre Plan has a significant and direct impact on the community. Community consultation was undertaken to understand the needs of different genders. Following are some gender-based themes identified through community consultation:

1. Overwhelming car dependency to access the town centre across all genders.
2. Pedestrian and bicycle safety concerns were higher in female respondents as compared to other respondents.
3. The appearance and amenity of the town centre received a low rating across all genders.
4. Availability of retail services was ranked as average by non-binary population as compared to very poor by female and male respondents.

The draft Plan responds to these findings through actions including but not limited to:

1. Completing key missing pedestrian connections within and to the town centre and undertaking a footpath audit to identify upgrades, including rest stops, shade through increased tree canopy and improved street lighting;
2. Advocating for improvements to the local bus network to provide more direct, efficient and accessible public transport services;
3. Applying a DDO to encourage buildings that enhance passive surveillance, provide attractive facades, create fine grain shopfronts and protect views to the surrounding natural features; and
4. Encouraging food and retail uses that cater to a diverse range of demographic from university students to an elderly population cohort.

Collectively, all the actions recommended by the draft Plan will contribute towards improving the perceptions of safety, accessibility and amenity for all users of the town centre. The following section highlights how the draft Plan promotes community health and wellbeing.

Social

The draft Plan is expected to foster greater social interaction and activity by encouraging a variety of retail uses and promoting diverse employment opportunities within and around the town centre. The draft Plan seeks to encourage healthy lifestyles by promoting walkability and improving bicycle connections to and within the town centre. The draft plan also identifies lighting, shade and shelter priorities across pedestrian oriented routes to and within the town centre.

Cultural

The draft Plan identifies opportunities to celebrate and support local arts through murals and paintings on blank walls.

Health

The draft plan seeks to improve the accessibility of connections to green spaces and other community facilities in the town centre. It also aims to create an all-inclusive public open space central to the town centre to achieve wholistic positive health and wellbeing outcomes.

Environmental

The draft Plan supports environmental sustainability by encouraging future developments to incorporate greater landscaping, canopy trees and energy efficient design features. The draft Plan also encourages that any public realm upgrades specified in the plan to be undertaken using water sensitive urban design principles. The draft Plan will help reduce reliance on automobiles though improved public transport and active transport connections.

Economic

The draft Plan will assist in promoting economic growth by stimulating private and public investment in Churchill, increasing competitiveness in the retail environment and providing a range of direct and indirect employment opportunities.

Financial

The Planning Scheme Amendment will be undertaken with the Strategic Planning BAU budget for the 2026-2027 financial year. If the Amendment progresses to a planning panel this will include an estimate of $15,000.

The Planning Scheme Approval fee is increased annually but will be approximately $561.30 (32.5 fee units).

Attachments

1. Churchill Town Centre Plan (Published Separately)

   This attachment is designated as confidential under subsection (c) of the definition of confidential information contained in section 3(1) of the Local Government Act 2020, as it relates to land use planning information, being information that if prematurely released is likely to encourage speculation in land values. Early release of land use planning information may lead to speculation. Community members will have the opportunity to provide comments once the proposed Amendment is exhibited.

2. Consultation Summary Report (Published Separately)

   This attachment is designated as confidential under subsection (c) of the definition of confidential information contained in section 3(1) of the Local Government Act 2020, as it relates to land use planning information, being information that if prematurely released is likely to encourage speculation in land values. Early release of land use planning information may lead to speculation. Community members will have the opportunity to provide comments once the proposed Amendment is exhibited.

3. Economic Analysis Report (Published Separately)

   This attachment is designated as confidential under subsection (c) of the definition of confidential information contained in section 3(1) of the Local Government Act 2020, as it relates to land use planning information, being information that if prematurely released is likely to encourage speculation in land values. Early release of land use planning information may lead to speculation. Community members will have the opportunity to provide comments once the proposed Amendment is exhibited.

4. Movement and Access Study (Published Separately)

   This attachment is designated as confidential under subsection (c) of the definition of confidential information contained in section 3(1) of the Local Government Act 2020, as it relates to land use planning information, being information that if prematurely released is likely to encourage speculation in land values. Early release of land use planning information may lead to speculation. Community members will have the opportunity to provide comments once the proposed Amendment is exhibited.

5. Planning Context Report (Published Separately)

   This attachment is designated as confidential under subsection (c) of the definition of confidential information contained in section 3(1) of the Local Government Act 2020, as it relates to land use planning information, being information that if prematurely released is likely to encourage speculation in land values. Early release of land use planning information may lead to speculation. Community members will have the opportunity to provide comments once the proposed Amendment is exhibited.

6. Potentially Contaminated Land Report (Published Separately)

   This attachment is designated as confidential under subsection (c) of the definition of confidential information contained in section 3(1) of the Local Government Act 2020, as it relates to land use planning information, being information that if prematurely released is likely to encourage speculation in land values. Early release of land use planning information may lead to speculation. Community members will have the opportunity to provide comments once the proposed Amendment is exhibited.

7. Social Infrastructure Needs Analysis Report (Published Separately)

   This attachment is designated as confidential under subsection (c) of the definition of confidential information contained in section 3(1) of the Local Government Act 2020, as it relates to land use planning information, being information that if prematurely released is likely to encourage speculation in land values. Early release of land use planning information may lead to speculation. Community members will have the opportunity to provide comments once the proposed Amendment is exhibited.

8. Urban Design and Built Form Analysis Report (Published Separately)

   This attachment is designated as confidential under subsection (c) of the definition of confidential information contained in section 3(1) of the Local Government Act 2020, as it relates to land use planning information, being information that if prematurely released is likely to encourage speculation in land values. Early release of land use planning information may lead to speculation. Community members will have the opportunity to provide comments once the proposed Amendment is exhibited.

9. C160 Explanatory Report (Published Separately)

   This attachment is designated as confidential under subsection (c) of the definition of confidential information contained in section 3(1) of the Local Government Act 2020, as it relates to land use planning information, being information that if prematurely released is likely to encourage speculation in land values. Early release of land use planning information may lead to speculation. Community members will have the opportunity to provide comments once the proposed Amendment is exhibited.

10. C160 Proposed Policy Changes (Published Separately)

    This attachment is designated as confidential under subsection (c) of the definition of confidential information contained in section 3(1) of the Local Government Act 2020, as it relates to land use planning information, being information that if prematurely released is likely to encourage speculation in land values. Early release of land use planning information may lead to speculation. Community members will have the opportunity to provide comments once the proposed Amendment is exhibited.

11. C160 Instruction Sheet (Published Separately)

This attachment is designated as confidential under subsection (c) of the definition of confidential information contained in section 3(1) of the Local Government Act 2020, as it relates to land use planning information, being information that if prematurely released is likely to encourage speculation in land values. Early release of land use planning information may lead to speculation. Community members will have the opportunity to provide comments once the proposed Amendment is exhibited.

12. Proposed Design and Development Overlay Map (Published Separately)

This attachment is designated as confidential under subsection (c) of the definition of confidential information contained in section 3(1) of the Local Government Act 2020, as it relates to land use planning information, being information that if prematurely released is likely to encourage speculation in land values. Early release of land use planning information may lead to speculation. Community members will have the opportunity to provide comments once the proposed Amendment is exhibited.

13. Proposed Environmental Audit Overlay Map (Published Separately)

This attachment is designated as confidential under subsection (c) of the definition of confidential information contained in section 3(1) of the Local Government Act 2020, as it relates to land use planning information, being information that if prematurely released is likely to encourage speculation in land values. Early release of land use planning information may lead to speculation. Community members will have the opportunity to provide comments once the proposed Amendment is exhibited.

PROPOSED PLANNING SCHEME AMENDMENT C157 - LATROBE PLANNING SCHEME REVIEW

PURPOSE

To provide Council with an update on the Latrobe Planning Scheme Review 2026 (the Review) and details of the proposed Planning Scheme Amendment C157 (the Amendment) to introduce the recommendations of the Review.

EXECUTIVE SUMMARY

- The Planning Scheme Review is required under Section 12B of the Planning and Environment Act 1987. The Review must be completed by 31 October 2026, which is one year after Council is required to adopt its Council Plan under Section 90 of the *Local Government Act 2020*.
- Regional Planning Hubs through the Department of Transport and Planning (DTP) supported a funding request to complete the Review. DTP appointed Plan2Place (planning consultants) to complete the Review and commenced work on the project in February 2026.
- The Review performed a 'health check' of the Latrobe Planning Scheme. In particular, the Review recommended:
    - Updates to the vision at Clause 02.02 to reflect the 2025 – 2029 Council Plan Vision;
    - Changes in response to strategic work which has been adopted by Council or finalised by agencies, authorities or State Government i.e. Economic Development Strategy and West Gippsland Regional Catchment Strategy, Housing targets;
    - Fixing any typographical, grammar, naming references and formatting errors throughout the Latrobe Planning Scheme;
    - Updates to the Glengarry Structure Plan to correct flooding data;
    - Changes to schedules to the zone, overlay, particular and general provisions to align with the Ministerial Direction Form and Content;
    - Mapping updates to correct anomalies and/or errors and to comply with form and content i.e. changing Land Subject to Inundation Overlay (LSIO) to LSIO1 and Floodway Overlay (FO) to FO1; and
    - Rezoning land owned by Gippsland Water to Public Use Zone.

- It is proposed that next steps will be to implement the recommendations from the Review into the Latrobe Planning Scheme through Planning Scheme Amendment C157.

OFFICER'S RECOMMENDATION

That Council:

1. **adopts the Latrobe Planning Scheme Review 2026, provided at Attachment 1;**
2. **submits the Review to the Minister for Planning in accordance with requirement of Section 12B(5) of the Planning and Environment Act 1987;**
3. **requests authorisation from the Minister for Planning to prepare and exhibit Amendment C157 to the Latrobe Planning Scheme, in accordance with section 16F of the *Planning and Environment Act 1987;***
4. **prepares Amendment C157 to the Latrobe Planning Scheme to implement the recommendations of the Latrobe Planning Scheme Review 2026, generally in accordance with the documentation provided at Attachments 2-4, subject to Ministerial Authorisation; and**
5. **places Amendment C157 on exhibition in accordance with the requirements of section 19 of the *Planning and Environment Act 1987*, subject to Ministerial Authorisation.**

BACKGROUND

The Planning Scheme Review (the Review) is a requirement under Section 12b of the *Planning and Environment Act 1987*. The purpose of the Review is to ensure:

- The effectiveness and efficiency of the Latrobe Planning Scheme (the Planning Scheme) in achieving the objectives of planning and the planning framework in Victoria;
- The Planning Scheme aligns with the Ministerial Direction on the Form and Content of Planning Schemes;
- That the Planning Scheme contains clear understanding of the intended development and use of land to achieve the planning vision or objectives of the area; and
- Assessment of the most suitable Victoria Planning Provision tools have been applied to achieve desired planning outcomes.

The review must be completed by 31 October 2026, which is one year after Council is required to adopt its Council Plan under Section 90 of the *Local Government Act 2020*.

Council finalised the last review in August 2024 (which met the extension timeframes granted by the Minister for Planning) and it was incorporated into the Latrobe Planning Scheme through Amendment C149 on 2 October 2025.

On 10 November 2025, Council officers applied to the Regional Planning Hubs (Department of Transport and Planning) for assistance to complete the Review. On 5 December 2025 Council officers were advised that the application was successful. The support granted was for Regional Planning Hubs to appoint consultants to complete the Review.

On 16 February 2026 Council officers were advised that Plan2Place were appointed to undertake the review.

The Review (**Attachment 1**) performed a 'health check' of the Latrobe Planning Scheme. In particular, the review recommended:

- Updates to the vision at Clause 02.02 to reflect the 2025 – 2029 Council Plan Vision;
- Changes in response to strategic work which has been adopted by Council or finalised by agencies, authorities or State Government i.e. Economic Development Strategy and West Gippsland Regional Catchment Strategy, Housing targets;
- Fixing any typographical, grammar, naming references and formatting errors throughout the Latrobe Planning Scheme;
- Updates to the Glengarry Structure Plan to correct flooding data;

- Changes to schedules to the zone, overlay, particular and general provisions to align with the Ministerial Direction Form and Content;
- Mapping updates to correct anomalies and/or errors and to comply with form and content i.e. changing Land Subject to Inundation Overlay (LSIO) to LSIO1 and Floodway Overlay (FO) to FO1; and
- Rezoning land owned by Gippsland Water to Public Use Zone.

ANALYSIS

Overall, the Review found the Latrobe Planning Scheme to be robust, and the Scheme continues to operate effectively and efficiently as the municipality continues to grow. It was also found that Council proactively completes the necessary further strategic work to keep the scheme up to date and resolve planning issues in the municipality as they emerge.

There are opportunities identified for improvement across the scheme which include:

- An update to coal provisions, for which Council has continued to advocate. These zones and overlays apply to large sections of the municipality, restrict use and development, and sometimes have unnecessary planning permit triggers;
- Improve policies around environmental protection (Urban Forest Strategy (underway), Strzelecki-Alpine Bio-Link, and implementation of overlays); and
- Additional guidance on assessing Section 2 (permit required) in urban areas based on previous Victorian Civil and Administrative Tribunal (VCAT) cases.

Future work will need to help facilitate a structural transition towards other economic activities, including retail, healthcare and specialist manufacturing. This transition occurs alongside a growing population and increasing demand for new housing. Future work that has been identified through the Review that will help facilitate this transition and growth include:

1. Preparing work to support the implementation of social and affordable housing;
2. Preparing a Latrobe Regional Hospital Master Plan;
3. Preparing a Growth Strategy and structure plans for small towns;
4. Preparing an Activated Laneway Strategy for activity centres (Moe-Newborough, Morwell and Traralgon);
5. Preparing an integrated transport strategy;
6. Preparing social infrastructure plan; and
7. Reviewing Schedule 5 of the Development Plan Overlay (DPO), which affects the municipality's growth areas.

All these items (amongst others) above have been included as the Further Strategic Work items to be delivered as part of a 4 year business plan.

Planning Scheme Amendment C157 is proposed to implement the recommendations of the Review into the Latrobe Planning Scheme. This includes an update to schedule to Clause 74.02 Further Strategic Work which updates the schedule based on the priorities from the Council Plan, the Review, action identified in adopted plans and strategies. This the proposed Further Strategic Work required for the next 4 years.

Amendment C157 proposes to introduce a range of administrative, corrective and policy maintenance updates to the Latrobe Planning Scheme to improve accuracy, ensure consistency with current Ministerial Directions, and align the scheme with adopted Council and regional strategies.

Key changes include:

- **Zone map corrections** to address identified mapping anomalies, including correcting Rural Conservation Zone schedule references and rectifying several zoning errors relating to farm land, industrial land and Special Use Zone land. These changes are administrative in nature and do not alter strategic planning policy outcomes.
- **Overlay map updates** to ensure compliance with Ministerial Directions by introducing schedule numbering for the Land Subject to Inundation Overlay and Floodway Overlay mapping, and removing unnecessary Development Plan Overlay from land no longer required to be in the Overlay.
- **Municipal Planning Strategy updates** to reduce duplication, improve clarity and compliance, update Council's vision, refresh data sources, and incorporate strategic directions from recently adopted Council and regional strategies relating to environmental values, heritage, housing, economic development, tourism and transport.
- **Planning Policy Framework amendments** to correct formatting and content inconsistencies, update the approved Glengarry Structure Plan mapping, and improve compliance with the Ministerial Direction on the Form and Content of Planning Schemes.
- **Zone and overlay schedule updates** across multiple residential, mixed use, township, special use, growth and activity centre zones, together with Development Plan, Floodway, Land Subject to Inundation and Airport Environs overlays, primarily to ensure consistency with Ministerial Direction requirements.
- **Particular Provision amendments** to remove completed infrastructure projects from the planning scheme, simplify VicSmart provisions and remove redundant requirements.
- **General Provision amendments** to formalise referral and notice requirements involving the West Gippsland Catchment Management Authority.

- **Operational Provision updates** to include recently adopted strategic documents as background documents, remove superseded strategies, update references to current documents, and include recommendations arising from the 2026 Planning Scheme Review.

Overall, the amendment is predominantly administrative and corrective in nature, with limited policy changes focused on improving strategic alignment with current Council plans, regional strategies and State planning requirements.

The following Amendment C157 document are attached:

- Proposed ordnance Changes (**Attachment 2**);
- Mapping Changes (**Attachment 3**); and
- Other Amendment documents i.e. Explanatory Report (**Attachment 4**).

The planning scheme amendment process is shown in Figure 1 below, which identifies the current stage Amendment C157 is at in the process.

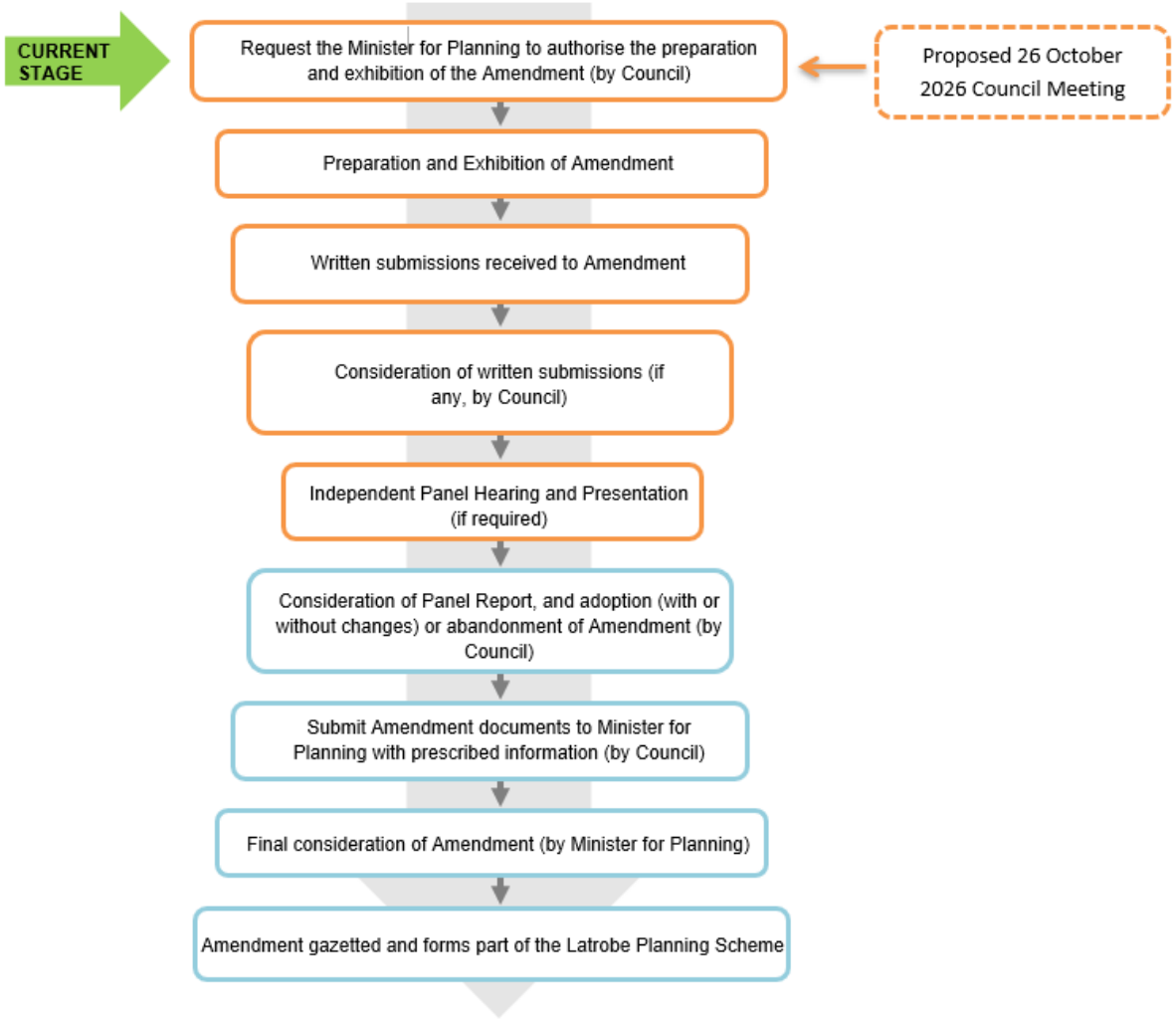


Figure 1 – Amendment C157 Planning Scheme Amendment Process

RISK ASSESSMENT

RISK	RISK RATING	TREATMENT
COMPLIANCE Non-compliance with Section 12(B) of the Planning and Environment Act 1987 if the Review is not endorsed.	**Low** *Rare x Minor*	Endorsement of the Latrobe Planning Scheme Review at the Council Meeting to be held on Monday, 26 October 2026.
STRATEGIC The Review engagement process does not include community members.	**Low** *Unlikely x Minor*	Review does an assessment of relevant VCAT, Planning Panel, Planning Permit triggers and planning permits. There is a good understanding of key issues. Engagement will be undertaken if the Amendment is Authorised and Public Exhibition is carried out in accordance with the *Planning and Environment Act 1987*.
STRATEGIC An affected landowner does not receive notice of the amendment and is unable to be involved in the process.	**Medium** Unlikely x Moderate	A range of engagement activities will be undertaken to ensure that landowners and the community are aware of the proposal.
STRATEGIC A landowner does not agree with the amendment and objects.	**Medium** Unlikely x Moderate	Planning officers will respond to any submissions received. If the submission cannot be resolved, Council has the option to refer the Amendment to an independent planning panel to be considered.

CONSULTATION

From March to April 2026 a survey was undertaken with the Council's Planning Department and internal stakeholders to identify any problems or gaps in the Planning Scheme.

During this period, notification was sent to all referral authorities requesting feedback on the Review. Responses were received from West Gippsland Catchment Management Authority (WGCMA), Environmental Protection Authority (EPA), and Gippsland Water. There were several agencies and authorities (Latrobe Regional Airport Board, Latrobe Regional Health, Department of Health, Department Environment, Energy and Climate Action (DEECA) Resources, Head - Transport for Victoria, Energy Safe Victoria, Gunaikurnai Land and Waters Aboriginal Corporation (GLAWAC) who did not provide a response, although multiple opportunities and reminders were provided to allow time to respond.

In May 2026, workshops were held with planning and other internal staff to discuss survey results, confirm data and ensure information was provided to Plan2Place.

An engagement plan will be developed to ensure appropriate engagement activities are undertaken for Amendment C157. This will include:

- Exhibition of Amendment C157 for a minimum of one calendar month;
- Documents available on Latrobe City Council's website;
- Have Your Say page created;
- Letters / emails notifying affected owners and occupiers, agencies, public authorities and Ministers believed to be materially affected by Amendment C157 or prescribed under the *Planning and Environment Act 1987*;
- Notices in the Latrobe Valley Express; and
- Notice in the Government Gazette.

COMMUNICATION

Proposed Amendment C157 will be subject to the prescribed Public Exhibition process in accordance with the public notice and consultation requirements of section 19 of the *Planning and Environment Act 1987*.

DECLARATIONS OF INTEREST

Officers preparing this report have declared they do not have a conflict of interest in this matter under the provisions of the *Local Government Act 2020*.

APPENDIX 1 IMPACT ASSESSMENT

Gender

A Gender Impact Assessment (GIA) under the *Gender Equality Act 2020* has not been conducted as this matter does not involve a program, service or policy with a significant and direct impact on the community.

Social

N/A

Cultural

Engagement with GLAWAC was requested as part of the Review. There are recommendations to increase information in the Latrobe Planning Scheme around cultural and heritage values based on previously adopted strategies and plans.

Health

N/A

Environmental

N/A

Economic

N/A

Financial

The Review was undertaken with funding from the Regional Planning Hubs.

Proposed Amendment C157 will be undertaken with the Strategic Planning BAU budget for the 26/27 financial year. This includes costs associated with the Planning Panel (if required); which will be approximately $15,000 based on similar size amendments. The Planning Scheme Approval fee is increased annually but will be approximately $561.30.

Attachments

1. Latrobe Planning Scheme Review
2. Proposed Ordinance Changes
3. Proposed Mapping Changes
4. Draft Planning Scheme Amendment Documents

10.2

Proposed Planning Scheme Amendment C157 - Latrobe Planning Scheme Review

1 Latrobe Planning Scheme Review 270
2 Proposed Ordinance Changes 388
3 Proposed Mapping Changes 676
4 Draft Planning Scheme Amendment Documents 877

Latrobe Planning Scheme Review



Version 4

12 October 2026
Final

Unofficial

Planning and Environment Act 1987

Planning Scheme Review pursuant to Section 12B of the Act

Latrobe Planning Scheme

Version	Author	Issue date
1.0	Plan2Place Consulting	02/07/2026
2.0	Plan2Place Consulting	25/08/2026
3.0	Plan2Place Consulting	22/09/2026

Cover photo:

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Abbreviations

Abbreviation	Meaning
ACZ	Activity Centre Zone
AEO	Airport Environs Overlay
ATOS	Access to Transport, Opportunities and Services tool
BAO	Buffer Area Overlay
BMO	Bushfire Management Overlay
C	Council Amendment
C1Z	Commercial 1 Zone
C2Z	Commercial 2 Zone
CFA	Country Fire Authority
DCPO	Development Contributions Plan Overlay
DDO	Design and Development Overlay
DEECA	Department of Energy, Environment and Climate Action
DPO	Development Plan Overlay
DTP	Department of Transport and Planning
EAO	Environmental Audit Overlay
EDS	Economic Development Strategy 2026-2031 (Latrobe City)
EPA	Environmental Protection Authority (Victoria)
ESO	Environmental Significance Overlay
FO	Floodway Overlay
FRV	Fire Rescue Victoria
FZ	Farming Zone
GC	Group of Councils Amendment
HCAP	Housing Capacity and Assessment Platform
HO	Heritage Overlay
IN1Z	Industrial 1 Zone
IN2Z	Industrial 2 Zone
IN3Z	Industrial 3 Zone
LDRZ	Low Density Residential Zone
LPS, the Scheme	Latrobe Planning Scheme
LSIO	Land Subject to Inundation Overlay
MDFC	Ministerial Direction on the form and content of planning schemes
MPS	Municipal Planning Strategy
MUZ	Mixed Use Zone
NRZ	Neighbourhood Residential Zone
P&E Act	Planning and Environment Act 1987
PAO	Public Acquisition Overlay
PCRZ	Public Conservation and Resource Zone
PG	Practitioner's Guide to Victoria's Planning Schemes
PO	Parking Overlay
PPF	Planning Policy Framework
PPN	Planning Practice Note
PPRZ	Public Park and Recreation Zone
PPV	Planning Panels Victoria

Abbreviation	Meaning
PSR	Planning Scheme Review
PUZ	Public Use Zone
RCZ	Rural Conservation Zone
RGZ	Residential Growth Zone
RLZ	Rural Living Zone
RXO	Road Closure Overlay
SCO	Specific Controls Overlay
SRO	State Resource Overlay
SUZ	Special Use Zone
TRZ	Transport Zone
TZ	Township Zone
UFZ	Urban Floodway Zone
UGZ	Urban Growth Zone
VC	Victoria and Council Amendments
VCAT	Victorian Civil and Administrative Tribunal
WGCMA	West Gippsland Catchment Management Authority

Numeric Abbreviations	Meaning
ha	hectares
m	metre
m^2	metres square
%	percent
sqm	square metres

Related Legislation
Environment Protection Act 2017 (EP Act 2017)
Subdivision Act 1988 (Sub Act)
Planning and Environment Act 1987 (P&E Act)

Additional Legislation References
Building Act 1993
Catchment and Land Protection Act 1994
Environment Effects Act 1978
Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)
Fire Rescue Victoria Act 1958
Heritage Act 2017
Native Title Act 1993 (Cth)
Public Health and Wellbeing Act 2008

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1. Executive summary

1.1. Why is the planning scheme being reviewed?

Council as the planning authority for the Latrobe Planning Scheme is required to review its planning scheme every four years under Section 12(B) of the Planning and Environment Act 1987 (P&E Act).

Council last undertook a comprehensive review of the planning scheme in June 2024. The findings of this review were translated into the planning scheme via Amendment C149latr which was gazetted on 02 October 2025.

The planning scheme was restructured to insert a new Municipal Planning Strategy and local planning policies to replace the former Local Policy Planning Framework in 2021. This was done via Amendment C122latr and was a policy neutral amendment undertaken by the Victorian government.

This review will be forwarded to the Minister for Planning as required under section 12(B) of the P&E Act once complete. A planning scheme amendment to implement the findings of the review has been prepared and is attached in the form of marked up ordinance as **Appendix 1** to this report.

1.2. Health check and findings

Overall, the Latrobe Planning Scheme is found to be in a very good shape, and it continues to operate effectively and efficiently as the municipality continues to grow. The review found that the planning scheme's local provisions are coherent and well-integrated throughout. It was also found that Council proactively completes the necessary further strategic work to keep the scheme up to date and resolve planning issues in the municipality as they emerge, which is commendable. There are a few opportunities for improvement across the scheme and policy on land use compatibility in particular.

Latrobe is a unique municipality in Victoria given its large deposits of brown coal. This resulted in most of the state's electricity being generated in the municipality. With a national electrical transition plan underway, the closure of coal-fired power plants introduces the need to facilitate a structural transition towards other economic activities, including retail, healthcare and specialist manufacturing. This transition occurs alongside a growing population and increasing demand for new housing. Future work that could help facilitate this transition and growth include:

- Preparing work to support the implementation of social and affordable housing.
- Preparing a Latrobe Regional Hospital Master Plan.
- Preparing a Growth Strategy and structure plans for small towns.
- Preparing an Activated Laneway Strategy for activity centres.
- Preparing an integrated transport strategy and social infrastructure plan.
- Reviewing Schedule 5 of the Development Plan Overlay (DPO), which affects the municipality's growth areas.

Several provisions related to brown coal, including a schedule to the Special Use Zone and the State Resource Overlay require review. These provisions are becoming increasingly outdated given the ongoing transition away from coal-based energy. Council planners have consistently advocated for these provisions to be updated with the relevant authorities, but a pathway to change these provisions has not emerged yet. These zones and overlays are applied to large sections of the municipality; restrict use and development; and sometimes cause unnecessary permit triggers.

A variety of opportunities exist to improve policies and provisions relating to environmental protection considering timber extraction and settlement growth in Latrobe. This includes the incorporation of the Strzelecki-Alpine Biolink and implementation of overlays to protect the municipality's environmental assets. Analysis of recent strategies and policy documents also supports the development of an Urban Forest Strategy for the municipality's residential areas. The previous Planning Scheme Review also proposes several pieces of environmental planning work that have not been actioned yet.

An issue that emerged from recent cases at the Victorian Civil and Administrative Tribunal (VCAT) alongside comments from planners is a need to provide guidance on assessing Section 2 uses in both urban and rural areas. While policy for non-agricultural uses in rural land exists, analysis of recent cases show that policy on land use compatibility is also needed for urban areas, particularly in the residential areas of Latrobe's fastest growing settlements.

The statutory planning function of Council performed at an average to above-average level in comparison with similar councils and the rest of the state in the last two years. Statutory planning performance has also seen an improvement between 2024 and 2025. Statutory planners in Council are generally satisfied with the scheme's local provisions, which suggests that Council's statutory planning function is well-funded and managed.

1.3. Top priorities for Council

This review has identified the following priorities for Council over the next four years. The further strategic work recommended for Council all link to these priorities

- Supporting population and housing growth, ensuring that Latrobe is an affordable, well-serviced and healthy place to live.
- Supporting the diversification of economic activities, including work to support retail, healthcare and the municipality's transport network
- Identifying and protecting environmental values, including wetlands, native vegetation and waterways.

1.4. Consolidated recommendations

This section of the report outlines the recommendations and next steps for this planning scheme review. Recommendations are grouped as follows:

- Planning scheme recommendations.
- Further strategic work recommendations.
- Process improvement recommendations.
- Advocacy recommendations.
- Minister for Planning recommendation.

1.4.1. Planning scheme amendment

These recommendations relate to the planning scheme amendment that should be progressed to implement the findings of this review relating to administrative matters or to incorporate Council or State adopted strategic planning work into the scheme.

The planning scheme review has identified many policy-neutral changes that should be made to the planning scheme to bring it into alignment with the Ministerial Direction on the Form and Content of

Planning Schemes (MDFC). These are administrative matters and do not change the policy intent of the scheme.

There are several changes that should be made to the Municipal Planning Strategy (MPS) to bring it up to date with the most recent economic data. Changes are also suggested to align the MPS with the latest Council Plan and recent strategies.

The planning permit audit and consultation with referral authorities and Council staff identified several issues including the following:

- The need to update the structure plan map for Glengarry in Clause 11.01-1L-04 as this change was not progressed in a previous amendment.
- The need to review an area identified as minimal housing change in the Toongabbie Housing Framework Plan in Clause 16.01-1L.
- An issue related to the mapping of the Rural Conservation Zone.
- Zoning errors for several sites.
- The need to use subheadings consistently in Special Use Zone (SUZ) schedules.
- Issues in the land use tables in several schedules to the SUZ.
- The need to remove instances of Schedule 5 to the DPO where development is complete.
- Alignment of waterway requirements in DPO schedules with policy guidelines from Clause 12.03-1S.
- The need to remove Vicsmart provisions related to licensed premises.
- Update the schedule to Clause 66.04 Referral of permit applications under local provisions to include the West Gippsland Catchment Management Authority (WGCMA), who was informally identified as a referral authority in Schedule 1 to Clause 37.07.

An audit of local and regional strategies and policies that have been completed since the last planning scheme review has been undertaken and planning policy from these strategies incorporated into the planning scheme as relevant. The working documents that were used for the analysis have been provided to Council officers for reference. The record of engagement with officers, referral authorities and Council is included at **Appendix 4**.

These changes are marked up on the supporting marked up ordinance at **Appendix 1**.

Within the Ordinance, the reason for each change is included in orange text in brackets like this: [source code]. This reason will take the reader back to the correct page of the parent document or the correct provision in the planning scheme as appropriate and enable changes to be understood in their original context. If the words NEW is at the start of the source code, it means that this is new, strategically justified policy to be included in the scheme and will require a full amendment. The reason for changes may also be included in blue brackets like this: [reason].

Recommendation:

It is recommended that Council:

1. **Prepare a planning scheme amendment or amendments using the marked-up ordinance at Appendix One to:**
    a) **Incorporate the policy neutral changes identified in Chapter 5 to align the ordinance with the Ministerial Direction on the Form and Content of Planning Schemes.**
    b) **Update the vision in the Municipal Planning Strategy in Clause 02.02 to reflect the one outlined in the latest Council Plan (2025-2029).**
    c) **Include a new strategic direction to support accommodation uses that facilitates accessible, inclusive and sustainable tourism in the Municipal Planning Strategy at Clause 02.03-7 to reflect the actions of the Events and Visitor Economy Strategy 2024-2028.**
    d) **Include a new strategic direction to protect Aboriginal cultural heritage from pressures associated with land use change in the Municipal Planning Strategy at Clause 02.03-5 to reflect the actions of the West Gippsland Regional Catchment Strategy 2021-2027.**
    e) **Include a new strategic direction to investigate opportunities to protect the values of the Strzelecki-Alpine Biolink in the Municipal Planning Strategy at Clause 02.03-2 to reflect the actions of the West Gippsland Regional Catchment Strategy 2021-2027.**
    f) **Introduce a new local policy on Aboriginal Cultural Heritage under Clause 15.03-2S to outline policies and strategies that ensure the protection and conservation of Aboriginal Cultural Heritage places and features.**
    g) **Add the Gunaikurnai Whole-of-Country Plan as a background document in the schedule to Clause 72.08.**
    h) **Add the West Gippsland Floodplain Management Strategy 2018-2027 as a background document in the schedule to Clause 72.08.**
    i) **Add the West Gippsland Regional Catchment Management Strategy 2021-2027 as a background document in the schedule to Clause 72.08.**

1.4.2. Further strategic work

Appendix Two of this report outlines the strategic planning work that has been identified through this planning scheme review.

Through the review process, the highest priority tasks for Council to undertake over the next four years to improve the planning scheme have been identified and is included in the recommendations below. Numerous other recommendations for further strategic work have been identified through this review and are included in **Appendix 2**. The list below represents the further strategic work that will have the most positive impact for the municipality and the efficient functioning of the planning service.

Only work that can be completed in the next four years should be included in Clause 74.02 of the planning scheme. A recommended Clause 74.02 is included in the marked-up ordinance at **Appendix 1**. This should be considered by Council to ensure that the work is reasonable to complete over the next four years and, if not, what the priority projects that should be included in Clause 74.02 are for Council.

Recommendations:

2. **It is recommended that Council prioritise the following further strategic work over the next four years:**
    a) **Prepare small town structure plans for Yinnar, Traralgon South and Yallourn North.**
    b) **Prepare an Integrated Transport Strategy for existing and future significant shared infrastructure across the municipality.**
    c) **Prepare a Social Infrastructure Plan for existing and future significant shared infrastructure across the municipality.**
    d) **Develop a Management Plan to maintain the Victory Park wetland in Traralgon.**
    e) **Prepare a stormwater quality strategy.**
    f) **Complete assessments on natural assets to support the introduction of appropriate environmental overlays.**
    g) **Prepare a plan and facilitate the formal recognition of the Strzelecki-Alpine Biolink, incorporating plantation, public, private, road reserve land and mining areas ready or scheduled for rehabilitation through the application of zones and overlays.**
    h) **Prepare a policy to assist with the assessment of non-residential uses in a residential zone.**
    i) **Review areas affected by schedule 5 to the Development Plan Overlay to identify sites that already have a development plan and investigate the possibility of removing the DPO5 or introducing a new schedule on these sites.**
    j) **Prepare an Urban Forest Strategy to support an increase in canopy cover in public spaces.**
    k) **Prepare additional work to support the implementation of social and affordable housing by:**
        - **Developing a policy and approach to development contributions for social and affordable housing.**
        - **Developing a policy to guide planning assessment relating to design, neighbourhood character and site management, when they are required for rooming houses.**
    l) **Prepare a Latrobe Regional Hospital Master Plan to promote development within the Health Precinct to support economic growth and accommodation opportunities.**
    m) **Prepare an Activated Laneway Strategy for Moe-Newborough, Morwell and Traralgon CBDs.**
    n) **Prepare a Growth Strategy to support the long-term growth of the municipality.**
    o) **Investigate the implementation of a Vegetation Protection Overlay in the Low-Density Residential Zone and Rural Living Zone to strengthen the protection of native vegetation and retain the amenity and character of these zones.**
    p) **Investigate the potential to increase the application of the Rural Conservation Zone to other areas zoned Rural Living Zone that contain native vegetation.**
    q) **Prepare an Industrial and Sensitive Use Strategy which looks at the viability for transition of industrial areas and alternative options to transition to allow for economic growth and protection of amenity.**

r) **Undertake further studies to document places of potential local significance that were identified but not assessed in detail by the Latrobe City Heritage Study 2010.**

1.4.3. Process improvements

These recommendations are drawn from both the analysis of the planning scheme and consultation with Council staff and referral authorities.

The recommendations relate to improvements that could be made to the processes associated with collection and analysis of data (such as planning permits), processing and referral of applications, and communication. Process improvements may apply to Council, the Victorian government or referral agencies.

Recommendations:

It is recommended that Council:

3. **Investigate opportunities to improve Council's internal referral process for applications related to native vegetation.**

1.4.4. Advocacy

These recommendations are generally beyond the scope of what Council can achieve in its planning scheme under the current Victoria Planning Provisions or scope of the P&E Act. They are matters that Council may wish to discuss with the Victorian government to highlight the issue and advocate for change.

Recommendations:

It is recommended that Council:

4. **Advocate to the Minister for Energy and Resources to:**
    a) **Review outdated planning controls including the Special Use Zone Schedule 1 and the State Resource Overlay.**
    b) **Request representatives of Department of Environment, Energy and Climate Action to collaborate with Council officers regarding the review process.**
    c) **Amend the Planning Scheme, following the completion of the review, to remove obsolete coal related planning provisions.**
5. **Advocate to the State government to introduce guidelines on how priorities of biodiversity conservation and bushfire protection can be balanced.**

1.4.5. Minister for Planning

Latrobe City Council, with funding from Department of Transport and Planning (DTP) and assistance from Plan2Place Consulting has prepared the planning scheme review as required by section 12B(1) of the P&E Act.

In accordance with section 12B(3) of the P&E Act, this review identifies opportunities, set out in this report, enhances the effectiveness and efficiency of the planning scheme in achieving the objectives of planning in Victoria and the objectives of the planning framework established in the P&E Act.

In accordance with section 12B(4) of the P&E Act, the review evaluates the planning scheme to ensure that it:

- Is consistent with Ministerial Direction on the Form and Content of Planning Schemes.
- Sets out the policy objectives for the use and development of land.
- Makes effective use of state and local provisions to achieve state and local planning policy objectives.

Recommendation:

6. **That Latrobe City Council accept this Planning Scheme Review and forward it to the Minister for Planning as evidence that Latrobe City Council, as the planning authority for the Latrobe Planning Scheme, has met its obligations in accordance with Section 12B of the Planning and Environment Act 1987 to review the planning scheme every four years.**

2. Introduction

2.1. Purpose

Council as the planning authority for the Latrobe Planning Scheme is required to review its planning scheme every four years under Section 12(B) of the *Planning and Environment Act 1987* (P&E Act).

The scope of a planning scheme review is established under Section 12(B) and a planning scheme review should focus on:

- The effectiveness and efficiency of the planning scheme in achieving the objectives of planning and the planning framework in Victoria.
- Aligning the planning scheme with the Ministerial Direction on the Form and Content of Planning Schemes (MDFC).
- Ensuring the planning scheme contains a clear narrative about the way use and development of land will be managed to achieve the planning vision or objectives of the area.

Planning scheme reviews also provide the opportunity to:

- Align Council's policy position with the planning scheme.
- Update out of date or redundant information.
- Educate and inform stakeholders about how the planning scheme works and the process by which to improve it.

Council last undertook a comprehensive review of the Latrobe Planning Scheme (SGPS) in 2024. The findings of this review were translated into the LPS via Amendment C149latr which was gazetted on 22 December 2025. This amendment included changes to better align the scheme with the MDFC; update the MPS to align it with the latest Council plans and strategies; made several minor mapping changes; and refreshed Council's priority list of further strategic work in the schedule to Clause 74.02.

The planning scheme was restructured to insert a new Municipal Planning Strategy (MPS) and local planning policies to replace the former Local Policy Planning Framework (LPPF) in 2021. This was achieved through Amendment C122latr and was an exhibited amendment undertaken by the Victorian government.

This review will be forwarded to the Minister for Planning as required under section 12(B) of the P&E Act once complete. A planning scheme amendment to implement the findings of the review has been prepared and is attached in the form of marked up ordinance as **Appendix 1** to this report.

2.2. Methodology

A five-stage methodology has been developed by DTP to undertake planning scheme reviews as shown in **Figure 1**.

The methodology is supported by the 'Good Practice Guide to Planning Scheme Reviews' and templates that have been developed to assist with each stage of the process.

Plan2Place Consulting has been engaged by the DTP to conduct Stages 1 to 4 for Latrobe City Council.

Stage five will involve a planning scheme amendment to implement the recommendations of the review and Council will determine the process by which this will occur at a later point.

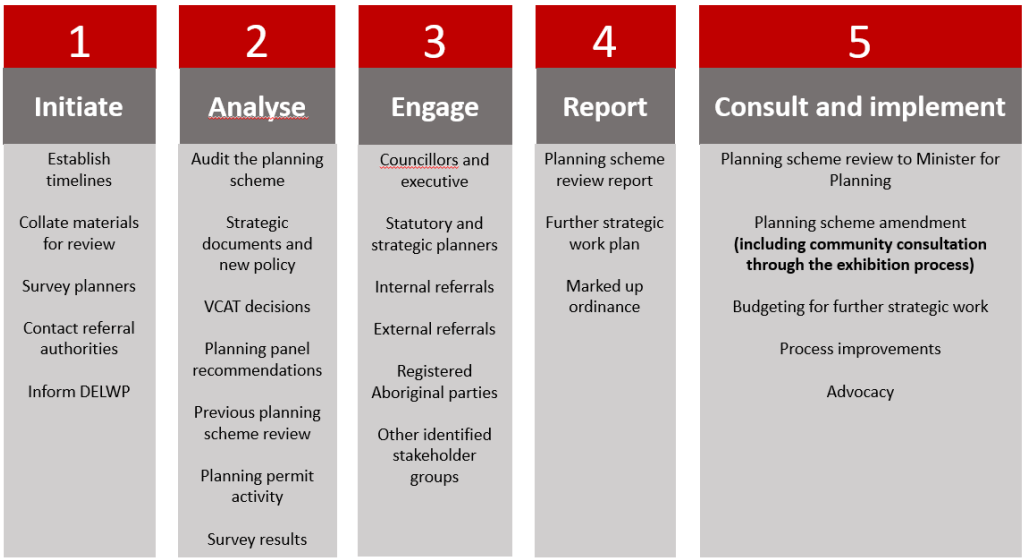


Figure 1: Planning scheme Review Methodology

The timing for the project is:

Stage	Timing
Initiate	February 2026
Analyse	February – April 2026
Engage	May 2026
Report	May – June 2026
Consult and implement	Mid to late 2026

This planning scheme review has been prepared in consideration to the following directions and guidance provided by DTP.

Ministerial directions:

- Ministerial Direction on the Form and Content of Planning Schemes.
- Ministerial Direction No. 11 Strategic Assessment of Amendments.

Planning practice notes and advice:

- A Practitioner's Guide to Victoria's Planning Schemes.
- PPN – 46 Strategic Assessment Guidelines.
- PPN32 – Review of planning schemes.

A range of other planning practice notes have also been assessed and reviewed for their implications for this PSR as detailed in **Appendix 3**.

2.3. Latrobe City Context

Latrobe City is a regional municipality located in central Gippsland with a population of 77,318 people spread across 46 localities (ABS, 2021). The municipality's estimated resident population of 79,646 (2026) is projected to grow to 84,776 people by 2036 (Victoria in Future, 2023). The Brayakaulung clan of the Gunaikurnai people are the traditional inhabitants and custodians of the Latrobe City area.

Latrobe City is located within Latrobe Valley, with the foothills of the Victorian alps to the north and the Strzelecki Ranges to the south. It is surrounded by Baw Baw Shire to the north and west, South Gippsland Shire to the south-west, and Wellington Shire to the east. The largest town in Latrobe City is Traralgon, located in the centre of the municipality and is approximately 170 kilometres from Melbourne's city centre. The populated portion of the municipality comprises Traralgon, Moe-Newborough and Morwell. Together, this urban agglomeration is home to around 75 percent of the municipality's residents (ABS, 2021). Latrobe's population and its average age is expected to increase in the coming years (Victoria in Future, 2023).

A key driver of Latrobe's economy is the energy sector. The municipality's large reserves of brown coal result in most of Victoria's electricity traditionally being generated in the Local Government Area (LGA) but that is changing rapidly. Industry and agriculture are also a key part of Latrobe's economy, since the municipality is the home to Australia's largest pulp and paper mill and a significant forestry industry. Other significant industries include healthcare and social assistance, retail and education. Latrobe is home to a Federation University campus and Latrobe Regional Hospital, while Traralgon serves as the primary retail service centre for the Gippsland region.

The municipality is home to a wide range of ecosystems that contain significant flora and fauna, including the Strzelecki Koala. It is home to three bioregions- the Southern Fall, the Gippsland Plains, and the Strzelecki Ranges bioregions. Large sections of the Strzelecki Ranges bioregion are interspersed with timber plantations.

Latrobe City also experiences several vulnerabilities to natural hazards such as flooding and bushfires. Areas with the highest bushfire risk are found along the foothills of the Victorian Alps and the Strzelecki ranges, but the periphery of major settlements such as Moe-Newborough, Morwell and Churchill are identified to have a high bushfire risk. Parts of Traralgon, Morwell and Moe-Newborough are affected by riverine flooding along the Latrobe River and its tributaries.

The context for the Latrobe City LGA is shown in **Figure 2**.

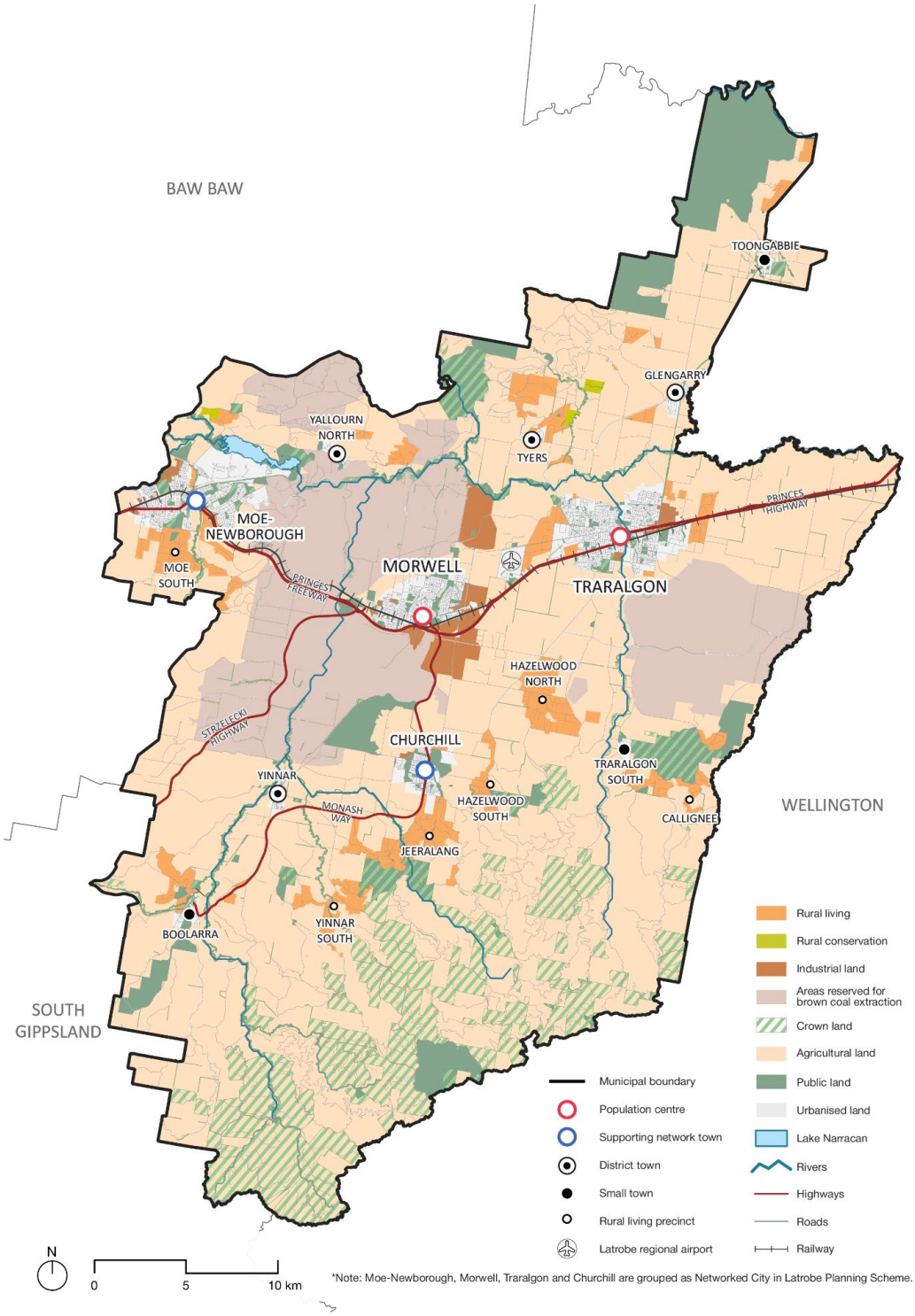


Figure 2: Latrobe City Context

2.4. Existing zones and overlays applied to Latrobe City

The existing zones and overlays applied in Latrobe City Council that are currently included in the Latrobe Planning Scheme (LPS) and subject to this review are shown in **Figures 3 and 4**.

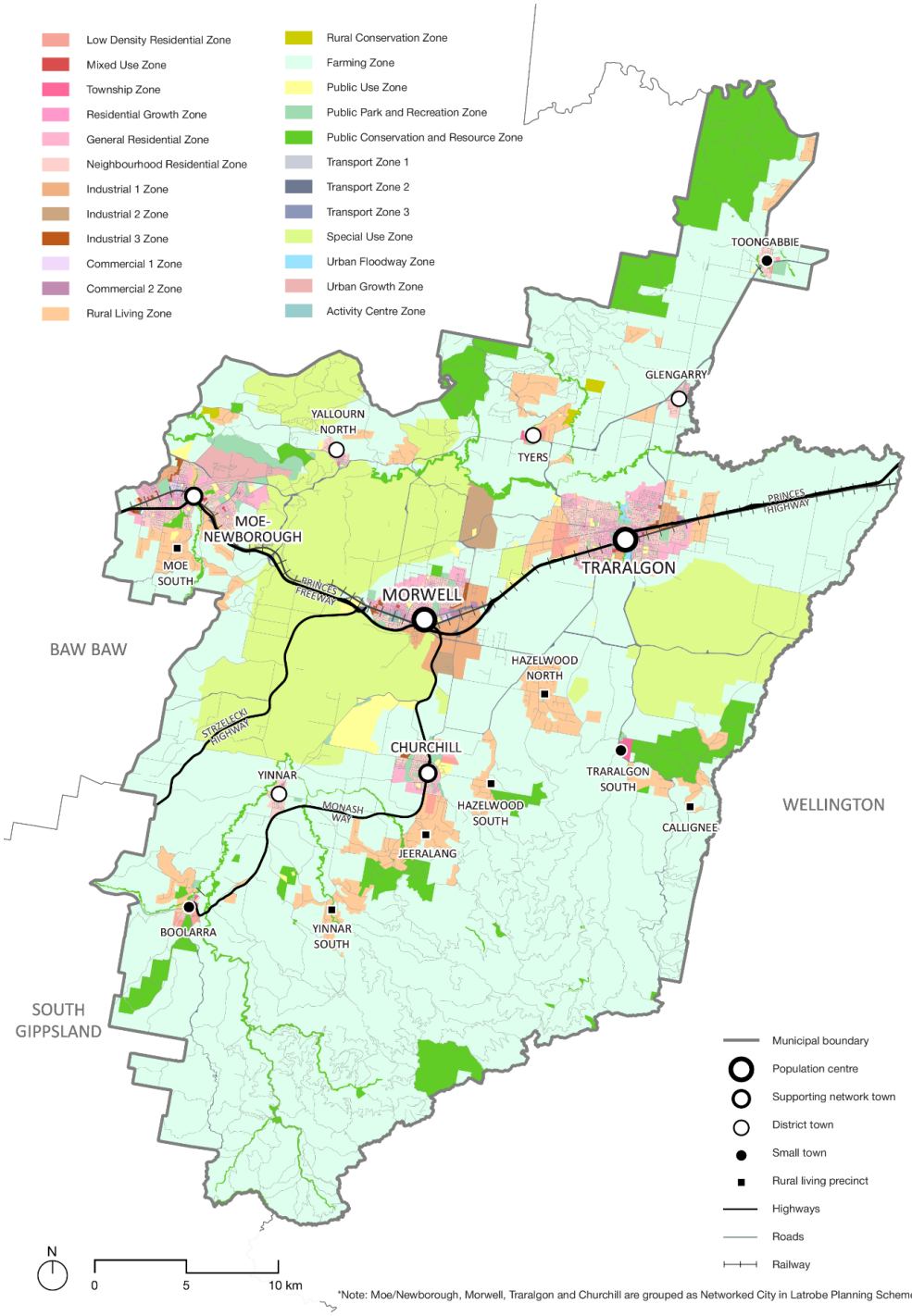


Figure 3: Latrobe Planning Scheme- Zones

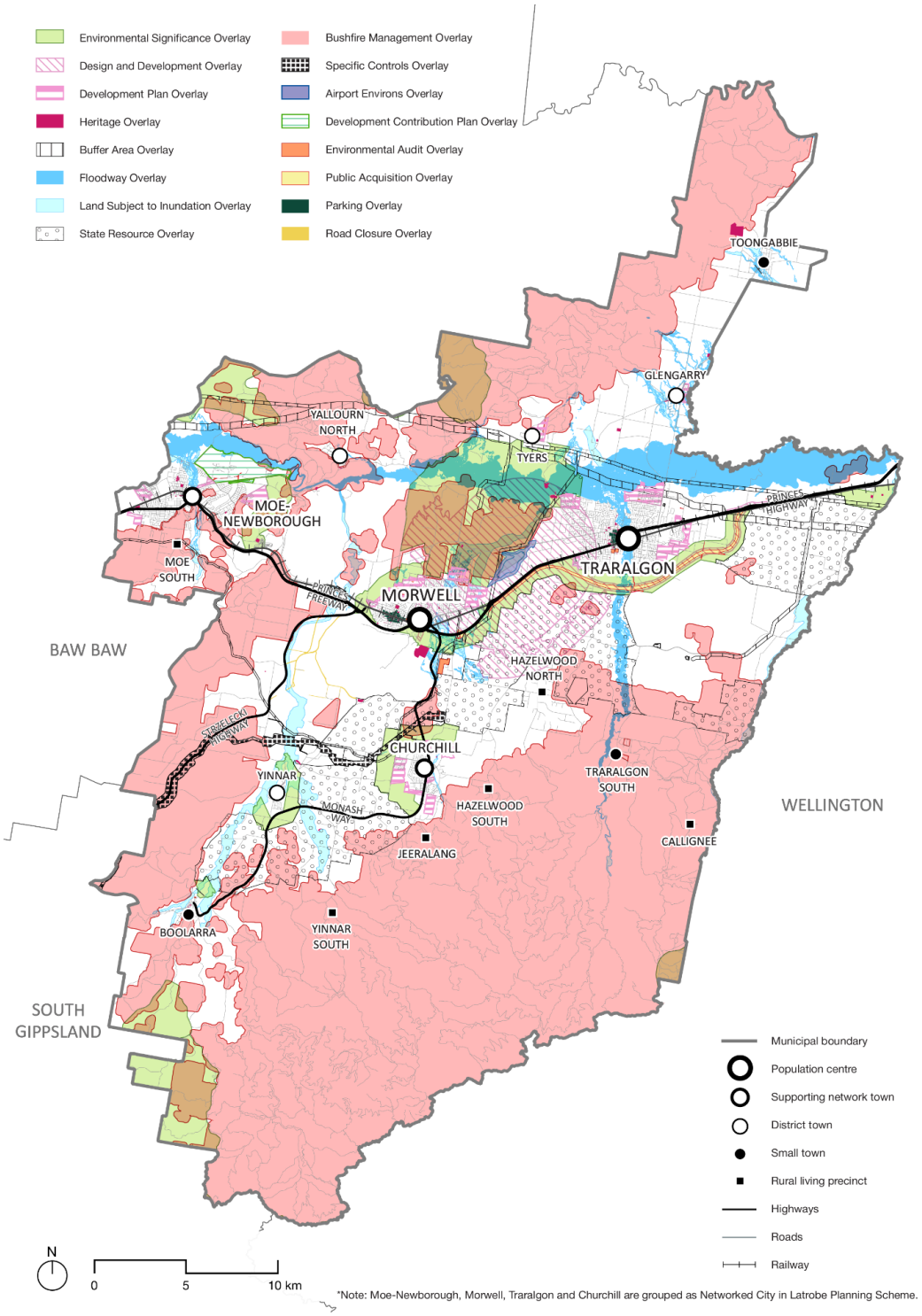


Figure 4: Latrobe Planning Scheme- Overlays

Zones within Latrobe City

There are a total of 22 zones in the Latrobe Planning Scheme containing 41 separate schedules, as follows:

- Low Density Residential Zone (LDRZ – 1 schedule)
- Mixed Use Zone (MUZ – 1 schedule)
- Township Zone (TZ – 1 schedule)
- Residential Growth Zone (RGZ – 4 schedules)
- General Residential Zone (GRZ – 4 schedules)
- Neighbourhood Residential Zone (NRZ – 5 schedules)
- Industrial 1 Zone (IN1Z – 1 schedule)
- Industrial 2 Zone (IN2Z – 1 schedule)
- Industrial 3 Zone (IN3Z – 1 schedule)
- Commercial 1 Zone (C1Z – 1 schedule)
- Commercial 2 Zone (C2Z – no schedule)
- Rural Living Zone (RLZ – 3 schedules)
- Rural Conservation Zone (RCZ – 3 schedules)
- Farming Zone (FZ – 2 schedules)
- Public Use Zone (PUZ – 1 schedule)
- Public Park and Recreation Zone (PPRZ – 1 schedule)
- Public Conservation and Resource Zone (PCRZ – 1 schedule)
- Transport Zone (TZ – no schedules)
- Special Use Zone (SUZ – 6 schedules)
- Urban Floodway Zone (UFZ – 1 schedule)
- Urban Growth Zone (UGZ – 1 schedule)
- Activity Centre Zone (ACZ – 2 schedules)

Overlays within Latrobe City

There are a total of 16 overlays in the Latrobe Planning Scheme containing 35 schedules, as follows:

- Environmental Significance Overlay (ESO – 3 schedules)
- Heritage Overlay (HO – 1 schedule)
- Design and Development Overlay (DDO – 9 schedules)
- Development Plan Overlay (DPO – 9 schedules)
- Floodway Overlay (FO – 1 schedule)
- Land Subject to Inundation Overlay (LSIO – 1 schedule)
- Bushfire Management Overlay (BMO – 1 schedule)
- State Resource Overlay (SRO – 1 schedule)
- Buffer Area Overlay (BAO – 1 schedule)
- Public Acquisition Overlay (PAO – 1 schedule)
- Airport Environs Overlay (AEO – 2 schedules)
- Environmental Audit Overlay (EAO – no schedule)
- Road Closure Overlay (RXO – 1 schedule)
- Development Contributions Plan Overlay (DCPO – 1 schedule)

- Parking Overlay (PO – 2 schedules)
- Specific Controls Overlay (SCO – 1 schedule)

2.5. Council organisation structure

The Council's Executive Management Team includes four general managers and one executive manager, who are led by the Chief Executive Officer and their assistant. The four general managers and executive manager are each responsible for one of five departments: Infrastructure and sustainability; community liveability; organisational performance; investment and growth; and sports legacy and activation. A chart of Council's organisational structure is shown in **Figure 5** below.

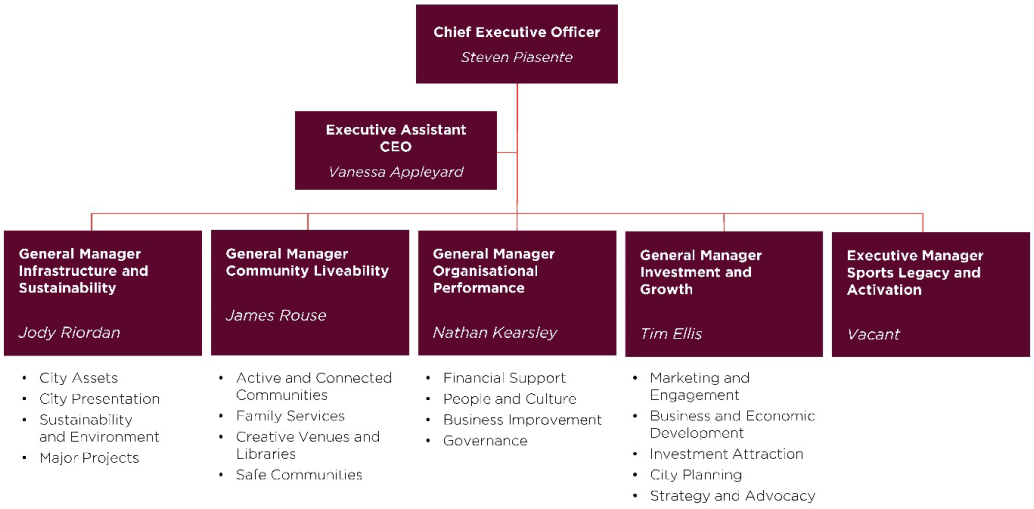


Figure 5: Latrobe City Council Organisational Structure (Source: Latrobe City Council, 2026)

3. What's driving change

3.1. Population growth

Situated in the Latrobe Valley, the municipality of Latrobe is the service and population centre of the Gippsland region. Altogether, the urban agglomeration of Traralgon, Morwell and Moe-Newborough forms Gippsland's largest population centre. The LGA's population is dispersed in 10 settlements across 46 localities. Traralgon is the largest regional centre in the municipality with a population of 26,907, followed by the towns of Moe and Newborough (15,758), which form the continuous urban area of Moe-Newborough. Morwell is the third largest population centre with a population of 14,389. The smaller town of Churchill is located to the south of Morwell and it has a sizable population of 4,679 (ABS, 2021). Altogether, Traralgon, Moe-Newborough, Morwell and Churchill form the urban agglomeration, known as 'Latrobe City', which has a combined population of 61,733 people.

The municipality is also home to several district towns such as Yinnar, Yallourn North, Tyers and Glengarry, which have populations of between 700 to 1,500 people (ABS, 2021). Smaller towns such as Boolarra and Toongabbie are found closer to the municipality's periphery. There are several rural living precincts across the municipality, which are found relatively close to the Latrobe City agglomeration. These precincts provide rural living opportunities and lifestyle alternatives to the more urbanised core of Latrobe.

In 2021, the municipality had a population of 77,318 people (ABS, 2021). The estimated resident population in 2026 is 79,646 (Victoria in Future, 2023). Victoria in Future (2023) predicts that the municipality's population will reach 84,776 in 2036, reflecting a 6 percent increase in the population over the next 20 years. Council has further aspirations to grow Latrobe's population to 100,000 people by 2050. When it comes to housing, there were 33,571 private dwellings in Latrobe in 2021 (ABS, 2021). By 2051, it is predicted that 13,000 new houses will be needed to support increased housing demand to support growth (Plan for Victoria, 2025). Population growth is expected to mainly occur in urban centres, particularly near the Traralgon Activity Centre, but also in the urban gap between Traralgon and Morwell. A portion of growth will also occur in Moe-Newborough and Churchill. The average age of the population is expected to increase and a shift towards smaller households is expected in future.

3.2. Economic change

Latrobe's key economic activities are related to coal and energy production, timber, pulp and paper manufacturing and food processing. Retail, health, specialist-manufacturing and knowledge-based services are economic activities that have seen growth in recent years (MPS). Latrobe supports 35,322 jobs and approximately 33 percent (%) of Gippsland's economic output as of 2021. Health care and social assistance is currently the largest employer in the municipality, followed by retail and construction (REMPLAN). The energy sector in Latrobe is the industry with the highest economic output (REMPLAN). The municipality currently plays a critical role in supporting Victoria's economy and Latrobe seeks to be recognised as a nationally significant industrial precinct (Economic Development Strategy 2026-2031 [EDS], 2025).

A key driver of Latrobe's economic growth are its natural resources. This includes its forests, water supply along the Latrobe River and its tributaries and significant deposits of brown coal along the Latrobe Valley. Latrobe is also located along the Princes Highway and the Gippsland railway which connects the municipality to Melbourne. Traralgon, Morwell, Moe-Newborough are all serviced by

passenger rail services, and these towns are around 2 to 2½ hours away from Melbourne by car. Latrobe is also connected to South Gippsland via the Strzelecki Highway.

Latrobe accommodates Australia's largest pulp and paper mill, which is located to the north of Morwell and Traralgon. Major industries are located in and around Morwell, which has industrial land south of the Princes Highway that can accommodate heavy industry. Latrobe also has a productive forestry industry that provides the timber processed in the paper mill. Other than forestry, large tracts of high-quality agricultural land exist across the municipality, and farming continues to be a contributor to Latrobe's economy.

Each of Latrobe's town has their own unique function. Traralgon is the main regional retail centre for Gippsland and Morwell accommodates several government services and a variety of industrial activities. Churchill is the location of a Federation University campus. Development of the Morwell-Traralgon Employment Corridor is expected to bring more economic opportunities to Latrobe, including new retail opportunities and supporting services for the health precinct surrounding the hospital. Latrobe Regional Hospital, the largest health service in the area, is located in this precinct.

Historically, energy production from brown coal has been Latrobe's biggest economic driver. The abundant brown coal reserves in Latrobe Valley is one of the largest in the world. The municipality was home to three power stations, which are each supplied by their own dedicated open-cut brown coal mine. Two of these power stations, Yallourn and Loy Yang, are still in operation, and they currently provide a large proportion of the state's energy. The transition towards renewable energy means that these power stations are gradually closing. Hazelwood Power Station closed in 2017, and Yallourn Power Station is set to close in 2028, while Loy Yang is set to close in 2036. The ongoing closures of these power plants presents Latrobe with an opportunity to diversify its economy.

Diversifying Latrobe's economy is likely to involve the following:

- Taking advantage of Latrobe's location within the Gippsland Renewable Energy Zone by capitalising on the municipality's energy and engineering literate workforce.
- Growing Latrobe's healthcare and health research sector, including the establishment of the Latrobe Health Innovation Zone.
- Developing Churchill as an education and innovation precinct with Federation University at its core.
- Establishing a creative industries hub in Moe.
- Establishing Latrobe as Gippsland's premier events destination and growing the municipality's visitor economy.

3.3. Environmental risks and values

Environmental values in Latrobe include its three bioregions- the Southern Fall, the Gippsland Plains, and the Strzelecki Ranges bioregions. Significant flora and fauna can be found in these ecosystems. The Latrobe River also flows across the municipality from the west to the east, and its riparian corridor is identified to have significant ecological value. Opportunities exist to strengthen a corridor of remnant vegetation between the Southern Fall bioregion and the Strzelecki Ranges bioregion. The Strzelecki-Alpine Biolink is a project led by Council and community groups to link important habitat corridors between the Strzelecki Ranges and the Alpine ranges.

Flooding and bushfires are the primary natural hazards experienced in the municipality, with settlements often located along rivers and bushfire interfaces. Most of the municipality is located within the Bushfire Prone Area (BPA) and the highest risk locations are found along the foothills of the Strzelecki Ranges. A challenge exists when it comes to balancing the need to revegetate riparian corridors and the need to mitigate bushfire risk. Large sections of the Latrobe Valley, where most

larger settlements are located in, are also vulnerable to flooding. Climate change will bring about greater unpredictability and variations in rainfall and drought patterns, which could worsen the severity of bushfires and floods.

3.4. Victorian Government Amendments and Advice

The VPP are constantly being reviewed and updated at a state level with numerous VC and GC amendments occurring each year. The State also provides advice to planners in the form of updates to the Practitioner's Guide and new or revised planning practice notes. The full list of Victorian and regional amendments that have been gazetted, and practice notes that have been released since the last review are included in **Appendix 3**.

A summary of recent key VC Amendments is listed in **Table 1**. The way in which the LPS through this review should respond and consider VPP changes at the local level is discussed below and in **Appendix 3**.

Table 1: Recent Significant VC Amendments- Summary

Amendment No.	Gazettal Date	Summary of Amendment
Amendment VC242	September 2023	Introduced two new particular provisions to facilitate significant residential development and significant economic development through clauses 53.22 and 53.23 with the Minister for Planning as the responsible authority.
Amendment VC243	September 2023	Introduced state-wide changes to all planning schemes to codify residential development standards, implement the Future Homes project across Victoria, remove permit requirements for single dwellings on lots of 300 square metres or more and introduce VicSmart permits for single dwellings on lots less than 300 square metres
Amendment VC253	December 2023	Introduced a new land use term and siting, design and amenity requirements for a 'small second dwelling' into a range of residential and rural zones across Victoria. This replaced the land use term 'dependent person's unit' and made the planning provisions more consistent and easier to build a small second dwelling of 60 square metres or less that meets specified requirements.
Amendment VC257	February 2025	Introduced Clause 32.10 Housing Choice and Transport Zone (HCTZ) and Clause 43.06 Built Form Overlay (BFO) to support housing growth in and around activity centres and other well-serviced locations in line with Victoria's Housing Statement, The Decade Ahead 2024-2034.
Amendment VC267	March 2025	Implemented new residential development planning assessment provisions to boost housing construction to meet future housing needs. Deemed to comply provisions were included in the residential standards at Clause 55 of all planning schemes statewide for the assessment of multi-residential developments of three storeys or less. Deemed to comply standards promoted faster and more certain permit processes exempt from third party appeal.
Amendment VC276	April 2025	Removed most local Clause 55 variations from residential zone schedules across planning schemes state-wide including variations on landscaping, permeability, side and rear setbacks and walls on boundary standards. Local variations to Clause 55 standards are

Amendment No.	Gazettal Date	Summary of Amendment
		now limited to minimum street setback, site coverage, private open space.
Amendment VC278	December 2025	Strengthens state policy for waterways and includes updates to existing Significant Landscape Overlays within the Port Phillip and Western Port catchment with two new planning practice notes.
Amendment VC282	August 2025	Introduced state-wide changes to all planning schemes to revise and codify residential development standards for single dwellings on lots less than 300 square metres aligned with Amendment VC267. The Amendment removed the ability to specify local variations in clause 54 standards for permeability, side and rear setbacks, and walls on boundaries. It also restricted local variations to Clause 54 standards so that variations can only be specified if they are more permissive than the proposed new state-level standards.
Amendment VC283	September 2025	Introduced the Plan for Victoria into all Victorian planning schemes with significant changes to state and regional planning policies for settlement and regional planning. Regional Growth Plans are now just planning scheme background documents. The amendment also introduced new policies on urban heat and canopy trees, which affords greater climate resilience for urbanised parts of Victoria. .
Amendment VC288	September 2025	Introduced state-wide changes to all planning schemes to codify residential development for two dwellings and their subsequent subdivision and for applications to be assessed via VicSmart.
Amendment VC300	April 2026	Implemented the Mid-Rise Code into all planning schemes to introduce new deemed to comply assessment provisions for four to six storey residential development in residential zones.
Amendment VC248	May 2026	Revised bushfire planning policy and provisions in Clause 44.06 Bushfire Management Overlay and Clause 53.02 Bushfire Planning. In particular, it updates terminology and measures, increases and clarifies planning permit exemptions for dwellings and other buildings, and updates decision guidelines that apply to the Bushfire Management Overlay. The amendment also inserts decision guidelines for specified development within the bushfire prone area at clause 53.02 Bushfire Planning.

Plan for Victoria

The Victorian Government released Plan for Victoria in 2025 and implemented it into every planning scheme through Amendment VC283.

The Plan is structured around five pillars:

- Self-determination and caring for Country: underpinning and informing the other pillars.
- Housing for all Victorians: delivering sufficient affordable homes for all Victorians.
- Accessible jobs and services: making sure you have good access to facilities and good jobs.
- Great places, suburbs and towns: creating thriving places that are attractive, safe and welcoming for everyone.
- Sustainable environments: preserving the natural values of Victoria and addressing climate change.

The plan sets out housing targets for every local government area across Victoria, specifying their share of the extra 2.24 million homes that are forecast. The housing target that has been set for

Latrobe City Council are for an additional 13,000 dwellings by 2051. The plan also seeks to deliver more jobs near homes by planning for, protecting and readying commercial and industrial land for development in locations well-serviced with jobs, shops, public transport and community facilities and services.

As part the 2.24 million homes needed in Victoria by 2051, the Victorian Government has set a target to build 425,600 of those homes across regional Victoria. There is a new $1 billion Regional Housing Fund to deliver more than 1,300 new homes across regional Victoria as well as to provide a mix of social and affordable housing.

To implement Victoria's housing targets, the Victorian Government has released the Housing Capacity Assessment Platform (HCAP) and the Access to Opportunities and Services (ATOS) tool to measure the total capacity for housing and areas best suited for additional housing in each municipality. Recent analysis of Latrobe using these tools by the DTP indicated that the Latrobe Planning Scheme can currently provide for enough housing to meet the municipality's housing targets. It is established 26,450 new dwellings can be provided under current zoning and overlay provisions, which is double the housing target set for the municipality (13,000). The DTP categorised Latrobe as a 'category 1' municipality, which means that housing capacity does not need to be addressed in this Planning Scheme Review.

Planning Practice Notes 90 and 91

These Planning Practice Notes (PPNs) provide guidance on how to plan for housing growth to meet municipal housing targets. Their objective is to ensure planning schemes have sufficient capacity for new homes. Key to providing a plan for housing is the development of a residential development framework that aims to provide for a range of housing opportunities across a municipality that meets housing targets. This usually comprises a local housing strategy, analysis from the DTP's Housing Capacity Assessment Platform tool and Access to Opportunities and Services tool, as well as an assessment of other pieces of strategic work (e.g. heritage, landscape, environment, neighbourhood character or land capability studies).

The two PPNs re-establish the hierarchy of considerations that need to be taken when planning for where to locate new residential development. Locating sufficient housing close to jobs and achieving an area's housing targets is now the most significant consideration when it comes to identifying places to grow. Other factors such as environmental constraints or neighbourhood character are secondary considerations. The new PPNs align with the changes brought about by VC267, VC283 and other amendments which implement Plan for Victoria and Victoria's Housing Statement.

Planning for Waterways

The Victorian Government recently undertook a program to improve the protection of waterways. This work culminated in Amendment VC278, which made a range of changes to waterways policy, provisions and advice. This included Clause 12.03-1S of the PPF which now includes a policy application area to land that is within 200m away from the centreline of a waterway.

A notable change to the state waterways policy was the revision or addition of three policy guidelines in regard to development around waterways:

- Locate earthworks, including dams, a minimum of 50 metres from waterway systems.
- Locate development a minimum of 50 metres from the banks of the waterway systems.
- Consider Aboriginal cultural heritage sensitivity and development impacts within 200 metres from the centreline of a waterway system.

These buffers are further justified and emphasised in PPN98: Permit applications in waterway corridors. The Practice Note states that the 50-metre setback is measured from the top of a riverbank, the need to protect water quality; maintain floodplain function; support ecosystems and biodiversity; and allow for recreational access and vegetation management. These statewide policies have implications for local policies and overlay schedules related to waterways in the municipality. This review identifies parts of the scheme that may not be consistent with these new policy guidelines.

2025 Victorian Transmission Plan

The 2025 Victorian Transmission Plan is the first Transmission Plan to ensure that the state's infrastructure is capable of handling the ongoing transition to renewable energy. This plan and future transmission plans are instrumental to guide the state to achieve the target of generating 95% of its electricity from renewable sources by 2035. The plan establishes renewable energy zones, identifies opportunities to invest in new transmission infrastructure, and proposes a new shoreline renewable energy zone on Gippsland's shoreline. The plan is established in response to the planned closure of Latrobe's power stations and the need to transition away from energy generation based on brown coal.

The renewable energy zones proposed by the plan represent places where investment into renewable energy should be concentrated. These zones also represent places that have existing transmission infrastructure. Renewable energy zones cover approximately 7.9% of the state. The plan also accommodates for offshore wind generation off the coast of South Gippsland by supporting infrastructure upgrades and additional wind energy generation along the southern coastline of Gippsland.

A large section of Latrobe City Council, including areas currently used for brown coal mining and energy generation, is part of the Gippsland Renewable Energy Zone. Parts of the municipality are also designated to accommodate transmission infrastructure that supports offshore wind energy along the Gippsland coastline. The Plan establishes a 7-year strengthening program for the Latrobe Valley to increase transmission network capacity.

4. Previous Planning Scheme Review

4.1. Previous planning scheme review

The Latrobe Planning Scheme was last reviewed by Plan2Place Consulting in 2024. This review was completed in 2024 and implemented into the planning scheme via Amendment C149latr on 02 October 2025.

The review found:

- The Latrobe Planning Scheme provides a robust strategic and statutory framework for land use and development in the municipality.
- The MPS and PPF requires some administrative updates.
- Clarity of low density residential, mixed use and township zone schedules should be improved.
- Some overlay schedules should be redrafted.
- The statutory planning function of Council is operating effectively.

The previous review recommended 5 actions, 21 pieces of further strategic work, and many policy neutral changes to the Planning Scheme. Among the further strategic work, many of them are significant pieces of work. The full list of further strategic work is shown in **Appendix 3**.

4.2. Progress since last review

4.2.1. Completed projects

Completed policy neutral changes

Council has implemented several of the recommendations from the last review through Amendment C149latr.

Amendment C149latr introduced the following changes recommended by the 2024 Planning Scheme Review:

- New and revised local content in the MPS and PPF.
- Revised local content in Schedule 3 to the RGZ.
- New and revised local content in Schedules 1, 2, 3 and 4 to the GRZ.
- New and revised local content in Schedules 1, 2, 3, 4 and 5 to the NRZ.
- Revised local content in Schedules 1, 2 and 3 to the RLZ.
- Revised local content in Schedules 1, 2, and 3 to the RCZ.
- Revised local content in Schedules 1 and 2 of the FZ.
- New and revised local content in Schedules 1, 2, 3, 7 and 8 to the SUZ.
- Revised local content in Schedule 1 to the UGZ.
- Revised local content in Schedules 1 and 2 to the ACZ.
- Revised local content in Schedules 1, 2 and 3 to the ESO.
- Revised local content in Schedules 3, 4, 5, 6, 7, 8, 9, 10 and 11 to the DDO.
- Revised local content in Schedules 1, 3, 4, 5, 6, 7, 8, 9 and 11 to the DPO.
- Removed Schedule 2 to the DPO.
- Revised local content in Schedule 1 to the FO.

- Revised local content in Schedule 1 to the SRO.
- Revised local content in Schedules 1 and 2 to the PO.
- Revised local content in the Schedule to the SCO.
- Revised local content in the Schedule to Clause 51.01 Specific sites and exclusions.
- Revised local content in the Schedule to Clause 66.04 Referral of permit applications under local provisions.
- Consolidated and added to the list of further strategic work in the Schedule to Clause 74.02.

Within the provisions identified above, the amendment implemented the following changes recommended by the previous review:

- Implemented the land use and development directions of Council's adopted strategies and documents, including:
  - Latrobe Council Plan 2021-2025 (2021)
  - 2022-2025 Living Well Latrobe (2022)
  - Public Toilet Plan 2023-2030 (2023)
  - Fenced Dog Park Implementation Plan 2024-2034 (2024).
- Clarified and improved the style, format, language or grammatical form and content in accordance with the requirements of the MDFC and principles set out in A Practitioner's Guide to Victoria's Planning Schemes, March 2024 (version 6) where the intended effect of that clause was not changed.
- Updated clause references, department names, legislation names, document references, terminology and statistical data.
- Deleted or adjusted content that conflicted with State planning policy and the VPP.
- Re-organised the settlement strategies found in Clause 11.01 Settlement and included the Boolarra Structure Plan as its own unique clause.

The previous review recommended a new policy on water catchments to be added to the Scheme (Proposed Clause 14.02-1L). This policy was included in the exhibited version of C149latr; however it was not included when the amendment was gazetted.

Completed further strategic work

Council has completed the following strategic work since the last review:

- Modified applicable flood schedules in consultation with the West Gippsland Catchment Management Authority. This was completed by Amendment C131latr.
- Reviewed the ESO to ensure that it protected water supply catchments. This was completed by the previous PSR and updated through Amendment C149latr.

Completed advocacy work

Council has fulfilled the following advocacy recommendations from the previous review:

- Advocated to the Victorian Government for stronger provisions to be included in the Farming Zone and Rural Conservation Zone to prohibit a second dwelling on a lot and subsequent residential subdivisions less than the minimum lot size in these zones where the proposal is on high value agricultural land.
- Advocated to the Victorian Government for an update to Clause 18.02-5R in light of the Gippsland Freight Infrastructure Master Plan (2023) as Council lacks the authority to make this change directly.

- Advocated to the Minister for Energy and Resources to:
  - Review outdated planning controls including the Special Use Zone Schedule 1, Environmental Significance Overlay Schedule 1 and State Resource Overlay.
  - Request representatives of the Department of Environment, Energy and Climate Action meet with Council officers regarding the review process.
  - Amend the Planning Scheme, following the completion of the review, to remove obsolete coal related planning provisions

4.2.2. Projects underway

Council is currently undertaking several projects that will implement several of the projects already identified in the previous review:

- Preparing an Industrial and Sensitive Use Strategy which looks at the viability of the transition of industrial areas and alternative options to allow for economic growth and protection of amenity.
- Undertaking further studies to document places of potential local significance that were identified but not assessed in detail by the Latrobe City Heritage Study 2010.
- Preparing a municipal-wide signage strategy.
- Preparing the Latrobe Active Transport Plan (this is being prepared through the Open Space Strategy).
- Implementing recommendations from the Traralgon Activity Centre Plan including the preparation of a streetscape masterplan for the Traralgon Activity Centre (this is currently being prepared through the Streetscape Strategy)

4.2.3. Outstanding work since last review

Outstanding further strategic work

Items that are outstanding from the last planning scheme review are:

- To prepare small town structure plans for Yinnar, Traralgon South and Yallourn North.
- To prepare an Integrated Transport and Social Infrastructure Plan for existing and future significant shared infrastructure across the municipality.
- To prepare a plan and facilitate the formal recognition of the Strzelecki-Alpine Biolink, incorporating plantation, public, private, road reserve land and mining areas ready or scheduled for rehabilitation through the application of zones and overlays.
- To develop a Management Plan to maintain the Victory Park wetland in Traralgon.
- To prepare a stormwater quality strategy.
- To develop a policy and approach to development contributions for social and affordable housing.
- To investigate the implementation of a Vegetation Protection Overlay in the Low-Density Residential Zone and Rural Living Zone to strengthen the protection of native vegetation and retain the amenity and character of these zones.
- To investigate the potential to increase the application of the Rural Conservation Zone Schedule 1 to other areas zoned Rural Living Zone that contain native vegetation.
- To prepare a masterplan for Post Office Place.

- To review the minimal change status of the Toongabbie town centre in the Toongabbie Housing Framework Plan at Clause 16.01-1L (Housing Supply). This will be completed through this review (see Chapter 5).
- To develop Environmental Significance Overlays to protect natural assets. The wording of this recommendation should be changed to allow for more flexibility on what could be done. It should be recommended that Council should complete assessments on natural assets to support the introduction of appropriate environmental overlays.

Outstanding policy neutral changes

Another change that the previous review recommended and attempted was the rezoning of all Gippsland Water assets to PUZ to reflect the significance of the municipality's public water infrastructure. The approval letter for C149latr from DTP stated that the reason this change was not adopted in the amendment was because the landowners surrounding the sites to be rezoned were not notified of this proposed change and it should be considered separately.

4.3. Obsolete recommendations

Obsolete further strategic work

The following recommendations are obsolete because these are no longer within Council's list of priorities, or resourcing is not available for the work to be done:

- To identify, assess and document places of indigenous cultural heritage significance, where this is considered appropriate, in conjunction with indigenous communities or custodians.
- To prepare Urban Design Guidelines for small towns.
- To undertake a landscape assessment of rural areas and apply appropriate planning scheme tools to recognise locations of high hazard erosion and to protect significant landscapes, vistas or areas of significance.

Some recommendations from the last review are obsolete because of the lapsing of Amendment C127latr. Chapter 9 provides an in-depth discussion of Amendment C127latr and why these two recommendations are deemed obsolete.

- Preparing a Rural Living Strategy and applying planning scheme tools to land identified as appropriate for rural living.
- Preparing a bushfire framework plan to inform future settlement and urban growth planning.

Obsolete policy neutral changes

Several changes to the Planning Scheme that the previous review recommended were not implemented through Amendment C149latr. This includes:

- Updating the Guidelines for the Removal, Destruction or Lopping of Native Vegetation (DEECA/DELWP) from the 2017 version to 2025 version in schedule 3 to the DPO.
- A new strategy for universal design in Clause 19.02-6L.

The former change was likely not made because the 2025 document was not meant to replace the 2017 version. The latter change was likely not made because the proposed policy was only applicable to Council-owned land and that universal design is already stated within State policy.

4.4. Findings

Council has made significant progress to complete much of the further strategic work recommended by the previous review. At the same time, there remains several key strategic projects that still need to be initiated.

Developing a prioritised list of projects to progress through a risk management and community benefit lens will be helpful and will assist Council in allocating sufficient resources to deliver these projects in a timely way so that the LPS does not become outdated.

Several unactioned items from the previous planning scheme review, indicated above, are no longer a priority for Council and these should be removed from the list of further strategic work where they no longer serve a purpose.

Several items from the last planning scheme review are linked to issues identified in this planning scheme review. These issues will be addressed and discussed separately in the subsequent chapters of this report.

Findings / recommendations:

1. **Council should make progress with the following pieces of further strategic work recommended by the previous Planning Scheme Review.**
    a) **Prepare small town structure plans for Yinnar, Traralgon South and Yallourn North.**
    b) **Prepare a Social Infrastructure Plan for existing and future significant shared infrastructure across the municipality.**
    c) **Prepare an Integrated Transport Strategy for existing and future significant shared infrastructure across the municipality.**
    d) **Prepare a plan and facilitate the formal recognition of the Strzelecki-Alpine Biolink, incorporating plantation, public, private, road reserve land and mining areas ready or scheduled for rehabilitation through the application of zones and overlays.**
    e) **Develop a Management Plan to maintain the Victory Park wetland in Traralgon.**
    f) **Prepare a stormwater quality strategy.**
    g) **Develop a policy and approach to development contributions for social and affordable housing.**
    h) **Investigate the implementation of a Vegetation Protection Overlay in the Low-Density Residential Zone and Rural Living Zone to strengthen the protection of native vegetation and retain the amenity and character of these zones.**
    i) **Investigate the potential to increase the application of the Rural Conservation Zone to other areas zoned Rural Living Zone that contain native vegetation.**
    j) **Complete assessments on natural assets to support the introduction of appropriate environmental overlays.**
    k) **Prepare an Industrial and Sensitive Use Strategy which looks at the viability for transition of industrial areas and alternative options to transition to allow for economic growth and protection of amenity.**
    l) **Undertake further studies to document places of potential local significance that were identified but not assessed in detail by the Latrobe City Heritage Study 2010.**

5. Audit and assessment of current scheme

5.1. Methodology

An audit of each local provision (policies and schedules) in the planning scheme has been undertaken. This audit has compared the drafting and application of each local provision against the MDFC, *a Practitioners' Guide to Victorian Planning Schemes* (Version 8, August 2025) and relevant planning practice notes.

Each provision has also been assessed with consideration to the work it is doing in achieving the strategic objectives that are set out in the state, regional and local planning provisions.

The detailed outcomes of the audit have been provided to Council officers, and changes that can be made without further strategic work have been made to the ordinance at **Appendix 1.**

Findings on improvements that could be made are listed below. Some of these can occur as part of a planning scheme review based on the findings in this report and are included in the marked-up ordinance at **Appendix 1**. Others require further strategic work to justify the change and are listed as findings.

5.2. Municipal Planning Strategy

As well as the assessment outlined above, the MPS was cross referenced against all the other local provisions in the scheme to ensure that there is a link to all local policies in the MPS.

Clause no and name	Compliance or changes required	Action PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
Word count (5000 or less)	**Word count** • Word count is over 5000 (5229 words) • Identify parts of the MPS that are redundant, or could be consolidated, to reduce the word count.	Policy neutral amendment
02.01 Context		Complies
02.02 Vision	**Update vision to match the 2025-2029 Council Plan.** • The vision should be updated to the following: • *'In 2035, Latrobe City is a vibrant, thriving, healthy, connected and welcoming regional community where everyone feels safe and involved.'* • *'Our local businesses prosper, create diverse job opportunities, foster a highly skilled workforce and draw significant investment. Latrobe City is a hub of growth, learning, opportunity, and innovation.'* • *'We have stunning natural surroundings and outstanding creative, educational, recreational and cultural opportunities that underpin*	Policy neutral amendment

Clause no and name	Compliance or changes required	Action PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
	exceptional wellbeing and renowned visitor experiences.'	
02.03 Strategic directions		
02.03-1 Settlement	**Spelling error** • Fix 'Princess Highway'- change to 'Princes Highway'.	**Policy neutral amendment**
02.03-2 Environmental values and landscapes	**Strategic directions** • Include the following strategic direction from the West Gippsland Regional Catchment Strategy (2021-2027). • *'Investigate opportunities to protect the values of the -Strzelecki-Alpine Biolink'* (WGRCS, p.265)	**Full amendment**
02.03-3 Environmental risks and amenity		**Complies**
02.03-4 Natural resource management		**Complies**
02.05 Built environment and heritage	**Strategic directions** • Include the following strategic direction from the West Gippsland Regional Catchment Strategy (2021-2027), under the 'heritage' subheading • '*Protect Aboriginal cultural heritage from pressures associated with land use change'* (WGRCS, p.265)	**Full amendment**
02.03-6 Housing		**Complies**
02.03-7 Economic development	**Context paragraph** • The context paragraph should be updated based on the latest Economic Development Strategy (2026-2031). This is policy neutral • Rewrite the context paragraph to the following: • *'The main industries in Latrobe are related to coal, timber, pulp and paper manufacturing and food processing. As the economy seeks to decarbonise, Latrobe is presented with an opportunity to shift to a more diverse economic ecosystem encompassing health, population-serving, specialist manufacturing and knowledge-based services* (EDS 2026, p.2)*. It seeks to be a nationally significant industrial hub that is diverse, innovative and highly* productive (EDS 2026, p.4)*. Emerging industries are establishing close to existing infrastructure at the University in Churchill and east of Morwell. The health care sector will also be one of the fastest growing*	**Full amendment**

Clause no and name	Compliance or changes required	Action PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
	employment sectors in Latrobe due to the ageing population.' **Strategic directions** • Consider adding the following strategic direction from the Events and Visitor Economy Strategy 2024-2028: • '*Support accommodation uses to facilitate accessible, inclusive and sustainable tourism.*' • This may require a full amendment **Spelling of ageing** • Correct spelling of 'aging' to 'ageing'.	
02.03-8 Transport	**Rail** • Correct factual error regarding rail service connections: 'Rail service is also available to link residents of the three main towns to Melbourne'. **Freight** • The Gippsland Logistics Precinct should be updated to the Gippsland Logistics and Manufacturing Precinct. Update wording to reflect the progress made on that project: • '*A centre for manufacturing and/or transport logistics of freight to and from the Gippsland region at the Gippsland Logistics and Manufacturing Precinct (GLaMP) is being developed three kilometres east of Morwell. It is anticipated to have direct access to the national freight network. As part of the establishment of the GLaMP, the Gippsland Intermodal Freight Terminal, a dedicated rail siding that serves the needs of the GLaMP and broader region, is located in the northernmost portion of the GLaMP adjacent to the main Melbourne-Sale railway line.* • *Council's strategic directions for freight are to:* > *Develop an intermodal terminal and logistics precinct at the Gippsland Logistics and Manufacturing Precinct that supports increased efficient handling of freight through road and rail.* > *Encourage road, rail and air freight capabilities that connect to regional and national networks.'*	Policy neutral amendment
02.03-9 Infrastructure	**Spelling of ageing** • Correct spelling of 'aging' to 'ageing'.	Policy neutral amendment
2.04 Strategic framework plans	**Impact of amendments (for noting in this review)**	Complies

Clause no and name	Compliance or changes required	Action PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
	• C150latr updates the Traralgon-Morwell Growth Framework Plan • C148latr updates the industrial framework plan	

5.3. Planning Policy Framework

All the local policies in the PPF are included in the table below, with a notation about whether they comply or require changing due to this review. Changes may be required to align with the MDFC or may be suggested to clarify the policy as identified through the analysis and engage stages of the review.

Clause no. and name	Changes required	Action PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
SETTLEMENT		
11.01-1L-01 Latrobe settlement patterns	**Strategies** • 2nd strategy, 2nd bulletpoint: Area 7 does not refer to the east, north-west and west of the town. Consider rephrasing to: > *'Land along the eastern side of the Moe-Newborough town boundary (Area 7 of the Moe-Newborough Town Structure Plan in Clause 11.01-1L-05).'* • A proponent led amendment will change this so this strategy will be deleted in the next year. • 2nd strategy, 3rd bulletpoint. The clause cross references to the Traralgon Town Structure Plan. It is now Clause 11.01-1L-08, not Clause 11.01-1L-07.	Policy neutral amendment
11.01-1L-02 Boolarra	**Grammar/spelling error** • Correct 'with in' to 'within'.	Policy neutral amendment
11.01-1L-03 Churchill		Complies
11.01-1L-04 Glengarry	**Mapping issue** • The Glengarry Town Structure Plan was proposed to be updated with post-exhibition changes as a part of C131latr, However, this change did not appear in the approved version in error. Ensure that the updated map is replaced in this PSR, to ensure the flooding extent shown on the structure plan matches the current overlays.	Policy neutral amendment
11.01-1L-05 Moe-Newborough	**Impact of amendments (for noting in this review)** • C148latr updates the Moe-Newborough Town structure plan and amend the Moe Activity Centre extent. • C155latr updates the Moe-Newborough Town structure plan and amend the Moe Activity Centre extent	Complies
11.01-1L-06 Morwell	**Impact of amendments (for noting in this review)** • C148latr updates the Morwell Town structure plan • C156latr updates the Morwell Town structure plan	Complies
11.01-1L-07 Toongabbie	•	Complies
11.01-1L-08 Traralgon	**Impact of amendments (for noting in this review)**	Complies

Clause no. and name	Changes required	Action PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
	• C148latr updates the Traralgon Town structure plan	
11.01-1L-09 Tyers		Complies
11.03-1L-01 Activity Centres		Complies
11.03-1L-02 Churchill activity centre		Complies
11.03-1L-03 Moe activity centre	**Impact of amendments (for noting in this review)** • C155latr will delete this clause	Complies
11.03-2L Morwell to Traralgon Structure Plan	**Impact of amendments (for noting in this review)** • C150latr makes changes to this policy and updates the embedded structure plan. • C152latr updates the Traralgon to Morwell Town Structure Plan	Complies
ENVIRONMENT VALUES AND LANDSCAPES		
12.01-1L Protection of biodiversity	**Consistency of 'biolink'** • 'Bio-link' is spelt differently from the rest of the scheme here. Correct to 'biolink'.	Policy neutral amendment
12.03-1L River corridors and waterways		Complies
ENVIRONMENTAL RISKS AND AMENITY		
13.02-1L-01 Planning in the Bushfire Management Overlay		Complies
13.02-1L-02 Bushfire prone area	**References to the CFA** • The CFA in this clause should be referred to as 'the relevant fire authority' because parts of Latrobe are under the jurisdiction of the FRV.	Policy neutral amendment
13.03-1L Floodplain management	**Alignment with state level waterways policy** • It is now state-wide policy for waterway setbacks to be 50m instead of 30m. Update the 2nd strategy to: > *Discourage development in residential areas within the 1% AEP flood extent or within 50m of existing waterways.* **Spelling error** • Correct 'knowns' to 'known'.	Policy neutral amendment

Clause no. and name	Changes required	Action PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
13.07-1L Land use compatibility	**Policy application** • The policy application currently applies to FZ and RLZ land. • The strategies in Clause 13.07-1L also applies to places outside the RLZ and FZ including within Industrial areas, residential areas, and Public Use Zone 1 Gippsland Water assets. Consider re-writing the policy application to: > *This policy applies to land zoned Farming Zone, Rural Living Zone, and Public Use Zone 1; and all land zoned for residential and industrial purposes.*	Policy neutral amendment
NATURAL RESOURCE MANAGEMENT		
14.01-1L Preservation of agricultural land in the Farming Zone		Complies
14.01-1L-02 Dwelling in the Farming Zone Schedule 1		Complies
14.01-1L-03 Dwelling in the Farming Zone Schedule 2		Complies
14.01-1L-04 Subdivision in Farming Zone Schedule 1		Complies
14.01-2L Intensive agriculture		Complies
14.01-3L Forestry and timber production	**3rd strategy** • The last PSR suggested the following strategy within this policy: > *'Maximise the environmental value by promoting species-diverse remnant or revegetated bushland within the proposed Strzelecki-Alpine Biolink.'* • In Amendment C149latr, that strategy was replaced with the following: > *'Encourage expansion of plantation forestry opportunities including within the proposed Strzelecki-Alpine Biolink.'* • The strategy put through by the amendment seems to suggest that timber production should be encouraged in this conservation/rehabilitation area. Furthermore, *'promoting species diverse remnant or revegetated bushland'* was not translated.	Policy neutral amendment

Clause no. and name	Changes required	Action PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
	• A cursory look of the objectives of the Strzelecki-Alpine Biolink reveals that it is *supposed 'to conserve and restore wildlife connections across the Strzelecki-Alpine Bio-Link to benefit the movement of wildlife*.' However, it is noted that the Latrobe Rural Land Use Strategy identified that '*Encourage expansion of plantation forestry opportunities in appropriate locations, including within the Strzelecki - Alpine Biolink*'. Due to land within the potential biolink being used for plantations currently. • The wording needs some tweaking to reflect the objective of the Biolink. It is more about maintaining remnant vegetation within existing forestry plantations that sit within the conservation area. The strategy was re-written prior to gazettal which actually changed the meaning of what had been drafted and adopted by Council in the last PSR. • Consider re-writing the strategy to the following: > *'Support the sustainable use of land on cleared sections of the Strzelecki-Alpine Biolink for timber production* where *species diversity and remnant or revegetated bushland are not impacted.'*	
14.03-1L Coal resources		**Complies**
BUILT ENVIRONMENT AND HERITAGE		
15.01-1L Urban Design	**Impact of amendments (for noting in this review)** • Amendment C151 will insert a new section on signage policy in this clause	**Complies**
15.01-2L Energy and resource efficiency		**Complies**
15.01-3L Subdivision design		**Complies**
15.01-5L Neighbourhood character		**Complies**
15.01-6L Design for rural areas		**Complies**
15.03-1L Heritage conservation		**Complies**
HOUSING		
16.01-1L Housing supply	**Limited change areas policy guidelines:** • 2nd bulletpoint- wording issue. Replace 'discourage units <u>of</u> townhouses' with 'discourage units <u>or</u> townhouses.	**Policy neutral amendment**

Clause no. and name	Changes required	Action PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
	Moe - Newborough Housing Framework Plan (for noting in this review) • Amendment C148latr will update the Moe-Newborough Housing Framework Plan. **Impacts of C148latr (for noting in this review)** • The amendment will update the housing framework plans for Moe-Newborough, Morwell and Traralgon. **Impact of C152latr (for noting in this review)** • The amendment will insert a new Traralgon West Housing Framework Plan **Toongabbie Housing Framework Plan** • The area identified as a minimal housing change area in the town centre needs to be reviewed. This was an action outlined in the schedule to Clause 74.02 Further Strategic Work. • This was identified as a post-adoption change during the Amendment C126latr process and was requested by the Department of Transport and Planning to be made at a later date to identify the commercial areas not being within a 'housing change area' in the Housing Framework Plan. • The framework plan map can be updated through this review. **Morwell Housing Framework Plan** • Amendment C156latr will update the Morwell Housing Framework Plan	
16.01-2L Housing affordability		**Complies**
16.01-3L Rural residential development		**Complies**
16.01-5L Residential aged care facilities		**Complies**
ECONOMIC DEVELOPMENT		
17.01-1L Diversified economy		**Complies**
17.01-2L Innovation and research		**Complies**
17.02-1L Business		**Complies**
17.02-2L Out-of-centre development		**Complies**

Clause no. and name	Changes required	Action PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
17.03-1L Sustainable industry		Complies
17.04-1L-01 Major attractions and commercial tourism in Latrobe		Complies
17.04-1L-02 Facilitating rural tourism		Complies
17.04-1L-03 Tourism in the Farming Zone Schedule 1		Complies
17,04-1L-04 Tourism in the Farming Zone Schedule 2		Complies
TRANSPORT		
18.01-2L Transport system		Complies
18.01-3L Sustainable personal transport		Complies
18.02-2L Cycling		Complies
18.02-4L Road system		Complies
18.02-5L Freight links		Complies
18.02-7L Latrobe Regional Airport		Complies
INFRASTRUCTURE		
19.01-3L Pipeline infrastructure		Complies
19.02-1L Health facilities		Complies
19.02-2L Education facilities		Complies

Clause no. and name	Changes required	Action PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
19.02-4L Social and cultural infrastructure	**Strategies** • Reword the 4th strategy to make it more relevant to planning: • *'Ensure the cultural safety of Aboriginal and Torres Strait Islander people in the use, development and upgrading of community facilities, where the impact of inter-generational trauma and the ongoing impacts of colonisation are recognised.'*	Policy neutral amendment
19.02-6L Open space		Complies
19.03-2L Infrastructure design and provision		Complies
19.03-3L Integrated water management		Complies

5.4. Zones

All the zone schedules that are included in the planning scheme are shown in the table below, with a notation about whether they comply or require changing due to this review. Changes may be required to align with the MDFC or may be suggested to clarify the provision as identified through the analysis and engage stages of the review.

Clause no. and name	Changes required (if relevant)	Action PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
RESIDENTIAL ZONES		
Schedule 1 to Clause 32.03 Low Density Residential Zone		Complies
Schedule 1 to Clause 32.04 Mixed Use Zone		Complies
Schedule 1 to Clause 32.05 Township Zone		Complies
Schedule 1 to Clause 32.07 Residential Growth Zone	**Requirements of Clause 54, 55 and 57** • Clause 54 and 55 variations have been lost due to Amendments VC276 and VC282. This schedule	Complies

Clause no. and name	Changes required (if relevant)	Action PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
	had the following types of requirements which were removed: > Height of porches, pergolas and verandahs > Canopy tree requirement	
Schedule 2 to Clause 32.07 Residential Growth Zone	**Requirements of Clause 54, 55 and 57** • Clause 54 and 55 variations have been lost due to Amendments VC276 and VC282. This schedule had the following types of requirements which were removed: > Canopy tree requirement	Complies
Schedule 3 to Clause 32.07 Residential Growth Zone	**Requirements of Clause 54 and 55** • Clause 54 and 55 variations have been lost due to Amendments VC276 and VC282. This schedule had the following types of requirements which were removed: > Height of porches, pergolas and verandahs > Canopy tree requirements	Complies
Schedule 4 to Clause 32.07 Residential Growth Zone	**Requirements of Clause 54 and 55** • Clause 54 and 55 variations have been lost due to Amendments VC276 and VC282. This schedule had the following types of requirements which were removed: > Height of porches, pergolas and verandahs > Canopy tree requirements	Complies
Schedule 1 to clause 32.08 General Residential Zone	**Requirements of Clause 54 and 55** • Clause 54 and 55 variations have been lost due to Amendments VC276 and VC282. This schedule had the following types of requirements which were removed: > Canopy tree requirements > Side and rear setbacks **Decision guidelines** • 6th decision guideline (the last guideline) does not set a test for the decision and reads more like a requirement. Consider removing it, or rephrasing it to this: • *'Whether car storage facilities are sited away from the front boundary to create a spacious appearance while allowing room for landscaping and canopy trees.'*	Policy neutral amendment
Schedule 2 to clause 32.08 General Residential Zone	**Requirements of Clause 54 and 55**	Policy neutral amendment

Clause no. and name	Changes required (if relevant)	Action PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
	• Clause 54 and 55 variations have been lost due to Amendments VC276 and VC282. This schedule had the following types of requirements which were removed: > Canopy tree requirements **Decision guidelines** • The same comments for GRZ1 applies to this schedule.	
Schedule 3 to clause 32.08 General Residential Zone	**Requirements of Clause 54 and 55** • Clause 54 and 55 variations have been lost due to Amendments VC276 and VC282. This schedule had the following types of requirements which were removed: > Canopy tree requirements > Side and rear setbacks **Decision guidelines** • The same comments for GRZ1 applies to this schedule.	Policy neutral amendment
Schedule 4 to clause 32.08 General Residential Zone	**Requirements of Clause 54 and 55** • Clause 54 and 55 variations have been lost due to Amendments VC276 and VC282. This schedule had the following types of requirements which were removed: > Canopy tree requirements **Decision guidelines** • The same comments for GRZ1 applies to this schedule.	Policy neutral amendment
Schedule 1 to clause 32.09 Neighbourhood Residential Zone	**Decision guidelines** • The same comments for GRZ1 applies to this schedule.	Policy neutral amendment
Schedule 2 to clause 32.09 Neighbourhood Residential Zone	**Requirements of Clause 54 and 55** • Clause 54 and 55 variations have been lost due to Amendments VC276 and VC282. This schedule had the following types of requirements which were removed: > Permissive setback requirement > Side street setbacks > Setback of car storage > Height of porches, pergolas and verandahs > Site coverage > Permeability	Policy neutral amendment

Clause no. and name	Changes required (if relevant)	Action PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
	> Side and rear setbacks > Canopy tree requirements. **Decision guidelines** • The same comments for GRZ1 applies to this schedule.	
Schedule 3 to clause 32.09 Neighbourhood Residential Zone	**Requirements of Clause 54 and 55** • Clause 54 and 55 variations have been lost due to Amendments VC276 and VC282. This schedule had the following types of requirements which were removed: > Minimum setbacks > Side street setbacks > Setback of car storage > Site coverage > Permeability > Canopy tree requirements > Side and rear setbacks. **Decision guidelines** • The same comments for GRZ1 applies to this schedule.	Policy neutral amendment
Schedule 4 to clause 32.09 Neighbourhood Residential Zone	**Requirements of Clause 54 and 55** • Clause 54 and 55 variations have been lost due to Amendments VC276 and VC282. This schedule had the following types of requirements which were removed: > Site coverage > Canopy tree > Site and rear setback. **Decision guidelines** • The same comments for GRZ1 applies to this schedule.	Policy neutral amendment
Schedule 5 to clause 32.09 Neighbourhood Residential Zone	**Decision guidelines** • The same comments for GRZ1 applies to this schedule.	Policy neutral amendment
INDUSTRIAL ZONES		
Schedule to clause 33.01 Industrial 1 Zone	**Zoning Error** Land at Kirwin Road, Morwell (Res 1 LP120121) is currently zoned TRZ1. However, it was sold to Council as surplus to rail requirements. Latrobe City Council has resolved to sell the land to the surrounding	Complies

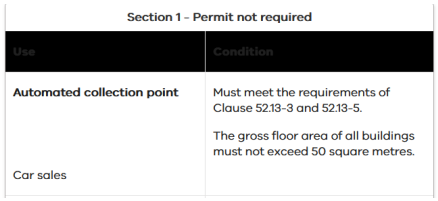
Clause no. and name	Changes required (if relevant)	Action PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
	landowners. As private land cannot be in a public zone, it is recommended that this be rezoned to IN1Z.	
Schedule to clause 33.02 Industrial 2 Zone		Complies
Schedule to clause 33.03 Industrial 3 Zone		Complies
COMMERCIAL ZONES		
Schedule to clause 34.01 Commercial 1 Zone		Complies
RURAL ZONES		
Schedule 1 to clause 35.03 Rural Living Zone		Complies
Schedule 2 to clause 35.03 Rural Living Zone		Complies
Schedule 3 to clause 35.03 Rural Living Zone		Complies
Schedule 1 to clause 35.06 Rural Conservation Zone		Complies
Schedule 2 to clause 35.06 Rural Conservation Zone	**1.0 Subdivision and other requirements and mapping error** • In the previous PSR, a singular RCZ schedule was split into three separate schedules. Each schedule now affects a set of properties. In the previous PSR's proposed changes to scheme, the properties affected under each schedule are clearly listed in the 'land' column of the table under section 1.0 • In Amendment C149latr, the land specified in the table was changed to 'all land'. This is a logical change so long as the geographical extent of the three RCZ schedules on Vicplan was consistent with the addresses stated in the PSR's proposed changes. • However, examination of the RCZ locations on Vicplan indicates that they have not been updated properly through Amendment C149latr. For example, Parish Boola Boola Allotment 5A and 5B are still under the RCZ, not reflecting the updated numbering (it should be 'RCZ(#)' not 'RCZ'). The previous PSR also intended for those two allotments to be placed under schedule 3 of the RCZ.	Policy neutral amendment

Clause no. and name	Changes required (if relevant)	Action PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
	• The RCZ2 has also been applied to properties that are intended to be in RCZ3. For example, 147 Mays Road Tyers is zoned RCZ2 despite the previous PSR listing that address as land affected by RCZ3. In fact, RCZ3 does not appear to be applied to any land in Latrobe City as of now. • This problem could be addressed through updated mapping. Based on the previous PSR, the following lists show which properties should be assigned to each schedule. **RCZ1** • 62 Purvis Road, Tanjil South (Lot 1 LP65163) • 60 Purvis Road, Tanjil South (Lot 1 PS4477176) • 30 Purvis Road, Tanjil South (Lot 2 PS447176) **RCZ2** • 85 Bradys Road, Tyers (CP 170516) **RCZ3** • Mays Road Tyers (Lot 1 PS449392) • 147 Mays Road, Tyers (Lot 2 PS449392) • 26 Faulkner Rise, Tyers (Lot 3 PS449392) • 295 Burnette Park Road, Glengarry (Lot 1, Lot 2 and Lot 3 TP847673, CA 5A of A Boola Boola, CA5b of A Boola Boola.	
Schedule 3 to clause 35.06 Rural Conservation Zone	See above comments for RCZ2.	Policy neutral amendment
Schedule 1 to clause 35.07 Farming Zone	**Zoning errors** • Local planners highlighted a zoning error to do with the FZ. The TRZ2 on 13 Brady's Lane, Glengarry, needs to be rezoned to FZ1 as it is privately owned and not an arterial road.	Policy neutral amendment
Schedule 2 to clause 35.07 Farming Zone		Complies
PUBLIC USE ZONES		
Schedule to clause 36.01 Public Use Zone	**Change recommended by previous PSR not approved and gazetted in C149latr (For Council to note)** • Gippsland Water land with existing assets on it have been consistently zoned Public Use zone – Schedule 1 as a semi-public company. • The previous review recommended and attempted the rezoning of land with existing Gippsland Water assets to PUZ to reflect the	Policy neutral amendment

Clause no. and name	Changes required (if relevant)	Action PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
	significance of the municipality's public water infrastructure. • The rezoning to PUZ1 is consistent with Ministerial Direction Form and Content, Section 19 that states: "A planning scheme may only include land in a Public Use Zone, Public Park and Recreation Zone or Public Conservation and Resource Zone if the land is Crown land, or is owned by, vested in or controlled by a Minister, government department, public authority or municipal council." Gippsland Water is a Public Authority. • The approval letter for C149latr from DTP stated that the reason this change was not adopted in the amendment was because the landowners surrounding the sites to be rezoned were not notified of this proposed change and it should be considered separately. • Given that such a change would be policy neutral, Council should consider trying to put through this change again in the amendment for this PSR, or advocate for Gippsland Water to complete this work, only on sites that are owned by Gippsland Water and have existing assets built on them.	
Schedule to clause 36.02 Public Park and Recreation Zone		Complies
Schedule to clause 36.03 Public Conservation and Resource Zone		Complies
SPECIAL PURPOSE ZONES	**General- Subheadings in the SUZ** • Across all SUZ schedules the use of sub-headings for application requirements, permit exemptions and decision guidelines are inconsistent. • The MDFC does not mandate the use of these subheadings in SUZ schedules, but it is important to be consistent.	
Schedule 1 to clause 37.01 Special Use Zone	**Mapping error** • The SUZ1 extends into land zoned IN1Z along Monash Way, next to the former Morwell Power Station. The SUZ1 mapping should correctly align with the property boundary. **1.0 Table of uses- Section 1 uses** • Condition to use of land as a dwelling: Verify whether the reference to Clause 62.02 is supposed to be a reference to Clause 62.04. This is because Clause 62.02 (buildings and works not	Policy neutral amendment

Clause no. and name	Changes required (if relevant)	Action PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
	requiring a permit) does not mention about excision, subdivision or realignment, while Clause 62.04 (subdivisions not requiring a permit) does. • Same thing applies to the condition to use land as a small second dwelling. **2.0 Use of land- two application requirements sections** • There are two 'application requirement' subheadings which outline circumstances requiring the second set of requirements to be fulfilled. See general comment about subheadings for all SUZs. • The second set of application requirements can be merged together with the first one, like so: • *'Unless the circumstances do not require, an application to use land for an industry or warehouse must be accompanied by the following information:* > *A report which demonstrates…* > *The purpose of the use…* > *Etc.* **2.0 Use of land- decision guidelines** • The first decision guideline is written as a requirement. Decision guidelines are supposed to be neutral and provide a test on whether a use is appropriate. Therefore, the decision guideline should be re-written to the following: • *'Whether a use adversely affects the amenity of the neighbourhood, including through the:* > *Transport of materials…* > *Appearance of any stored goods…* > *Etc.'* • Fix grammar on the 2nd and 7th decision guidelines. **3.0 Subdivision- application requirements** • This section contains requirements for subdivision rather than just application requirements. Therefore, this entire section should be restructured and rewritten to the following: • *The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:*	

Clause no. and name	Changes required (if relevant)	Action PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
	> *A site analysis, documenting the site in terms of land form, vegetation coverage and the relationship with surrounding land.* > *A report explaining how the proposed subdivision has responded to the site analysis.* > *The report must:* > (as already written) **3.0 Subdivision- new 'permit requirement' section** • The requirements for subdivisions should be moved to this new section. • This section should be named 'Permit requirement'. It should state the following: • *'The following requirements apply to the subdivision of land:'* • *'Subdivision must not result in the excision of land containing a small second dwelling.'* • *'Each new lot must be at least 25 hectares unless it is to provide for:* > *A use which has been granted a permit (other than dwelling).* > *An existing use which, had it not existed, would require the grant of a permit.* > *Any use for or associated with brown coal mining, processing or treatment or electricity generation, transmission or distribution.* • *'Each new lot must be at least 25 hectares unless the subdivision is exempt under Clause 62.02* (should be 62.04) *of this scheme.'* **4.0 Buildings and works** • Utilise subheadings- 'permit requirement' and 'application requirements' for section 4.0. • The following sentence should be rewritten, so that it could follow the MDFC, and to account for there being no Clause 3.2 nor a building envelope specified in this schedule: > '*Unless the circumstances do not require, and application to construct a building or construct or carry out works (other than for a dwelling located within a building envelope specified in Clause 3.2 of this schedule) must be accompanied information:'* • Rewrite to: > '*The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must*	

Clause no. and name	Changes required (if relevant)	Action PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
	accompany an application, as appropriate, to the satisfaction of the responsible authority:' • Given that this schedule protects state-significant infrastructure and resources, only changes clearly linked to the MDFC can be made.	
Schedule 2 to clause 37.01 Special Use Zone	**Section 1.0 Table of uses**  Section 1 - Permit not required Use / Condition Automated collection point — Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres. Car sales • There is no line between car sales and automated collection point, so it looks like the conditions for automated collection point applies to car sales when this is not the case. This needs to be clarified. • Service industry and service station are different uses and the section 2 uses table is fine as existing. **Section 2.0 Use of land** • Consider using subheadings- 'application requirements' and 'decision guidelines. **Section 3.0 Subdivision** • Consider using subheadings- It is unclear whether there are no application requirements or decision guidelines specified. The second sentence should be preceded with a sub-heading 'permit requirement'. **Section 4.0 Buildings and works** • Consider using subheadings- 'application requirements' and 'decision guidelines.	Policy neutral amendment
Schedule 3 to clause 37.01 Special Use Zone	**Section 1.0: section 2 use table** • There seems to be an error with the spacing on column 1. **Section 2.0: use of land** • Consider using subheadings- 'application requirements' and 'decision guideline'. • 3rd application requirement: consider rephrasing to 'A plan on how areas not required for immediate use will be maintained.' • A decision guideline should be neutral. Rephrase the decision guideline to:	Policy neutral amendment

Clause no. and name	Changes required (if relevant)	Action PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
	• *'Whether the proposed use affects the amenity of the neighbourhood, including the:* > *Effect that existing uses may have on the proposed use* > *Drainage of the land* > *Effect of traffic generated on roads* > *Interim use of parts of the land not required for the proposed use.'* **Section 3.0: buildings and works** • Consider using subheadings for the application guidelines. **Section 3.0: buildings and works: Exemption from notice and appeal** • 2nd paragraph: antiquated zoning term. Replace 'Business 5 zone' with 'Commercial 1 zone'. **Section 3.0: buildings and works: decision guidelines** • Rephrase 4th decision guideline to *'Whether the responsibility for the maintenance of buildings, landscaping and paved areas is defined.'*	
Schedule 6 to clause 37.01 Special Use Zone		**Complies**
Schedule 7 to clause 37.01 Special Use Zone	**Section 3.0 Subdivision** • It is unnecessary to state that a permit is required to subdivide land given that this is already specified in the head provision – remove. **Section 3.0 Subdivision- application requirements** • Use sub-bulletpoints for the bulletpoints under 'show for each lot:'. **Section 3.0 Subdivision- decision guidelines** • Remove the 1st guideline since this is already presumed. **Section 4.0 Buildings and works- permit requirement** • Remove permit requirements for buildings and works since it is a given. **Section 4.0 Buildings and works- decision guidelines** • Remove the 1st guideline since this is already presumed.	**Policy neutral amendment**
Schedule 8 to clause 37.01 Special Use Zone	**Purpose** • 2nd purpose: Fix grammar, remove duplicate 'a'. **Section 1.0 Table of uses**	**Policy neutral amendment**

Clause no. and name	Changes required (if relevant)	Action PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
	• Section 2 use table: 'Animal husbandry' should be stated as *'Animal husbandry (other than domestic animal husbandry and racing dog husbandry).'* • Domestic animal husbandry is a section 1 use, while domestic animal boarding is a section 2 use. Domestic animal boarding is a sub-category of domestic animal husbandry, meaning that as of now, domestic animal boarding is simultaneously a section 1 and section 2 use. An exception needed to be written to clarify that domestic animal boarding requires a permit. • In the Section 1 use table, within the use column, replace 'Domestic animal husbandry' with 'Domestic animal husbandry (other than Domestic animal boarding). In the Section 2 use table, within the use column, replace 'Animal husbandry' with 'Animal husbandry (other than Racing dog husbandry and Domestic animal husbandry). **Section 2.0 Use of land** • 3rd application requirement. Consider rephrasing to 'A plan on how areas not required for immediate use will be maintained.' • Consider using subheadings- 'application requirements' and 'decision guideline. **Section 3.0 Subdivision** • Remove 'none specified', because an exemption for notice and review is specified. **Section 4.0 Buildings and works** • Consider using subheadings: 'application requirements' and 'decision guidelines.	
Schedule to clause 37.03 Urban Floodway Zone		**Complies**

Clause no. and name	Changes required (if relevant)	Action PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
Schedule 1 to clause 37.07 Urban Growth Zone	**Section 2.2, table 1** • There were several errors pointed out by planners that need to be corrected. • Row 5, column 2- this should state 'Clause 32.08' instead of 'Clause 32.07.' • Row 6, column 2. This is currently worded as '*Clause 32.08 schedule 1- General residential Zone 3'*. This simultaneously refers to two schedules and needs to be corrected. This should only refer to GRZ3. **Section 3.0 Application Requirements** • Adding correct wording to be consistent with Ministerial Direction Form and Content.	Policy neutral amendment
Schedule 1 to clause 37.08 Activity Centre Zone	**Section 2.0: Land use and development objectives to be achieved:** • 3rd objective: Correct 'Kaystreet' to 'Kay Street'. (missed by C151latr). **C151latr signage strategy (for noting in this review)** • Amendment C151 makes changes to this schedule. • It corrects section 11.0- changing the title from 'reference documents' to 'background documents', as well as adding the signage strategy.	Policy neutral amendment
Schedule 2 to clause 37.08 Activity Centre Zone	**C151latr signage strategy (for noting in this review)** • Amendment C151 makes changes to this schedule. **Table of uses** • Ensure that each use is located in its own row in the section 1 uses table.	Policy neutral amendment

5.5. Overlays

All the overlay schedules that are included in the planning scheme are shown below, with a notation about whether they comply or require changing due to this review. Changes may be required to align with the MDFC, or may be suggested to clarify the provision as identified through the analysis and engage stages of the review.

Clause no. and name	Changes required (if relevant)	Action PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
ENVIRONMENTAL AND LANDSCAPE OVERLAYS		
Schedule 1 to Clause 42.01 Environmental Significance Overlay		**Complies**
Schedule 2 to Clause 42.01 Environmental Significance Overlay		**Complies**
Schedule 3 to Clause 42.01 Environmental Significance Overlay		**Complies**
HERITAGE AND BUILT FORM OVERLAYS		
Schedule to Clause 43.01 Heritage Overlay	**HO115- 11 Janette Street** • This site has a heritage house on land zoned for industrial purposes. • Dwellings are prohibited in the industrial zone, and there is currently no exemption on prohibited uses on this site. 'Prohibited uses permitted' column currently states 'no.' • An exemption can be introduced for this site through this PSR. Introducing this exemption aligns with the purposes of the HO and directions in PPN01. The heritage site has a statement of significance. • This change is policy neutral.	**Policy neutral amendment**
Schedule 3 to Clause 43.02 Design and Development Overlay		**Complies**
Schedule 4 to Clause 43.02 Design and Development Overlay		**Complies**
Schedule 5 to Clause 43.02 Design and Development Overlay		**Complies**

Clause no. and name	Changes required (if relevant)	Action PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
Schedule 6 to Clause 43.02 Design and Development Overlay		**Complies**
Schedule 7 to Clause 43.02 Design and Development Overlay		**Complies**
Schedule 8 to Clause 43.02 Design and Development Overlay		**Complies**
Schedule 9 to Clause 43.02 Design and Development Overlay		**Complies**
Schedule 10 to Clause 43.02 Design and Development Overlay		**Complies**
Schedule 11 to Clause 43.02 Design and Development Overlay		**Complies**
Schedule 1 to Clause 43.04 Development Plan Overlay	**2.0 Requirement before a permit is granted** • Remove the 'for' prefix at every sentence.	**Policy neutral amendment**
Schedule 3 to Clause 43.04 Development Plan Overlay		**Complies**
Schedule 4 to Clause 43.04 Development Plan Overlay		**Complies**
Schedule 5 to Clause 43.04 Development Plan Overlay	**Mapping** • Some areas in Churchill where the DPO5 was applied can have the DPO5 removed since the site since the DPO partially covers the properties that it applies to but does not include areas immediately adjacent to development creating unnecessary red tape to develop the site. **Schedule name** • See comments for schedule 6. **4.0 Requirements for development plan** • There is a need to update waterway buffer zone distance from 30m to 50m to align with new state waterway policy. Since development plans have been prepared under this overlay, this requirement needs to be re-written in a policy neutral way. > Re-write the reference to the 30m buffer under 'waterways' to: *'an appropriate waterway buffer as determined by*	**Policy neutral amendment**

Clause no. and name	Changes required (if relevant)	Action PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
	stormwater, climate change and biodiversity considerations'.	
Schedule 6 to Clause 43.04 Development Plan Overlay	**Schedule name** • Consider using a different schedule name from Schedule 5 or vice versa. Both schedules are currently named 'Residential Growth Areas'. This schedule should be renamed to 'South East Traralgon Residential Growth Area' **4.0 Requirements for development plan** • There is a need to update waterway buffer zone distance from 30m to 50m to align with new state waterway policy guidelines. This should be undertaken in a policy neutral way. • Re-write the reference to the 30m buffer under 'waterways' to: *'an appropriate waterway buffer as determined by stormwater, climate change and biodiversity considerations'.*	Policy neutral amendment
Schedule 7 to Clause 43.04 Development Plan Overlay		Complies
Schedule 8 to Clause 43.04 Development Plan Overlay	**4.0 Requirements for development plan** • There is a need to update waterway buffer zone distance from 30m to 50m to align with new state waterway policy. This should be undertaken in a policy neutral way. • Re-write the reference to the 30m buffer under 'waterways' to: *'an appropriate waterway buffer as determined by stormwater, climate change and biodiversity considerations'.*	Policy neutral amendment
Schedule 9 to Clause 43.04 Development Plan Overlay	**4.0 Requirements for development plan** • There is a need to update waterway buffer zone distance from 30m to 50m to align with new state waterway policy. This should be undertaken in a policy neutral way. • Re-write the reference to the 30m buffer under 'waterways' to: *'an appropriate waterway buffer as determined by stormwater, climate change and biodiversity considerations.'* • Potential also exists to format the theme headings (waterways, infrastructure and services etc.) to subheadings to ensure consistency with other schedules to reflect ongoing drafting practices and consistency throughout the scheme.	Policy neutral amendment
Schedule 11 to Clause 43.04 Development Plan Overlay		Complies

Clause no. and name	Changes required (if relevant)	Action PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
LAND MANAGEMENT OVERLAYS		
Schedule 1 to Clause 44.03 Floodway Overlay	**Schedule number** • Include a Schedule number to the Map reference to comply with the MD. (i.e. the schedule should say that it is shown on the planning scheme map as FO1).	**Policy neutral amendment**
Schedule 1 to Clause 44.04 Land Subject To Inundation Overlay	**Schedule number** • Include Schedule number to the Map reference to comply with the MD. (i.e. the schedule should say that it is shown on the planning scheme map as LSIO1).	**Policy neutral amendment**
Schedule 1 to Clause 44.06 Bushfire Management Overlay		**Complies**
Schedule 1 to Clause 44.07 State Resource Overlay		**Complies**
Schedule 1 to Clause 44.08 Buffer Area Overlay		**Complies**
OTHER OVERLAYS		
Schedule to Clause 45.01 Public Acquisition Overlay		**Complies**
Schedule 1 to Clause 45.02 Airport Environs Overlay	**Requirements** • Change the first/leading sentence to: 'Despite the provisions of the zone, land must not be used for any of the following' since the MDFC requires this exact wording.	**Policy neutral amendment**
Schedule 2 to Clause 45.02 Airport Environs Overlay	**Semi-removal of AEO2 in the MDFC** • The MDFC allows for 2 schedules to be added to the AEO (MDFC Clause 15), but the prescribed form for the second schedule in Annexure 2 (AEO2) has been removed. AEO2 is therefore 'in limbo' within the MDFC. • This PSR is unable to confirm the DTP's guidance on the AEO2 now that it is removed from the MDFC. Due to this, the schedule will be retained in the planning scheme as it exists.	**Policy neutral amendment**
Schedule 1 to Clause 45.06 Development Contributions Plan Overlay		**Complies**
Schedule 1 to Clause 45.09 Parking Overlay		**Complies**

Clause no. and name	Changes required (if relevant)	Action PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
Schedule 2 to Clause 45.09 Parking Overlay		**Complies**
Schedule to Clause 45.12 Specific Controls Overlay		**Complies**

Particular provisions

All the particular provision schedules that are available to be applied in the planning scheme are included in the table below, with a notation about whether they comply or require changing due to this review. Changes may be required to align with the MDFC, or may be suggested to clarify the provision as identified through the analysis and engage stages of the review.

Clause no. and name	Changes required (if relevant)	Action **PSR complies.** **PSR further strategic work.** **PSR policy neutral amendment.** **PSR full amendment.**
Schedule to Clause 51.01 Specific sites and inclusions	**Princes Highway duplication project** • The Princes Highway Duplication incorporated document can be removed. The project was completed and it expired on 31 December 2022. • 412 Commercial Road, Morwell (being Lot 2 on Plan of Subdivision 449983A and 6G1 Section A, Parish of Hazelwood. (Morwell temporary diesel powered electricity generator) should be removed because the incorporated document has expired on 30 April 2018	**Policy neutral amendment**
Schedule to Clause 52.02 Easements, restrictions, and reserves		**Complies**
Schedule to Clause 52.05 Signs		**Complies**
Schedule to Clause 52.16 Native vegetation precinct plan		**Complies**
Schedule to Clause 52.17 Native vegetation		**Complies**
Schedule to Clause 52.28s Gaming		**Complies**

Schedule to Clause 52.32s Wind energy facility		**Complies**
Schedule to Clause 52.33 Post boxes and drystone walls		**Complies**
Schedule to Clause 53.01s Public open space contributions and subdivision.		**Complies**
Schedule to Clause 53.06s Live music entertainment venues		**Complies**
Schedule to Clause 53.15s Statement of underlying provisions		**Complies**
Schedule to 59.15s Local VicSmart applications	**Section 3.0** • 1st row of the table- Clause 52.17 and Clause 52.27 no longer refers to Licenced Premises since this has been removed from the VPP. Remove the Clause 52.17 and 52.27provisions.	**Policy neutral amendment**
Schedule 1 to Clause 59.16 Information requirements and decision guidelines for local VicSmart applications	**Removal of schedule** • Remove schedule 1 as it refers to Clause 52.17 provisions in the schedule to Clause 53.15.	**Policy neutral amendment**
Schedule 2 to Clause 59.16 Information requirements and decision guidelines for local VicSmart applications	**Schedule numbering** • Renumber this schedule to schedule 1 if the above schedule is removed.	**Policy neutral amendment**

5.6. General provisions

There are two general provisions that have a schedule available. They are included in the table below with a notation about whether they comply or require changing due to this review. Changes may be required to align with the MDFC, or may be suggested to clarify the provision as identified through the analysis and engage stages of the review

Clause no. and name	Changes required (if relevant)	Action **PSR complies.** **PSR further strategic work.** **PSR policy neutral amendment.** **PSR full amendment.**
Schedule to Clause 66.04 Referral of permit applications under local provisions	**The WGCMA is not included** • The WGCMA is a referral authority in the scheme and they need to be included. They are a referral authority in the following provisions: > UGZ1, section 2.4.	**Policy neutral amendment**
Schedule to Clause 66.06 Notice of permit applications under local provisions	**Include the WGCMA as a referral authority for development in the UGZ1** • To ensure that water quality is protected, planners have advised that the WGCMA	**Policy neutral amendment**

	should be notified about applications for development that discharges stormwater into a waterway. • Add the following notice provision: > Clause 2.5 of Schedule 1 to Clause 37.07 (UGZ) > All buildings and works applications where proposed development will discharge water into a waterway shown on Plan 1 to the Schedule to Clause 37.07 > West Gippsland Catchment Management Authority	

5.7. Operational provisions

All the operational provision schedules that are available to be applied in the planning scheme are shown in the table below, with notation about whether they comply or require changing due to this review. Changes may be required to align with the MDFC, or may be suggested to clarify the provision as identified through the analysis and engage stages of the review.

Clause	Name	Considerations	Recommendations PSR Complies PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
ADMINISTRATION AND ENFORCEMENT OF THIS SCHEME			
72.01s	Schedule to Responsible Authority for this Planning Scheme		Complies
72.02s	Schedule to What Area is Covered by this Planning Scheme?		Complies
72.03s	Schedule to What Does this Scheme Consist of?		Complies
72.04s	Schedule to Documents Incorporated in this Planning Scheme		Complies
72.08s	Schedule to Background Documents	**Impact of amendments (for noting in this review)** C151latr makes formatting changes to the amendment numbers (adding the 'latr' suffix) C148 adds the Latrobe City Council interface assessment as a background document **Missing amendment number and clause reference for the Retail Strategy** Policy neutral change: Add C119latr as the amendment and Clause 02, Clause 11, and Clause 15.02-1L as the clause references for this strategy **Add the following background documents into the Scheme (see chapter 8)** • Gunaikurnai Whole of Country Plan (2015) • Latrobe City Economic Development Strategy 2026-2031 (2026) • Update the Events and Tourism strategy to Latrobe City Events and Visitor Economy Strategy 2024-2028 (2024)	Full amendment

Clause	Name	Considerations	Recommendations PSR Complies PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
		• Latrobe Council Plan including Municipal Health and Wellbeing Plan 2025-2029 (2025) • West Gippsland Floodplain Management Strategy 2018-2027 (2017) • West Gippsland Regional Catchment Strategy 2021-2027 (2024) **Infrastructure design manual** • Update this document to the 2025 version **Latrobe City Bicycle Plan 2007-2010** • This document is outdated and the clause reference it links to (Clause 18.02-1L) no longer exists. This document should be removed from this schedule **Latrobe City Council Disability Action Plan 2018-2020 (Latrobe City Council, 2018)** • This document is outdated and can be removed from the schedule.	
STRATEGIC IMPLEMENTATION			
74.01s	Schedule to Application of Zones, Overlays and Provisions		Complies
74.02s	Schedule to further strategic work	See **Appendix 1** for amended list of further strategic work	

5.8. Recommendations

2. **Amend the MPS, local planning policies in the PPF and identified schedules to include changes as shown in the audit of the planning scheme review and in the marked-up ordinance at Appendix 1.**

6. Planning Scheme Performance

This section contains an analysis of planning permit activity that has taken place during the last four years. It draws on both publicly available Planning Permit Activity and Reporting System (PPARs) data and planning application data provided by Council.

6.1. Planning permit activity

6.1.1. Number of permits assessed

Evidence

Table 2 shows the number of permit applications received between 2024 and 2025. There was an increase in the number of applications and outcomes made between 2024 and 2025.

Permits (including refusals)	2024	2025
Applications received	300	361
Reached final outcome	301	371
NOD	2	2
New / Amended Permit	255	312
Refusal	0	8
Withdrawn	34	37
Lapsed	10	12

Table 2: PPARS Data for Permits Issued Between 2024 and 2025

(Source: PPARS, Council data)

Discussion

Analysis of **Table 2** shows that the number of applications increased between 2024 and 2025. There were 61 more applications in 2025 than in 2024 and the number of determinations followed a similar trend. A comparison with the data from the previous Planning Scheme Review shows that the number of applications declined between 2020 and 2024. There were only 237 applications in the 2023-2024 financial year (Plan2Place Consulting, 2024). The recent increase between 2024 and 2025 indicates that there was a small increase in the number of applications lodged with Council. This overall trend is widely observed across the state (PPARS). Analysis of PPARS data from early 2026 shows that the number of applications has been declining generally across the state and is likely to in the near future.

In the last two years, the ratio between the number of applications received and the number of determinations remained similar. The number of applications withdrawn also remained consistent. There were no refusals issued in 2024 but there were eight refusals issued in 2025.

6.1.2. Service performance

Evidence

Table 3 sets out data showing four different indicators for Latrobe City Council against other comparable councils for the period 2023/24 – 2024/25.

Measure description	Council	2023-2024	2024-2025
Average time taken to decide planning applications (days)	Latrobe City	100 days	72 days
	Greater Geelong City	91 days	92 days
	Wangaratta Rural City	66 days	60 days
	Ballarat City	105 days	91 days
	All council average	80 days	72.5 days
Planning applications decided within required time frames (%)	Latrobe City	81.6%	87.8%
	Greater Geelong City	78.6%	74%
	Wangaratta Rural City	67.1%	68.7%
	Ballarat City	39.6%	75.9%
	All council average	67.7%	69.7%
Cost of statutory planning service per planning application ($)	Latrobe City	$3,114.91	$2,724.58
	Greater Geelong City	$4,026.43	$3,092.84
	Wangaratta Rural City	$2,852.89	$2,124.00
	Ballarat City	$4,135.45	$4,733.68
	All council average	$3,554.68	$3,895.49
Council planning decisions upheld at VCAT	Latrobe City	100%	50%
	Greater Geelong City	58.3%	44.4%
	Wangaratta Rural City	66.7%	50.5%
	Ballarat City	71.4%	72.7%
	All council average	62.4%	59.4%

Table 3: Comparison of Service Performance Against Comparable Councils

(Source: www.knowyourcouncil.vic.gov.au.)

Discussion

Latrobe City Council has been benchmarked against three comparable Councils - Greater Geelong, Wangaratta Rural City and Ballarat City. The City's performance has also been compared with the state average. The benchmarking shows that Latrobe City Council has an average-to-above-average performance in all categories.

- **Median number of days taken to decide planning applications:** In 2023-2024, Latrobe City took more time to make decisions on applications compared to Wangaratta, Geelong and the rest of the state. However, the City's ability to make decisions within required timeframes improved between 2023-2024 to 2024-2025. In 2024-2025, Council performed in an average manner in comparison with the rest of the state, but they performed better than Greater Geelong and Ballarat. To improve this, Council may consider moving certain classes of applications related to local provisions to VicSmart.
- **Proportion of applications decided within required time frames:** Latrobe City Council has consistently performed above average when it comes to making timely decisions on applications compared to Wangaratta, Greater Geelong, Ballarat and the rest of the state. This metric improved in Latrobe City between 2023-2024 and 2024-2025, where the number of applications decided on time increased from 81.6 percent to 87.8 percent. This is well above the state-wide benchmark.
- **Cost of statutory planning service per planning application:** The average cost of each application in the City is consistently lower than the state average for both years, and lower when compared to Greater Geelong and Ballarat. This cost fell from 2023-2024 to 2024-2025, going from $3,114.91 to $2,724.58, and this trend has also been observed in Ballarat and Wangaratta. Whereas the cost per application was similar to the state average in 2023-2024, the cost was more than $1,000 lower than the state average in 2024-2025. These costs are likely a reflection of Council's resources expended on their planning services and are subject to staff vacancies from time to time.
- **Proportion of Council decisions upheld in VCAT:** The proportion of Council decisions upheld in VCAT decreased by 50 percent from 2023-2024 to 2024-2025. In Latrobe City, the halving of the proportion of Council decisions upheld was likely due to there being only 2 cases in 2023-2024, both of which were in Council's favour. This compares to there being 5 VCAT cases in the subsequent financial year. Given the low number of applications that were considered by VCAT, this metric potentially reflects general satisfaction with Council's service performance in terms of planning decisions. Nevertheless, the proportion of decisions upheld in 2024-2025 (50 percent) is still around the same as the state average, meaning that Council's ability to make good planning decisions is satisfactory.

6.1.3. Most common permit triggers

Evidence

As shown in **Table 4**, applications for one or more new buildings and subdivisions were the two most common types between 2024 and 2025. The category 'One or more buildings' includes applications for sheds and small second dwellings. There was also a substantial number of applications for changes and extensions to use, as well as single dwellings. Applications for telecommunication facilities, other vegetation removal, and realignment of boundaries are the least common. Popular types of applications experienced an increase in line with the increase in the total number of applications received in the municipality. The number of applications for one or more buildings doubled between 2024 and 2025, from 65 to 121. This shows that the recent rise in the total number of applications is mainly driven by an increase in the number applications related to one or more buildings.

Application type	2024	2025	Total
One or more buildings	65	121	186
Subdivision of land	62	73	135
Change or extension of use	34	50	84
Single dwelling	31	38	69
Extension to an existing dwelling or structure associated with a dwelling	29	17	46
Multi-dwelling	15	31	46
Signage	16	29	45
Waiving of parking requirement	15	28	43
Alterations to a building structure or dwelling	10	29	39
Native vegetation removal	24	15	39
Other	17	21	38
Extension to existing building or structure (other than dwelling)	20	17	37
Other buildings and works (including septic tanks, dams, earthworks)	6	10	16
Subdivision buildings	10	5	15
Liquor license	12	1	13
Subdivision- change to easement and/or restrictions	7	6	13
Demolition	3	5	8
Telecommunications facility	4	4	8
Subdivision- realignment of boundary	3	4	7
Other vegetation removal	4	0	4

Table 4: Most Common Application Types in Latrobe City

(Source: PPARS)

Discussion

The above data analysis shows that the construction of new buildings and subdivisions significantly reflect and shape the prevalent development settings in Latrobe City. There were a substantial number of applications for a change or extension of use, highlighting trends in land use change across the municipality. The number of applications for a change or extension of use increased from 34 in 2024 to 50 in 2025. The number of applications for changes in use combined with subdivision reflects trends of land use change in rural and agricultural areas. In the two years examined, 69 applications were made for single dwelling developments, while 46 were made for multi-dwelling developments. Although single dwellings on a lot remains the most common type of residential development, there was also demand for residential development where there are multiple dwellings per lot.

There were a relatively high proportion of applications classified as 'other', with 38 applications being categorised as such in the last two years. It may be worth exploring how many of these applications can be categorised under the specific categorisations offered by the PPARS. Furthermore, there were also 43 applications to waive car parking requirements in the last two years, making it the eighth most common application type. The number of these applications also doubled in 2025 when compared to 2024. This may reveal an opportunity to look at the City's car parking provisions, especially in light of recent car parking reforms on the state level and Amendment VC277. Finally, there were 13 applications for a liquor license in the last two years, and it is noted that the Victorian Government made changes to remove this permit requirement from planning schemes via Amendment VC286 in July 2025.

6.1.4. VCAT matters

Table 5 shows that there were 3 more appeals in 2025 than in 2024. In 2025, there was a case regarding an extension of time (Dhaliwal v Latrobe CC [2025] VCAT 363), and a case where Council applied for an enforcement order (Latrobe CC v Taylor [2025] VCAT 573). In the latter case, the enforcement order is issued to Council and the Tribunal determined that a permit should not be issued to accommodate the unauthorised use.

Application for review type	2024	2025
Appeal against refusal (s. 77)	2	1
Appeal against decision to grant (s. 82) and conditions (s.80)	0	1*
Applications for review relating to extensions of time (s. 81)	0	1
Responsible Authority applies for an enforcement order (s. 114)	0	1

Table 5: Types of VCAT Reviews from 2024 to 2025

(Source: AusLII)

*Note: Does not include Strachan V Latrobe CC [2025] because the related application is not identifiable within Council-supplied planning permit data.

6.1.5. Geographic spread of applications

Evidence

Table 6 shows the geographical distribution of new applications in Latrobe in 2024 and 2025. The locations are listed in descending order from the locality with the highest number of applications to the lowest.

Locality	No. of applications in 2024 & 2025	Percentage (%)
Traralgon	165	24.6%
Morwell	111	16.5%
Moe	89	13.2%
Traralgon East	46	6.8%
Hazelwood North	33	4.9%
Newborough	30	4.5%
Churchill	29	4.3%
Boolarra	19	2.8%
Tyers	19	2.8%
Toongabbie	17	2.5%
Glengarry	14	2.1%
Tanjil South	9	1.3%
Yinnar South	9	1.3%
Yallourn North	8	1.2%
Boolarra South	7	1.0%
Callignee	7	1.0%
Hazelwood South	6	0.9%

Locality	No. of applications in 2024 & 2025	Percentage (%)
Moe South	6	0.9%
Flynn	4	0.6%
Glengarry West	4	0.6%
Loy Yang	4	0.6%
Yinnar	4	0.6%
Cowwarr	3	0.4%
Glengarry North	3	0.4%
Hearnes Oak	3	0.4%
Maryvale	3	0.4%
Traralgon South	3	0.4%
Budgeree	2	0.3%
Driffield	2	0.3%
Jeeralang	2	0.3%
Yallourn	2	0.3%
Grand Ridge	1	0.1%
Koornalla	1	0.1%
Mirboo	1	0.1%

Table 6: Distribution of applications from 2024 to 2025

(Source: PPARS/Council supplied data)

Discussion

The data shows that from 2024 to 2025, applications were centred around Traralgon, Morwell and Moe, three of the main urban centres of the municipality. Traralgon is the locality with the highest number of applications with 24.6 percent of all applications being located there, followed by Morwell (16.5 percent), Moe (13.2 percent) and Traralgon East (6.8 percent). This reflects how Traralgon is the town that experiences highest population and urban growth in comparison to the

rest of the municipality, and the role Traralgon East plays as an area for long term residential intensification (Latrobe Planning Scheme, Clause 11.01-1L-08). The data reinforces that growth in the City is primarily focused on Traralgon and Morwell.

Other places that experience a moderately large degree of applications include Hazelwood North (4.9 percent), Newborough (4.5 percent) and Churchill (4.3 percent). Hazelwood North is a rural living precinct located close to Traralgon (Clause 02.03-1), and the data indicates the popularity of that location for rural lifestyle living. Newborough is adjacent to Moe, while Churchill is a smaller major town with a long-term supply of residential land. The higher number of applications in these areas suggests that development in Latrobe continues to be concentrated in its major urban centres and the localities surrounding them.

Smaller towns in Latrobe such as Tyers, Toongabbie and Glengarry each make up two to three percent of all applications in the municipality. These towns all have structure plans and policies in the PPF to guide future development.

Localities with the fewest applications are the rural areas such as Grand Ridge (0.1 percent), Koornalla (0.1 percent) and Mirboo (0.1 percent). Other places with fewer applications include areas that are predominantly used for energy and resource extraction such as Yallourn (0.3 percent) and Loy Yang (0.6 percent). Hazelwood, the locality where the former brown coal mine and the Morwell power station were located, received no applications in the last two years.

6.2. Planning Panels Victoria

6.2.1. Summary of planning scheme amendments

Council has initiated or undertaken 13 'C' planning scheme amendments since the last planning scheme review as shown in **Table 7**. A detailed analysis of these amendments has been provided to Council officers and those that were considered by a Planning Panel are summarised below.

Amendment	In operation from	Brief description	Amendment type	Was there a Planning Panel Hearing?
C136latr	13 June 2024	The amendment implemented the recommendations of the Latrobe Social and Affordable Housing Strategy and the Latrobe City Urban Design Guidelines	Policy related	No
C141latr	1 August 2024	The Section 96A amendment rezoned land located at Philip Parade, Churchill from Commercial 1 Zone to part Commercial 1 Zone and part Residential Growth Zone Schedule 4 and granted a planning permit for a multi-lot subdivision and removal of native vegetation.	Site specific	No
C142latr	22 August 2024	The amendment implemented the relevant recommendations of the Traralgon Car Parking Review	Policy related	No
C132latr	29 August 2024	The amendment made various corrections and updates to the Latrobe Planning Scheme to remove unnecessary permit triggers and corrected obvious errors and update mapping.	Administrative	No

Amendment	In operation from	Brief description	Amendment type	Was there a Planning Panel Hearing?
C144latr	Abandoned	The amendment applied the Development Plan Overlay Schedule 12 (DPO12) to 205 properties within the Traralgon West Precinct.	Policy related	Yes
C131latr	20 December 2024	Implemented the recommendations of flood studies prepared by the West Gippsland Catchment Management authority through application of the Floodway Overlay and Land Subject to Inundation Overlay, and made other consequential changes to the Latrobe Planning Scheme	Policy related	Yes
C149latr	2 October 2025	Implemented the Latrobe Planning Scheme Review 2024 by updating the Municipal Planning Strategy and Planning Policy Framework, amending zone and overlay mapping and amending the schedules to zones, overlays, general provisions and operational provisions.	Administrative	No
C143latr	31 October 2025	Applied the Public Acquisition Overlay (PAO - Schedule 2 and/or 3) to 23 properties across the municipality for several road, drainage and open space projects	Policy related	Yes
C151latr	Pending	Proposed implementation of the Latrobe City Signage Strategy (2025)	Policy related	Yes
C150latr	6 August 2026	Rezoned the Traralgon Golf Club from RLZ to Special Use Zone Schedule 9 (SUZ9). SUZ9 guides the use and development of the existing golf course. It also updated the strategic framework plan for the area between Morwell and Traralgon and removed references to the golf course being a future residential development opportunity in the PPF.	Site specific	No
C153latr	6 March 2026	The amendment corrected an obvious administrative error in the Schedule to Clause 45.12, Specific Controls Overlay	Administrative	No
C152latr	Pending	Proponent led planning scheme amendment to rezone land from Farming Zone to Residential and Commercial Zone and apply the DPO.	Site specific	No
C127latr	Lapsed	The amendment sought to implement recommendations of the Latrobe City Rural Living Strategy (2024) into the Latrobe Planning Scheme.	Policy-related	Yes
C154latr	11 June 2026	The amendment rezoned surplus government land from PPRZ to SUZ, inserted Schedule 10 to the SUZ, and made consequential changes to the operational provisions	Site specific	No

Table 7: Summary of type 'C' Planning Scheme Amendments

6.2.2. Issue one: flooding

Evidence

Amendment C131latr implemented the recommendations of flood studies prepared by the WGCMA through the application of flooding overlays. There were many issues raised by submitters opposed to the amendment, but issues of a technical nature were not given weight by Panel given that specific evidence was not provided by submitters. The Panel noted that the flood study had been peer reviewed and that further refinements were made to the modelling post-exhibition. The Panel made several minor recommendations on the amendment's wording and mapping.

Discussion

The flood study and the overlays prepared by the WGCMA apply to the entire municipality, and this project was identified as further strategic work within the schedule to Clause 74.02. From a planning point of view, the Panel found that there was explicit policy in the PPF to support the need to keep flooding overlays up to date.

The Panel commended Council and the WGCMA for seeking a peer review of the flood study in response to submissions received at the exhibition stage of the amendment. As a result of this, the Panel was satisfied that the modelling and the technical basis for the proposed flood overlays were accurate, especially given that no counterevidence was provided. Many submissions to Panel that raised an issue with flood overlay extents relied on lived experience of previous flood events. The Panel deemed that lived experience alone cannot be relied upon to inform flooding overlays in the LPS and that up-to-date modelling based on climate change projections was paramount.

6.2.3. Issue two: reservation of land for public purposes in growth areas

Evidence

Amendment C143latr applied the PAO to 23 properties in three growth areas to reserve land for public purposes, including road, drainage and open space projects. The Panel found that the PAO was applied in accordance with the relevant Precinct Structure Plans, Development Plans and Development Contribution Plans for growth areas. They also noted that submissions were not aligned with the strategic intent of these plans, recommending that the amendment be adopted as exhibited.

Discussion

A key point of discussion in the Panel hearing was the application of the PAO to facilitate the creation of a drainage channel to support the development of the site. Submitters highlighted that the way that the PAO was applied would result in an undesirable subdivision pattern where land belonging to one of the submitters was 'cut off' in terms of access. The Panel found that the proposed drainage infrastructure was necessary and changing the location of the infrastructure would have significant effects that did not align with the strategic intent of adopted plans. The Panel recommended that Council as the acquiring authority should work together with the landowner to ensure that access was provided to the future subdivision of the land. This could be accomplished through easements and appropriate compensation that would be determined by the Land Acquisition Act.

6.2.4. Issue three: Traralgon West growth area

Evidence

Amendment C144latr sought to apply a DPO to 205 properties within the Traralgon West precinct to facilitate residential growth in that area. However, the Panel recommended further work was undertaken before the amendment was implemented, and Council decided to abandon the amendment thereafter. The main issue involved whether the proposed DPO schedule was an appropriate way to implement the strategic work for Traralgon West, given that the amendment did not propose any changes to zoning and the LPS's settlement policy.

Discussion

During the Panel hearing, Council acknowledged that further work was required to determine the best mix of zones to be applied to the area affected by the proposed DPO in the future. The land was proposed to remain in the FZ if the amendment was adopted. Council acknowledged that there was abundant residential land supply outside the Traralgon West precinct and there was no indication of an urgency in further supply. The Panel noted that Planning Practice Note 23 (Applying the Incorporated Plan Overlay and the Development Plan Overlay) acknowledged that it is possible to introduce a DPO before rezoning occurs, provided that a strategic framework was in place for the site. Although the Panel noted that Council committed to rezoning the land in the future, and that the strategic guidance was already in place for the subject area, they highlighted that the DPO would allow for an exemption for notice and review, which removed opportunity for community input. The Panel recommended that Council alter the proposed DPO schedule before adopting the amendment.

Among the issues raised was the rezoning of land in Hollydale (5483 and 5495 Princes Hwy Traralgon). The Panel could not make a recommendation since this was beyond the scope of the amendment.

Council made the decision to abandon this Amendment in 2024 for reasons unrelated to the recommendations of the Panel. A review of the Traralgon West growth area is currently being undertaken, and Council has split work into two separate amendments which are known as Hollydale (C152latr) and Traralgon Golf Club (C150latr). Amendment C152latr involves rezoning the Hollydale land from FZ to residential and commercial, as well as the application of the DPO, and is currently authorised for exhibition.

6.3. VCAT

6.3.1. VCAT cases reviewed

Council officers provided the following list of VCAT cases to review.

- Cutajar v Latrobe CC [2025] VCAT 1017
- Dhaliwal v Latrobe CC [2025] VCAT 363
- KPD Developments Pty Ltd v Latrobe CC [2024] VCAT 1023
- Latrobe CC v Taylor [2025] VCAT 573
- P & M Minster Constructions Pty Ltd v Latrobe CC [2024] VCAT 877
- Strachan v Latrobe CC [2024] VCAT 541
- Strachan v Latrobe CC [2025] VCAT 389
- Knowles v Latrobe CC [2026] VCAT 4.

6.3.2. Policy issues raised at VCAT

The issues raised with policy implications at VCAT over the past four years related to:

- Section 2 uses in residential areas.
- Amenity impacts to sensitive uses from existing industry.
- Dwelling design in rural areas.

6.3.3. Issue one: Section 2 uses in residential areas

Summary

In KPD Developments Pty Ltd v Latrobe CC [2024], the proponent applied to the Tribunal to review the refusal to grant a permit to use land in the NRZ3 for a service station in Traralgon.

In Knowles v Latrobe CC [2026], the proponent applied to the Tribunal to review the refusal to grant a permit to use land in the NRZ5 for animal husbandry in Toongabbie.

Discussion

In KPD Developments v Latrobe, the key issue involves whether a service station is appropriate for a residential area zoned NRZ3 in Traralgon. While Council believed that the proposal was not appropriate since the service station was outside the Traralgon activity centre, the Tribunal stated that it was appropriate since the use would provide a net benefit to the community given the few retail options in the neighbourhood. The Tribunal also found that the proposal did not undermine the Traralgon Structure Plan at Clause 11.01-1L despite the proposal being outside of the designated activity centre area. In this VCAT case, the Tribunal overturned Council's decision.

In Knowles v Latrobe, the key issue involved whether animal husbandry was compatible with the NRZ5 objectives and the PPF. The Tribunal found that the decision rested on whether the proposed use (raising five dogs) was compatible with the surrounding residential area; whether it served local needs; and the scale and intensity of the use. As the applicant refused conditions to construct noise-proof fencing, the Tribunal supported Council's decision to refuse the application.

While Council's decision was affirmed without any implications for policy in the latter case, the former case points to a mismatch in expectations on whether non-residential uses should be allowed in residential areas. As the municipality's largest towns grow, Council should provide more guidance about where out-of-centre commercial development may be appropriate. The Tribunal's argument about net community benefit suggests the need for a clearer and contextual basis for deciding whether non-residential uses in residential areas are appropriate. This issue and its associated recommendations are further discussed in Chapter 10.

6.3.4. Issue two: Amenity impacts to sensitive uses from existing industry

Summary

In P & M Minster Constructions Pty Ltd v Latrobe CC [2024], the proponent applied to the Tribunal to review the refusal to grant a permit to subdivide MUZ land into 50 lots.

Discussion

In the Tribunal case above, the applicant proposed the subdivision of land into 50 lots on land zoned MUZ. The subject land was approximately 500 metres from a lime batching plant, an industrial use

that had the potential to create adverse amenity impacts. The key issues involved whether the lime batching plant created unacceptable impacts to the proposed residential development on the site; whether sustainable development could be achieved; and what weight should be given to Council's infrastructure design manual.

Expert evidence revealed that there were no unacceptable impacts associated with the lime batching plant and other nearby industrial uses on future residential development. Regardless of impacts, the area where development occurs (zoned MUZ) allows dwellings as-of-right. When the area was rezoned to MUZ, the underlying strategic plan advised including a local policy with a strategy to design and site residential development to mitigate the effects of the batching plant. However, it did not recommend the use of any alternative zoning or overlays, and so the MUZ remained the best zoning option for the area. The Tribunal also noted that if Council did not wish for the site to be developed, it should not have been rezoned to MUZ in the first place. The strategic advantage of this site, which is located within walking distance to the Traralgon Activity Centre, was also noted by Tribunal.

Council submitted that the site was a 'future substantial change area', as highlighted within the Housing Framework Plan for Traralgon. This intended that the land was to be developed in 26 years' time rather than immediately. The Tribunal stated that the Scheme did not generally control when development should occur, and the site's zoning should be the most pertinent consideration when deciding on whether development was appropriate at a given time.

The Tribunal stated that if Council wished to prevent further encroachment towards the batching plant, further strategic work should be undertaken to review the application of the MUZ in the area south of Traralgon's activity centre. Lots remain in the vicinity of the subject site that are zoned MUZ and can be further subdivided for residential development. Statutory tools to protect encroachment to and mitigate off-site impacts (i.e. a BAO, different zoning) from the batching plant should be explored. Currently, Council is undertaking an Industrial Interfaces Assessment, which will address this matter. The assessment is nearing completion, and it is anticipated that the amendment to implement this assessment will be placed on exhibition shortly.

6.3.5. Issue three: Dwelling design in rural areas

Summary

In Cutajar v Latrobe CC [2025], the proponent applied to the Tribunal to review the decision to grant an amended permit. The original permit was for the use and development of land for a dwelling. The amendment altered the siting and design of an approved dwelling and outbuilding and also allowed for another outbuilding to be constructed.

In Strachan v Latrobe CC [2025], the proponent applied to the Tribunal to review the decision to grant a permit to use and develop FZ land for the purposes of a dwelling. This case was linked to Strachan v Latrobe CC [2024], which addressed the bushfire aspect of this application.

Discussion

The key issue in Cutajar v Latrobe involved whether the changes to the planning permit created adverse amenity impacts to adjoining properties. The Tribunal found that the proposed changes aligned with the FZ provisions and there were no ambiguities as to what the FZ provisions allowed or discouraged. Although the VCAT determination stated that Council's decision was varied in this case, the variations to Council's decision only involved a minor issue related to a restrictive covenant. This case showed that there was sufficient guidance for dwelling design in rural areas.

Strachan v Latrobe CC [2025] was part of a larger case, but the case in particular addressed the aspect of dwelling design raised in the proponent's initial application to Tribunal. The case upheld Council's decision to grant a permit to construct a building associated with a dwelling in the FZ. The Tribunal found that the design of the proposed dwelling was appropriate in regard to the relevant policies and provisions in the Scheme. This case also showed that guidance on dwelling design in rural areas was sufficient.

7. Stakeholder engagement

This section contains an overview and analysis of stakeholder engagement that has informed the Planning Scheme Review. It includes data collected as part of a Council planner survey, responses from key referral agencies and external stakeholders as well as feedback provided by planning staff, key internal staff, and Councillors through a series of workshops.

The intention of this part of the review is to provide context from those who most use the planning scheme and Councillors, as the community representatives. The findings of this engagement help refine the key issues that Council needs to address and prioritise the scope of further strategic work that should be undertaken during the next four years.

7.1. Planners' feedback

Council officers were asked to respond to a survey about the Latrobe Planning Scheme, prior to any analysis documents or findings being shared. The survey included questions from an officer perspective, about how well the Scheme is performing, controls that need refining or could be removed, applications that are taking more time than they should, and policy gaps.

Council officers raised numerous matters influencing the operation of the Planning Scheme. Issues pertinent to this review included:

- Clearer policy to guide the use of land for a dwelling in the FZ.
- The brown coal provisions (Schedule 1 to the SUZ and the SRO) being outdated and redundant, sometimes triggering unnecessary permit applications.
- The need to review environmental and landscape policies and controls, especially for the Strzelecki-Alpine biolink.
- The Rural Conservation Zone is mapped incorrectly.
- The implications of recent VC amendments on residential zone schedules.
- The need to update waterway buffer requirements in schedules to the DPO.
- Issues regarding the DPO5 at Churchill.
- Removal of column B rates in the Parking Overlay to respond to Amendment VC277.
- Adding management committees for rail trails as a referral for relevant applications.
- Several recommendations related to mapping errors, issues with wording and formatting of the Scheme.

Feedback from the initial planner survey provided the basis for a workshop with Council planners held on 1 May 2026. The workshop expanded on the issues raised in the Planners' survey and analysed planning scheme performance more broadly.

- Issues emerging from previous attempts to redraft SUZ1 Brown Coal.
- Clearer policy to guide assessment and decision making on section 2 uses.
- Inclusion of the WGCMA as a referral authority and the Moe-Yallourn Rail Trail Management Committee as a notice authority.
- The objectives of the Strzelecki-Alpine Biolink are not well-integrated into the scheme and clarification on guidance on forestry in the Biolink in Clause 14.01-3L.
- The Rural Conservation Zone is mapped incorrectly.
- Transitional provisions introduced by Amendment VC277 that affects the Parking Overlay.
- The implications of recent VC amendments on residential zone schedules.

- Issues regarding the DPO5 at Churchill.
- Issues that may emerge if schedules to the DPO are amended.
- The Princes Highway Duplication project can be removed to Clause 51.01 since it has been completed, and the incorporated document has expired.
- Several recommendations related to mapping errors, issues with wording and formatting of the Scheme.

The results of the survey and workshop indicate that the planners in Latrobe are very satisfied with the LPS, and there is consensus that the scheme is functioning well. Overall, three key issues were identified by the planners that are linked with the findings in chapters 5 and 6. These include the matters of improving guidance to assess section 2 uses; the need to review environmental policies and controls; and the brown coal provisions. These matters should be prioritised in Council's list of further strategic work, and they are discussed in more detail in Chapter 10.

Incorrect mapping of the Rural Conservation Zone

Planners pointed out that the RCZ was incorrectly mapped in the last planning scheme review. The previous review split one RCZ schedule into three schedules. The former schedule had different subdivision requirements applying to three groups of properties, so it was decided that creating a schedule for each group would be preferrable. However, there were revisions made to where each schedule was to be applied through the land section of the schedule and the mapping was not updated correctly. This issue has also been identified in Chapter 5, and this mapping error can be easily corrected through this Planning Scheme Review.

Effect of Amendment VC267 and VC276 on residential zone schedules

Amendment VC267 and VC276 significantly reduced the types of residential development standard variations that can be specified in local schedules to residential zones. They also introduced deem-to-comply provisions, where if a proposal meets the default residential development standards in Clause 55 or 57, then the responsible authority does not have to consider the decision guidelines or the PPF. This means that residential built form effectively cannot be controlled unless the planning authority chooses to use an overlay. More information about VC267 and VC276 and their associated changes can be found in **Appendix 3**.

A consequence of these changes for the Latrobe Planning Scheme is that many built form standards specified in schedules to the GRZ and NRZ were removed. Although GRZ or NRZ schedules can still be differentiated by their neighbourhood character objectives, planners highlight how requirements for new buildings are now the same across all schedules. This issue has also been identified in the analysis of zone provisions in Chapter 5.

Discussion at the planners' workshop show that further strategic work to reinstate built form requirements to meet each area's neighbourhood character objectives is unlikely. There is little support from the Victorian Government for re-integrating these requirements back into the scheme. Planners think that a Neighbourhood Character Study or Strategy is not worth the time or resources given Plan for Victoria's policy direction on housing growth.

Schedules to the Development Plan Overlay

Analysis of the Scheme in Chapter 5 and several survey responses highlighted the need to change the waterway buffer requirements within DPO schedules from 30 metres to 50 metres to align with the new statewide waterways policy. This was discussed in the planners' workshop. While all planners agreed that updating this requirement would be ideal, concerns were raised about this proposed change as well. This is because development plans have already been prepared in some of

the municipality's DPOs, and making changes to the overlay provisions means that existing development plans must also be amended. This may have unintended consequences for sites with existing plans and for development that has already begun.

The implication of this for the review is that the waterway buffer requirement was only changed in DPOs that have not had a development plan prepared yet. Another implication is that changes made to all DPO schedules to ensure compliance with the MDFC were done carefully to ensure that the policy content was not altered in a way that may result in substantial changes to existing development plans.

Planners have also highlighted Schedule 5 to the DPO as a particular issue. DPO5 is applied to multiple growth areas across the municipality, reflecting a former practice of applying uniform development plan requirements across the municipality a decade ago. The age of the overlay means that there are many instances where a development plan has been submitted, and the development is built under this overlay schedule. Planners listed several sites affected by the DPO5 where they are certain that development is complete, and these instances of the overlay can be removed through this Planning Scheme Review. The other instances identified where the application of the DPO5 was no longer appropriate includes McCarthy Street, Churchill where the DPO5 only partially applies to a single site which creates an unnecessary burden and administrative red tape. There are other instances of the DPO5 where the status of development is not certain. Further strategic work should be undertaken to review the DPO5 and identify places where the overlay is still required, and places where it is not.

Amendment VC277 and the Parking Overlay

An issue was identified with the PO schedules, which still specifies 'Column B' rates of car parking provision. Column B rates were formerly specified in Clause 52.06, but these have been rationalised and removed by Amendment VC277. A planner in the survey recommended for the column B rates in the schedules to be removed.

This matter was further discussed in the workshop, where the transitional provisions of Amendment VC277 were raised. While the amendment makes changes to the rates of car parking provision in Clause 52.06, it does not seek to make any changes to the PO and its operation. Transitional provisions of the amendment state that the rates specified in PO schedules, including in column B, continues to apply. Given that the state government is currently undertaking a PO alignment project to reflect the recent parking reforms, the existing rates in the PO schedules should not be removed. Consequently, this review has not made any changes to the PO schedules. Council should continue to work with the DTP to align the rates in the PO schedules to the updated rates implemented by VC277.

Addition of new referral authorities to the schedules to Clause 66.04 and Clause 66.06

Planners noted that the West Gippsland Catchment Management Authority (WGCMA) is not included as a referral authority in the schedule to Clause 66.04 Referrals under local provisions. Currently, the WGCMA are informally listed as a referral authority in the Urban Growth Zone schedule. This issue has also been identified in Chapter 5. The WGCMA has been added to this schedule as part of this Planning Scheme Review, as detailed in **Appendix 1**.

In the survey and workshop, planners suggested designating Management Committees for rail trails in the municipality as referral authorities in the LPS. During the workshop, the recommendation was refined to add the Moe-Yallourn Rail Trail Committee of Management as an authority that must receive notice of a permit application being made under local provisions. This inclusion would require further consultation with the Committee and the identification of the classes of application that would trigger the requirement for notification. Addition of this committee is not seen as a

necessity at this time given that there were no Tribunal cases or examples identified by planners where new proposals might compromise the alignment and function of the rail trail.

Findings/recommendations

3. **Review areas affected by schedule 5 to the Development Plan Overlay to identify sites that already have a development plan and investigate the possibility of removing the DPO5 or introducing a new schedule on these sites.**

7.2. Internal staff

Council staff identified as having an interaction with the Latrobe Planning Scheme, either in an internal referral capacity or as an administrator of its policies, were asked to participate in a workshop on the 1 May 2026. Matters raised by internal staff included:

- Quality of referrals received by the Environment Team.

The internal referral teams for domestic animals and public space indicated that they had no comments to provide on the scheme's review. The Environment Team highlighted issues with the referrals that they receive from planners. This included how some applications are being referred to them lacking detail, and that applicants sometimes interpret permit exemptions for vegetation removal incorrectly. They would also like clearer justification from planners on why each referral should be referred to the Environment Team. The Environment Team's feedback suggest that some changes can be made to Council's internal referral procedures.

Findings/recommendations

4. **Investigate opportunities to improve Council's internal referral process for applications related to native vegetation.**

7.3. Councillors and executive team

The Executive team and Councillors were not specifically engaged through this stage of the Planning Scheme Review. It is anticipated that there will be an opportunity for Councillors and the executive to provide feedback to the review prior to a final report being provided to Council for consideration.

7.4. Referral and notice agencies

All relevant referral and notice agencies and Registered Aboriginal Parties were invited to provide their written comments and feedback regarding the current performance of the Latrobe Planning Scheme, in relation to their specific area(s) of responsibility.

Referral and notice agency responses are included in **Appendix 4**.

West Gippsland Catchment Management Authority

The WGCMA stated that they have no comments on the schedule to the UGZ, where they are informally listed as a referral authority. They requested several changes to be made to the DPO schedules to ensure they were aligned with best practice and the latest policies.

Their recommended changes to the DPO schedules include updating references to a waterway buffer from 30 metres to 50 metres to align with changes to policy introduced by Amendment VC278. This change would apply to DPO schedules 5, 6, 8 and 9. The opportunity for this change has

been highlighted in this review's assessment of the scheme and by responses to the planner survey. Another recommended change was to update schedules 5, 6 and 8 to include a requirement found in schedule 9. This requirement is to re-establish the pre-existing Ecological Vegetation Category (EVC) of an area through revegetation

Updating the waterway buffer would be a policy neutral change given that the 50-metre buffer is already established in state policy. However, introducing requirements to re-establish prior vegetation may not be policy neutral and would require a full amendment. Furthermore, planners in the workshop pointed out that making updates to some DPO schedules such as the changes recommended by the WGCMA would mean that existing development plans must be changed. This means that the proposed changes should only be made to DPOs where a development plan has not been approved to avoid any unintended consequences. This would be an issue for DPO5, which is applied to multiple sites across the municipality. Some of these sites have development plans prepared under the schedule while others do not.

Further discussion with the WGCMA were undertaken to inform them about these limitations and the inability to implement their recommended changes for some sites. The WGCMA agreed that changing DPO schedules that already have a prepared development plan poses a challenge and accepts that their proposed changes cannot be implemented through this review. The discussion also highlighted that the WGCMA is not listed in the schedule to Clause 66.04. The WGCMA stated that they wished to be included in this schedule, and that they should be listed as a recommending referral authority. These changes have been made in the proposed ordinance in **Appendix 1**.

Environment Protection Authority

The EPA, who are listed as a referral authority for applications made under schedule 3 to the ESO, suggests that the ESO3 be changed to a BAO. Currently, ESO3 is established to protect the Maryvale Pulp and Paper Mill from the encroachment of inappropriate development, including development and works associated with sensitive land uses. The EPA suggested that the BAO is a more appropriate overlay to achieve the purposes of ESO3. They suggested that Council further consider PPN92 if a BAO is to replace the ESO3.

Discussion with Council officers suggests that the consideration of a BAO has already been taken as part of the ongoing Industrial Interfaces Assessment, which is being undertaken with the EPA. At the time of writing, the draft amendment documents are being finalised, and the amendment will be exhibited shortly. As a result, the issue regarding the ESO3 should be addressed through the amendment process for the Industrial Interfaces Assessment instead of through this planning scheme review.

Gippsland Water

Gippsland Water stated that they did not have any comments or feedback in regard to the LPS.

Agencies that did not respond.

- Latrobe Regional Airport Board
- Latrobe Regional Health
- Department of Health
- DEECA (Resource Victoria)
- Head, Transport for Victoria
- Energy Safe Victoria
- Gunaikurnai Land and Waters Aboriginal Corporation.

Findings/recommendations

No recommendations for this PSR.

7.5. Summary of issues raised through engagement

The following table prioritises the various matters raised during the Stakeholder Engagement phase of the review and recommends appropriate actions:

Issue	Officer survey	Planner workshop	Internal staff	Crs and Executive	Referral Agencies
Removal or revision of redundant coal zones and overlays	✔	✔			
Better policy guidance on section 2 uses	✔	✔			
Integrating the Strzelecki-Alpine Biolink into the scheme	✔	✔			
Mapping issues with the RCZ	✔	✔			
Address the effect of VC267 on local residential zone schedules	✔				
Updating requirements in DPO schedules	✔				✔
Remove instances of the DPO5 where development is complete	✔	✔			
Align PO schedule with Amendment VC277	✔				
Add the WGCMA to the schedule to Clause 66.04	✔	✔			✔
Add rail trail management committees to schedule to clause 66.06	✔	✔			
Improve internal referral process			✔		
Replace ESO3 with a BAO					✔

Table 8: Priorities and Matters Raised During the Engagement Phase

8. New strategic work

New strategic work that has been adopted by Council and prepared for the Gippsland Region was reviewed to identify whether any policy should be incorporated into the planning scheme.

The intention of this part of the review process is to incorporate policy that may have been developed by another part of Council (for example, Economic Development, Sustainability, Community Planning, etc.) and that is unlikely to be incorporated into the planning scheme through a stand-alone amendment.

The scope of this does not include significant strategic land use planning projects such as Structure Plans for Activity Centres, or Housing Strategies, which should go through a separate, dedicated planning scheme review process.

Regional documents, such as Catchment Management Plans, are also reviewed, to identify if there are any Council specific proposals that should be reflected in the planning scheme. (For example, the construction of a new wetland).

8.1. Council projects and documents

8.1.1. Documents reviewed

- Council Plan and Municipal Health and Wellbeing Plan 2025-2029 (2025)
- Events and Visitor Economy Strategy 2024-2028 (2024)
- Economic Development Strategy 2026-2031 (2026)
- Housing Strategy (2019)
- Social and Affordable Housing Strategy (2021)
- Morwell to Traralgon Employment Corridor Investment Master Plan (2020)
- Morwell Activity Centre Plan (2021)
- Traralgon Activity Centre Plan (2018).

8.1.2. Documents with policy implications

Council Plan Including Municipal Health and Wellbeing Plan 2025-2029 (2025)

The Council Plan sets out visions, priorities and strategies for the next four years, for the whole of Council. It guides resource allocation and decision making. It is a fundamental part of Latrobe City's integrated planning framework. The Plan includes an updated community vision that needs to be incorporated into the MPS of the LPS (Clause 02.02 Vision) through a policy neutral change.

The Council Plan also includes the following key objectives that are important to consider when prioritising further strategic work for the municipality:

- Actively pursue investment in emerging industries and industries that diversify our local economy to create jobs and increase economic growth.
- Partner with businesses, schools and training providers to support workforce strategies that meet industry needs, support young people, and enable workers to pursue new opportunities.
- Support the growth and development of our local businesses, through programs that support businesses to diversify and expand, create jobs and strengthen our economy.
- Capitalise on the City's tourism strengths to drive economic outcomes.

- Promote Latrobe City as a Regional City with a focus on work, investment, visitation, and liveability.

The Plan reiterates the need to progress with the further strategic work listed in the schedule to Clause 74.02, with an emphasis on reviewing and updating zones and overlays related to brown coal. The issue of brown coal will be further discussed in Chapter 10. The Municipal Health and Wellbeing Plan section also highlights the need to develop and implement an active transport strategy, which is currently being undertaken as part of the development of an open space strategy for the municipality. The Council Plan also recommends progressing strategic work on the Traralgon South-East Precinct, a project that has been ongoing for the last few years. Further discussion on this project can be found in Chapter 9.

Findings/recommendations

5. **Update the vision in the Municipal Planning Strategy in Clause 02.02 to reflect the one outlined in the latest Council Plan (2025-2029).**
6. **Add the Council Including Municipal Health and Wellbeing Plan 2025-2029 as a background document in the schedule to Clause 72.08.**

Economic Development Strategy 2026-2031 (2026)

The strategy aims to build a diversified, inclusive and resilient economy that secures long-term prosperity for all. The strategy highlights changes to the economic context of the municipality, with objectives to shift towards a more diverse economic ecosystem encompassing health, population serving, specialist manufacturing and knowledge-based services. This is a response to the general trend of the municipality moving away from brown coal related mining and energy production.

The strategy also contains an action to improve the amenity and presentation of town entrances, activity centres and public spaces through signage, art and greening. Work is currently being undertaken to create a streetscape strategy for the municipality and to prepare an Urban Forest strategy.

This document should be added as a background document and replace the *Economic Development Strategy 2016-2020* that is listed as a background document in the schedule to Clause 72.08.

Findings/recommendations

7. **Add the Economic Development Strategy 2026-2031 as a background document in the schedule to Clause 72.08.**
8. **Update the economic development context in Clause 02.03-7.**

Events and Visitor Economy Strategy 2024-2028 (2026)

The strategy aims to build on and enhance Latrobe City's strength in events and grow the visitor economy. The strategy sets goals to increase visitor spending in the municipality, improve its perception, and generate positive community benefit. Events are identified to be the heart of this strategy, and it recognises Latrobe's capacity to deliver events of regional, state and national significance.

The strategy includes a strategic priority to support accommodation uses to facilitate accessible, inclusive and sustainable tourism (priority 2) as appropriate accommodation options are lacking across the municipality. This priority specifically states that enabling infrastructure and processes requires investment in accommodation to meet the needs of current visitors and to attract new

markets. This priority should be added to the MPS (Clause 02.03-7 Economic Development) to reflect the municipality's desire to grow its visitor economy.

Findings/recommendations

9. **Include a new strategic direction to support accommodation uses that facilitates accessible, inclusive and sustainable tourism in the Municipal Planning Strategy at Clause 02.03-7 to reflect the actions of the Events and Visitor Economy Strategy 2024-2028.**
10. **Add the Events and Visitor Economy Strategy 2024-2028 as a background document in the schedule to Clause 72.08.**

Housing Strategy (2019)

The Housing Strategy (2019) is one of the three strategies delivered through Live Work Latrobe. Live Work Latrobe provides an integrated municipal-wide approach to land use planning that forms the basis for future growth. The strategy establishes a vision for Latrobe's residential areas, establishes the municipality's Housing Framework Plan and settlement hierarchy, and outlines actions related to dwelling diversity and design. The matter of housing affordability and sustainability are also fundamental components of this strategy.

Objectives for affordable housing include improving the supply, diversity and quality of affordable housing in appropriate locations. Objectives for sustainability include ensuring that tree planting is a priority throughout the city on public and private land. Actions in the strategy include ensuring public road reserves are designed to provide space for street planting.

Findings/recommendations

11. **Prepare an Urban Forest Strategy to support an increase in canopy cover in public spaces.**

Social and Affordable Housing Strategy (2021)

The Social and Affordable Housing Strategy (2021) follows up on the Housing Strategy's (2019) recommendation to carry out a social housing strategy, A three-tiered strategy was developed to ensure the delivery of affordable housing through facilitating efficient housing markets, affordable housing supply, and affordable housing investment. The Strategy includes actions to establish mechanisms to facilitate affordable housing contributions in Latrobe, as well as improving design and site management outcomes for rooming houses.

Findings/recommendations

12. **Prepare additional work to support the implementation of social and affordable housing by:**
    a) **Developing a policy approach to development contributions for social and affordable housing.**
    b) **Developing a policy to guide planning assessment relating to design, neighbourhood character and site management, when they are required for rooming houses.**

Morwell to Traralgon Employment Corridor Investment Master Plan (2020)

The Investment Master Plan facilitates the Morwell-Traralgon Employment corridor as a major regional employment hub and the joining of Morwell and Traralgon. It establishes a framework for land use in the area west of Traralgon, which includes Latrobe Regional Airport, the hospital and rural living areas. The framework proposes new commercial, employment and residential areas within the corridor. An action in the masterplan's implementation plan calls for the preparation of a Health Precinct Structure Plan or Masterplan to inform the application of future zones in the identified health precinct.

Findings/recommendations

13. **Prepare a Latrobe Regional Hospital Master Plan to promote development within the health precinct to support economic growth and accommodation opportunities.**

Morwell Activity Centre Plan (2021) and Traralgon Activity Centre Plan (2018)

The Morwell Activity Centre Plan establishes the built form and urban design directions for the town centre of Morwell. It establishes a framework plan for the activity centre area, providing strategies and directions regarding land use, built form, landscape/public realm, and access. Strategies in this plan include upgrading laneways to deliver higher amenity pedestrian environments.

Similarly, the Traralgon Activity Centre Plan (2018) focuses on the central business district of Traralgon and guides future land use and development in that precinct. The plan provides key directions on the public realm, land use, built form and access in the activity centre. Key directions in this plan include the activation of laneways.

An activity centre plan for Moe-Newborough is currently under development. It is likely that this plan will contain directions when it comes to upgrading laneways as well.

Findings/recommendations

14. **Prepare an Activated Laneway Strategy for Moe-Newborough, Morwell and Traralgon CBDs.**

8.2. Regional projects and documents

8.2.1. Documents reviewed

- Gunaikurnai whole of Country Plan (2015)
- Gunaikurnai Strategic Plan 2023-2033 (2023)
- West Gippsland Floodplain Management Strategy 2018-2027 (2017)
- West Gippsland Regional Catchment Strategy 2021-2027 (2024).

8.2.2. Documents with policy implications

Gunaikurnai Whole of Country Plan (2015)

The strategy is developed by the Gunaikurnai Land and Waters Aboriginal Corporation (2015) and it sets out seven strategic goals related to the management of Country, particularly land under Aboriginal Title. The goals include: a strong, healthy and happy mob; healthy country; protecting and practicing culture; respecting Gunaikurnai as the Traditional Owners of their land; the right for them to use, manage and control their resources; economic independence; and a focus on learning. Actions to heal Country include ensuring that revegetation and management work by land management agencies are culturally appropriate. Furthermore, there are several actions related to cultural heritage. This includes securing the return of cultural property; realigning tracks away from culturally sensitive areas; reinvigorating the Bataluk Cultural Trail; and addressing loopholes in current Cultural Heritage Management Plan requirements. There are also several place-specific actions, including recognising the cultural value of the Tarra-Bulga National Park and the remnant bushland around it.

A potential exists to incorporate a local policy on Aboriginal Cultural Heritage into the Planning Scheme to ensure that use and development does not adversely impact Gunaikurnai features of

cultural and archaeological significance. Policy guidelines can also be specified to define the Gunaikurnai's traditional knowledge and any Aboriginal cultural heritage studies as important considerations when assessing a planning application. These changes to the Planning Scheme can assist with the implementation of the Whole of Country Plan's goals.

This document should be added as a background document in the schedule to Clause 72.08.

Findings/recommendations

15. **Introduce a new local policy on Aboriginal Cultural Heritage under Clause 15.03-2S to outline policies and strategies that ensure the protection and conservation of Aboriginal Cultural Heritage places and features.**
16. **Add the Gunaikurnai Whole-of-Country Plan as a background document in the schedule to Clause 72.08.**

Gunaikurnai Land and Waters Aboriginal Corporation Strategic Plan (2026)

The Plan identifies updated strategic focus areas to implement and deliver the Whole of Country Plan (2015). These strategic focus areas include returning to the Gunaikurnai's cultural and social connection; building co-operation; improving communication; taking care of Country; establishing strong and effective partnerships; leveraging economic opportunity; and building a better future. Actions related to taking care of Country include using cultural landscapes work to explain Gunaikurnai values and securing Gunaikurnai rights and interests on Country through Native Title or Appointments.

Findings/recommendations

No recommendations for this PSR.

West Gippsland Floodplain Management Strategy 2018-2027 (2017)

Prepared by the West Gippsland Catchment Management Authority and the Victorian Government, this strategy identifies areas in Latrobe, Baw Baw, South Gippsland and Wellington with significant flood risk and identifies possible actions to mitigate those risks. It is based on flood risk assessment work that had taken place across the area, which resulted in a list of locations with significant flood risk. In Latrobe, identified areas includes Traralgon, Morwell, Moe, Toongabbie and Glengarry. It establishes a list of priority actions to be implemented over the ten-year duration of the strategy. Priority actions include updating the Planning Scheme to include updated flood mapping, which has been completed through Amendment C131latr. This flood management strategy is due to be updated at some point by the Catchment Management Authority.

This document should be added as a background document in the schedule to Clause 72.08.

Findings/recommendations

17. **Add the West Gippsland Floodplain Management Strategy 2018-2027 as a background document in the schedule to Clause 72.08.**

West Gippsland Regional Catchment Strategy 2021-2027 (2024)

The strategy provides direction for the future development of catchment related sub-strategies and action plans. It also sets broad priorities with principles for the catchment area. It also coordinates planning at the regional level for better catchment stewardship. The plan identifies the challenges and future directions for the Latrobe River catchment area, which covers most of Latrobe City Council.

The strategy seeks to implement the Strzelecki-Alpine Biolink through the provisions of the Planning Scheme. It also seeks to protect Aboriginal cultural heritage from pressures associated with land use change. These actions can be included as strategic directions within the MPS. The implementation of the Strzelecki-Alpine Biolink and the implementation of measures to better protect Aboriginal cultural heritage is currently listed in the schedule to Clause 74.02. However, Council indicated that they do not currently have resources to implement further measures to protect Aboriginal cultural heritage, and so this should be removed from the schedule's list of further strategic work. The Strzelecki-Alpine Biolink is discussed in greater detail in Chapter 10.

The strategy has an additional action that is relevant to the LPS. It states the need to investigate and implement Planning Scheme measures to manage potential impacts from development and population growth on agricultural land, wetlands, water quality and biodiversity. The need to implement measures to protect biodiversity can be accomplished through future action to establish the Strzelecki-Alpine Biolink.. The need to identify, document and assess places of indigenous cultural heritage significance is highlighted as further strategic work in the schedule to Clause 74.02.

This document should be added as a background document in the schedule to Clause 72.08.

Findings/recommendations

18. **Include a new strategic direction to protect Aboriginal cultural heritage from pressures associated with land use change in the Municipal Planning Strategy at Clause 02.03-5.**
19. **Include a new strategic direction to investigate opportunities to protect the values of the Strzelecki-Alpine Biolink in the Municipal Planning Strategy at Clause 02.03-2.**
20. **Add the West Gippsland Regional Catchment Management Strategy 2021-2027 as a background document in the schedule to Clause 72.08.**

9. Work underway

The following planning scheme amendments are underway.

- **Amendment C151latr:** This amendment implements the recommendations of the Latrobe City Signage Strategy 2025. It will insert a new local policy and update the schedules to the ACZ.
- **Amendment C152latr:** This amendment rezones 5483 and 5495 Princes Highway, Traralgon (Hollydale) for urban development. Land will be rezoned from the FZ to the C1Z and GRZ3. The amendment will make changes to the C1Z schedule and apply a DPO over the rezoned area. It also applies the EAO to a section of the land to ensure remediation works are undertaken prior to the approval of a sensitive use.
- **Amendment C127latr:** This amendment from 2021 implements the recommendations of the Latrobe City Rural Living Strategy, which includes rural living rezonings and the application of development plan overlays to manage the bushfire risk in new rural living estates. Issues related to bushfire risk have impacted the amendment and lapsed on 25 June 2026. Council seeks to abandon the amendment and its associated strategic project and will not pursue extensions to the Amendment.
- **Amendment C155latr:** This amendment updates the Moe Activity Centre Plan and implements the findings of the Moe Activity Centre Plan Review
- **Amendment C156latr:** This amendment rezones land in the local activity centre on Heritage Boulevard, Morwell.

The following strategic projects are underway.

- **Industrial Interface Assessment:** This project identifies separation and threshold distances for uses with significant adverse amenity impacts. It considers the application of the BAO; rezones land to correct errors; and facilitates the transition of industrial land to residential uses.
- **Churchill Town Centre Plan Review:** This project reviews the 2007 Churchill Town Centre Plan, updates planning controls, and identifies a list of future Council projects for the precinct.
- **Heritage Gap Study**: This study identifies heritage places that are locally significant.
- **Moe Activity Centre Plan Review**: This review examines the existing plan, updates planning controls, and identifies future improvement projects for the town centre.
- **Traralgon West Growth Area Review:** This review examines the Traralgon West Future Residential Area following Council's resolution to abandon Amendment C144latr. It follows from the progression of Amendment C152latr (Hollydale) and C150latr (Traralgon Golf Club).
- **Traralgon South East Precinct Structure Plan:** This Structure plan rezones an area to the south-east of Traralgon from rural land to urban land to facilitate future development. The documents for this plan were finalised in 2023.
- **Streetscape Strategy:** This strategy has been developed to enhance the visual, functional and environmental quality of streetscapes across the municipality's main streets and Central Business Districts. At the time of writing, it is in the process of being adopted by Council.
- **Narracan Creek Flood Study and Waterhole Creek Flood Study:** These flood studies are being undertaken by Council and supported by the WGCMA. It will result in an assessment of mitigation options for Moe and Morwell.
- **Urban Forest Strategy:** The project seeks to identify preferred tree canopy targets within Latrobe's urban areas. It identifies key issues and opportunities, identifies preferred street tree management and species, and outlines actions to achieve the canopy targets.

- **Lake Narracan Precinct Structure Plan Review:** This review examines the existing plan, the development contribution plan and native vegetation precinct plan for the Lake Narracan Precinct. It will update these three plans and implement updated planning controls.

Traralgon West Growth Area

The abandonment of Amendment C144latr (see Chapter 6, section 6.2.4) means that strategic directions for Traralgon West have to be implemented in alternative ways. From this, Council chose to prioritise the rezoning of the Hollydale site (5483 & 5495 Princes Highway Traralgon) and Traralgon Golf Course site. The rezoning of these sites is being carried out through Amendments C150latr and C152latr. Following on from these amendments, the Traralgon West Growth Area Review is being prepared to analyse alternative ways to implement outstanding parts of the strategic framework for the Growth Area. The analysis of the Panel report to Amendment C144latr and settlement policies related to Traralgon in this PSR takes into account the ongoing work on Traralgon West post-Amendment C144latr.

Latrobe City Rural Living Strategy and framework

In 2021, Council prepared a Rural Living Strategy that seeks to rezone and apply DPOs to multiple areas. The Strategy was to be adopted into the planning scheme through Amendment C127latr. The Panel Report for the amendment suggested that Council complete a bushfire risk assessment before progressing with the amendment. Council undertook work to carry out an amended bushfire risk assessment in the following years, however progress on this has stalled. Amendment C127latr lapsed on 30 June 2026, and the lapsing of the amendment was published in the Government Gazette on 6 August 2026. Council has no intention of continuing this process. However, work may be picked up again in a future growth strategy

An implication for this Review is that the further strategic actions to prepare a rural living strategy and bushfire framework plan should be removed from the schedule to Clause 74.02 given that there is no intention to continue these projects in their current form.

Regardless, the work carried out for the Rural Living Strategy identified future opportunities for growth in the municipality that can be pursued through separate strategic work. It was found that rural living precincts in Churchill, Glengarry and Yinnar are places with relatively low landscape risk, and the strategy recommends that these precincts be considered for conventional residential growth instead. The Strategy makes recommendations for a future Growth Strategy to be the next step to further investigate development opportunities in these safer areas.

Traralgon South East Precinct Structure Plan

The Traralgon South-East Precinct Structure Plan is a project that has been ongoing for the last few years. Work for this precinct has been undertaken, and documents have been finalised in 2023. This includes a Precinct Structure Plan, a Development Contributions Plan and a Native Vegetation Precinct Plan. Officers are currently considering responses and feedback from third parties and Councillors.

Findings/recommendations

21. **Prepare a Growth Strategy to support the long-term growth of the municipality.**

10. Key issues

This section expands on the key issues that have emerged from the Planning Scheme Review, as well as other less significant matters that have emerged and require discussion.

10.1. Land use compatibility in urban areas

10.1.1. Issue

More clarity is needed to establish whether section 2 uses (uses that require a permit) are allowed in urban zones.

10.1.2. Discussion

Planning permit data shows that most applications for use and development occur in urbanised areas. As Latrobe continues to grow in terms of population, and its economy continues to diversify, shifts in land use within urban areas are necessary to provide the services, new jobs and opportunities that accompany growth.

In the last two years, Latrobe has had two cases at the Tribunal involving section 2 uses in the NRZ. There have also been two cases regarding dwelling design in the Farming Zone, highlighting tensions regarding the amenity and agricultural impacts of housing proliferation in farming areas in the municipality. In the VCAT case KPD Developments Pty Ltd v Latrobe CC [2024], Council's decision to reject a proposal for a service station in the NRZ was overturned by the Tribunal. This case reveals that better guidance is needed for out-of-centre commercial development and other non-residential uses in suburban residential areas surrounding the activity centres of major towns such as Morwell and Traralgon.

The responses to the survey and discussion in the planner workshop points to how the need to guide section 2 uses extends beyond non-residential uses in residential areas. Section 2 uses in the Commercial 2 Zone (C2Z) have been pointed out as an example of use-related permit triggers that require more basis in policy by planners. There is agreement that existing policies, such as Clause 13.07-1L, only focuses on rural zones like the FZ and RLZ, and that more guidance is needed for urban zones.

Recommendation

22. **Prepare a policy to assist with the assessment of non-residential uses in a residential zone.**

10.2. Environmental policies and controls

10.2.1. Issue

Planning tools such as the Environmental Significance Overlay and Vegetation Protection Overlay can be better used to protect the municipality's environmental assets.

10.2.2. Discussion

Latrobe is home to several valuable biodiverse ecosystems that are found in the foothills of the Victorian Alps, the Strzelecki Ranges, and along the plains of the Latrobe Valley. A significant portion

of these ecosystems are found on freehold land used for forestry or designated for urban development. A key habitat corridor in the municipality is the Strzelecki-Alpine Biolink, which extends from the south to the north, connecting the Strzelecki Ranges with the Victorian Alps. The West Gippsland Catchment Management Strategy 2021-2027 (2024) has recommended the need to better use planning instruments to protect Latrobe's environmental assets.

Responses from the planner survey highlighted the need to implement and review environmental and landscape controls in Latrobe. This includes the need to implement requirements relating to integrated water management. Currently, ESOs exist in the LPS to control protected water catchments in the municipality. An updated policy on waterway catchments was proposed by the previous Planning Scheme Review and was exhibited as part of Amendment C149latr, however the Minister decided to not adopt this policy.

In the workshop, planners pointed to the absence of planning controls to demarcate and control use and development along the Strzelecki-Alpine Biolink, with the Biolink objectives currently not included in the scheme. This observation is also made in the analysis of the LPS by this review. The analysis found that clearer wording is needed in Clause 14.01-3L: Forestry and timber production, to reconcile the competing objectives of supporting timber plantations while achieving the objectives of the Biolink. The previous Planning Scheme Review also proposed the implementation of the Biolink as further strategic work, and this was included in the schedule to Clause 74.02. This action is also supported by the West Gippsland Catchment Management Strategy 2021-2027 (2024).

Planners have also pointed out there is insufficient guidance on how to balance bushfire protection and biodiversity conservation outcomes. There are opportunities to revegetate biodiversity and riparian corridors in Latrobe to improve biodiversity outcomes, but this may perpetuate bushfire risk in revegetation areas. It is acknowledged that VC248 introduced a new decision guideline and strategy on how bushfire protection should not come at the cost of biodiversity impacts. However, there remains an opportunity to develop more detailed guidelines on the State level. Planners suggested that the conservation value of a habitat, tree maturity, and landscape connectivity should be key considerations when deciding on whether vegetation should be removed for bushfire mitigation works. Latrobe City Council should advocate for the development of such guidelines to be introduced across the state.

Recommendation

23. **Prepare a plan and facilitate the formal recognition of the Strzelecki-Alpine Biolink, incorporating plantation, public, private, road reserve land and mining areas ready or scheduled for rehabilitation through the application of appropriate zones and overlays.**
24. **Advocate to the State government to introduce guidelines on how priorities of biodiversity conservation and bushfire protection can be balanced.**

10.3. Removal of brown coal provisions

10.3.1. Issue

Latrobe's brown coal provisions, which include the SUZ1 and the SRO, are becoming increasingly outdated. A review of these provisions is needed to reduce unnecessary permit triggers and burden while facilitating the municipality's transition away from brown coal energy production.

10.3.2. Discussion

Brown coal mining and power generation has been a core part of Latrobe City's economy for many years. However, the closure of the Hazelwood power station and the proposed closure of the Yallourn and Loy Yang power stations in coming years indicates a shift away from brown coal towards renewable energy production and other economic activities. The 2025 Victoria Transmission Plan designates Latrobe as part of the Gippsland Renewable Energy Zone, where improvements in transmission infrastructure should be supported to accommodate for offshore and onshore wind energy generation to the east. It is important for the municipality's planning provisions to reflect this change to manage the transition away from brown coal.

The transition away from brown coal was a key issue identified in the previous PSR. The previous review's recommendation to include greater reference to the municipality's transition away from brown coal in the MPS is also confirmed through this PSR.

A consistent theme that appeared across survey responses from planners and discussion in the planners' workshop is the need to address, update or remove zoning and overlay provisions related to brown coal. This includes schedule 1 to the SUZ and the SRO. The SUZ1 is applied to large sections of the municipality, affecting land beyond the three open-cut mines and the power stations. The SRO is also applied to a significant portion of the municipality, affecting land on the outskirts of Boolarra and Traralgon, and land in Hazelwood North. Planners point to how provisions in the SUZ1 are increasingly redundant and in need of revision. Although the controls and extent of the SRO are part of state provisions, planners recommend the scaling back of the overlay given that it causes unnecessary permit triggers.

Analysis of the SUZ1 provisions by this review found that many parts of the schedule are not aligned with the MDFC. Improvements proposed for the SUZ1 include the re-drafting of decision guidelines to make them more neutral; the use of subheadings; and correcting references to other clauses. Examination of the purpose of the schedule shows that the schedule has no objectives about facilitating the transition away from brown coal, or the use of land to support renewable energy generation.

Discussion in the planners' workshop highlighted how Council experienced obstacles when proposing changes to the brown coal provisions, including the SUZ1. Attempts to undertake full amendments to redraft the SUZ1 did not receive support from the Victorian Government. It is likely that any change to the brown coal provisions would have to be initiated by the Victorian Government and would also require changes to state-level policies, such as Clause 14.03-1R: Resource exploration and extraction - Gippsland Coal Resource. Although redrafting the brown coal provisions have been identified as an action in Council's latest Council Plan, this change is not likely to happen anytime soon, and its timing will depend on the Victorian Government's priorities. However, given the limitations posed by the coal provisions on the use and development of large parts of the municipality, and the need to facilitate a well-managed transition away from brown coal, Council should continue to advocate for the Victorian Government to review the coal provisions.

Recommendation

25. Advocate to the Minister for Energy and Resources to:

- **a) Review outdated planning controls including the Special Use Zone Schedule 1 and the State Resource Overlay.**
- **b) Request representatives of Department of Environment, Energy and Climate Action to collaborate with Council officers regarding the review process.**

c) Amend the LPS following the completion of the review, to remove obsolete coal related planning provisions.

11. Further strategic work

Appendix 2 of this report outlines the strategic planning work that has been identified through this planning scheme review.

Through the review process, the highest priority tasks for Council to undertake over the next four years to improve the planning scheme have been identified and are included in the recommendations below. Other recommendations for further strategic work have been identified through this review and are included in **Appendix 2**.

Council should review this list and remove any projects that are no longer required.

The list below represents the further strategic work that the consultants believe will have the most positive impact for the municipality and the efficient functioning of the planning service.

Only work that can be completed in the next four years should be included in the schedule to Clause 72.04 of the planning scheme. A recommended the schedule to Clause 72.04 is included in the marked-up ordinance at **Appendix 1**. This should be considered by Council to ensure that the work is reasonable to complete over the next four years and, if not, the priority projects that should be included in the schedule to Clause 74.02.

Recommendations:

26. It is recommended that Council prioritise the following further strategic work over the next four years:

- **a) Prepare small town structure plans for Yinnar, Traralgon South and Yallourn North.**
- **b) Prepare an Integrated Transport Strategy for existing and future significant shared infrastructure across the municipality.**
- **c) Prepare a Social Infrastructure Plan for existing and future significant shared infrastructure across the municipality.**
- **d) Develop a Management Plan to maintain the Victory Park wetland in Traralgon.**
- **e) Prepare a stormwater quality strategy.**
- **f) Complete assessments on natural assets to support the introduction of appropriate environmental overlays. Prepare a plan and facilitate the formal recognition of the Strzelecki-Alpine Biolink, incorporating plantation, public, private, road reserve land and mining areas ready or scheduled for rehabilitation through the application of zones and overlays.**
- **g) Prepare a policy to assist with the assessment of non-residential uses in a residential zone.**
- **h) Review areas affected by schedule 5 to the Development Plan Overlay to identify sites that already have a development plan and investigate the possibility of removing the DPO5 or introducing a new schedule on these sites.**
- **i) Prepare an Urban Forest Strategy to support an increase in canopy cover in public spaces.**
- **j) Prepare additional work to support the implementation of social and affordable housing by:**
  - **Developing a policy and approach to development contributions for social and affordable housing**

- **Developing a policy to guide planning assessment relating to design, neighbourhood character and site management, when they are required for Rooming Houses**

k) **Prepare a Latrobe Regional Hospital Master Plan to promote development within the Health Precinct to support economic growth and accommodation opportunities.**

l) **Prepare an Activated Laneway Strategy for Moe-Newborough, Morwell and Traralgon CBDs**

m) **Prepare a Growth Strategy to support the long-term growth of the municipality**

n) **Investigate the implementation of a Vegetation Protection Overlay in the Low-Density Residential Zone and Rural Living Zone to strengthen the protection of native vegetation and retain the amenity and character of these zones.**

o) **Investigate the potential to increase the application of the Rural Conservation Zone to other areas zoned Rural Living Zone that contain native vegetation.**

p) **Prepare an Industrial and Sensitive Use Strategy which looks at the viability for transition of industrial areas and alternative options to transition to allow for economic growth and protection of amenity.**

q) **Undertake further studies to document places of potential local significance that were identified but not assessed in detail by the Latrobe City Heritage Study 2010.**

Appendix 1

Marked up ordinance with policy neutral and strategically justified changes to the planning scheme.

Attachment is provided under separate cover.

Appendix 2

Comprehensive list of further strategic work

The following list of work is a comprehensive list of all the further strategic work that has been identified through this planning scheme review.

Table 9: Comprehensive List of Further Strategic Work

Project name	Project source
Prepare small town structure plans for Yinnar, Traralgon South and Yallourn North.	Schedule to Clause 74.02 Latrobe PSR 2024
Prepare an Integrated Transport Strategy for existing and future significant shared infrastructure across the municipality.	Schedule to Clause 74.02 Latrobe PSR 2024
Prepare a Social Infrastructure Plan for existing and future significant shared infrastructure across the municipality.	
Develop a Management Plan to maintain the Victory Park wetland in Traralgon.	Schedule to Clause 74.02 Latrobe PSR 2024
Prepare a stormwater quality strategy.	Schedule to Clause 74.02 Latrobe PSR 2024
Complete assessments on natural assets to support the introduction of appropriate environmental overlays.	Schedule to Clause 74.02 Latrobe PSR 2024
Prepare a plan and facilitate the formal recognition of the Strzelecki-Alpine Biolink, incorporating plantation, public, private, road reserve land and mining areas ready or scheduled for rehabilitation through the application of zones and overlays.	Schedule to Clause 74.02 Latrobe PSR 2026 Latrobe PSR 2024
Prepare a policy to assist with the assessment of non-residential uses in a residential zone.	Latrobe PSR 2026
Review areas affected by schedule 5 to the Development Plan Overlay to identify sites that already have a development plan and investigate the possibility of removing the DPO5 or introducing a new schedule on these sites.	Latrobe PSR 2026
Prepare an Urban Forest Strategy to support an increase in canopy cover in public spaces.	Housing Strategy 2019
Prepare additional work to support the implementation of social and affordable housing by: • Developing a policy and approach to development contributions for social and affordable housing • Developing a policy to guide planning assessment relating to design, neighbourhood character and site management, when they are required for Rooming Houses	Housing strategy 2019 Social and Affordable Housing Strategy 2021 Latrobe PSR 2024
Prepare a Latrobe Regional Hospital Master Plan to promote development within the Health Precinct to support economic growth and accommodation opportunities.	Morwell to Traralgon Employment Corridor Investment Masterplan 2020

Project name	Project source
Prepare an Activated Laneway Strategy for Moe-Newborough, Morwell and Traralgon CBDs	Traralgon Activity Centre Plan 2016 Morwell Activity Centre Plan 2021
Prepare a Growth Strategy to support the long-term growth of the municipality	Rural Living Strategy
Investigate the implementation of a Vegetation Protection Overlay in the Low-Density Residential Zone and Rural Living Zone to strengthen the protection of native vegetation and retain the amenity and character of these zones.	Schedule to Clause 74.02 Latrobe PSR 2024
Investigate the potential to increase the application of the Rural Conservation Zone to other areas zoned Rural Living Zone that contain native vegetation.	Schedule to Clause 74.02 Latrobe PSR 2024
Prepare an Industrial and Sensitive Use Strategy which looks at the viability for transition of industrial areas and alternative options to transition to allow for economic growth and protection of amenity.	Schedule to Clause 74.02 Latrobe PSR 2024
Undertake further studies to document places of potential local significance that were identified but not assessed in detail by the Latrobe City Heritage Study 2010.	Schedule to Clause 74.02 Latrobe PSR 2024

Appendix 3

State and regional planning scheme amendments and planning practice notes issued since last planning scheme review

VC (Victorian) and GC (Group of Council) amendments.

Since the last planning scheme review in June 2024, 43 VC and 3 GC Amendments have introduced new policy and provisions into the LPS and many are directly relevant to this review as shown in **Table 10.**

Table 10: Comprehensive List of VC and GC Amendments Since Last Planning Scheme Review

Amendment number	In operation from	Brief description
VC262	16 AUG 2024	Exempted applications to remove, destroy or lop vegetation that comply if a fire prevention notice has been issued under the Fire Rescue Victoria Act 1958. **Impact on Latrobe Planning Scheme** Administrative in nature and had minimal impact.
VC270	11 OCT 2024	Extended the outdoor dining planning exemptions under clause 52.18 (Coronavirus (COVID 19) pandemic and recovery exemptions) for a further 12 months. **Impact on Latrobe Planning Scheme** Administrative in nature and had minimal impact.
VC263	22 NOV 2024	Made changes to state policy relating to special water supply catchments and water quality, as well as improved references to the Catchment and Land Protection Act 1994 and updated references to policy documents. **Impact on Latrobe Planning Scheme** Ensure that any reference to the outdated documents in the local provisions are updated.
VC269	3 DEC 2024	Made changes to the VPP and all planning schemes to improve the operation of clause 53.24 Future Homes. **Impact on Latrobe Planning Scheme** Administrative in nature.
VC272	18 DEC 2024	Modified the timeframes at clause 52.10 (Reconstruction After an Emergency) from 5 to 7 years. **Impact on Latrobe Planning Scheme** Administrative in nature.
VC273	19 DEC 2024	Made changes to clause 52.20 to apply to housing development that are wholly or partly funded by the Victorian or Commonwealth Governments. **Impact on Latrobe Planning Scheme** Administrative in nature.
VC237	14 JAN 2025	Made changes to the VPP and all planning schemes in Victoria by introducing a permit exemption for a remote sellers packaged liquor licence under Clause 52.27, replaced references to EPA's Recommended Separation Distances for Industrial Residual Air Emissions document with the new Separation Distance Guideline and Landfill Buffer Guideline, replaced existing references to superseded state and

Amendment number	In operation from	Brief description
		regional waste and resource recovery plans with the new Victorian Recycling Infrastructure Plan, corrected typographical errors, updated formatting and ensured language and references are accurate and up to date. **Impact on Latrobe Planning Scheme** This updated references to EPA guidelines and waste policy documents without affecting local planning policy.
VC257	25 FEB 2025	Introduced changes to the VPP and all planning schemes to introduce Clause 32.10 Housing Choice and Transport Zone (HCTZ) and Clause 43.06 Built Form Overlay (BFO) to support housing growth in and around activity centres and other well-serviced locations in line with Victorias Housing Statement, The Decade Ahead 2024-2034. **Impact on Latrobe Planning Scheme** Introduced new zone and overlay tools to support housing in activity centres but had no immediate effect as the new provisions are not currently applied in the LGA. As Latrobe is home to the Traralgon and Morwell activity centres, these zones should be considered when planning for housing in the future.
VC274	28 FEB 2025	Introduced the Precinct Zone (PRZ) at Clause 37.10 to support housing and economic growth in priority precincts across Victoria in line with Victoria's Housing Statement, The Decade Ahead 2024-2034 and the Victorian Government's vision for priority precincts, including Suburban Rail Loop precincts. **Impact on Latrobe Planning Scheme** Introduced new zoning tools to support housing in priority precincts but has no immediate effect as the new provisions are not currently applied in the LGA. No priority precincts were identified in Latrobe and so the application of this zone in the municipality is unlikely.
VC266	03 MAR 2025	Extended the timeframe for the temporary planning provisions that allow for the use and development of land for a Dependent person's unit (DPU) by one year to 28 March 2026. The amendment also updated the permit requirements for DPU proposals affected by particular overlays. **Impact on Latrobe Planning Scheme** Administrative in nature.
VC267	31 MAR 2025	Implemented new residential development planning assessment provisions to boost housing construction to meet the housing needs of Victorians. **Impact on Latrobe Planning Scheme** Introduced a deemed-to-comply assessment pathway at Clause 55 that limited third-party review rights for eligible medium-density housing. Clause 57 was also replaced with a new clause that applies to four-storey residential developments in a residential zone. This has a large effect on the assessment of residential multi-dwelling applications. The deemed to comply assessment pathway means that the PPF, MPS as well as any decision guidelines in a schedule to the residential zone no longer needs to be considered if a proposed multiple-dwelling development meets the Clause 55 standards. If there are specific design or character objectives to be met in a residential area, Council may have to consider the use of an overlay. This should be considered if Council decides to establish neighbourhood character strategies for areas with a greater degree of housing change. The discussion of PPN 90 and 91 below provides further details about the implication of this amendment for housing in Latrobe.

Amendment number	In operation from	Brief description
		Clause 57 would be consequential to Latrobe City if Council seeks to densify existing towns by promoting four-storey development. This is a possibility for larger towns such as Morwell and Traralgon.
VC276	02 APR 2025	Introduced changes to the VPP and all planning schemes to amend all residential zone schedules and Neighbourhood Character Overlay schedules to implement the new residential development planning assessment provisions and corrected technical errors resulting from Amendment VC267. It removed most local Clause 55 variations from residential zone schedules across planning schemes state-wide, including variations on landscaping, permeability, side and rear setbacks and walls on boundary standards. Local variations to Clause 55 standards are now limited to minimum street setback, site coverage, private open space, which can only be varied permissively (see VC282). **Impact on Latrobe Planning Scheme** Administrative in nature.
VC280	07 APR 2025	Introduced the Great Design Fast Track into the VPP and all planning schemes in Victoria. The Great Design Fast Track implemented a new planning assessment pathway to facilitate the delivery of high-quality townhouse and apartment developments. **Impact on Latrobe Planning Scheme** Introduced a fast-track assessment process for high-quality townhouse and apartment developments in suitable urban locations. This could achieve better urban design outcomes in parts of the municipality that see more substantial change (e.g. Traralgon). Applications made through this process will be assessed by the Minister and against certain requirements.
VC275	27 JUN 2025	Introduced a planning exemption for outdoor dining on public land. **Impact on Latrobe Planning Scheme** Administrative in nature.
VC286	01 JUL 2025	Changed the VPP and all planning schemes in Victoria by removing the requirement for a planning permit for licensed premises. **Impact on Latrobe Planning Scheme** Impacts land used for licensed premises in the municipality and resulted in the removal of Clause 52.27 and its associated schedule. Vicsmart provisions related to licensed premises should also be removed by this Review.
VC258	04 JUL 2025	Improved the operation of the existing Development Facilitation Program (DFP) planning provisions at clauses 53.22 and 53.23 and expanded the program eligibility to include gas projects and saleyards. **Impact on Latrobe Planning Scheme** Could potentially have an impact on applications in the municipality not being determined by Council as the responsible authority. Saleyards are now included in Clause 53.22 (Significant economic development), and they can be assessed through the DFP pathway.
VC290	15 AUG 2025	Changed the VPP and 63 planning schemes in Victoria by making Abattoir a section 1 use in the table of uses where specified siting, design and amenity conditions are met in clause 35.04 Green Wedge Zone, clause 35.07 Farming Zone and clause 35.08 Rural Activity Zone. **Impact on Latrobe Planning Scheme** This amendment reduced the need for some permits in rural zones if conditions are met.

Amendment number	In operation from	Brief description
VC279	21 AUG 2025	Revised the land use definition of Minor utility installation in the VPP and all planning schemes to ensure the appropriate planning assessment of large battery storage systems. **Impact on Latrobe Planning Scheme** Battery storage facilities that are below 5 megawatts benefitted from planning permit exemptions as a result of this amendment. This would help facilitate Latrobe's transition towards an economy based on renewable energy.
GC189	22 AUG 2025	Rezoned land that has been declared a freeway or arterial road under the Road Management Act 2004 to the Transport Zone 2, following the completion of transport projects. **Impact on Latrobe Planning Scheme** Administrative in nature.
VC283	02 SEP 2025	Changed the VPP and all planning schemes in Victoria to implement Plan for Victoria (Department of Transport and Planning, 2025), updated and introduced policy, removed reference to Plan Melbourne 2017-2050: Metropolitan Planning Strategy and made general drafting improvements and clarifications. **Impact on Latrobe Planning Scheme** This amendment was significant as it introduced a new housing policy that explicitly states the Shire's housing target of 13,000 homes within the LPS. It also implemented new regional plans and updated the settlement framework for each region by replacing the strategic directions and settlement framework of the Regional Growth Plans. The updated regional policy for Gippsland continues to identify Traralgon, Morwell, Moe-Newborough as an urban agglomeration (Latrobe City). The identification of Latrobe City as a Regional City by the new regional strategy places it alongside Horsham, Mildura, Shepparton, Wangaratta, Warrnambool and Wodonga. The strategy states that regional cities, alongside with the major regional cities of Ballarat, Bendigo and Geelong are places where regional investment and growth should be focused upon. The former Regional Growth Plan identified Churchill as a place where growth should be 'supported' instead of 'promoted', and it included Churchill in the Latrobe City agglomeration. Although the updated regional policy continued to identify Churchill as part of Latrobe City, it did not distinguish the level of growth planned for Churchill and the higher level of growth planned for other centres. The amendment also introduced new policies on urban heat and canopy trees, which affords greater climate resilience for urbanised parts of Latrobe.
VC268	05 SEP 2025	Gave effect to the Victorian Transmission Plan and updated strategies to facilitate renewable energy development in declared renewable energy zones. Changed references to the Climate Action Act 2017 to ensure that planning schemes are accurate. **Impact on Latrobe Planning Scheme** The amendment gave effect to the Victorian Transmission Plan in clause 19.01-1S (Energy supply) and clause 19.01-2S (Renewable energy) and updated strategies to facilitate renewable energy development in declared renewable energy zones. A large section of Latrobe City is in the Gippsland Renewable Energy Zone. This implies that there will be many more transmission projects and renewable energy facilities in the future in the renewable energy zone. Local provisions need to be consistent with these state provisions.

Amendment number	In operation from	Brief description
VC282	08 SEP 2025	The amendment changed the VPP and all planning schemes in Victoria by introducing a revised clause 54 (One dwelling on a lot or a small second dwelling on a lot), made consequential changes to give effect to the new residential development planning assessment provision and corrected technical errors made by Amendment VC267. The Amendment removed the ability to specify local variations in clause 54 standards for permeability, side and rear setbacks, and walls on boundaries. It also restricted local variations to Clause 54 standards so that they can only be specified if varied standards are more permissive than the proposed new state-level standards. **Impact on Latrobe Planning Scheme** Is quite significant as this introduced a deemed to comply pathway for single dwelling applications subject to Clause 54 and corrected errors from Amendment VC276. Furthermore, planning authorities can no longer vary some Clause 54 and 55 standards in residential schedules. For other Clause 54 standards, planning authorities can only set standards that are more permissive than the state standard. Only the standard related to front fences can be varied permissively and restrictively.
VC292	11 SEP 2025	Made changes to the VPP and all planning schemes to include reference to the Neighbourhood Character Overlay (NCO) in the 'Application' section of clause 54 that was inadvertently omitted by Amendment VC282. **Impact on Latrobe Planning Scheme** Corrected errors from Amendment VC282. Administrative in nature.
GC217	12 SEP 2025	Facilitated the use and development of the Victorian land-based portion of the Marinus Link project by applying a Specific Controls Overlay (SCO3) to the land and introduced a new incorporated document titled Marinus Link Project (Department of Transport and Planning, June 2025). **Impact on Latrobe Planning Scheme** This amendment formalised the Marinus Link Project in the Planning Scheme and made the Minister of Planning the responsible authority for provisions related to that project. The project affected land to the west of the municipality and the land surrounding Churchill.
VC289	15 SEP 2025	Introduced a planning permit requirement to remove, destroy or lop a canopy tree in residential areas at clause 52.37 (Canopy trees) of the VPP and all planning schemes. Minimum canopy tree replacement requirements now apply to an application to remove a canopy tree and is required to implement Action 12 of Plan for Victoria to protect and enhance canopy trees. **Impact on Latrobe Planning Scheme** Administrative in nature.
VC288	16 OCT 2025	Extended the streamlined VicSmart assessment process to include planning permit applications for the construction of two dwellings on a lot and the subdivision of land into two lots. **Impact on Latrobe Planning Scheme** Administrative in nature.
VC296	17 OCT 2025	Reinstated the operation of the existing coronavirus (COVID-19) pandemic and recovery exemption planning provisions until 30 June 2027. **Impact on Latrobe Planning Scheme** Administrative in nature.

Amendment number	In operation from	Brief description
VC294	27 OCT 2025	Reformed sign provisions to exempt specified signs from planning permit requirements and removed mandatory permit expiration dates for most signs. **Impact on Latrobe Planning Scheme** Administrative in nature.
VC291	30 OCT 2025	Updated the VPP and all planning schemes to replace the Guidelines for the removal, destruction or lopping of native vegetation, 2017 with the version published in 2025 and amended clause 66.01 (Subdivision Referrals) to enable the direct referral of planning applications to Fire Rescue Victoria for the existing fire hydrant referral matter. **Impact on Latrobe Planning Scheme** Any local provisions that make reference to the previous versions of the native vegetation guidelines should be replaced with the 2025 version.
VC295	07 NOV 2025	Changed the VPP and all planning schemes to align the provisions with the new name for Major Road Projects Victoria (MRPV) to VIDA Roads. **Impact on Latrobe Planning Scheme** Administrative in nature.
VC297	19 NOV 2025	Created an efficient approvals pathway for permits to facilitate the assessment of minor projects to support the delivery of the broader Suburban Rail Loop Authority transport program, including Suburban Rail Loop East. **Impact on Latrobe Planning Scheme** Not applicable to Latrobe.
VC301	21 NOV 2025	Corrected clause 52.37 table of permit exemptions to ensure public authorities and municipal councils do not require a permit to remove, destroy or lop a canopy tree to construct or maintain the transport system. **Impact on Latrobe Planning Scheme** Administrative in nature.
VC298	25 NOV 2025	Created an efficient approvals pathway for permits to facilitate the assessment of minor projects to support the delivery of the broader Suburban Rail Loop Authority transport program, including Suburban Rail Loop East. **Impact on Latrobe Planning Scheme** Not applicable to Latrobe
VC277	23 DEC 2025	Amended car parking requirements to align car parking rates with demand and reduce the number of car parks required in locations well-serviced by public transport. **Impact on Latrobe Planning Scheme** The amendment had an impact on the number of car parking spots each type of use must provide. The Parking Overlay is currently applied to the Traralgon and Morwell activity centres. Amendment VC277 did not change the operations of the Parking Overlay. Under the amendment's transitional provisions, the parking provision rates, permit triggers and exemptions override the standard requirements in Clause 52.06.
VC278	20 JAN 2026	Applied Significant Landscape Overlays (SLOs) to 17 waterways within the Yarra (Birrarung) and Waterways of the West catchments to preserve the unique landscape character, cultural values, amenity and ecological health of each waterway, strengthened state policy for waterways and updated existing SLOs within the Waterways of the West and Rivers of the Barwon catchments.

Amendment number	In operation from	Brief description
		Impact on Latrobe Planning Scheme The PPF now includes a policy guideline in clause 12.03-1S that establishes a 50m buffer to all waterways. Local provisions related to this should be considered for greater alignment to this change.
VC265	04 FEB 2026	Made corrections and updates to the VPP and all planning schemes to ensure they are current and accurate. **Impact on Latrobe Planning Scheme** Administrative in nature and had minimal impact.
VC271	06 FEB 2026	Supported the provision of energy-related infrastructure by facilitating the creation of new smaller lots for utility installations that transmit, distribute or store electricity in the Farming Zone and Rural Activity Zone. **Impact on Latrobe Planning Scheme** Largely administrative in nature in the municipality's rural zones.
VC245	13 FEB 2026	Made changes to give effect to the Surf Coast Statement of Planning Policy (SPP) and Bellarine Peninsula SPP. The amendment improved the clarity of the VPP and Macedon Ranges Planning Scheme by removing the particular provision at Clause 51.07 (Macedon Ranges SPP) and made administrative changes to the Greater Geelong Planning Scheme. **Impact on Latrobe Planning Scheme** Not applicable to Latrobe City.
GC269	24 FEB 2026	Corrected obvious or technical errors and made consequential changes to local schedules to align with VC286. **Impact on Latrobe Planning Scheme** Administrative in nature and had minimal impact.
VC304	23 MAR 2026	Extended the expiry date of the Dependent Persons Unit temporary provisions. **Impact on Latrobe Planning Scheme** Administrative in nature and had minimal impact.
VC300	16 APR 2026	Changed the VPP and all planning schemes in Victoria by implementing the Mid-Rise Code to introduce new deemed to comply assessment provisions for four to six storey residential development in residential zones. **Impact on Latrobe Planning Scheme** This amendment has some implications for medium to high density development that is 4-6 storeys tall. This type of development is allowed in parts of the Traralgon activity centre and a few sections of the Morwell activity centre. However, the built form requirements for development in these areas would derive from the schedule to the ACZ, rather than Clause 57. The deemed-to-comply assessment provisions do not currently apply to the ACZ.
VC308	17 APR 2026	Changed the VPP and all planning schemes in Victoria to update all schedules to the Mixed Use Zone, Township Zone and Residential Growth Zone to align with the operation of the Mid-Rise Code introduced by Amendment VC300 and corrected technical errors associated with Amendment VC300. **Impact on Latrobe Planning Scheme** Administrative in nature and had minimal impact.
VC307	20 APR 2026	Amended the VPP and all planning schemes to increase the estimated cost of development thresholds for classes of VicSmart applications to account for

Amendment number	In operation from	Brief description
		increased building construction costs since their introduction and to provide for future cost inflation. **Impact on Latrobe Planning Scheme** Administrative in nature and had minimal impact.
VC232	05 MAY 2026	Changed the VPP and all planning schemes in Victoria by correcting and updating references to government departments, statutory authorities and ministerial portfolios in local provisions following Machinery of Government changes effective 1 January 2023. **Impact on Latrobe Planning Scheme** Administrative in nature and had minimal impact.
VC248	06 MAY 2026	Revised bushfire planning policy and provisions in Clause 44.06 Bushfire Management Overlay and Clause 53.02 Bushfire Planning. Particularly, it updated terminology and measures, increased and clarified planning permit exemptions for dwellings and other buildings, and updated decision guidelines that apply to the Bushfire Management Overlay. The amendment also inserted decision guidelines for specified development within the bushfire prone area at clause 53.02 Bushfire Planning. **Impact on Latrobe Planning Scheme** This amendment affected how bushfire risk is considered, and how growth is planned in the municipality. It required settlement planning at the municipal level to direct growth to places with the lowest bushfire risk. This means places that area outside of BAL-LOW, BAL-12.5 and the Bushfire Prone Area (BPA), if they exist in the municipality. Clause 53.02 Bushfire Planning now applies beyond the BMO. It now controls subdivision and applications for uses where a group of people would congregate (including dwelling) in the BPA. The BPA covers the entirety of Latrobe except for the built-up areas of Traralgon, Morwell, Moe-Newborough and Churchill, as well as any cooling ponds.
VC309	12 MAY 2026	Clarified that hemp brick production is included as a rural industry and requires a planning permit to produce hemp bricks in rural zones. **Impact on Latrobe Planning Scheme** This amendment has implications for any hemp brick producers in the municipality.
VC311	09 JUNE 2026	Revised clause 45.09 (Parking Overlay) to align with the changes made to clause 52.06 (Car parking) by Amendment VC277 in December 2025 as part of the car parking reforms and made consequential changes to clause 52.06. This amendment clarified the relationship between car parking requirements in Parking Overlay schedules and Clause 52.06. Specifically, minimum and maximum car parking requirements on PO schedules must be based on the land categories identified in the Car Parking Requirement (CPR) maps introduced by VC277. A new transitional provision was added to Clause 52.06. This clarified that the older parking rates still apply to any Parking Overlay schedule implemented before the commencement of Amendment VC311. A new schedule template was also introduced in the MDFC. **Impact on Latrobe Planning Scheme** As mentioned above, Latrobe has two parking overlay schedules. The transitional provisions in VC311 means that Latrobe's existing parking overlays will continue to operate the same way as it did before Amendments VC311 and VC277. An opportunity still exists for Council to update the parking overlays to align them with the CPR maps and new provisions in Clause 52.06. The introduction of a new schedule template for the PO in the MDFC provides a useful framework for

Amendment number	In operation from	Brief description
		updating the parking rates in the precincts in the future. Council has indicated that they are working together with the DTP to investigate how the overlays can be updated.
VC312	16 JUN 2026	Corrected and updated the VPP and planning schemes to ensure they are current and accurate **Impact on Latrobe Planning Scheme** Administrative in nature and had minimal impact.
VC313	18 SEP 2026	Updated the Victoria Planning Provisions and all planning schemes by amending clause 14.03-1S (Resource exploration and extraction) to strengthen support for extractive industry within areas such as Strategic Extractive Resource Areas and Extractive Industry Interest Areas. **Impact on Latrobe Planning Scheme** This Amendment had an impact on policy related to resource extraction, particularly brown coal extraction. It reinforces the need to separate coal-related development and resource areas from sensitive uses and main transport corridors. New policy guidelines have also been established to guide development in the buffer areas between extractive industry and sensitive uses. The aim of the amendment is to implement a priority action to secure future supply of natural resources from the 2025 Extractive Resources Joint Ministerial Statement 2025. The Joint Ministerial Statement seeks to renew the state government's commitment to drive ongoing investment in the extractive resources sector. The amendment may serve as a basis to update some local provisions in the Shire related to brown coal, such as SUZ1. However, no policies on the rehabilitation of resource extraction areas were introduced. The amendment also shows that there is continued support from the state government to protect brown coal resources in Latrobe.

New Planning Practice Notes and Guidance Materials

Since the last planning scheme review in June 2024, several Planning Practice Notes (PPNs) and guidance materials have been revised or introduced which impact the strategic directions and drafting of the GPPS and there are others that have ongoing effect as shown in **Table 11**.

Table 11: New or Updated Ministerial Directions and Planning Practice Notes From 2024

Resource	Summary of Document	Implications for LPS
Planning Scheme Reviews, Advisory Note, March 2026	This Advisory Note provides guidance about how a planning scheme review should be undertaken and what matters it must specifically consider. A review must enhance the effectiveness and efficiency of the planning scheme and ensure that it: • Is consistent with the Ministerial Direction on the Form and Content of Planning Schemes. • Sets out effectively the policy objectives for use and development of land in the area to which the planning scheme applies. • Makes effective use of State provisions and local provisions to give effect to State and local planning policy objectives. The Advisory Note sets out the matters to be addressed in a review undertaken in 2026 including for: • Local policy and planning tools • Housing and residential development • Settlement boundaries • Green wedges • Form and content • Removing roadblocks to improvement • Environmental risks.	This Advisory Note details how a planning scheme review should be undertaken and what matters it must specifically consider. The relevant matters that are required to be assessed have been done so through this planning scheme review.
A Practitioner's Guide to Victorian Planning Schemes, August 2025 (Version 6)	The guide applies to the preparation and application of a planning scheme provision in Victoria. It is primarily intended for use by practitioners considering or preparing a new or revised provision for a planning scheme. The guide sets out and explains: • The principles that should underpin the creation, selection and application of a planning scheme provision. • How a planning scheme relates to the VPP. • Rules and advice about how the various components of a planning scheme operate. • How to select, write and apply various elements of a planning scheme.	This guide establishes the VPP principles and good drafting conventions and examples. It must be followed when preparing a planning scheme policy or provision and has been updated and in operation since the last review. The guide has been used to carry out this planning scheme review.
Strategic Assessment Guidelines (Planning Practice Note 46)	Planning Practice Note 46 – *Strategic Assessment Guidelines*, requires a planning authority to evaluate and determine how an amendment addresses strategic considerations and what should be considered as part of the Ministerial Direction 11. The PPN outlines a consistent framework for preparing and evaluating a proposed planning scheme amendment and its outcomes. The appropriate application of these outcomes is a	This PPN is critical in terms of determining the strategic basis for an amendment and the level of strategic justification and information requirements for a planning scheme amendment.

Resource	Summary of Document	Implications for LPS
	requirement of the authorisation process for a planning scheme amendment.	
Ministerial Direction on the Form and Content of Planning Schemes (MDFC), last updated 19 March 2026	This Direction provides the schedule template for zone, overlay, particular provision and general provision schedules and how local planning schemes are to be prepared based on the VPP. It includes requirements and parameters about how State provisions can be applied at the local level and how local provisions can be given effect.	This PPN gives guidance on how the schedule to each eligible clause should be drafted. It outlines the essential components of each schedule and what can or cannot be included. The MDFC has been used to carry out this planning scheme review.
Ministerial Direction 22, Climate Change Consideration, 11 September 2025	This Direction aims to ensure that climate change considerations are formally undertaken by a planning authority having regard to requirements for minimising greenhouse gas emissions and increasing resilience to climate change risks through the preparation of a planning scheme or amendment to a planning scheme. Such considerations should inform future directions or measures relevant to strategic or precinct-scale responses. This must aim for the minimisation of greenhouse gas emissions and increasing resilience to climate change risks that respond appropriately to sections 5a) to d) and 6 a) to c) of the Ministerial Direction.	This Direction is triggered for the preparation of a planning scheme or any planning scheme amendment (including a planning scheme review) and specifies the matters relating to climate change considerations for a planning authority.
Activity Centre Zone Mapping Style Guide	The guidelines assist in the production of Framework Plans and Precinct Maps to be included in an Activity Centre Zone Schedule. It explains what needs to be shown on the maps, how to best represent this, the importance of accuracy, cartography and legibility and the relationship to planning scheme provisions. The principles can be applied universally to mapping preparation.	The mapping style guide provides useful tips in the preparation of maps for planning scheme strategic framework plans and schedules.
PPN32 – Review of Planning Schemes (Updated 2025)	This PPN explains processes and good practice for reviewing planning schemes, including how planning authorities should assess elements of their scheme, articulate policy objectives and format their schemes for useability and consistency. These practices and principles have been implemented in this review.	The PPN has ongoing effect for planning scheme reviews, although it has not been updated with recently updated guidelines (see Planning Scheme Reviews, Advisory Note, March 2026)
PPN37 – Rural Residential Development (2025)	Guidance is provided on issues relating to rural residential development, land capability, environmental considerations and natural hazard avoidance.	Latrobe is an area that is under significant pressure for additional rural residential development and the need to maintain productive agriculture is a key planning issue in relation to rural residential development.
Applying the Rural Zones, (Planning Practice Note 42)	This PPN provides guidance to planning authorities about the: • Strategic work required to apply the Farming Zone, Rural Activity Zone, Rural Conservation Zone, Green Wedge Zone, Green Wedge A Zone and Rural Living Zone. • Purposes and features of each zone and where they may be applied.	This PPN provides direction about the drafting and application of the rural zones in planning schemes. It requires strategic planning objectives for rural land to be implemented through appropriate use of the rural zones and schedules.

Resource	Summary of Document	Implications for LPS
	• The PPN seeks to ensure that the most appropriate rural zones are used to achieve a planning authority's rural strategic planning objectives.	The PPN requires planning authorities to think strategically about their farming areas and rural settlement patterns, so that sustainable farming is promoted and potential conflicts between farming and other land uses are avoided. This emphasises farming as the dominant land use and all other land uses as subordinate to farming.
PPN55 – Planning in Open Drinking Water Catchments (Published June 2024)	Guidance is provided on land use, planning permit considerations and protections for open drinking water catchments (as defined in the *Catchment and Land Protection Act 1994)* including environmental safeguards for water quality and effluent management.	Small areas on the edge of the municipality are located in proclaimed water catchments used to provide water for human consumption, domestic use, agriculture and industrial activities. Land use or development in these areas should be managed carefully to minimise the impact on water quality and risks to human health. This PPN also serves as a further justification for the introduction of a new local policy on water catchments.
Role of Mandatory Provisions in Planning Schemes (Planning Practice Note 59)	This PPN outlines the role of mandatory provisions in planning schemes where mandatory provisions are to provide certainty and ensure a preferable and efficient outcome with an overall net community benefit. It outlines the principle of the performance-based approach of the VPP and that good planning outcomes should not be compromised by a mandatory planning scheme control. The PPN provides criteria for the assessment of whether a provision should be mandatory or not and how to draft a mandatory provision if that is included.	This PPN provides guidance for the use of mandatory provisions and in the drafting of mandatory controls such as built form controls. Mandatory controls should be based on achieving a clear strategic outcome that are unable to be achieved with discretionary controls.
Planning for Housing and Using the Residential Zones (Planning Practice Notes 90 and 91), January 2026	Information and guidance are provided about how to plan for housing growth to meet municipal housing targets and ensure planning schemes have sufficient capacity for new homes. The PPN details how to plan for a municipality's housing needs and best practice approaches in applying strategy, policy and tools that are aligned with state planning policy and local housing strategies. Key to providing a plan for housing is the development of a residential development framework that aims to provide for a range of housing opportunities across a municipality that meets housing targets. This usually comprises a local housing strategy, analysis from the DTP's Housing Capacity Assessment Platform tool (HCAP) and Access to Opportunities and Services tool (ATOS), as well as an assessment of other pieces of strategic work (e.g.	The two PPNs re-establish the hierarchy of considerations that need to be taken when planning for where to locate new residential development. Locating sufficient housing close to jobs and achieving an area's housing targets is now the most significant consideration when it comes to identifying places to grow. Other factors such as environmental constraints or neighbourhood character are secondary considerations. The new PPNs align with the changes brought about by VC267, VC283 and other amendments

Resource	Summary of Document	Implications for LPS
	heritage, landscape, environment, neighbourhood character or land capability studies). Change areas are identified and categorised into minimal, incremental and substantial change areas or a greater breakdown where there is a strong strategic basis. Built form outcomes are driven by the application of specific types of residential zones to deliver appropriate levels of housing.	which implement Plan for Victoria and Victoria's Housing Statement. Local provisions of the Planning Scheme should ensure that policies, strategies and provisions for settlement aligns with the outputs of the HCAP and ATOS tools. Council should also ensure that the use of residential zones within the municipality aligns with the guidance of PPN91.
Managing buffers for land use compatibility (Planning Practice Note 92)	The PPN provides guidance about planning for land use compatibility and the PPF and planning requirements relating to the management of buffers such as Clause 53.10 - Uses and activities with potential adverse impacts and Clause 44.08 - Buffer Area Overlay (BAO). The BAO supports implementation of the objective and strategies in Clause 13.07-1S - Land use compatibility. The BAO complements Clause 53.10 to help ensure that industry establishes appropriately and addresses the reverse situation so that land use and development around existing industry is appropriate. Buffers can be used to manage both land use and development and should be applied to address different issues of risk and land use compatibility.	The PPN provides clearer guidance for industrial uses and maintaining separation distances to sensitive uses and how to apply the BAO to industrial facilities. Encroachment of sensitive uses towards uses with adverse amenity impacts have been identified as an issue in this review. The directions of this PPN should be addressed in Council's recent Industrial Interface Assessment.
Implementing a Strategic Settlement Boundary (Planning Practice Note 99), April 2026	This PPN provides guidance on how to introduce or change urban limits in regional Victoria. Advice aims to manage outward urban sprawl, while also protecting the state's valuable natural and agricultural assets. It clarifies how logical and enduring boundaries should be applied to settlements and how these boundaries operate to ensure that housing and infrastructure are delivered in an integrated, compact and sustainable manner.	This PPN supports the existing strategic work that has been undertaken for the municipality's settlements. Any new town structure plans will need to be consistent with the guidance provided in the PPN, particularly the strategic settlement boundary principles.
Strategic planning for waterways (Planning Practice Note 97), January 2026	This practice note provides guidance to planning authorities on how to plan strategically for waterway protection. It outlines how to identify, plan for and protect the values of waterways through planning scheme tools and other strategic work.	This PPN is important to consider when reviewing the schedules of environmental overlays that protect the municipality's rivers, creeks and other waterways. The PPN also establishes what is and is not considered as part of a waterway corridor.
Permit applications in waterway corridors (Planning Practice Note 98), January 2026	This PPN provides guidance on how to consider planning permit applications close to waterways. It supports planners and applicants to consider how development may impact waterway health and corridor function. It applies where an overlay control exists to protect a waterway such as an SLO or ESO, or when considering the PPF for any other planning permit application close to a waterway	This PPN assists the assessment of applications within waterway corridors and how to consider state planning policy for waterways.

Appendix 4

Responses from referral authorities and other stakeholders

West Gippsland Catchment Management Authority

Thank you for your enquiry received at the West Gippsland Catchment Management Authority (the WGCMA') on 16 March 2026 in relation to review of the Latrobe Planning Scheme 2026. It is noted that the relevant provisions you are seeking feedback on are:

- the provisions within the schedules to the Urban Growth Zone
- the further strategic work specified in the schedule to clause 74.02
- any other part of the Council Planning Scheme.

Urban Growth Zone Schedule and Clause 74.02

The WGCMA is satisfied with the current provisions within the schedule to the Urban Growth Zone and supports the recommendation in the schedule to Clause 74.02 to "Modify the flooding schedules in consultation with the West Gippsland Catchment Management Authority".

Clause 43.04 Development Plan Overlay

Schedules 5 and 6 'Residential growth areas' include the following requirement for a development plan:

- A buffer zone of 30 metres each side of waterways designated under the *Water Act 1989* or a buffer based on a flood study which identifies the 100-year flood extent must be set aside for ecological purposes.

The buffer distance should be updated to 50 metres each side of waterways to align with the minimum setback distance introduced by VC278.

Schedule 8 'Low density and rural living growth areas' and Schedule 9 'Low density residential growth area – Glendonald Road, Churchill' includes the following requirement for development plan:

- Unless otherwise agreed by the relevant Catchment Management Authority, a buffer zone of 30 metres each side of waterways designated under the Water Act 1989 or a buffer based on a flood study which identifies the 100-year flood extent must be set aside for ecological purposes.

The buffer distance should be updated to 50 metres each side of waterways to align with the minimum setback distance introduced by VC278.

Schedule 9 'Low density residential growth area – Glendonald Road, Churchill' includes additional requirements regarding ecological outcomes for the development plan area, including the reestablishment of the relevant Ecological Vegetation Class (EVC) using only indigenous plant species.

It would be beneficial if the inclusion of this requirement could be incorporated into development plan overlay schedules applying to land containing a waterway, as it clearly sets out the WGCMA requirements for revegetation of waterway buffers utilising indigenous species from the relevant EVC.

The WGCMA appreciates the opportunity to be involved and provide further input in the review of the Latrobe Planning Scheme.

Environment Protection Authority Victoria

EPA thanks Council for the opportunity to provide feedback on the Latrobe Planning Scheme Review. This matter was referred to the Environment Protection Authority (EPA) via email on 16 March 2026. We provide EPA's views in accordance with Ministerial Direction 19 (MD19).

EPA understands that Council is specifically seeking EPA views on:

- EPA's role under Clause 66.04. and Clause 66.06
- Any wording or provisions in the Latrobe Planning Scheme that should be removed, amended, or added, with suggested wording and reasons.

EPA's role under Clause 66.04 - Schedule to Clause 66.04 Referral of Permit Applications Under Local Provisions

Clause 66.04 - Requires Latrobe Council to notify EPA for the following permit applications:

Clause	Kind of application	Person or body to be notified	Referral authority type
Clause 5.0 of Schedule 3 to Clause 42.01 Environmental Significance Overlay (ESO3)	All applications	Environment Protection Authority	Recommending referral authority

ESO3 - Maryvale Pulp and Paper Mill Environs – Amenity Rural Buffer

It would appear that the purpose of ESO3 is to protect the Maryvale Pulp and Paper Mill (the Mill) from the encroachment of incompatible development and to provide for a buffer area around the plant.

EPA notes that EPA Publication 1949: Separation Distance Guideline contributes to the state of knowledge. EPA recommends Council consider this guideline when assessing proposals, as relevant. This would assist in minimising risks from odour and dust so far as reasonably practicable.

EPA suggest that it may be appropriate for Council to consider transitioning the ESO3 (and potentially other ESO's within the Latrobe Planning Scheme that implement buffers) to the Buffer Area Overlay (BAO) (Clause 44.08).

The BAO is the fit for purpose planning tool used for the management of buffers and can be used to identify areas where there is the potential for offsite impacts on safety and human health or significant offsite impacts on amenity.

In applying the BAO, particular criteria must be met, and certain information must be provided. Planning Practice Note: Managing buffers for land use compatibility (PPN92) contains guidance on planning for land use compatibility and the requirements in planning provisions relating to the management of buffers, including the process for applying the BAO. PPN92 sets out the steps to be taken when considering its application, and EPA can provide assistance if there are any specific questions.

EPA's role under Clause 66.06 - Schedule to Clause 66.06 Notice of Permit Applications Under Local Provisions

Clause 66.06 – EPA is not listed as a referral authority. EPA does not have any feedback for the existing schedule to Clause 66.06.

Gippsland Water

I am responding to your letter dated 16 March 2026 requesting feedback on sections of the Latrobe Planning Scheme.

At this time, we do not have any feedback to provide against:

- Schedule 1 to Clause 37.07 Urban Growth Zone
- Further strategic work specified in the schedule to Clause 74.02
- Schedule 66.04 and Schedule 66.06

Thank you for the opportunity for comment.

LATROBE PLANNING SCHEME

02.01 CONTEXT

~~02/10/2025~~ ~~--/--/----~~
~~C149latr~~Proposed C157latr

Latrobe City ('Latrobe') is the population and regional service centre for Gippsland. The municipality extends over 1400 square kilometres and is centrally located in eastern Victoria, approximately 150 kilometres east of Melbourne. Latrobe is now recognised as one of Victoria's four Major Regional Cities made up of four central towns: Churchill, Moe-Newborough, Morwell and Traralgon, which combined form a 'networked city'. The four central towns are supported by small and district townships. The rural landscapes of Latrobe are diverse ranging from traditional broadacre farming landscapes to rural residential settlements to pristine natural environments.

Latrobe is part of the region traditionally owned by the Brayakaulung clan of the Gunaikurnai people. European settlement began in the Gippsland Plain in the 1840s and extended to most of the Strzelecki Ranges after 1900.

Latrobe is currently home to approximately 77,318 residents (ABS, 2021). The population is forecast to grow by approximately 7,466 to 84,784 people by 2036. The demographic profile is forecast to significantly change over the next 15 years, with 70 per cent of all population growth forecast for Latrobe to occur in the population aged 70 and over (Essential Economics, 2016). The working age, infants and pre-schooler population groups are anticipated to experience below-average growth (Essential Economics, 2016).

Latrobe extends over three natural bioregions: the heavily forested foothills of the Highlands – Southern Fall bioregion to the north, the broad plains of the Gippsland Plains bioregion in the centre, and the northern slopes of the Strzelecki Ranges bioregion to the south. These bioregions support a wide range of ecosystems and contain significant flora and fauna, a number of which are protected under State and Federal legislation.

The municipality is subject to a range of environmental risks including flooding and bushfire which are forecast to increase in the next few decades. These factors pose issues of risk mitigation and adaption that need to be planned for comprehensively.

Latrobe Valley has one of the world's largest reserves of brown coal which comprises the ongoing mining and power station operations and associated rehabilitation phases and environmental risks. ~~Latrobe is experiencing a period of economic restructuring associated with the change in traditional employment sectors that support Victoria's power production including manufacturing and mining.~~ Industry diversification and employment generation are major priorities for Latrobe and the Gippsland region, drawing on the extensive natural resource base, built infrastructure and local workforce.

Latrobe is one of Victoria's strongest regional economies. It is the regional retail service centre for Gippsland with retail providing a large proportion of jobs and contributing significantly to the local economy. It is also at the centre of a large forestry industry that services the largest pulp and paper mill in Australia. Other industries in the area include food processing, engineering, health, and post-secondary education. Latrobe also has an agricultural industry that is based primarily on dairy farming and livestock.

LATROBE PLANNING SCHEME

02.02 VISION

02/10/2025 --/--/---- C149latr Proposed C157latr

In 2031 2035, Latrobe City ~~will be known for being smart, creative~~is a vibrant, thriving, healthy, ~~sustainable and connected. It will be the most liveable regional city and at the forefront of innovation~~connected and welcoming regional community where everyone feels safe and involved.

.

~~Working together we are a diverse, connected and resilient community, supporting the equitable diversification of our economic base and transition toward a low emissions future~~Our local businesses prosper, create diverse job opportunities, foster a highly skilled workforce and draw significant investment. Latrobe City is a hub of growth, learning, opportunity, and innovation.

We ~~are known as a community that is equitable, liveable and sustainable, with a continued focus on healthy lifestyles supported by high quality~~ have stunning natural surroundings and outstanding creative, educational, recreational and cultural ~~facilities and a natural environment that is nurtured and respected~~opportunities that underpin exceptional wellbeing and renowned visitor experiences.

02.03 STRATEGIC DIRECTIONS

28/05/2021
C122latr

02.03-1 Settlement

~~02/10/2025~~ --/--/----
~~C149latr~~Proposed C157latr

A networked city

Churchill, Moe-Newborough, Morwell and Traralgon together form a 'networked city' where each town provides services and facilities to meet the needs of the community.

Traralgon and Morwell form the primary population centre in Latrobe, supported by Churchill and Moe-Newborough. Transport corridors form key elements of the networked city. The Morwell to Traralgon Employment Corridor's gradual development over the next 20 years will link Morwell and Traralgon together to form a continuous urban area.

Each town has developed its own function, with Churchill as a university town; Moe-Newborough as a service centre; Morwell as a centre for government offices and industry and Traralgon as a regional retail centre.

Churchill has several significant education providers including the Federation University. It operates as a local service centre~~, though~~ providing for diverse housing needs, although its industry and commercial activity is smaller in comparison to the other major towns~~ (Churchill is identified as a Large Town Centre within the Latrobe City Retail Centre Heirarchy). It has a sufficient long term supply of residential land that contributes to the diversity of residential land and housing in Latrobe.~~ .

The **Moe** and **Newborough** urban areas are joined, creating a single urban settlement (Moe-Newborough) that is serviced by the Moe Primary Activity Centre (Sub-Regional Retail Centre within the Latrobe City Retail Centre Hierarchy). ~~Moe-Newborough has the potential to be a peri-urban settlement.~~ It is the first of the four major towns within the Latrobe Valley from Melbourne and consequently is identified as the 'Gateway to Latrobe'.

Morwell accommodates transport and government services, as well as manufacturing, power and other industrial activities. Morwell has two Sub Regional Retail Centres, the traditional Primary Activity Centre and Mid Valley shopping centre to the east. Major industry is located and established in and around Morwell, with significant opportunity to locate large format heavy industries to the south of the ~~Princess~~Princes Highway. Industrial zoned land to the east of the township has access to infrastructure that supports high level research, manufacturing, food processing, service industry and transport/distribution capabilities.

Traralgon is the largest of the four main towns in Latrobe. It is the key Regional Retail Centre for Gippsland. Compared to other towns in Latrobe, due to its role as a commercial centre, Traralgon is experiencing higher population and urban growth.~~ This trend is expected to continue.~~

District towns, small towns and rural living precincts

Latrobe's smaller towns and rural living settlements provide diversity in housing and lifestyle choice that is alternative to options available in the main towns. Some are also service centres with commercial and community facilities.

Glengarry, **Tyers**, **Yallourn North** and **Yinnar** are district towns that serve as key retail and service centres for a moderate population base and the hinterland, providing residential opportunities within commuting distance of the larger centres.

Boolarra, **Toongabbie** and **Traralgon South** are small towns providing a limited range of educational, retail and recreational services for residents and the surrounding rural areas. Urban infill and diversification of housing choice in small towns make efficient use of existing infrastructure so residents can remain in the town whatever their housing need.

Rural living precincts, including **Flynn**, **Jeeralang**, **Yinnar South**, **Hazelwood North**, **Hazelwood South**, **Callignee** and **Moe South**, comprise clusters of housing on small rural lots and have limited services. These areas support farming and rural living communities, providing an attractive lifestyle choice in a rural setting.

The Settlement Plan in Clause 02.04 establishes the settlement growth patterns Council wants to achieve across Latrobe.

Council's strategic directions for settlement planning are to:

- Integrate the four centres of Churchill, Moe-Newborough, Morwell and Traralgon to support them functioning as a single urban system by:
  - Promoting growth in Traralgon-Morwell as the primary population centre, serving as the dominant residential, commercial and retail node.
  - Promoting growth in the Morwell to Traralgon Employment Corridor to provide a range of development opportunities for health, aviation, industrial, commercial and residential uses.
  - Promoting growth in Moe-Newborough and Churchill as supporting network towns, serving as secondary urban centres.
- Strengthen Traralgon's role as the Regional Retail Centre for Gippsland.
- Support Morwell as a key industrial and government office centre.
- Support Moe-Newborough's role as a key service centre and a peri-urban lifestyle option near Melbourne.
- Support Churchill's role as a University town.
- Support growth in district towns that reinforces their role as key retail and service centres for a moderate population base and the hinterland.
- Support growth in small towns to provide a limited range of services for residents and the surrounding rural areas.
- Facilitate the growth of towns to be commensurate with access to services, infrastructure, transport and the protection of natural resources.

Activity centres

Latrobe City's retail sector plays an important role for the municipality's ongoing economic transition from a high dependence in the mining and energy generation sectors. The continued creation of a diverse economic base with a greater emphasis on business and consumer services, including retail will support the long-term viability and economic strength of Latrobe City (*Latrobe City Council Retail Strategy 2019*).

Approximately 42,000 square metres of additional retail floor space will be required by 2033 to service the City. ~~The majority~~Most of this floor space demand is for non-food merchandise, which could be accommodated within the existing commercially zoned areas (*Latrobe City Council Retail Strategy 2019*).

The Latrobe City Retail Centre Hierarchy outlines specific roles and functions for retail centres.

~~A key role of the retail centre hierarchy is the promotion of a local retail network in which individual centres complement one another with respect to their retail offer, rather than directly compete for trade (*Latrobe City Council Retail Strategy 2019*).~~

The Latrobe City Retail Centre Hierarchy is as follows:

- Regional Retail Centre (Traralgon): The major retail centre servicing Latrobe City and beyond, providing a full range of retail and non-retail uses such as community and recreation facilities and offices.
- Sub-Regional Retail Centres (Moe, Morwell, Mid Valley Shopping Centre): Serve a broad surrounding region, although not as large as a regional centre. They provide a full range of convenience and comparison retailing. Sub-regional centres can also provide a range of non-retail uses such as community and recreation facilities and offices.

- Large Town Centre (Churchill): Provides a comprehensive range of day-to-day and weekly convenience retailing, including supermarkets. ~~A range of non-food retailing and services is also provided, the extent of which depends on the size of the catchment served by the centre.~~ Large Town Centres serve the immediate township and surrounding rural areas and small towns. Large town centres also provide a range of commercial, civic, health and other uses serving the township and a wider rural catchment.
- Neighbourhood Activity Centres (Numerous): Provide access to day-to-day and weekly convenience shopping facilities for the surrounding community. ~~Neighbourhood activity centres can vary in size and typically include at least one supermarket.~~ Retail floor space ranges from approximately 2,500 square metres to 10,000 square metres and includes at least one supermarket. Limited role in providing local community, civic and health services to the surrounding communities.
- Local Activity Centres (Numerous): Provides limited convenience retailing, including general store/supermarket (small), takeaway food/café, ~~and personal services~~personal services and can co-locate with community facilities. Typically containing up to 10 shopfronts. Retail floor space is typically less than 1,500 square metres. ~~Local centres may co-locate to provide community and/or education facilities, and may provide limited commercial services.~~
- Small Town Centre (Boolarra, Glengarry, Toongabbie, Traralgon South, Tyers, Yallourn North and Yinnar): Provides limited convenience retailing to the immediate surrounding township and rural areas. These centres are important focal points for the community and, where appropriate, may include tourism-related retailing. In addition to convenience retail, small town centres also provide a limited range of commercial, community (e.g. community hall/centre), and personal services (e.g. post office).
- Homemaker Precinct (Morwell East and Traralgon East): Provides a range of large-format retail and restricted retail premises that would otherwise be difficult to accommodate in traditional retail centres.

These areas are identified on the Latrobe City Retail Hierarchy Plan in Clause 02.04.

Council's strategic directions for activity centres are to:

- Support 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.
- To facilitate the growth and viability of Latrobe's Activity Centres.
- Create vibrant, high quality, walkable, safe and active retail areas.

02.03-2 Environmental and landscape values

~~02/10/2025~~ --/--/---- ~~C149latr~~Proposed C157latr

Latrobe enjoys one of Australia's most beautiful natural environments. The current level of native vegetation in Latrobe Valley is 22 per cent of that which existed prior to European contact (c. 1750). However, coverage is not consistent across the rural areas.

Core biodiversity sub-catchments and linking corridors have been identified, including the College Creek catchment and the nationally significant habitat of the Strzelecki Koala. There are opportunities to strengthen a corridor of remnant vegetation clusters between the Strzelecki Ranges bioregion to the Southern Fall bioregion.

Council's strategic directions for the environment and landscape values are to:

- Enhance Latrobe's native vegetation, biodiversity, habitats and natural ecosystems.
- Balance development with the protection of the natural environment.
- Protect the biodiversity values of the Strzelecki-Alpine Biolink.

02.03-3 Environmental risks and amenity

02/10/2025
C149latr

Climate change

Climate change will impact the daily lives of Latrobe's community. Changes in rainfall patterns pose challenges for water supply and agriculture and can increase the risk of severe flooding. Higher temperatures increase the number of hot days and heatwaves, which place substantial pressure on health services. It will also increase the likelihood of intense fires, and the severity of days of fire danger.

Built form and urban infrastructure can contribute substantially to the demand for energy, which needs to be reduced to meet the challenges of the changing climate.

Council's strategic directions for climate change are to:

- 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.

Bushfire

Most of the municipality is within a bushfire prone area. The highest risk areas are subject to the Bushfire Management Overlay and include rural residential areas in the foothills of the Strzelecki Ranges and the southern fall of the Alpine Ranges.

Fires in bushland reserves, grasslands and plantations also pose a risk to property and infrastructure across Latrobe.

Council's strategic directions for bushfire are to:

- Reduce bushfire risk through various bushfire protection measures.
- Decrease the level of risk to life, property, the environment and biodiversity from bushfire.
- Ensure development in bushfire prone areas does not reduce native vegetation cover or biodiversity.

Floodplain management

Many parts of the municipality are within flood prone area. The highest risk areas are subject to the Urban Floodway Zone as well as the Floodway Overlay and Land Subject to Inundation Overlay and includes residential and commercial areas within urban areas, particularly adjacent to waterways.

Flooding is a natural hazard that can severely disrupt communities and may cause extensive damage, stock loss and, in extreme cases, loss of life.

Council's strategic directions for flooding are to:

- Reduce the damage and costs associated with flood events.

02.03-4 Natural resource management

~~02/10/2025~~ --/--/----
~~C149latr~~Proposed C157latr

Agriculture

Most rural areas in Latrobe contain high quality agricultural land that supports dairy farming, broadacre farming and forestry.

There are some rural areas that are highly fragmented. These areas provide opportunities for rural residential living, tourism, niche rural industry and small-scale farming.

The Rural Framework Plan in Clause 02.04 illustrates the intent of rural use in Latrobe.

Council's strategic directions for agriculture are to:

- Enhance the viability of agricultural activity.

- Retain large lots and discourage the establishment of sensitive or non-agricultural related land uses on high quality agricultural land (Farming Zone Schedule 1) to retain its productive viability.
- Facilitate non-agricultural related use and development that respect settlement patterns, landscape, amenity and environmental values and adjacent land uses in highly fragmented rural areas (Farming Zone Schedule 2).

Intensive agriculture

~~Latrobe is well positioned to capture growing investment in intensive agriculture across primary production, processing, manufacturing and distribution.~~ Areas that are suitable for intensive agriculture are identified on the Rural Framework Plan in Clause 02.04. These areas are in the Farming Zone Schedule 1 and include:

- Flat and unencumbered land in large land holdings.
- Plantation areas that offer isolated locations for enterprises with biosecurity needs.
- Land affected by coal reserve zones and overlays that are undeveloped and distant from sensitive uses.
- Land near irrigation resources, transport, infrastructure, manufacturing, labour force and industrial resources.

Council's strategic directions for intensive agriculture are to:

- Direct intensive agriculture to the intensive agriculture precincts shown on the *Rural Framework Plan* in Clause 02.04.
- Facilitate the use and development of land for intensive agriculture in a way that enhances the surrounding environment and does not cause detriment to nearby sensitive uses.

Timber

Latrobe has a productive timber and commercial forestry industry ~~providing softwood, value-added hardwood and paper products~~. It has one of the largest paper manufacturing facilities in the southern hemisphere, Opal Australian Paper, which is a significant economic asset for the area. Council seeks to continue to grow the timber industry. However, this should occur in a way that protects the amenity of residents including limiting bushfire risk.

Council's strategic directions for timber are to:

- Support the expansion of the timber industry.
- Minimise the impacts of timber coup operations on surrounding land, including the impact of logging trucks near surrounding properties.

Water

Water is among Latrobe's most valuable resource. The area contains the Latrobe River and ~~a number of~~several proclaimed potable water catchments that support a variety of ecological functions. The region also has the most secure water supply and largest capacity sustainable waste water system in Victoria. Reducing water use and improving Latrobe's water quality and security are therefore key priorities.

Council's strategic directions for water are to:

- Encourage the improvement of water quality and environmental values of waterways.
- Promote the use of water sensitive urban design (WSUD) in all developments.

Stone resources

Latrobe contains significant stone resources including basalt, gravels, sands and limestone. There are significant resources in the extractive industry, including mineral sands north of Morwell and Traralgon, that need to be protected. These areas are identified on the Extractive Industries Framework Plan in Clause 02.04.

Council's strategic directions for stone resources are to:

- Balance use and development with the protection of stone resources.

Coal

Latrobe has one of the largest brown coal reserves in the world and is recognised as the centre of Victoria's electricity industry. The coal resource in the Latrobe Valley is of national and state importance and significantly contributes to the economy of Latrobe.

Development in Moe, Morwell and Traralgon are constrained by open cut mines at Yallourn, Hazelwood and Loy Yang. Buffers exist between mining operations and the towns and on the western end of the pulp and paper mill site to protect development opportunities. Coal resource development and use needs to be integrated with state and local strategic planning, ~~taking into account~~considering:

- The interests of both the Victorian and local community.
- The equitable provision of employment, housing and community services, including urban amenity and productivity of land.
- Social and environmental impacts of development.

Latrobe supports planning for the ongoing operations and associated rehabilitation phases of existing mines and power stations for the future use of brown coal ~~in order~~ to safely manage urban growth, while also considering the transition to a low or zero net emission future and the finite nature of coal resources. Many infrastructure assets are in areas that are at danger from mine and timber plantation fires.

Council's strategic directions for coal are to:

- Minimise land use conflict with coal resource development.
- Ensure development does not compromise coal resources.
- Protect urban amenity, coal resource development and the productive use of land in the coal resource and buffer areas.
- Minimise the risk to life, property and the environment in and around mine sites.
- Minimise the risk of timber plantation fires around mines.
- Remediate brown coal mines to a useable and stable landform.

02.03-5 Built environment and heritage

~~02/10/2025 --/--/---- C149latr~~Proposed C157latr

Pre- and Post-Contact Heritage

Latrobe has a diverse pre- and post-contact heritage ~~that is evidence of how the landscape has been changed throughout history~~. Gippsland was occupied by the Gunaikurnai people for thousands of years prior to European arrival. The first European explorers and pastoralists developed agricultural industries such as grazing and dairying, that led to the loss of native forest cover over much of the land. The greatest change to the cultural landscape came in the twentieth century with the exploitation of the vast brown coal reserves. The heritage legacy that these changes have left behind include archaeological sites, township precincts, buildings, memorials, gardens, factories and trees.

Council's strategic directions for heritage are to:

- Protect places of heritage, cultural and social significance.
- Protect Aboriginal cultural heritage from pressures associated with land use change.

Neighbourhood character

Housing in Latrobe shares common elements including simple building forms, dwellings usually constructed with brick or weatherboard, aluminium frame windows and shallow pitched roofs in a garden and landscaped setting. Dwellings are generally large with generous spacing in between each dwelling. These elements form Latrobe's regional suburban character.

However, there is a recognisable difference between the character of established areas and newer suburbs in the main towns. Special character areas have been identified in Traralgon, Moe and Churchill as follows:

- Garden Suburban: spacious residential areas in a garden setting with a mix of older buildings located along linear street patterns and pockets of established vegetation.
- Lifestyle Suburban: dwellings on large lots in spacious landscaped settings, located on curvilinear and court street patterns with a strong rural character.
- Bush Suburban: residential areas of large, informal lots visually dominated by landscaping with built form typically hidden behind canopy trees and a well-established garden setting.

Council's strategic directions for neighbourhood character are to:

- Retain the regional suburban character of established and growing neighbourhoods where they are identified as limited change areas or where special neighbourhood character values have not been identified.
- Protect areas with special neighbourhood character values.
- Maintain the rural character of district and small towns.
- Balance development and consolidation with respecting residential amenity and neighbourhood character.

02.03-6 Housing

02/10/2025 --/--/---- C149latr Proposed C157latr

It is anticipated that there will be almost 85,000 people living in the City by 2036. Council has aspirationsaspires to grow the municipal population to 100,000 by 2050, which is expected to be dominated by a high proportion of older people (Latrobe City Council, 2019). A significant shift to smaller households is expected, with oneOne and two person households expected to represent 76 per cent of all new households over the next 15 years (Latrobe City Council, 2019).

Given the land use constraints and decreasing household size, urban renewal and housing, supply of social and affordable housing and housing intensification will play a key role to diversify housing choice, accommodate growth and maximise access to infrastructure and services. There is also a need to ensure an adequate supply of social and affordable housing to reduce disadvantage, this includes specialised housing for the aging population and persons with disability.

Housing Framework Plans have been prepared for all towns and they provide direction on the location of preferred housing change including areas of 'Substantial' Change, 'Incremental' Change, 'Limited' Change and 'Minimal' Change.

Council's strategic directions for housing are to:

- Encourage a substantial increase in housing density and diversity to maximise access to existing services, transport and infrastructure in Substantial Change Areas.
- Support increased density development that provides a sensitive interface with adjoining streetscapes, buildings and residential areas in Incremental Change Areas.
- Encourage housing growth that reinforces the spacious regional suburban character in Limited Change Areas.

- Support minimal housing growth in Minimal Change Areas to preserve and enhance its environmental, heritage or neighbourhood character attributes.
- Promote opportunities for infill development in all main urban settlements as a priority.
- Support the renewal of underutilised industrial sites for residential use in Moe, Morwell and Traralgon.
- Provide aged care facilities within residential growth areas close to Neighbourhood Activity Centres.
- Encourage new residential development that provides diversity in lot sizes and housing types including affordable, social and specialised housing.

Rural residential development

Residential use of land in a rural setting is a popular lifestyle choice, and it is accommodated in the Low Density Residential Zone in urban areas and in the Rural Living Zone in rural areas.

~~There are a range of rural residential opportunities in Churchill, as well as in smaller townships, particularly Tyers.~~

An emerging issue with rural living options relates to resident amenity concerns with animal husbandry, forestry operations and intensive agricultural pursuits.

Council's strategic directions for rural residential development are to:

- Support rural living and associated land use that does not compromise agricultural productivity and environmental values.
- Ensure rural living does not negatively impact on or reduce native vegetation and biodiversity values.
- Avoid impeding the long-term urban growth of settlements.

02.03-7 Economic development

~~02/10/2025~~ ~~C149latr~~Proposed C157latr

Economic growth

The main industries in Latrobe are related to coal, timber, pulp and paper manufacturing and food processing. As the economy seeks to decarbonise, Latrobe is presented with opportunities to ~~diversify its economy, by attracting new industries as well as capitalising on its existing strengths in manufacturing and engineering. These strengths present Latrobe with many economic opportunities, including research and development, information technology, education and training, new energy production and advanced manufacturing~~shift to a more diverse economic ecosystem encompassing health, population-servicing, specialist-manufacturing and knowledge-based services. It seeks to be a nationally significant industrial hub that is diverse, innovative and highly productive. Emerging industries are establishing close to existing infrastructure at the University in Churchill and east of Morwell. The health care sector will also be one of the fastest growing employment sectors in Latrobe due to the ~~aging~~ageing population.

Council's strategic directions for economic growth are to:

- Enable the community to prosper from the transition to a low carbon future by supporting the diversification of employment opportunities.
- Encourage alternative energy industries, including renewable energy and clean coal in locations with convenient access to existing energy distribution infrastructure.
- Facilitate the growth of service sector jobs targeting regional health services, tertiary education, retail, entertainment and government administration.
- Support accommodation uses to facilitate accessible, inclusive and sustainable tourism.

Industry

Latrobe has a large industrial sector that is divided into three main areas:

- The heavy industry precincts that are associated with the coal, timber and pulp and paper industries.
- Large format industry (including food and fibre) in vacant industrial land within the Morwell – Maryvale Industry Growth Corridor.
- Other general industrial areas.

Land use conflicts may arise between industry and sensitive land uses and need to be managed.

The Industrial Framework Plan in Clause 02.04 illustrates the direction of industrial development in Latrobe.

Council's strategic directions for industry are to:

- Develop the Morwell – Maryvale Industry Growth Corridor as the main industry growth area of Latrobe.
- Facilitate the supporting role that industrial land in Moe, Churchill and Traralgon play in Latrobe's industrial development.
- Support the retention of buffers between industrial and sensitive use areas where amenity is impacted.

Tourism

Latrobe attracts 1.1 million visitors annually, with tourism contributing to 5 per cent of the City's total employment (Latrobe City Council, 2018). Events, major attractions and business tourism will enhance local retail, food and entertainment businesses, while the farming industry and the natural assets of Latrobe present other tourism opportunities.

Council's strategic directions for tourism are to:

- Facilitate the development of major destination attractions.
- Facilitate tourism in rural areas that respect existing settlement patterns, landscape, amenity and environmental values.

02.03-8 Transport

~~02/10/2025~~ ~~../../----~~
~~C149latr~~Proposed C157latr

Latrobe is the hub of road networks for greater Gippsland. Rail service is also available to link residents of ~~the four main towns~~three main towns (Moe-Newborough, Morwell and Traralgon) to Melbourne.

Public and active transport are increasingly important modes of transport as Latrobe's population ages. ~~As a result,~~ Latrobe's public and active transport network, particularly bus routes within and between towns, needs to expand in ~~a well~~ an integrated manner. A development pattern that integrates housing, activity centres, employment nodes with active and public transport will assist in supporting a more sustainable city that is less reliant on cars and has more walkable neighbourhoods.

Council's strategic directions for transport are to:

- Facilitate expansion of public transport options in growth areas and integrate it with other modes of travel.
- Consolidate urban areas to provide for shorter travel distances, walking, cycling and access to public transport.
- Facilitate infrastructure that encourages alternative transport options including walking and bicycle transport options.

Latrobe Regional Airport

The Latrobe Regional Airport is integral to the region's transport network and provides a range of employment and recreation opportunities. The airport's supply of serviced industrial land has been expanded to facilitate aeronautical development, which has created opportunities for aviation-related businesses to establish.

Council's strategic directions for Latrobe Regional Airport are to:

- Facilitate and protect the operations of Latrobe Regional Airport and its environs.

Freight

A centre for ~~the efficient movement~~manufacturing and/or transport logistics of freight to and from the Gippsland region at the Gippsland Logistics and Manufacturing Precinct (~~GLP) has been planned~~GLaMP) is being developed three kilometres east of Morwell. It is anticipated to have direct access to the national freight network. As part of the establishment of the ~~GLP~~GLaMP, the Gippsland Intermodal Freight Terminal, a dedicated rail siding that serves the needs of the ~~GLP~~GLaMP and broader region, ~~will be~~is located in the northernmost portion of the ~~GLP~~GLaMP adjacent to the main Melbourne-Sale railway line~~, while a large-scale logistics and distribution precinct will adjoin the terminal~~.

Council's strategic directions for freight are to:

- Develop an intermodal terminal and logistics precinct at the Gippsland Logistics and Manufacturing Precinct that supports increased efficient handling of freight through road and rail.
- Encourage road, rail and air freight capabilities that connect to regional and national networks.

02.03-9 Infrastructure

~~02/10/2025~~ --/--/---- ~~C149latr~~Proposed C157latr

Infrastructure assets

Development in Latrobe is constrained by many existing or planned infrastructure assets, including waste-water treatment plants, the Gippsland Water Regional Outfall System and emergency storage facilities, and the proposed alignment of Traralgon Freeway Bypass. Several high-pressure gas transmission pipelines licensed under the *Pipelines Act 2005* also run through Latrobe.

These assets need to be protected because use and development near them, particularly high-pressure pipelines, can pose risks to human life if not properly planned for.

Council's strategic directions for infrastructure assets are to:

- Protect infrastructure assets from encroachment of development that would compromise their efficient functioning and safety.
- Manage land use and development in the vicinity of the pipelines to minimise risks to human life and the functional operation of the pipelines.

Community infrastructure

Latrobe is the principal service centre for Gippsland that boasts a wide range of health, community and education services, including Latrobe Regional Hospital ~~in Traralgon West~~ and Federation University ~~at Churchill~~.

Latrobe's ~~aging~~ageing population will have future implications on the provision of community infrastructure. ~~To achieve a vision for a connected and inclusive built environment, it~~It is important that accessibility of community services is enhanced.

Council's strategic directions for community infrastructure are to:

- Support a range of health, social and recreational facilities including the expansion of educational facilities.

- Support hubs of integrated community services.
- Encourage community facilities to locate in or near activity centres and be accessible by public transport.

Open space

Open spaces are important places for people to meet and grow community networks~~, no matter their lived experiences~~. As the sporting hub of Gippsland, Latrobe will continue to develop its open space network between and within towns in support of ~~emerging and growing~~ recreational pursuits across the region.

The open space network is made up of large-scale open spaces that are linked to other open spaces, community destinations and employment precincts, usually via interconnected linear parklands, such as those along waterways and floodplains. Establishing linear parklands within residential areas is essential to enhance access and amenity within those residential areas. Development of open space needs to complete missing open space links and ensure local reserves are accessible in emerging urban growth areas.

Council's strategic directions for open space are to:

- Design public open spaces so they are accessible and can be used by people of all abilities, ages and interests.
- Encourage the provision of a connected open space network that extends from urban to rural areas and has both north-south and east-west linkages.
- Encourage the development of linear parks, habitat corridors and linkages between key open spaces, community destinations and employment precincts to improve connectivity.
- Extend open space corridors along major waterways where open space linkages can be achieved.

Development infrastructure

Precinct Structure Plans and Development Contributions Plans are critical in funding and providing infrastructure in a coordinated way, particularly in the growth areas of the main towns.

Council's strategic directions for development infrastructure are to:

- Align development with the delivery of key infrastructure items and economic and employment growth.
- Encourage a consistent approach to the design and construction of infrastructure across the municipality.

LATROBE PLANNING SCHEME

11.01 VICTORIA

31/07/2018
VC148

11.01-1S Settlement

02/09/2025
VC283

Objective

To facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

Strategies

Plan for the delivery of 2.24 million homes across Victoria by 2051.

Develop sustainable communities through a settlement framework that:

- Offers a range of housing choices.
- Provides convenient access to jobs, services, infrastructure and community facilities.
- Takes into account regional and municipal contexts and frameworks.

Focus investment and growth in:

- Melbourne Central City.
- Metropolitan Activity Centres and Suburban Rail Loop Precincts in Metropolitan Melbourne.
- Priority Precincts (including the Suburban Rail Loop East Precincts).
- Major regional cities of Ballarat, Bendigo and Geelong.
- Regional cities of Horsham, Latrobe City, Mildura, Shepparton, Wangaratta, Warrnambool and Wodonga.

Manage the expansion of settlements by:

- Creating and reinforcing settlement boundaries. Where no settlement boundary is identified, limit the expansion of a settlement to the extent of existing urban zoned land.
- Promoting and capitalising on opportunities for urban renewal and infill redevelopment.
- Limiting urban sprawl and directing growth into existing settlements.
- Ensuring land that may be required for future urban expansion is not compromised.

Provide for growth in population and development of facilities and services across a regional or sub-regional network in accordance with housing targets.

Plan for development and investment opportunities that make best use of existing and planned transport infrastructure.

Coordinate transport, communications and economic linkages between settlements through the identification of servicing priorities.

Strengthen transport links on national networks for the movement of commodities.

Deliver networks of high-quality integrated settlements, suburbs and towns that:

- Are great places with a strong identity and sense of place.
- Are inclusive, prosperous, liveable and sustainable.
- Comprise a form and density that supports healthy, active and sustainable transport.
- Are based around compact existing or planned activity centres to maximise accessibility to facilities and services.
- Concentrate retail, office-based employment, community facilities and services in central locations.

Facilitate environmentally resilient settlements by:

- Integrating the management of water resources into the urban environment in a way that supports water security, public health, environment and amenity outcomes.

- Minimising exposure to natural hazards.
- Contributing to net zero greenhouse gas emissions through renewable energy infrastructure and energy efficient urban layout and urban design.
- Supporting metropolitan and regional climate change adaption and mitigation measures.
- Supporting cooling and greening measures for urban areas.

Policy guidelines

Consider as relevant:

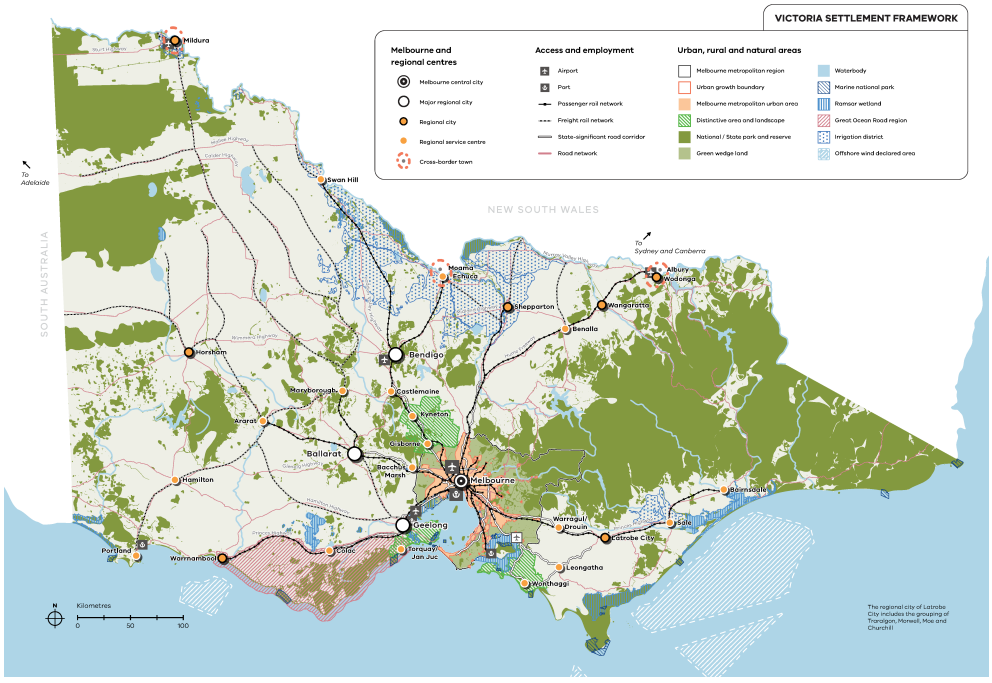
- Any settlement boundary identified in a document incorporated into this planning scheme.

Policy documents

Consider as relevant:

- *Plan for Victoria* (Department of Transport and Planning, 2025)
- *Victoria's housing Statement - The Decade Ahead 2024-2034* (Department of Premier and Cabinet, 2023)

Victoria Settlement Framework Plan



11.01-1R Settlement - Regional Victoria

02/09/2025
VC283

Strategies

Focus regional investment and growth in:

- Major regional cities of Ballarat, Bendigo, Geelong.
- Regional cities of Horsham, Latrobe City, Mildura, Shepparton, Wangaratta, Warrnambool and Wodonga.

Support sustainable development of the Regional service centres of Ararat, Bacchus Marsh, Bairnsdale, Benalla, Castlemaine, Colac, Echuca, Gisborne, Hamilton, Kyneton, Leongatha, Maryborough, Portland, Sale, Swan Hill, Torquay/Jan Juc, Warragul/Drouin and Wonthaggi.

Deliver networks of high-quality integrated regional settlements by:

- Building on strengths and capabilities of each region across Victoria to respond sustainably to population growth and changing environments.
- Developing settlements that will support resilient communities and their ability to adapt and change.
- Balancing strategic objectives to achieve improved land use and development outcomes at a regional, catchment and local level.
- Preserving and protecting features of rural land and natural resources and features to enhance their contribution to settlements and landscapes.
- Encouraging an integrated planning response between settlements in regions and in adjoining regions and states.
- Providing for appropriately located supplies of residential, commercial, and industrial land across a region, sufficient to meet community needs.
- Improving transport network connections in and between Major regional cities, Regional cities and Melbourne.
- Maintaining distinctive breaks and open rural landscapes between settlements.
- Planning for increased seasonal demand on services and infrastructure in towns with significant visitor accommodation and high holiday home ownership or periodic influxes of workers.

11.01-1R Settlement - Gippsland

09/10/2026
VC310

Strategies

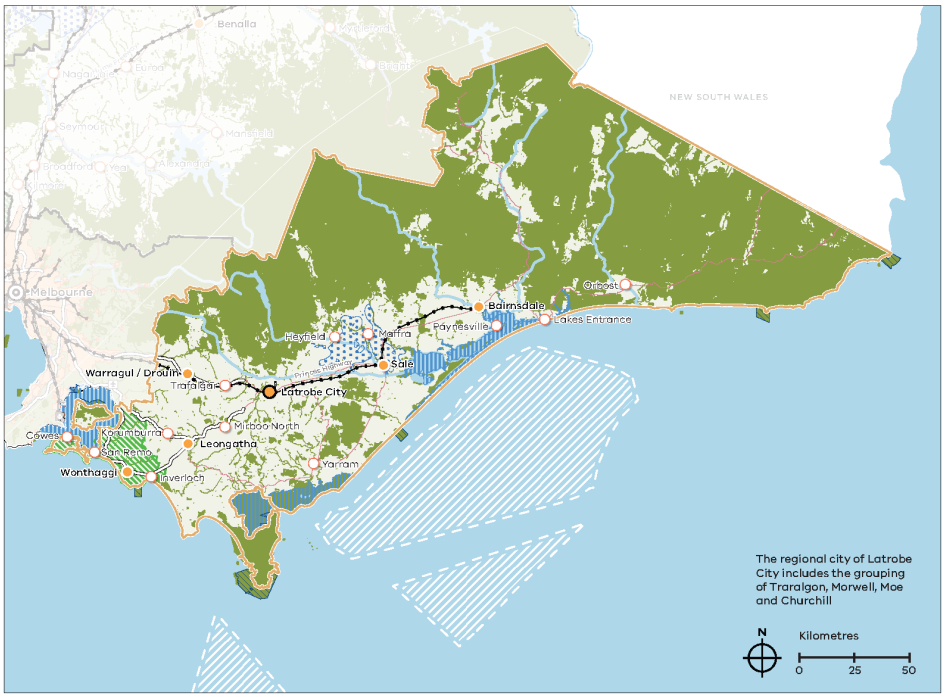
Support urban growth in Latrobe City as Gippsland's Regional city and at Bairnsdale, Leongatha, Sale, Warragul/Drouin and Wonthaggi as Regional service centres.

Support new urban growth fronts in Regional service centres where natural hazards and environmental risks can be avoided or managed.

Support the continuing role of Cowes, Yarram, Lakes Entrance, Orbost, Paynesville, Maffra, Heyfield, Trafalgar, Inverloch, Mirboo North, Korumburra, San Remo and small settlements in providing services to their districts, recognising their relationships and dependencies with larger towns.

LATROBE PLANNING SCHEME

Gippsland Settlement Framework



Gippsland Settlement Framework

Regional cities and towns
- Regional city
- Regional service centre
- District town

Access and employment
- Passenger rail network
- State-significant road corridor
- Road network

Urban, rural and natural areas
- Gippsland region
- National / State park and reserve
- Waterbody
- Distinctive area and landscape
- Marine national park
- Irrigation district
- Ramsar wetland
- Offshore wind declared area

LATROBE PLANNING SCHEME

11.01-1L-01 Latrobe settlement patterns

02/10/2025 --/--/---- C149latr Proposed C157latr

Strategies

Maintain a clear separation between urban settlements, other than the Morwell to Traralgon Employment Corridor linking the urban areas of Morwell and Traralgon.

Discourage the fragmentation of rural land adjoining township boundaries until land is required for long term (15 or more years) urban development, including:

- Land southeast to the existing Churchill Township in Area 1 of the Churchill Town Structure Plan in Clause 11.01-1L-03 (east of Northways Road and South of Lawless Road).
- Land along the eastern, north-western and western sides of the Moe-Newborough town boundary (Area 7 of the Moe-Newborough Town Structure Plan in Clause 11.01-1L-05).
- Land to the east of the existing urban area of Traralgon (Areas 9, 10 and 11 of the Traralgon Town Structure Plan in Clause 11.01-1L-~~07~~08).
- Land to the east of Boolarra township (Area 1 in the Boolarra Township Structure Plan in Clause 11.01-1L-02).
- Land to the north, east and south of the Glengarry township (Areas 1, 2, 3, 4, and 7 of the Glengarry Town Structure Plan in Clause 11.01-1L-04).
- Land to the east and south of Mays Road in the Tyers Township (Area 5 of the Tyers Town Structure Plan in Clause 11.01-1L-09).

Manage growth in rural living precincts by discouraging further rezoning of land and by discouraging impacts to environmental values.

11.01-1L-02 Boolarra

02/10/2025 --/--/---- C149latr Proposed C157latr

Policy application

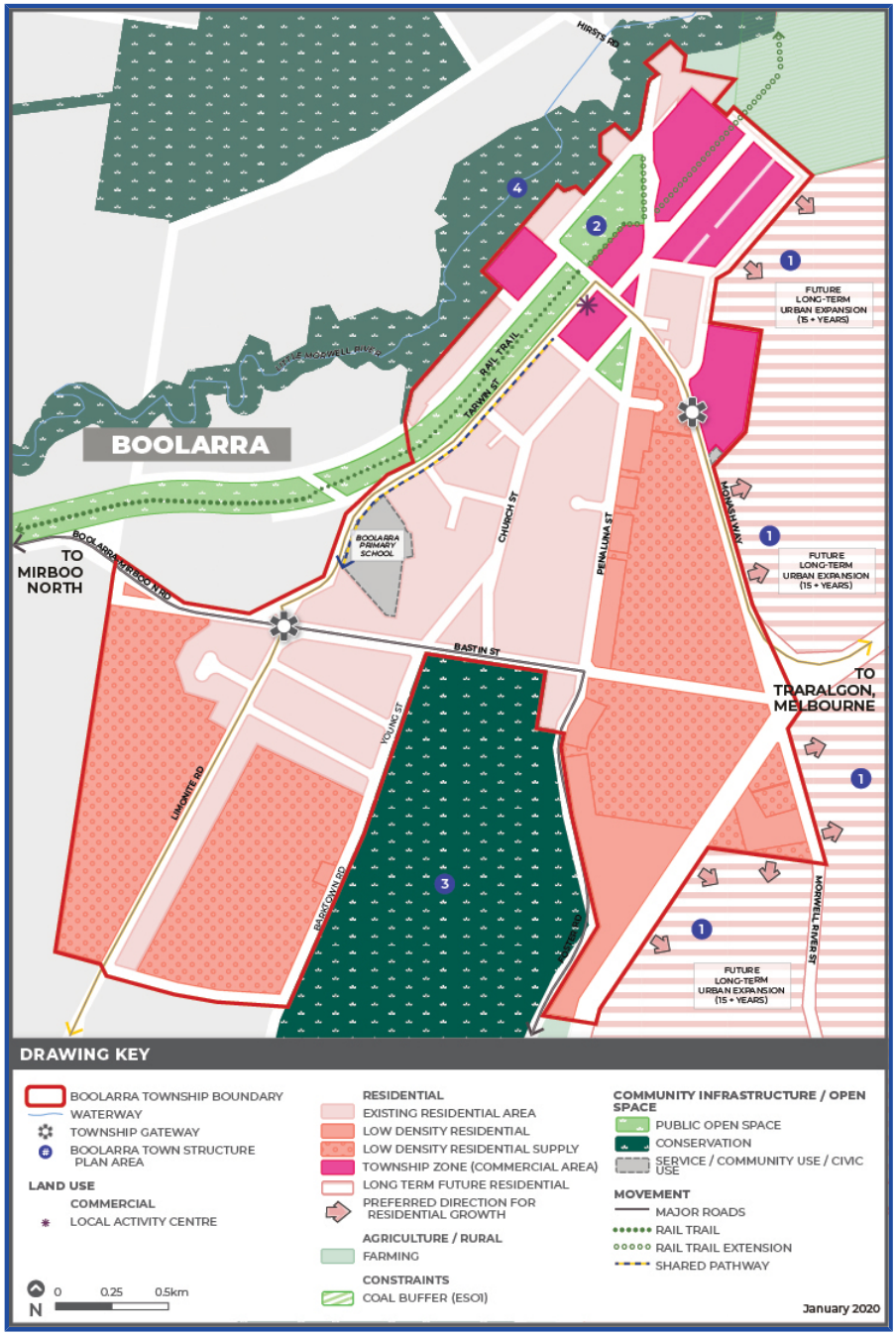
This policy applies to land ~~with in~~within the Boolarra Town Structure Plan (BTSP) included in this clause.

Strategy

Encourage development of land to the east of Boolarra township (Area 1 in the Boolarra Township Structure Plan in Clause 11.01-1L-02) for residential, township and community purposes.

LATROBE PLANNING SCHEME

Boolarra Town Structure Plan (BTSP)



11.01-1L-03 Churchill

02/10/2025
C149latr

Policy application

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

Strategies

Encourage development of CTSP Area 2 for medium density residential, research or education purposes.

Encourage university accommodation or medium density residential development on the residential land directly east of Eel Hole Creek and west of Northways Road (CTSP Area 3).

Encourage a Local Activity Centre at 2-4 Acacia Way, Churchill.

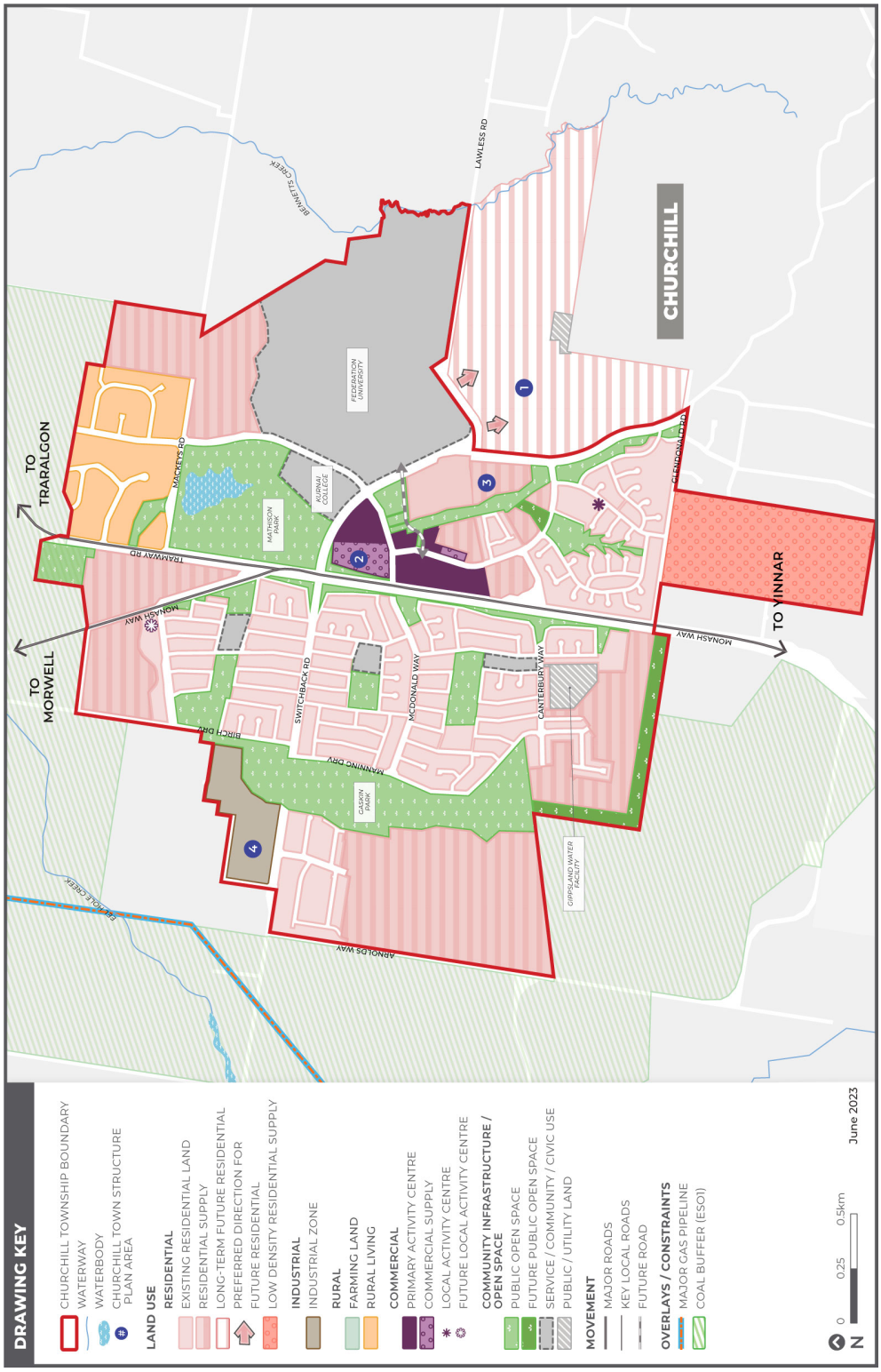
Policy documents

Consider as relevant:

- *Churchill Town Centre Plan* (Beca Pty Ltd, July 2007)
- *Churchill East West Link: Master Plan and Urban Design Framework* (Spiire Australia Pty Ltd, 2013)
- *Latrobe City Council Retail Strategy* (Essential Economics, 2019)
- *Latrobe Structure Plans – Churchill* (Beca Pty Ltd, August 2007)

LATROBE PLANNING SCHEME

Churchill Town Structure Plan (CTSP)



11.01-1L-04 Glengarry

02/10/2025 --/--/---- C149latr Proposed C157latr

Policy application

This policy applies to land within the Glengarry Town Structure Plan (GTSP) included in this clause.

Strategies

Support Glengarry's role as a dormitory suburb of Traralgon.

Encourage development in GTSP Areas 1, 2, 3 and 4 that are designed to be sensitive to the Eaglehawk Creek environment and floodplains.

Encourage low density residential development in GTSP Area 5.

Encourage development of large allotments within existing residential areas in GTSP Area 6.

Protect public open space areas including the Gippsland Rail Trail (GTSP Areas 8 & 9).

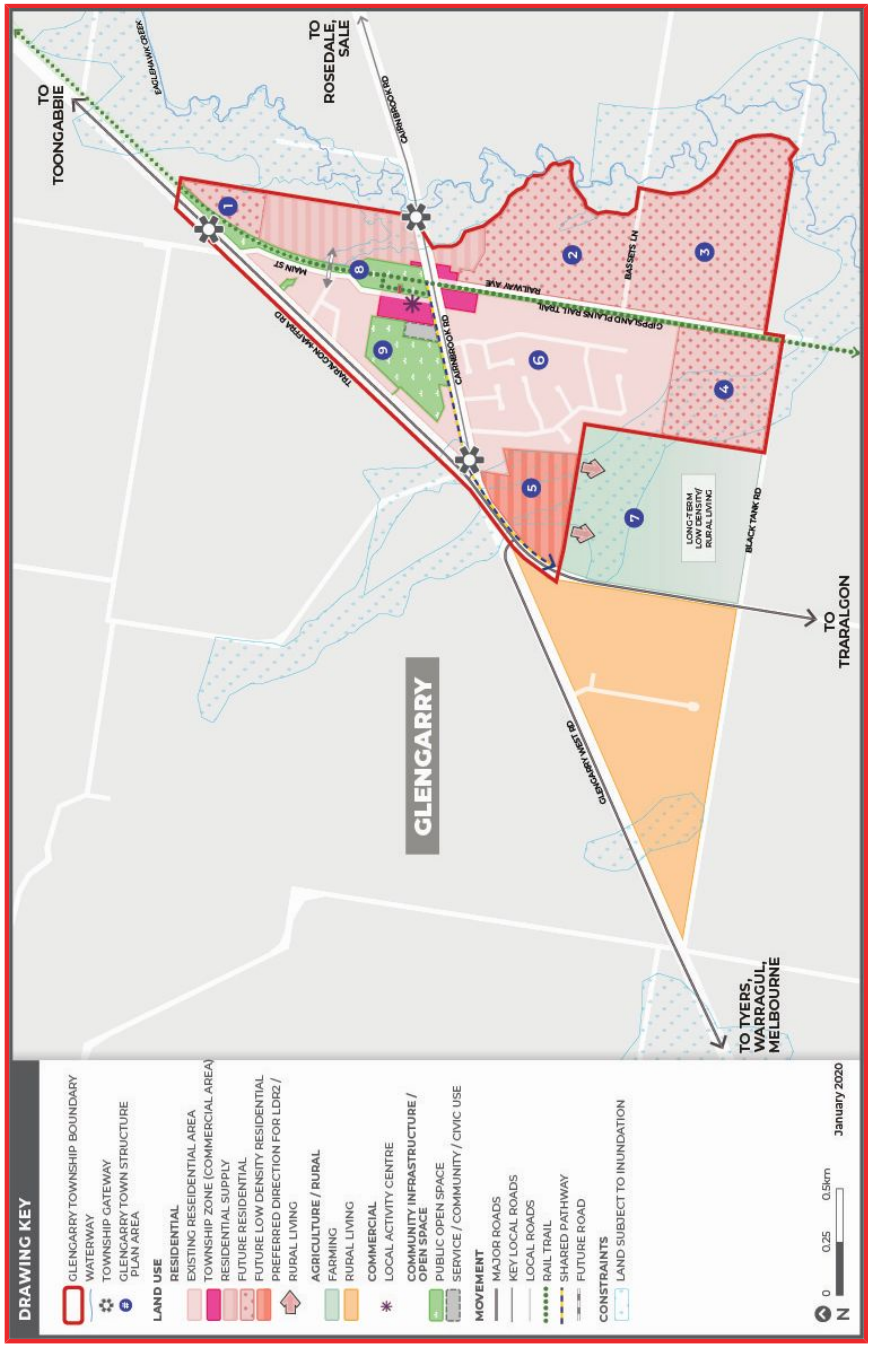
Policy documents

Consider as relevant:

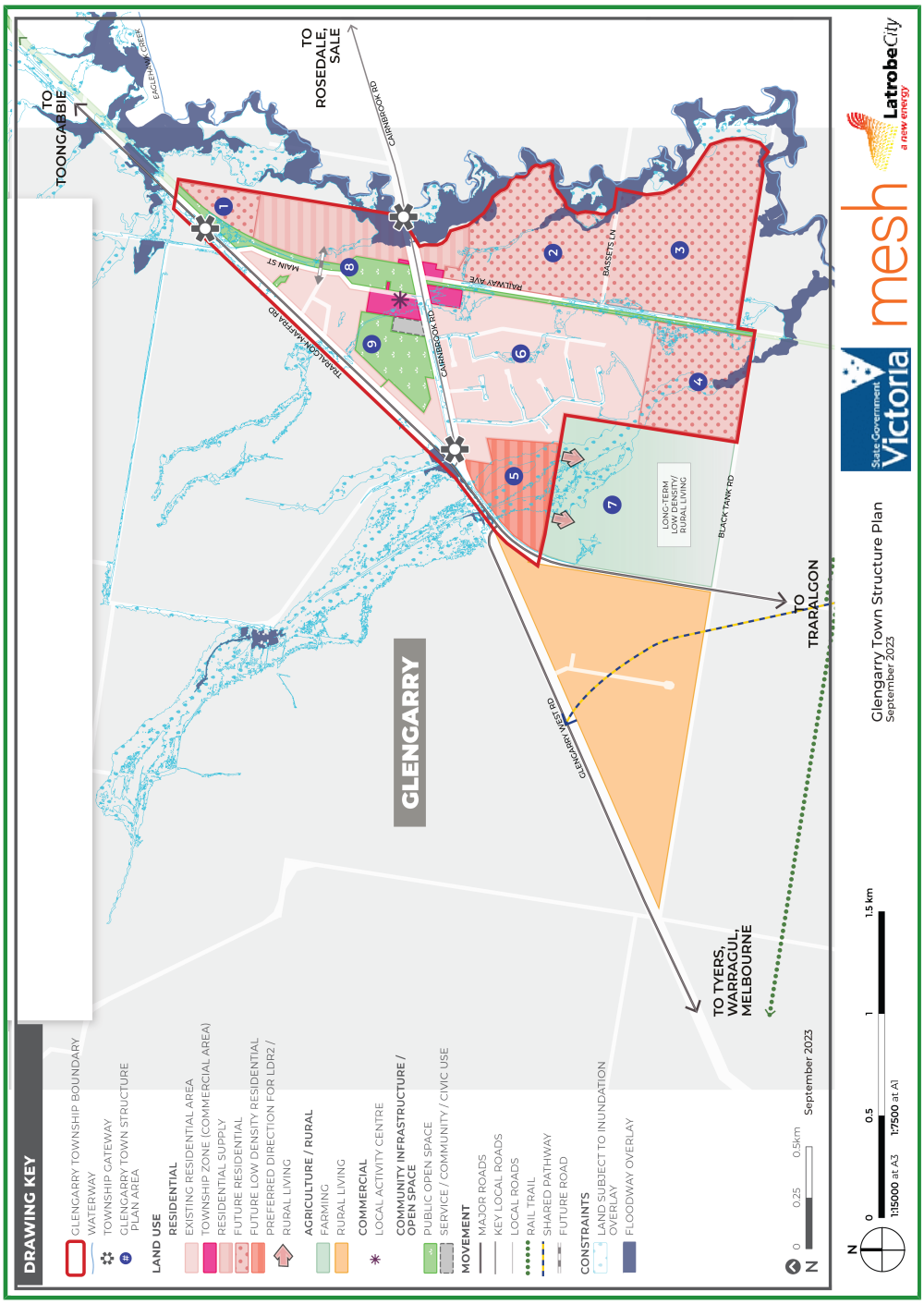
- *Small Town Structure Plans: Boolarra, Glengarry & Tyers* (NBA Group Pty Ltd, 2009)
- *Traralgon Growth Area Framework* (Hansen Partnership, 2013)

LATROBE PLANNING SCHEME

Glengarry Town Structure Plan (GTSP)



LATROBE PLANNING SCHEME



11.01-1L-05 Moe-Newborough

02/10/2025
C149latr

Policy application

This policy applies to land within the Moe-Newborough Town Structure Plan (MNTSP) included in this clause.

Strategies

Encourage residential development along Narracan Drive (MNTSP Area 6).

Discourage retail and office development outside of the Primary Activity Centre (MNTSP Area 1), other than office developments at the former Moe Hospital at Ollerton Avenue, Newborough (MNTSP Area 2).

Design industrial development in MNTSP Area 3 to protect any adjoining native vegetation in MNTSP Area 4.

Encourage a 'landmark use', such as a convention centre, at MNTSP Area 5 that complements the Botanical Gardens.

Provide for public open space connections from Narracan Drive through MNTSP Area 8 and connecting to John Field Reserve.

Encourage a Neighbourhood/ Local Activity Centre at 1 Waterloo Road, Becks Bay Village Centre and Fernlea Village Centre, Lake Narracan.

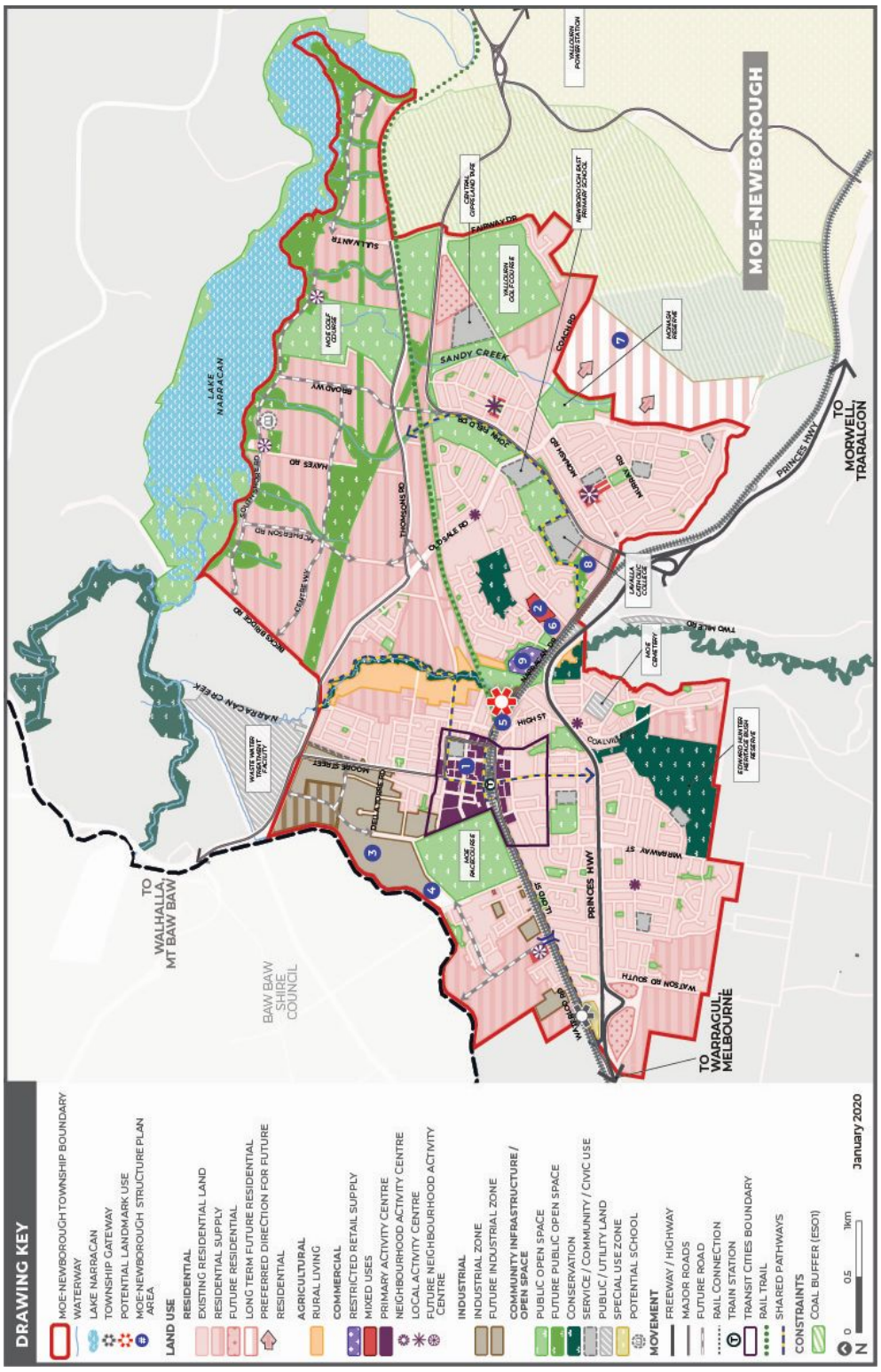
Policy documents

Consider as relevant:

- *Latrobe Structure Plan – Moe and Newborough* (Beca Pty Ltd, 2007)
- *Latrobe City Council Retail Strategy* (Essential Economics, 2019)
- *Strategic Outlook for Moe-Newborough and Lake Narracan* (Growth Areas Authority, 2013)

LATROBE PLANNING SCHEME

Moe-Newborough Town Structure Plan (MNTSP)



11.01-1L-06 Morwell

02/10/2025
C149latr

Policy application

This policy applies to land within the Morwell Town Structure Plan (MTSP) included in this clause.

Strategies

Encourage residential development within MTSP Areas 1 and 2.

Discourage increased housing densities south of Commercial Road (Area 3), until the completion of rehabilitation works to northern batter of the Hazelwood mine area.

Encourage retail, office and residential mixed use developments within Morwell Primary Activity Centre (MTSP Area 4) and Mid-Valley Primary Activity Centre (MTSP Area 10).

Discourage retail and office development outside of the Morwell Primary Activity Centre (MTSP Area 4), Mid-Valley Primary Activity Centre (MTSP Area 10) and Princes Drive, Morwell (MTSP Area 6).

Screen industry in MTSP Area 7 from residential areas along the western boundaries of the industrial precinct by providing a buffer of open space and vegetation.

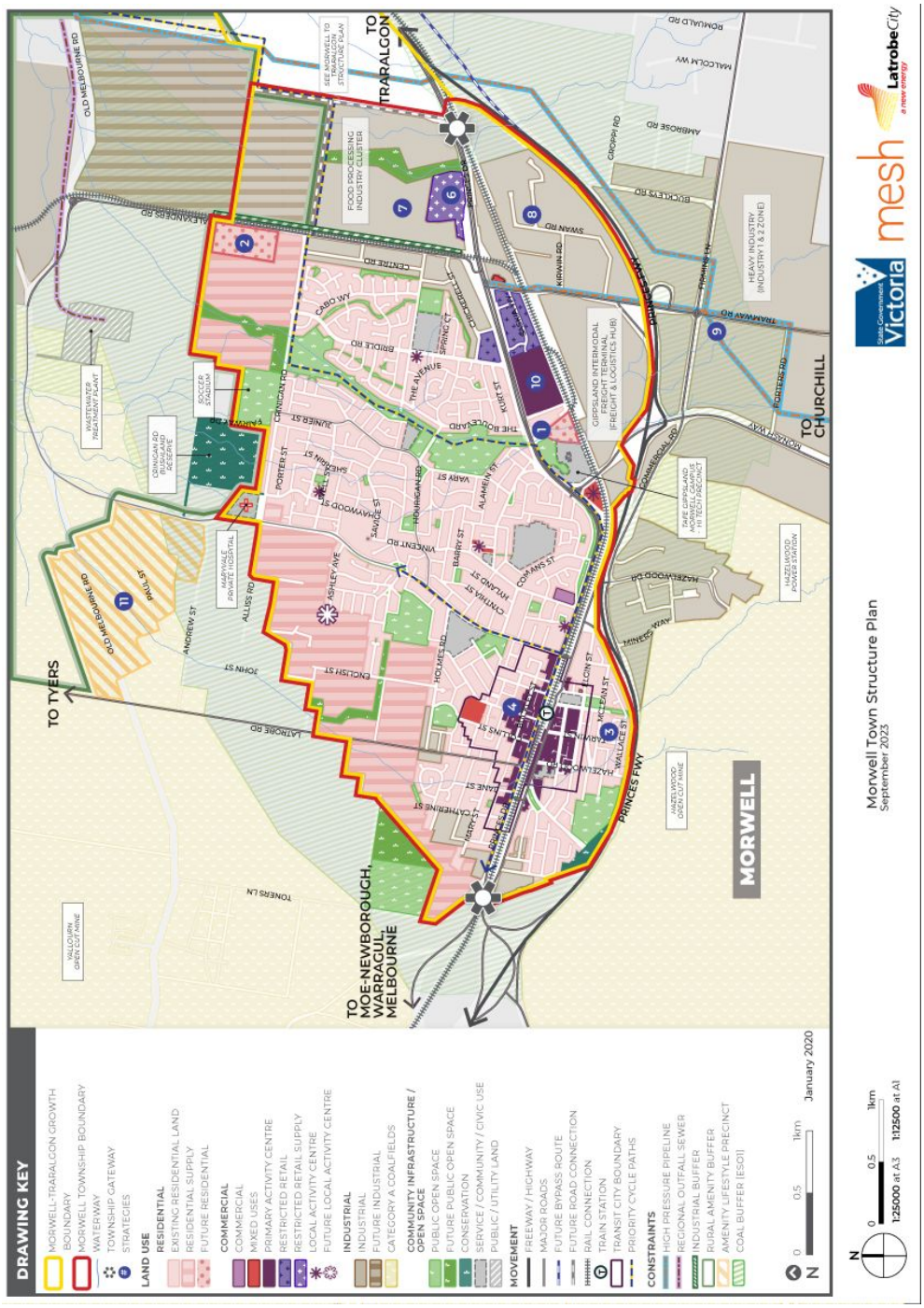
Encourage a Local Activity Centre at Heritage Boulevard, Morwell.

Policy documents

Consider as relevant:

- *Latrobe City Council Retail Strategy* (Essential Economic, 2019)
- *Latrobe Structure Plans - Morwell* (Beca Pty Ltd, 2007)
- *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)

Morwell Town Structure Plan (MTSP)



11.01-1L-07 Toongabbie

02/10/2025
C149latr

Policy application

This policy applies to land within the Toongabbie Town Structure Plan (ToonTSP) included in this clause.

Strategies

Encourage low density residential development in Toongabbie Town Structure Plan (ToonTSP) Area 1 in the medium term (10 to 15 years) subject to bushfire risk assessment.

Encourage low density residential development in ToonTSP Area 2 in the long term (15 years or more) subject to bushfire risk assessment.

Encourage future potential rural residential land in ToonTSP Areas 12, 13 and 14 in the short to medium term (0-15 years) subject to bushfire risk assessment.

Encourage future potential rural residential land zoned farming in ToonTSP Areas 3 and 4 in the long-term (15 years or more) subject to bushfire risk assessment.

Encourage the development of large lots within existing residential ToonTSP Area 5 subject to flooding constraints.

Facilitate the restructuring of old and inappropriate subdivisions in Area 6.

Maintain settlement boundaries that consider local character, bushfire risk, infrastructure capacity, and the impacts on other land uses, particularly agriculture.

Encourage the development of retail, office and residential mixed use developments within the Toongabbie Local Activity Centre (ToonTSP Area 7) generally consistent with the Toongabbie Housing Framework Plan.

Encourage the development of the town centre hub to the south of Cowen Street (ToonTSP Area 8).

Support the further expansion of retail uses by extending commercial activity west along Cowen Street.

Encourage shared path links between Toongabbie Recreation Reserve, the town centre (ToonTSP Area 7), and Toongabbie Primary School.

Limit access from development and individual lots to Main Street (Traralgon-Maffra Road).

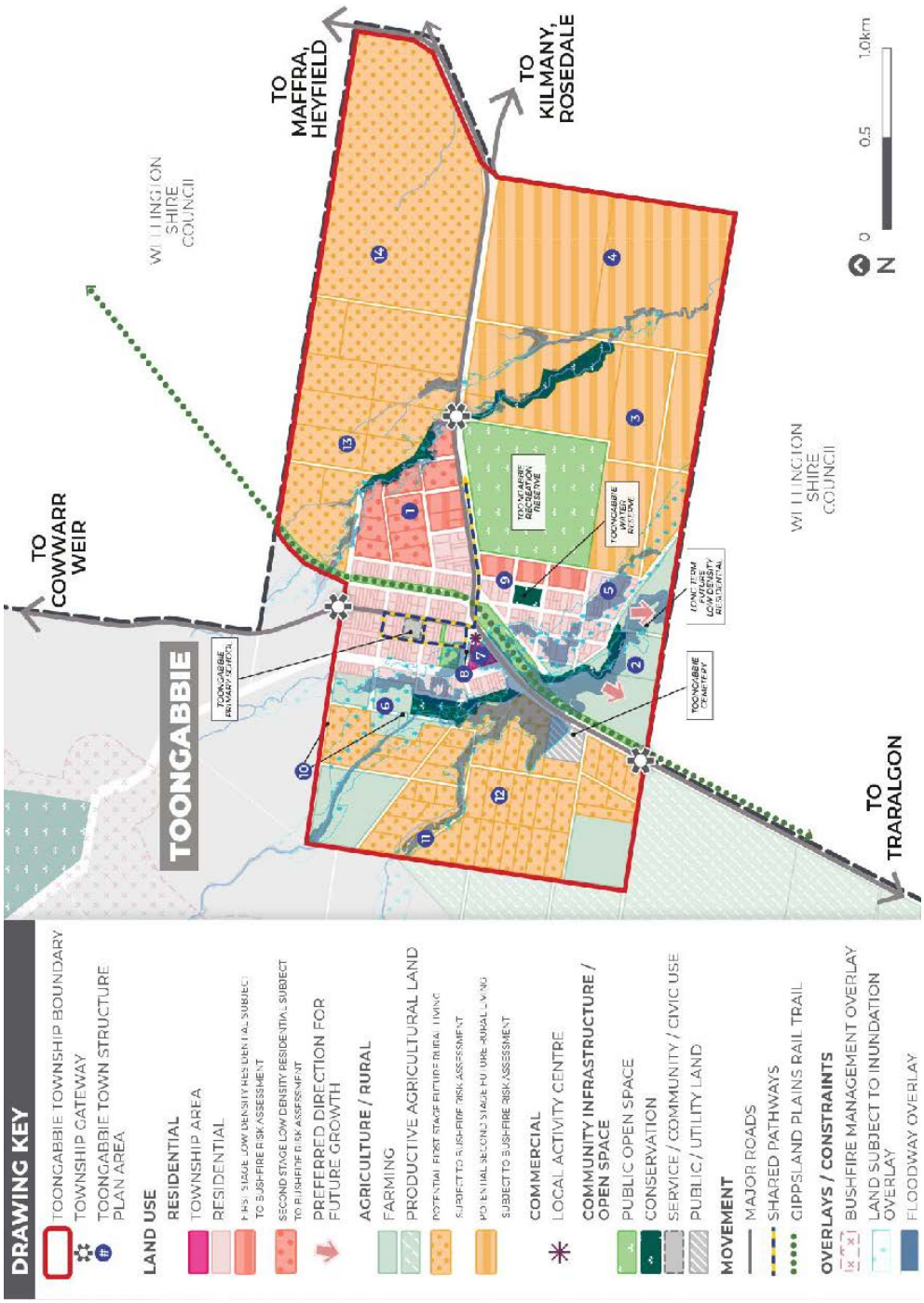
Protect road reserves, such as Ries Street, Russell Street, and Hill Street (ToonTSP Areas 9 and 10) to allow for future access to proposed development areas.

Policy documents

Consider as relevant:

- *Toongabbie Structure Plan* (Latrobe City Council, 2020)
- *Toongabbie Structure Plan – Background Reports* (Latrobe City Council, 2020)

Toongabbie Town Structure Plan (ToonTSP)



11.01-1L-08 Traralgon

02/10/2025
C149latr

Policy application

This policy applies to land shown on the Traralgon Town Structure Plan (TTSP) included in this clause.

Strategies

Encourage short to medium term (within 0-15 years) residential development in TTSP Areas 2 and 13.

Encourage long term (15 years or more) residential intensification of land zoned rural living and farming in TTSP Areas 9, 10 and 11.

Encourage the long term development of Rural Living Area 12.

Encourage the development of retail, office and residential mixed use developments within Argyle Street (TTSP Area 4).

Direct retail and office development that is significant in floor size and economic impact to the Traralgon Primary Activity Centre (TTSP Area 3), Argyle Street (TTSP Area 4) and Princes Highway and Stammers Road (TTSP Area 5).

Discourage dispersion of the office sector outside of TTSP Area 3.

Support industrial uses with limited off site amenity impacts and other compatible uses within the Janette Street Industrial precinct (TTSP Area 6) as a buffer between the lime batching facility and nearby residential and mixed uses.

Design and site development in residential or mixed use zones that are within the 500 metre buffer of the lime batching facility to mitigate noise impacts from the operation of the facility.

Provide a buffer to protect industry in TTSP Area 7 from encroachment of sensitive uses, particularly from the north and east.

Design development in TTSP Areas 10, 11 and 12 to address any impact of the proposed Traralgon Highway Bypass and Bypass Ramps.

Support development of residential and community facilities to the east and west of the Southside commuter car park at Traralgon Train Station.

Support the construction of a new bus interchange, plaza and station building at the Traralgon Train Station.

Support works to develop the Southside commuter car park, Southern Plaza and VRI Hall as community facilities.

Establish Neighbourhood and Local Activity Centres in the following locations:

- Corner Marshalls Road and Traralgon-Maffra Road, Traralgon
- Melrossa Road West, Traralgon
- Princes Highway, Traralgon East
- Dranes Road, Traralgon
- Cross's Road, Traralgon
- Princes Highway/Airfield Road, Traralgon West
- Bradford Drive/Princes Highway, Traralgon West
- Traralgon Golf Course.

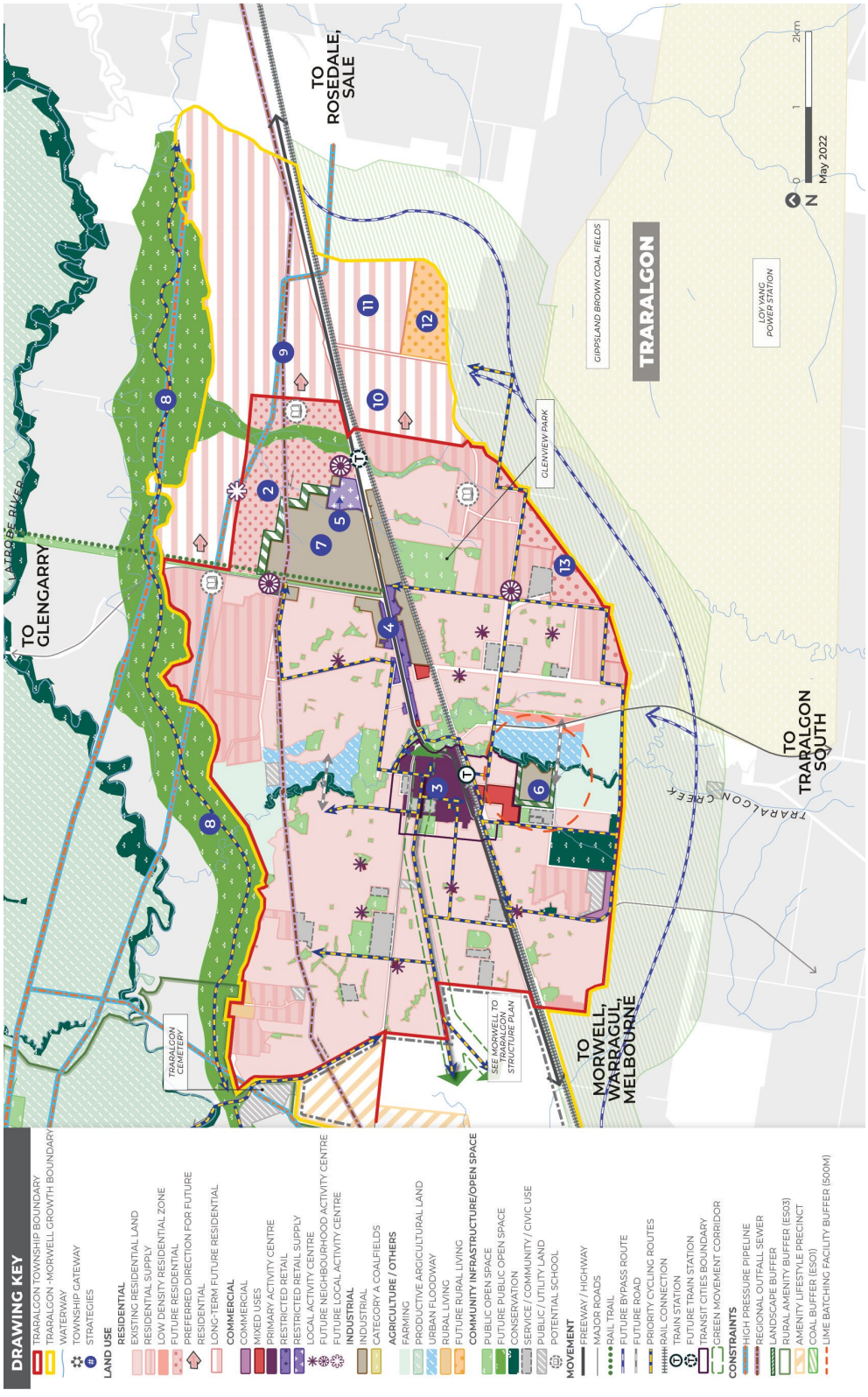
Policy documents

Consider as relevant:

- *Latrobe Structure Plans – Traralgon* (Beca Pty Ltd, August 2007)
- *Latrobe City Council Retail Strategy* (Essential Economics 2019)
- *Traralgon Station Precinct Master Plan* (Hansen Partnership, 2011)
- *Traralgon Growth Area Framework* (Hansen Partnership, 2013)

LATROBE PLANNING SCHEME

Traralgon Town Structure Plan (TTSP)



11.01-1L-09 Tyers

02/10/2025
C149latr

Policy application

This policy applies to land within the Tyers Town Structure Plan (TYTSP) included in this clause.

Strategies

Encourage increased diversity in residential allotment sizes, subject to availability of sewerage infrastructure.

Limit access from development and individual allotments to the Main Road (Moe-Glengarry Road) and Tyers Walhalla Road.

Encourage a shared path link between future low density and rural living development (TYTSP Area 1 & 2) and the town centre (TYTSP Area 4).

Protect road reserves, such as Hinde Road (TYTSP Area 4), to allow for future access to proposed development areas.

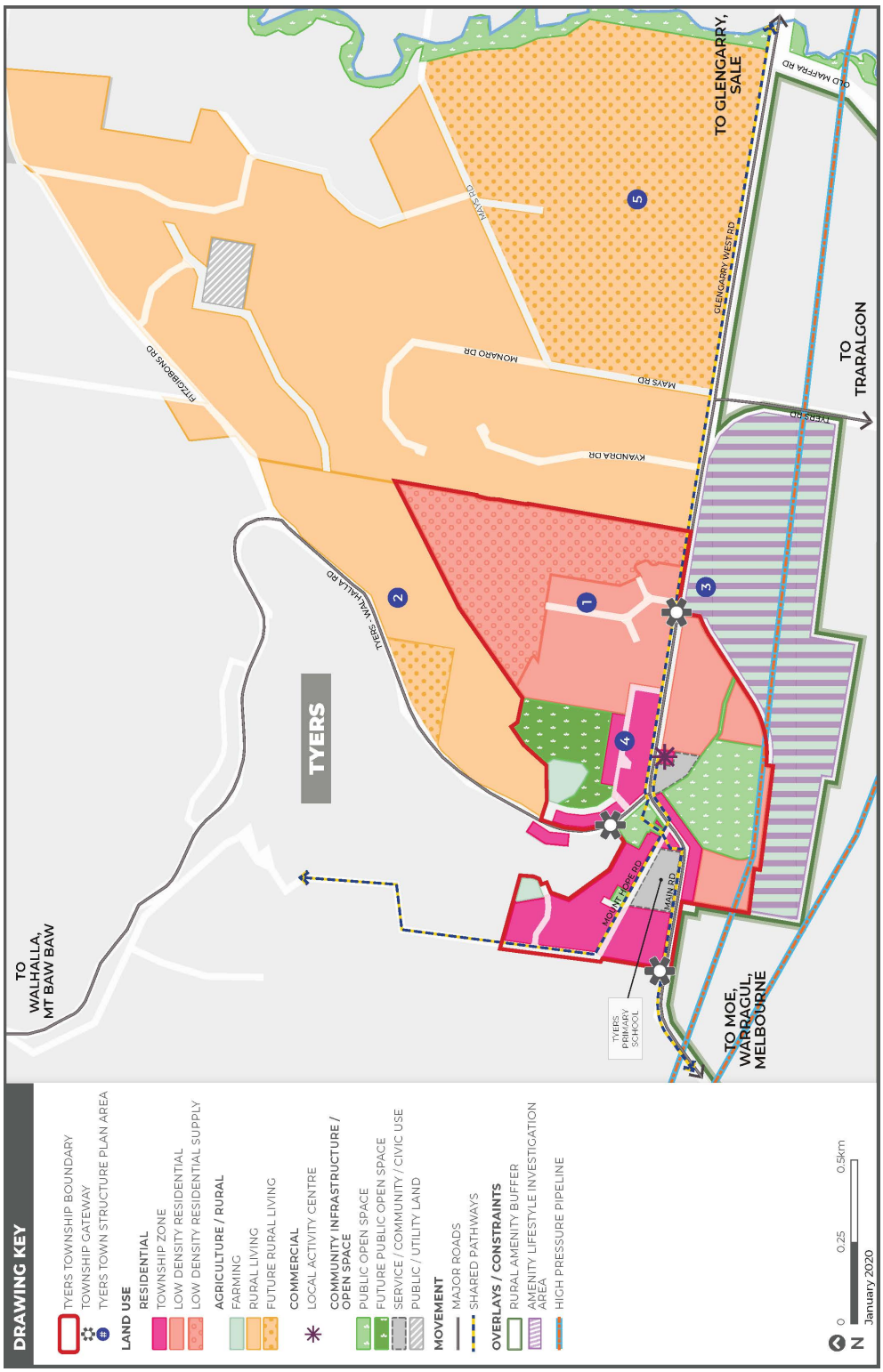
Policy documents

Consider as relevant:

- *Small Town Structure Plans: Boolarra, Glengarry & Tyers* (NBA Group Pty Ltd 2009)
- *Traralgon Growth Area Framework* (Hansen Partnership, 2013)

LATROBE PLANNING SCHEME

Tyers Town Structure Plan (TYTSP)



LATROBE PLANNING SCHEME

12.01 BIODIVERSITY

31/07/2018
VC148

12.01-1S Protection of biodiversity

30/10/2025
VC291

Objective

To protect and enhance Victoria's biodiversity.

Strategies

Use biodiversity information to identify important areas of biodiversity, including key habitat for rare or threatened species and communities, and strategically valuable biodiversity sites.

Strategically plan for the protection and conservation of Victoria's important areas of biodiversity.

Ensure that decision making takes into account the impacts of land use and development on Victoria's biodiversity, including consideration of:

- Cumulative impacts.
- Fragmentation of habitat.
- The spread of pest plants, animals and pathogens into natural ecosystems.

Avoid impacts of land use and development on important areas of biodiversity.

Consider impacts of any change in land use or development that may affect the biodiversity value of national parks and conservation reserves or nationally and internationally significant sites; including wetlands and wetland wildlife habitat designated under the Convention on Wetlands of International Importance (the Ramsar Convention) and sites utilised by species listed under the Japan-Australia Migratory Birds Agreement (JAMBA), the China-Australia Migratory Birds Agreement (CAMBA), or the Republic of Korea-Australia Migratory Bird Agreement (ROKAMBA).

Assist in the identification, protection and management of important areas of biodiversity.

Assist in the establishment, protection and re-establishment of links between important areas of biodiversity, including through a network of green spaces and large-scale native vegetation corridor projects.

Support land use and development that contributes to protecting and enhancing habitat for indigenous plants and animals in urban areas.

Policy guidelines

Consider as relevant:

- State biodiversity information maintained by the Department of Energy, Environment and Climate Action.

Policy documents

Consider as relevant:

- *Any applicable biodiversity strategies, including the relevant Regional Catchment Strategy (prepared under Part 4 of the Catchment and Land Protection Act 1994)*
- *Biodiversity Conservation Strategy for Melbourne's Growth Corridors* (Department of Environment and Primary Industries, 2013)
- *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Energy, Environment and Climate Action, 2025)
- *Protecting Victoria's Environment – Biodiversity 2037* (Department of Environment, Land, Water and Planning, 2017)
- *Victorian Waterway Management Strategy* (Department of Environment and Primary Industries, 2013)

LATROBE PLANNING SCHEME

12.01-1L Protection of biodiversity

~~02/10/2025~~ ~~--/--/----~~
~~C149latr~~Proposed C157latr

Strategies

Adopt the precautionary principle where there are threats of environmental damage, such as damage or destruction of habitat.

Protect habitats that contain indigenous flora and fauna, particularly where those species are threatened.

Ensure that the enhancement of biodiversity outcomes does not pose an unacceptable increase in bushfire risk to community and infrastructure.

Ensure that development does not result in a net loss of native vegetation and biodiversity.

Facilitate the creation of a biolink from the Strzelecki Ranges bioregion to the Southern Fall bioregion, as shown on the Rural Framework Plan in Clause 02.04.

Protect the environmental features and habitat values of the Boolarra-Mirboo North Rail Trail (Areas 2, 3 & 4 of the Boolarra Town Structure Plan in Clause 11.01-1L-02).

Protect roadside vegetation, especially in the Strzelecki Ranges from Boolarra to Gormandale, that provides linkages between public and private remnant native vegetation.

Retain native vegetation on roadsides, waterways and public and private land to facilitate healthy habitats to improve biodiversity.

Protect the environmental features and habitat values of the Gippsland Plains Rail Trail, Toongabbie Cemetery and rear of 53-57 Humphrey Road (Area 11 of the Toongabbie Structure Plan in Clause 11.01-1L-07).

Protect roadside vegetation that provides linkages between public and private remnant native vegetation in Toongabbie, especially along:

- Traralgon-Maffra Road.
- Old Walhalla Road.
- Harris Lane between Cemetery Road and Guyatts Road.
- The north of Sparks Lane.

Protect remnant native vegetation in roadside reserves in Toongabbie, especially along:

- Hill Street west of King Street.
- Page Lane at the rear of 53-57 Humphrey Road.
- The unnamed road reserve abutting the eastern boundary of the Toongabbie Golf Course.

Enhance Toongabbie Creek and Rosedale Creek corridors by linking them to adjacent open spaces.

Policy guidelines

Consider as relevant:

- Ensure rural landholders to pursue a target of 30 per cent of native vegetation coverage across their properties and the landscape as a critical threshold for biodiversity conservation, particularly within the Strzelecki – Alpine ~~bio-link~~biolink.
- *Toongabbie Structure Plan* (Latrobe City Council, 2020)
- *Flora and Fauna Assessment -Toongabbie Structure Plan Background Report* (Latrobe City Council, 2020)

12.01-2S Native vegetation management

04/02/2026
VC265

Objective

To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.

Strategies

Ensure decisions that involve, or will lead to, the removal, destruction or lopping of native vegetation, apply the three-step approach in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Energy, Environment and Climate Action, 2025):

- Avoid the removal, destruction or lopping of native vegetation.
- Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
- Provide an offset to compensate for the biodiversity impact from the removal, destruction or lopping of native vegetation.

Policy guidelines

Consider as relevant:

- State biodiversity information maintained by the Department of Energy, Environment and Climate Action.

Policy documents

Consider as relevant:

- *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Energy, Environment and Climate Action, 2025)
- *Assessor's handbook – applications to remove, destroy or lop native vegetation* (Department of Energy, Environment, and Climate Action, 2025)

LATROBE PLANNING SCHEME

13.02 BUSHFIRE

31/07/2018
VC148

13.02-1S Bushfire planning

16/06/2026
VC312

Policy application

This policy must be applied to all planning and decision making under the Act relating to land:

- in a bushfire prone area;
- in a Bushfire Management Overlay; or
- proposed to be used or developed in a way that may create a bushfire hazard.

Objective

To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.

Strategies

Give priority to the protection of human life by:

- Prioritising the protection of human life over all other policy considerations.
- Directing population growth and development to low risk locations and ensuring the availability of, and reliable access to, areas where human life can be better protected from the effects of bushfire.
- Reducing the vulnerability of communities to bushfire through the consideration of bushfire risk in decision making at all stages of the planning process.

Identify bushfire hazard and undertake appropriate risk assessment by:

- Applying the best available science to identify vegetation, topographic and climatic conditions that create a bushfire hazard.
- Considering the best available information about bushfire hazard, including the bushfire prone area map.
- Applying the Bushfire Management Overlay to land where the extent of vegetation can create an extreme bushfire hazard.
- Considering and assessing the bushfire hazard on the basis of:
  - Landscape conditions - meaning conditions in the landscape within 20 kilometres (and potentially up to 75 kilometres) of the site.
  - Local and neighbourhood conditions - meaning conditions in the area within approximately 5 kilometres of the site.
  - The site and conditions within 150 metres.
- Consulting with emergency management agencies and the relevant fire authority early in the process to receive their recommendations and implement appropriate bushfire protection measures.
- Ensuring that strategic planning documents, planning scheme amendments, planning permit applications and development plan approvals properly assess bushfire risk and include appropriate bushfire protection measures.
- Not approving development where a landowner or proponent has not satisfactorily demonstrated that the relevant policies have been addressed, performance measures satisfied or bushfire protection measures can be adequately implemented.

Plan to strengthen the resilience of settlements and communities through settlement growth, land use and development that prioritises the protection of human life by:

- Assessing the bushfire hazard at different spatial scales (landscape, local and neighbourhood and site), the likely fire behaviour, bushfire risk and the potential for local and neighbourhood-scale destruction.
- Directing population growth and development to low-risk locations, being those where:
  - The risk from large bushfires in the wider landscape can be managed including the risk associated with higher levels of ember attack.
  - On completion, development will not be exposed to high levels of radiant heat, which is no more than 12.5 kilowatts/square metre for locations subject to strategic planning or the preparation of a planning scheme amendment.
  - There is reliable access to areas of land where human life can be better protected from the effects of bushfire.
  - Bushfire protection measures can be provided to manage the on-going risk from bushfire.
- Ensuring alternative low-risk locations for settlement growth on a regional, municipal, settlement, local and neighbourhood basis have been assessed to ensure the proposed location for growth prioritises human life.
- Ensuring the bushfire risk to existing and future residents, property and community infrastructure will not increase as a result of future land use and development.
- Achieving no net increase in risk to existing and future residents, property and community infrastructure, through the implementation of bushfire protection measures and where possible reducing bushfire risk overall.
- Not preparing, adopting or approving a plan that will result in the introduction or intensification of development in an area that has, or will have on completion, a radiant heat exposure of more than 12.5 kilowatts/square metre in the event of a bushfire. In this strategy, 'plan' means a strategic plan, policy statement, and amendment to a planning scheme, including an amendment to the Planning Policy Framework, or a plan approved under a provision of the planning scheme.

Ensure settlement growth and development approvals can implement bushfire protection measures without unacceptable biodiversity impacts by discouraging settlement growth and development in bushfire affected areas that are important areas of biodiversity.

When assessing a planning permit application for a use or development that will result in people congregating in large numbers:

- consider the risk of bushfire to people, property and community infrastructure;
- require the implementation of appropriate bushfire protection measures to address the identified bushfire risk; and
- ensure development can implement bushfire protection measures without unacceptable biodiversity impacts.

Policy guidelines

Consider as relevant:

- Any applicable approved state, regional and municipal fire prevention plan.

Policy documents

Consider as relevant:

- *AS 3959-2018 Construction of buildings in bushfire-prone areas* (Standards Australia, 2018)
- *Design guidelines for settlement planning at the bushfire interface* (Department of Environment, Land, Water and Planning, 2020)
- The bushfire prone area map.

13.02-1L-01 Planning in the Bushfire Management Overlay

02/10/2025
C149latr

Policy application

This policy applies to all land affected by the Bushfire Management Overlay.

Strategy

Reduce bushfire risk by setting back development in the Farming Zone Schedule 2 from any bushfire hazard to achieve a BAL construction standard no higher than BAL-29, unless there are significant siting constraints.

Policy document

Consider as relevant:

- *Latrobe City Municipal Fire Management Plan 2018* (Latrobe City Council, 2018)

13.02-1L-02 Bushfire prone areas

~~02/10/2025~~ ~~C149latr~~Proposed C157latr

Policy application

This policy applies to all land in a designated Bushfire Prone Area as outlined in the *Building Regulations 2006*, that is not already covered by a Bushfire Management Overlay.

Strategies

Ensure that development, subdivision and uses identified in Clause 13.02-1S (Use and development control in a Bushfire Prone Area) incorporate measures to mitigate bushfire risk, including:

- For subdivisions of more than 10 lots, a lot layout that responds to the risk and incorporates a perimeter road and two ways in and out of the development.
- A construction standard no higher than BAL-29 unless there are significant siting constraints, with commensurate vegetation management for defendable space.
- A reliable water supply for property protection and fire fighting.
- Adequate access for emergency management vehicles.
- A Bushfire Emergency Management Plan (BEMP), including triggers for closure or restricted operation on days of elevated fire danger.

Policy guidelines

Consider as relevant:

- For a subdivision or dwelling within a Bushfire Prone Area that is in a Farming Zone, a section 173 agreement pursuant to *Planning and Environment Act 1987* to ensure ongoing maintenance of defendable space and other bushfire protection measures for bushfire risk mitigation.
- Limiting hours of operation, including maximum daily visitors for tourism development in the Farming Zone Schedule 1 or 2 to minimise bushfire risk.
- The views of the ~~Country Fire Authority~~relevant fire authority on whether an application for tourism accommodation in the Farming Zone Schedule 1 or 2 (other than a dwelling or dependent persons unit) reduces bushfire risk to an acceptable level.

Policy document

Consider as relevant:

- *Latrobe City Municipal Fire Management Plan 2018* (Latrobe City Council, 2018)

LATROBE PLANNING SCHEME

13.03 FLOODPLAINS

31/07/2018
VC148

13.03-1S Floodplain management

20/03/2023
VC229

Objective

To assist the protection of:

- Life, property and community infrastructure from flood hazard, including coastal inundation, riverine and overland flows.
- The natural flood carrying capacity of rivers, streams and floodways.
- The flood storage function of floodplains and waterways.
- Floodplain areas of environmental significance or of importance to river, wetland or coastal health.

Strategies

Identify land affected by flooding, including land inundated by the 1 in 100 year flood event (1 per cent Annual Exceedance Probability) or as determined by the floodplain management authority in planning schemes.

Avoid intensifying the impact of flooding through inappropriately located use and development.

Plan for the cumulative impacts of use and development on flood behaviour.

Locate emergency and community facilities (including hospitals, ambulance stations, police stations, fire stations, residential aged care facilities, communication facilities, transport facilities, community shelters, child care centres and schools) outside the 1 in 100 year (1 per cent Annual Exceedance Probability) floodplain and, where possible, at levels above the height of the probable maximum flood.

Locate use and development that involve the storage or disposal of environmentally hazardous industrial and agricultural chemicals or wastes and other dangerous goods (including intensive animal industries and sewage treatment plants) outside floodplains unless site design and management is such that potential contact between such substances and floodwaters is prevented, without affecting the flood carrying and flood storage functions of the floodplain.

Ensure land use on floodplains minimises the risk of waterway contamination occurring during floods and floodplains are able to function as temporary storage to moderate peak flows and minimise downstream impacts.

Policy guidelines

Consider as relevant:

- Regional catchment strategies and special area plans approved by the Minister for Environment or Minister for Water.
- Any floodplain management manual or guideline of policy and practice, or catchment management, river health, wetland or floodplain management strategy adopted by the relevant responsible floodplain management authority.
- Any best practice environmental management guidelines for stormwater adopted by the Environment Protection Authority.

Policy documents

Consider as relevant:

- *Victorian Floodplain Management Strategy* (Department of Environment, Land, Water and Planning, 2016)

LATROBE PLANNING SCHEME

13.03-1L Floodplain management

~~28/05/2021~~ ~~C122latr~~Proposed C157latr

Policy application

This policy applies to land affected by the Urban Floodway Zone, Flood Overlay or Land Subject to Inundation Overlay.

Strategies

Within the mapped extent of a 1% Annual Exceedance Probability (AEP) flood (commonly ~~knowns~~known as 1:100 year flood), discourage:

- Residential development, other than replacement dwellings that have a finished floor level that is above the 1% AEP flood level.
- Raised earthworks.
- Subdivision, other than realignment or consolidation.

Discourage development in residential areas within the 1% AEP flood extent or within ~~30m~~50m of existing waterways.

Ensure building envelopes for dwellings, including a sufficient effluent disposal area onsite, are located on flood free land.

LATROBE PLANNING SCHEME

13.07 AMENITY, HUMAN HEALTH AND SAFETY

26/05/2020
VC175

13.07-1S Land use compatibility

14/01/2025
VC237

Objective

To protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts.

Strategies

- Ensure that use or development of land is compatible with adjoining and nearby land uses
- Avoid locating incompatible uses in areas that may be impacted by adverse off-site impacts from commercial, industrial and other uses.
- Avoid or otherwise minimise adverse off-site impacts from commercial, industrial and other uses through land use separation, siting, building design and operational measures.
- Protect commercial, industrial and other employment generating uses from encroachment by use or development that would compromise the ability of those uses to function safely and effectively.

Policy documents

Consider as relevant:

- *Separation Distance Guideline* (Environment Protection Authority, August 2024)
- *Landfill Buffer Guideline* (Environment Protection Authority, August 2024)

LATROBE PLANNING SCHEME

13.07-1L Land use compatibility

~~02/10/2025 --/--/---- C149latr~~Proposed C157latr

Policy application

~~This policy applies to Farming Zone and Rural Living Zone land.~~

This policy applies to land zoned Farming Zone, Rural Living Zone, and Public Use Zone 1; and all land zoned for residential and industrial purposes.

Strategies

Discourage subdivision or the rezoning of Farming Zone and Rural Living Zone land within:

- The Amenity Lifestyle Precinct (Area 7 of the Morwell to Traralgon Structure Plan in Clause 11.03-2L and Area 11 of the Morwell Town Structure Plan in Clause 11.01-1L-06) due to its proximity to the Australian Paper Mill.
- The Amenity Lifestyle Investigation Area (Area 3 of the Tyers Town Structure Plan in Clause 11.01-1L-09).

Encourage industrial uses that have limited off-site amenity impacts and other compatible uses as a buffer between residential areas and more intensive industrial uses.

Discourage development that would encroach on the easement for the Gippsland Water Regional Outfall System.

Locate use and development that mitigates interface amenity issues with sensitive uses around Gippsland Water's emergency storage facilities.

13.07-2S Major hazard facilities

26/10/2018
VC152

Objective

To minimise the potential for human and property exposure to risk from incidents that may occur at a major hazard facility and to ensure the ongoing viability of major hazard facilities.

Strategies

Ensure major hazard facilities are sited, designed and operated to minimise risk to surrounding communities and the environment.

Consider the risks associated with increasing the intensity of use and development within the threshold distance of an existing major hazard facility.

Apply appropriate threshold distances from sensitive land uses for new major hazard facilities and between major hazard facilities.

Protect registered or licenced major hazard facilities as defined under Regulation 5 of the Occupational Health and Safety Regulations 2017 from encroachment of sensitive land uses.

13.07-3S Live music

01/07/2025
VC286

Objective

To encourage, create and protect opportunities for the enjoyment of live music.

Strategies

Identify areas where live music venues are encouraged or where there are clusters of live music venues.

Implement measures to ensure live music venues can co-exist with nearby residential and other noise sensitive land uses.

Policy guidelines

Consider as relevant:

- The social, economic and cultural benefits to the community of:
  - Retaining an existing live music venue.
  - The development of new live music entertainment venues.
  - Clustering live music venues.

LATROBE PLANNING SCHEME

14.01 AGRICULTURE

31/07/2018
VC148

14.01-1S Protection of agricultural land

20/03/2023
VC229

Objective

To protect the state's agricultural base by preserving productive farmland.

Strategies

Identify areas of productive agricultural land, including land for primary production and intensive agriculture.

Consider state, regional and local, issues and characteristics when assessing agricultural quality and productivity.

Avoid permanent removal of productive agricultural land from the state's agricultural base without consideration of the economic importance of the land for the agricultural production and processing sectors.

Protect productive farmland that is of strategic significance in the local or regional context.

Protect productive agricultural land from unplanned loss due to permanent changes in land use.

Prevent inappropriately dispersed urban activities in rural areas.

Protect strategically important agricultural and primary production land from incompatible uses.

Limit new housing development in rural areas by:

- Directing housing growth into existing settlements.
- Discouraging development of isolated small lots in the rural zones from use for dwellings or other incompatible uses.
- Encouraging consolidation of existing isolated small lots in rural zones.

Identify areas of productive agricultural land by consulting with the Department of Energy, Environment and Climate Action and using available information.

In considering a proposal to use, subdivide or develop agricultural land, consider the:

- Desirability and impacts of removing the land from primary production, given its agricultural productivity.
- Impacts on the continuation of primary production on adjacent land, with particular regard to land values and the viability of infrastructure for such production.
- Compatibility between the proposed or likely development and the existing use of the surrounding land.
- The potential impacts of land use and development on the spread of plant and animal pests from areas of known infestation into agricultural areas.
- Land capability.

Avoid the subdivision of productive agricultural land from diminishing the long-term productive capacity of the land.

Give priority to the re-structure of inappropriate subdivisions where they exist on productive agricultural land.

Balance the potential off-site effects of a use or development proposal (such as degradation of soil or water quality and land salinisation) against the benefits of the proposal.

14.01-1R Protection of agricultural land - Gippsland

31/07/2018
VC148

Strategy

Protect productive land and irrigation assets, including the Macalister Irrigation District, that help grow the state as an important food bowl for Australia and Asia.

14.01-1L-01 Preservation of agricultural land in the Farming Zone

02/10/2025
C149latr

Policy application

This policy applies to all land in the Farming Zone.

Strategies

Discourage non-agricultural uses from locating or developing in a manner that will inhibit the expansion of farming uses.

Discourage rural subdivision of land that results in the creation of a lot below the minimum lot size as specified in the Schedule to the Farming Zone.

Discourage excisions that isolate key rural infrastructure from the remnant parcel of the land for subdivision in a Farming Zone.

Site buildings so that they do not encroach on industry buffer and separation distances, including those designated for 'as-of-right' animal production land uses.

Ensure the siting of a building does not compromise the operation of nearby commercial agricultural enterprises, including its impacts on noise, odour, sight lines and infrastructure and livestock movements.

Policy guidelines

Consider as relevant:

- Discouraging accommodation within 100 metres of:
  - Any agricultural production infrastructure.
  - Any activity node (such as effluent ponds, stock yards etc).
  - Any intensive animal production.
- Where a parcel less than the minimum lot size is proposed to be re-subdivided or subdivided, a section 173 agreement pursuant to the *Planning and Environment Act 1987*:
  - To prevent further subdivision of the remnant parcel.
  - To prevent a further dwelling to be placed on the vacant parcel.
- Where an application proposes the creation of a lot for an existing dwelling, whether the balance lot is at least the minimum specified in the schedule to the zone.
- Whether previous lot excisions have had a cumulative impact that reduces the viability of the parent lot for agriculture or related use.

Policy document

Consider as relevant:

- *Live Work Latrobe Rural Land Use Strategy* (Latrobe City Council, MacroPlan Dimasi, RMCG and Planisphere, 2019)

14.01-1L-02 Dwelling in the Farming Zone Schedule 1

02/10/2025
C149latr

Policy application

This policy applies to an application for a dwelling in the Farming Zone Schedule 1.

Strategies

Discourage dwellings not associated with the agricultural use of the land.

Where there is an existing dwelling, discourage more than one dwelling unless the additional dwelling is required for the permanent operation, supervision or care of the agricultural use and is located on the same lot as the existing dwelling and the agricultural use.

Policy guidelines

Consider as relevant:

- A section 173 agreement under the Act to prevent the future excision of the dwelling from the parent lot.
- Discouraging dwellings on lots less than 100 hectares in the intensive agricultural precincts as shown in the Rural Framework Plan in Clause 02.04, unless the dwelling is required in association with an agricultural use of the land.

Policy document

Consider as relevant:

- *Live Work Latrobe Rural Land Use Strategy* (Latrobe City Council, MacroPlan Dimasi, RMCG and Planisphere, 2019)

14.01-1L-03 Dwelling in the Farming Zone Schedule 2

02/10/2025
C149latr

Policy application

This policy applies to the use or development of a dwelling in the Farming Zone Schedule 2.

Strategies

Support the use and development of land for a dwelling only if:

- No detriment is likely to result to adjoining agricultural activities.
- It will result in improved land management, rehabilitation for conservation purposes, or improvements to degraded land.
- All wastewater can be retained onsite.
- Any risk from bushfire is reduced to an acceptable level and any bushfire protection measures can be implemented.

Encourage dwellings and associated development to cluster together in the landscape by having similar setbacks from road frontages.

Policy guideline

Consider as relevant:

- For a proposed dwelling required in association with improved land management or conservation outcome, a section 173 agreement under the Act to ensure an environmental management or rehabilitation plan is enacted in perpetuity.

Policy document

Consider as relevant:

- *Live Work Latrobe Rural Land Use Strategy* (Latrobe City Council, MacroPlan Dimasi, RMCG and Planisphere, 2019)

14.01-1L-04 Subdivision in Farming Zone Schedule 1

02/10/2025
C149latr

Policy application

This policy applies to an application for the subdivision of land in the Farming Zone Schedule 1.

Strategies

Avoid subdivisions that do not support agriculture use.

Encourage the creation of large land parcels through consolidation or re-subdivision.

Enable the excision of dwellings from existing lots only where:

- There are beneficial agricultural outcomes, such as the expansion of an existing agricultural operation.
- It is the re-subdivision of land so that the number of lots is not increased, or includes the consolidation of a number of small allotments.
- The dwelling is located close to a road.
- No detriment is likely to result to adjoining agricultural activities.

Discourage the creation of irregular shaped or small lots, including long narrow lots, 'battle-axe' or island style lots.

Policy document

Consider as relevant:

- *Live Work Latrobe Rural Land Use Strategy* (Latrobe City Council, MacroPlan Dimasi, RMCG and Planisphere, 2019)

14.01-2S Sustainable agricultural land use

21/09/2018
VC150

Objective

To encourage sustainable agricultural land use.

Strategies

Ensure agricultural and productive rural land use activities are managed to maintain the long-term sustainable use and management of existing natural resources.

Support the development of innovative and sustainable approaches to agricultural and associated rural land use practices.

Support adaptation of the agricultural sector to respond to the potential risks arising from climate change.

Encourage diversification and value-adding of agriculture through effective agricultural production and processing, rural industry and farm-related retailing.

Assist genuine farming enterprises to embrace opportunities and adjust flexibly to market changes.

Support agricultural investment through the protection and enhancement of appropriate infrastructure.

Facilitate ongoing productivity and investment in high value agriculture.

Facilitate the establishment and expansion of cattle feedlots, pig farms, poultry farms and other intensive animal industries in a manner consistent with orderly and proper planning and protection of the environment.

Ensure that the use and development of land for animal keeping or training is appropriately located and does not detrimentally impact the environment, the operation of surrounding land uses and the amenity of the surrounding area.

Policy documents

Consider as relevant:

- *Victorian Code for Cattle Feedlots* (Department of Agriculture, Energy and Minerals, 1995)
- *Victorian Code for Broiler Farms* (Department of Primary Industries, 2009, plus 2018 amendments)
- *Apiary Code of Practice* (Department of Planning and Community Development, 2011)
- *Planning Guidelines for Land Based Aquaculture in Victoria* (Department of Primary Industries, No. 21, 2005)
- *Victorian Low Density Mobile Outdoor Poultry Farm Planning Permit Guidelines* (Department of Economic Development, Jobs, Transport and Resources, June 2018)
- *Victorian Low Density Mobile Outdoor Pig Farm Planning Permit Guidelines* (Department of Economic Development, Jobs, Transport and Resources, June 2018)

14.01-2L Intensive agriculture

28/05/2021
C122latr

Policy application

This policy applies to an application to use or develop land in the Farming Zone Schedule 1 for intensive agriculture, that is, any of the following:

- Animal husbandry, where more than 50 per cent of the animals' feed is imported from outside the enclosure.
- Horticulture, where a structure is required to modify growing conditions.
- Plant nursery, where a structure is required to modify growing conditions.

Strategies

Encourage separation distances to a sensitive use to be contained within property boundaries.

Encourage stormwater management that provides for nil increase in run-off from the site with the construction and subsequent operation of the intensive agriculture use.

Design and site development to minimise odour and noise impacts on neighbouring properties.

Policy document

Consider as relevant:

- *Live Work Latrobe Rural Land Use Strategy* (Latrobe City Council, MacroPlan Dimasi, RMCG and Planisphere, 2019)

14.01-3S Forestry and timber production

20/03/2023
VC229

Objective

To facilitate the establishment, management and harvesting of plantations and the harvesting of timber from native forests.

Strategies

Identify areas that may be suitably used and developed for plantation timber production.

Promote the establishment of softwood and hardwood plantations on predominantly cleared land, as well as other areas that are subject to or contributing to land and water degradation.

Ensure protection of water quality and soil.

Ensure timber production in native forests is conducted in a sustainable manner.

Conduct timber production (except agroforestry, windbreaks and commercial plantations of 5 hectares or less) in accordance with the *Code of Practice for Timber Production 2014 (as amended 2022)* (Department of Environment, Land, Water and Planning, 2022).

Ensure Victoria's greenhouse sinks are protected and enhanced by controlling land clearing, containing the growth of urban areas and supporting revegetation programs.

Policy documents

Consider as relevant:

- *Code of Practice for Timber Production 2014 (as amended 2022)* (Department of Environment, Land, Water and Planning, 2022)

14.01-3L Forestry and timber production

~~28/05/2021~~ ../../----
~~C122latr~~Proposed C157latr

Strategies

Encourage environmentally sustainable timber production.

Encourage timber processing and value-adding industries to expand and support the timber industry.

~~Encourage expansion of plantation forestry opportunities including within the proposed~~Support the sustainable use of land on cleared sections of the Strzelecki-Alpine Biolink for timber production where species diversity and remnant or revegetated bushland are not impacted.

Avoid non-agricultural uses from locating or developing in a manner that will inhibit the expansion or operation of forestry uses.

Ensure timber production complements the orderly development of the coal resource.

LATROBE PLANNING SCHEME

16.01 RESIDENTIAL DEVELOPMENT

31/07/2018
VC148

16.01-1S Housing supply

16/04/2026
VC300

Objective

To facilitate well-located, integrated and diverse housing that meets community needs.

Strategies

Plan to accommodate housing targets specified in this clause by ensuring zones and overlays deliver sufficient realisable development capacity.

Ensure that an appropriate quantity, quality and type of housing is provided, including aged care facilities and other housing suitable for older people, supported accommodation for people with disability, rooming houses, student accommodation and social housing.

Increase the proportion of housing in urban areas with good access to opportunities and services (including under-utilised urban land) and reduce the share of new dwellings in greenfield, fringe and dispersed development areas.

Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.

Identify opportunities for increased residential densities to help consolidate urban areas.

Facilitate diverse housing that offers choice and meets changing household needs by widening housing diversity through a mix of housing types.

Encourage the development of well-designed housing that:

- Provides a high level of internal and external amenity.
- Incorporates universal design and adaptable internal dwelling design.

Support opportunities for a range of income groups to choose housing in well-serviced locations.

Plan for growth areas to provide for a mix of housing types through a variety of lot sizes, including higher housing densities in and around activity centres.

Policy documents

Consider as relevant:

- *Homes for Victorians - Affordability, Access and Choice* (Victorian Government, 2017)
- *Apartment Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2021)
- *Mid-Rise Design Guide* (Department of Transport and Planning, 2026)

Table 1 - Metropolitan Melbourne Housing Targets

	Housing Target	Greenfield Area Target	Established Area Target
Growth Municipalities			
Mitchell	66,000	56,000	10,000
Cardinia	30,000	21,000	9,000
Casey	87,000	58,500	28,500
Hume	79,000	53,500	25,500
Melton	109,000	104,000	5,000
Whittlesea	72,000	43,000	29,000

Wyndham	99,000	74,000	25,000
Inner Melbourne			
Melbourne	119,500	-	119,500
Port Phillip	55,000	-	55,000
Stonnington	50,000	-	50,000
Yarra	44,000	-	44,000
Middle Melbourne			
Banyule	45,500	-	45,500
Bayside	30,000	-	30,000
Boroondara	65,500	-	65,500
Darebin	69,000	-	69,000
Glen Eira	63,500	-	63,500
Hobsons Bay	22,500	-	22,500
Kingston	51,500	-	51,500
Manningham	28,500	-	28,500
Maribyrnong	48,000	-	48,000
Merri-bek	69,000	-	69,000
Monash	69,500	-	69,500
Moonee Valley	47,500	-	47,500
Whitehorse	76,500	-	76,500
Outer Melbourne			
Brimbank	59,500	-	59,500
Frankston	33,000	-	33,000
Greater Dandenong	52,500	-	52,500
Knox	43,000	-	43,000
Maroondah	39,500	-	39,500
Mornington Peninsula	24,000	-	24,000
Nillumbik	6,500	-	6,500
Yarra Ranges	25,000	-	25,000

Table 2 - Regional Victoria Housing Targets

	Housing Target	Greenfield Area Target	Established Area Target

LATROBE PLANNING SCHEME

Barwon			
Colac Otway	3,700	-	-
Greater Geelong	128,600	51,100	77,500
Queenscliffe	400	-	-
Surf Coast	8,000	-	-
Central Highlands			-
Ararat	1,000	-	-
Ballarat	46,900	18,900	28,000
Golden Plains	12,500	-	-
Hepburn	3,150	-	-
Moorabool	20,000	-	-
Pyrenees	1,300	-	-
Gippsland			-
Bass Coast	19,250	-	-
Baw Baw	25,700	-	-
East Gippsland	11,000	-	-
Latrobe	13,000	-	-
South Gippsland	8,000	-	-
Wellington	8,000	-	-
Goulburn			
Greater Shepparton	15,250	-	-
Mitchell	66,000	56,000	10,000
Moira	4,500	-	-
Murrindindi	3,350	-	-
Strathbogie	2,400	-	-
Great South Coast			
Corangamite	1,400	-	-
Glenelg	1,400	-	-
Moyne	2,900	-	-
Southern Grampians	1,250	-	-
Warrnambool	7,200	-	-
Loddon Campaspe			

LATROBE PLANNING SCHEME

Campaspe	4,500	-	-
Central Goldfields	1,700	-	-
Greater Bendigo	37,000	11,000	26,000
Loddon	550	-	-
Macedon Ranges	13,200	-	-
Mount Alexander	4,500	-	-
Mallee			
Buloke	150	-	-
Gannawarra	850	-	-
Mildura	8,500	-	-
Swan Hill	2,100	-	-
Ovens Murray			
Alpine	1,250	-	-
Benalla	1,700	-	-
Indigo	3,100	-	-
Mansfield	3,900	-	-
Towong	550	-	-
Wangaratta	6,000	-	-
Wodonga	15,200	-	-
Wimmera Southern Mallee			
Hindmarsh	250	-	-
Horsham	3,300	-	-
Northern Grampians	750	-	-
West Wimmera	200	-	-
Yarriambiack	300	-	-

16.01-1L Housing Supply

~~02/10/2025~~ ~~C149latr~~ Proposed C157latr

Policy application

This policy applies to all land identified in the Housing Framework Plans in this clause.

General strategies

Encourage and concentrate a diverse range of housing in locations with access to community services, activity centres and public transport in accordance with the Housing Framework Plans in this clause.

Support lot consolidation to maximise opportunities for increased residential yield and integrated development in locations identified for Substantial and Incremental Change in the Housing Framework Plans in this clause.

Encourage the development of smaller housing types, particularly one and two bedroom dwellings in Substantial Change Areas and Incremental Changes Areas as indicated on the Housing Framework Plans for each town in this clause.

Support development that is flexible for different age groups and abilities without the need for major adaptation post construction.

Support the provision of diverse social and affordable housing in well serviced locations.

General policy guidelines

Consider as relevant:

- Encouraging medium and high density housing typologies within 400 metres of the Primary Activity Centres of Moe, Morwell, Churchill and Traralgon.
- Supporting infill development within 200 metres of existing or planned Neighbourhood Activity Centres and Local Activity Centres and the retail centres of District and Small Towns.

Substantial change area strategies

Encourage multi-level residential development in the form of low scale apartments, townhouses, shop top dwellings and units.

Encourage a variety of tenures, including affordable and social housing types, to meet the needs of a range of households.

Discourage housing intensification in areas identified for 'Future Substantial Change' south of Shakespeare Street, Traralgon, until existing industrial development located to the south (Area 6 of the Traralgon Township Structure Plan in Clause 11.01-1L-08) transitions to light industrial or other non - sensitive uses.

Incremental change areas strategies

Encourage higher density housing in the form of townhouses, units and dual occupancies that are sensitive to adjoining streetscapes, buildings and residential areas.

Discourage housing intensification south of Commercial Road, Morwell until rehabilitation works to the northern extent of the Hazelwood open cut brown coal mine area are complete (Area 3 on the Morwell Town Structure Plan in Clause 11.01-1L-06).

Facilitate the development of streetscape character that contains:

- Private gardens in front yards.
- Space between buildings.
- Views to local landmarks.
- Natural shade.

Limited change areas strategy

Support the development of detached dwellings and dual occupancies that reinforce the spacious regional suburban character.

Limited change areas policy guidelines

Consider as relevant:

- Encouraging smaller and diverse housing types, including units and townhouses, within 200 metres of existing or planned Neighbourhood and Local Activity Centres and where public transport is accessible.
- Discouraging units ~~of~~for townhouses beyond 200 metres from an existing or planned Neighbourhood Activity Centre and Local Activity Centre, except on Strategic Development Sites identified on the Housing Framework Plans.
- Discouraging higher densities unless a lot is greater than 1500 square metres and is:

  - Within 400 metres walking distance from a public transport network.

  - Consistent with the average lot size of density development of residentially zoned land that is within a 150 metre radius (excluding the subject site in the calculation).

  - Not constrained by an overlay that affects the development potential of the lot (heritage, bushfire or flooding overlay).

Minimal change areas strategies

Support minimal change in the form of detached houses and dual occupancies in locations with distinct character attributes, such as heritage, neighbourhood character, environmental or amenity values or infrastructure limitations.

Encourage the retention and provision of vegetated areas including canopy trees and large garden spaces.

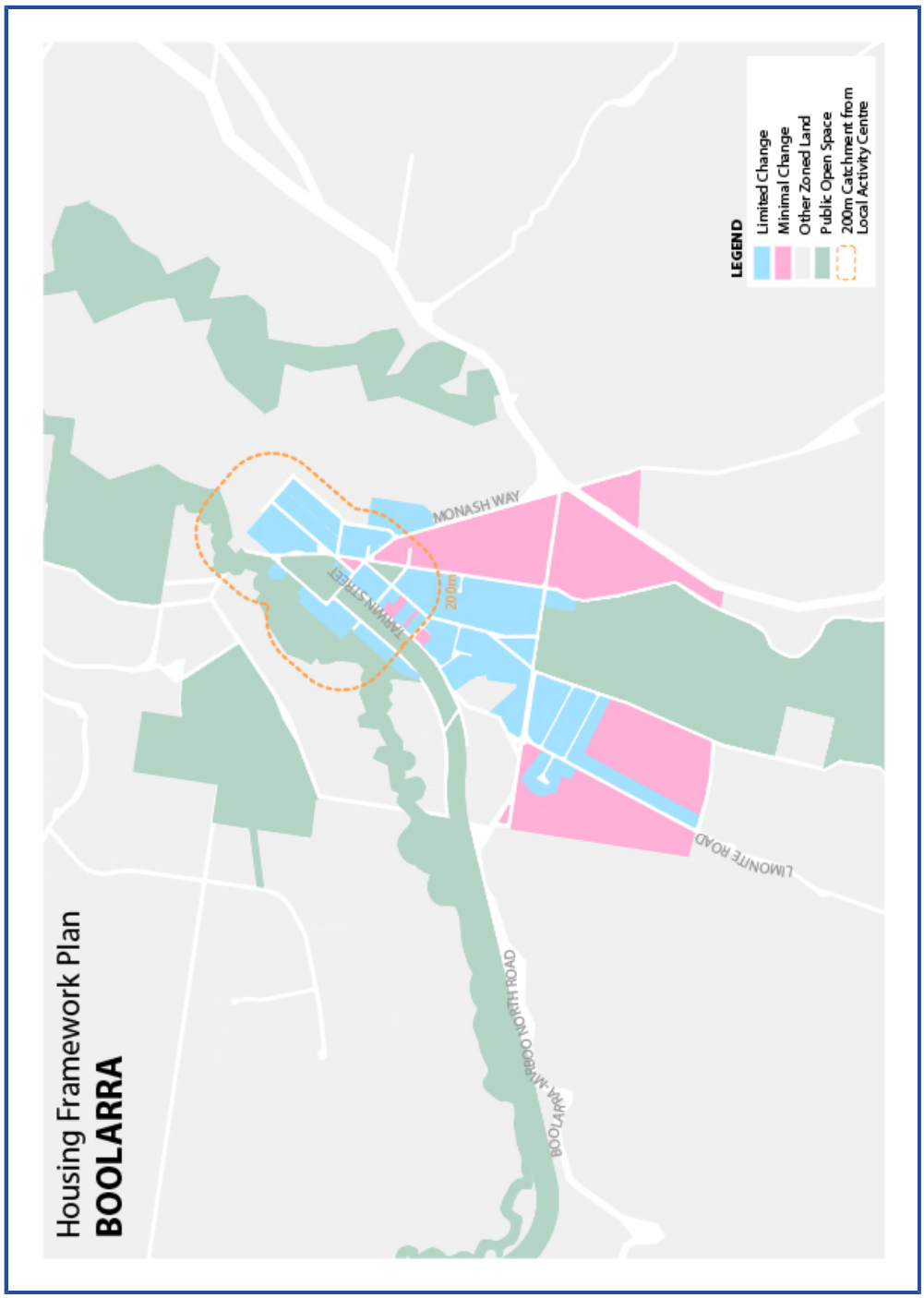
Policy documents

Consider as relevant:

- *Live Work Latrobe Housing Strategy* (Latrobe City Council, MacroPlan Dimasi, RMCG and Planisphere, 2019)
- *Latrobe Social and Affordable Housing Strategy* (SGS Economics & Planning and Latrobe City Council, 2021).

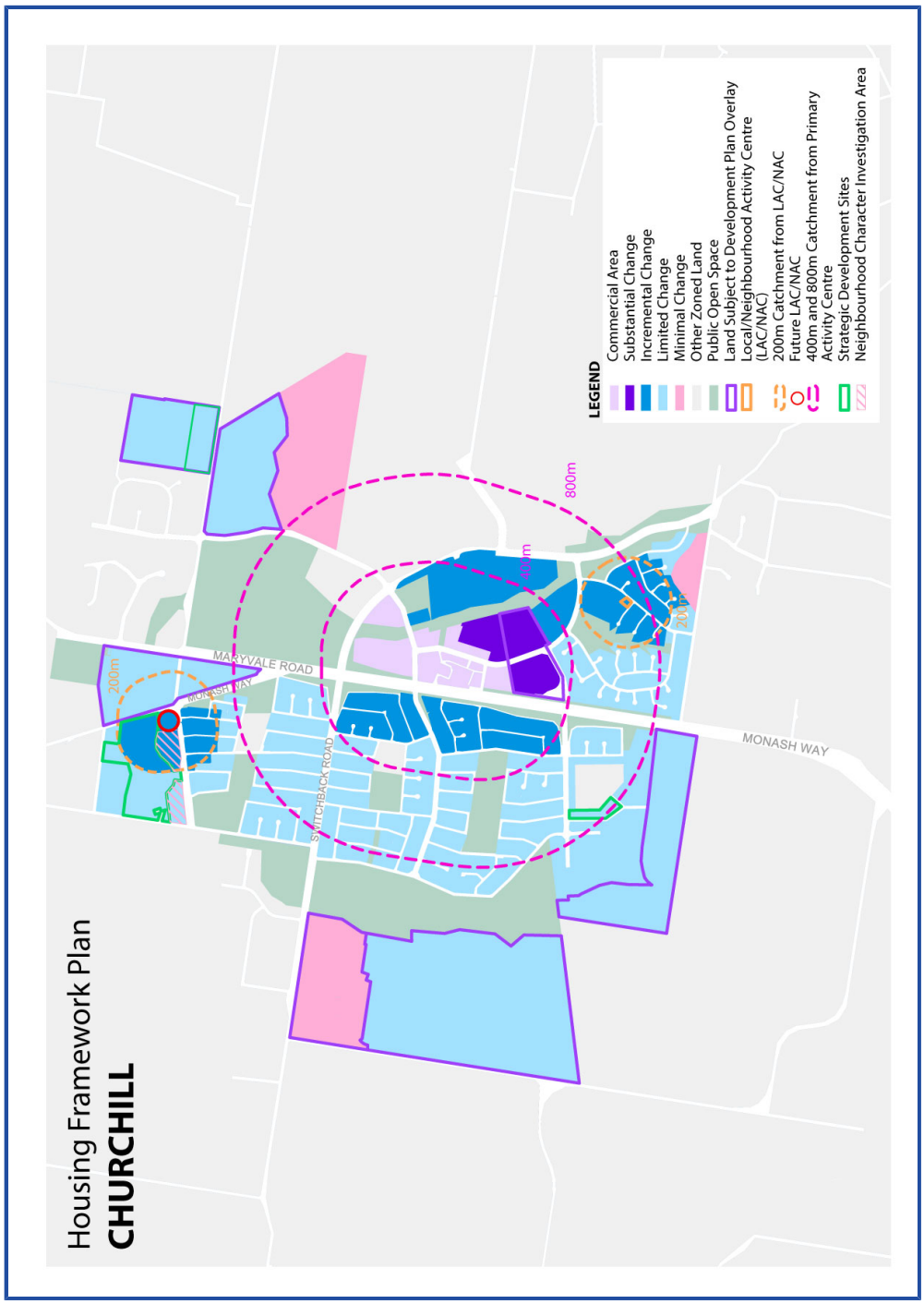
LATROBE PLANNING SCHEME

Boolarra Housing Framework Plan



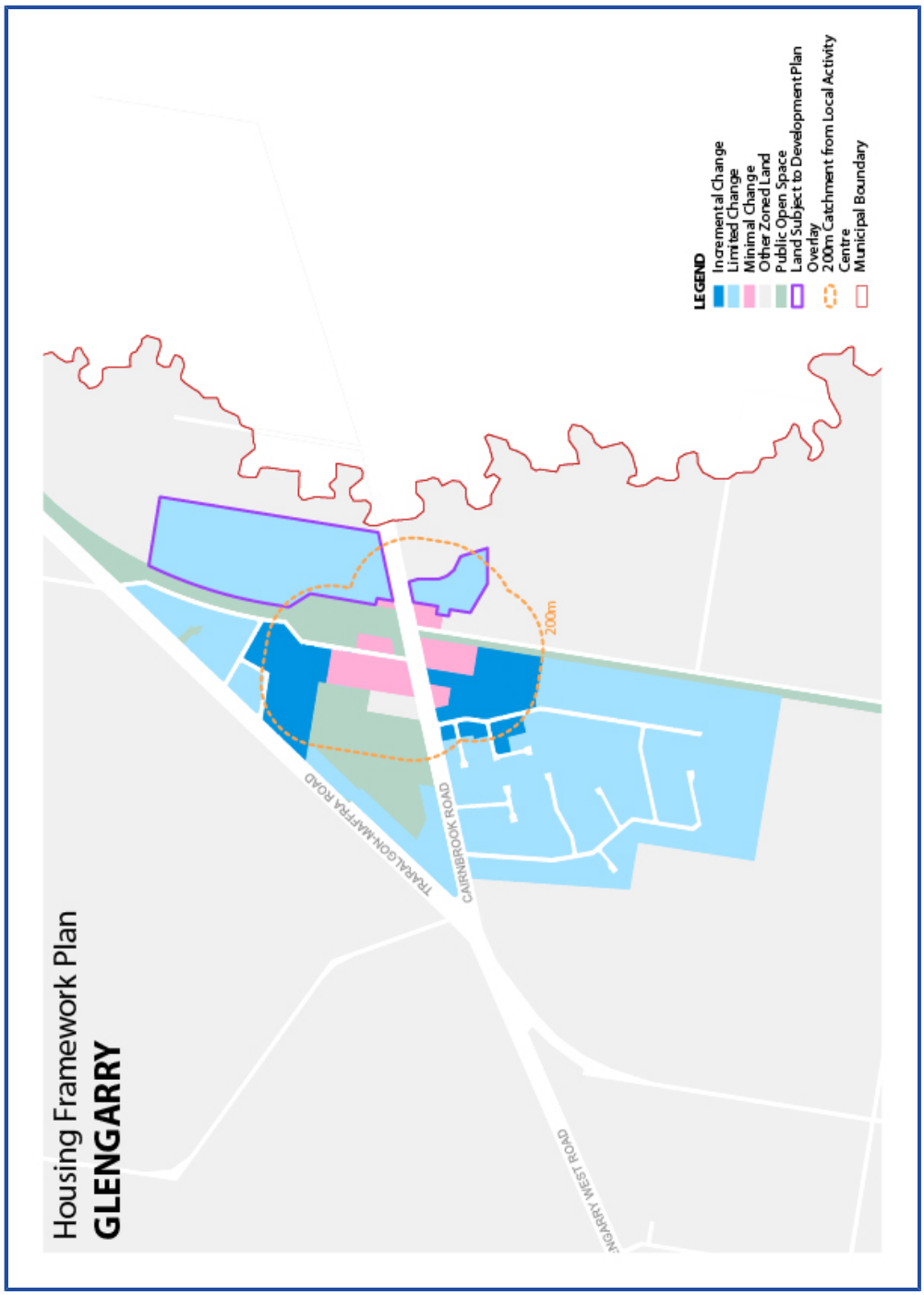
LATROBE PLANNING SCHEME

Churchill Housing Framework Plan



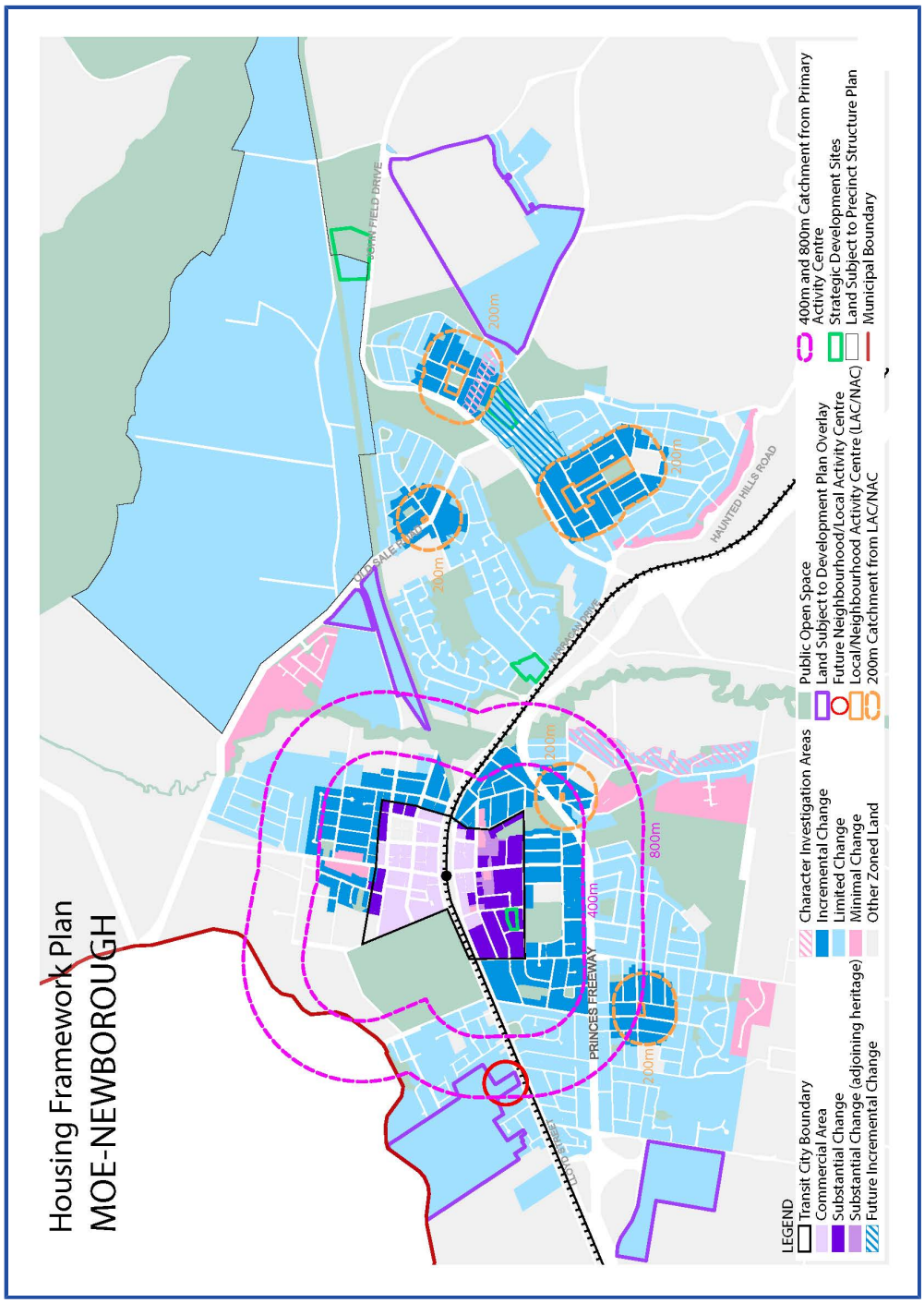
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Glengarry Housing Framework Plan



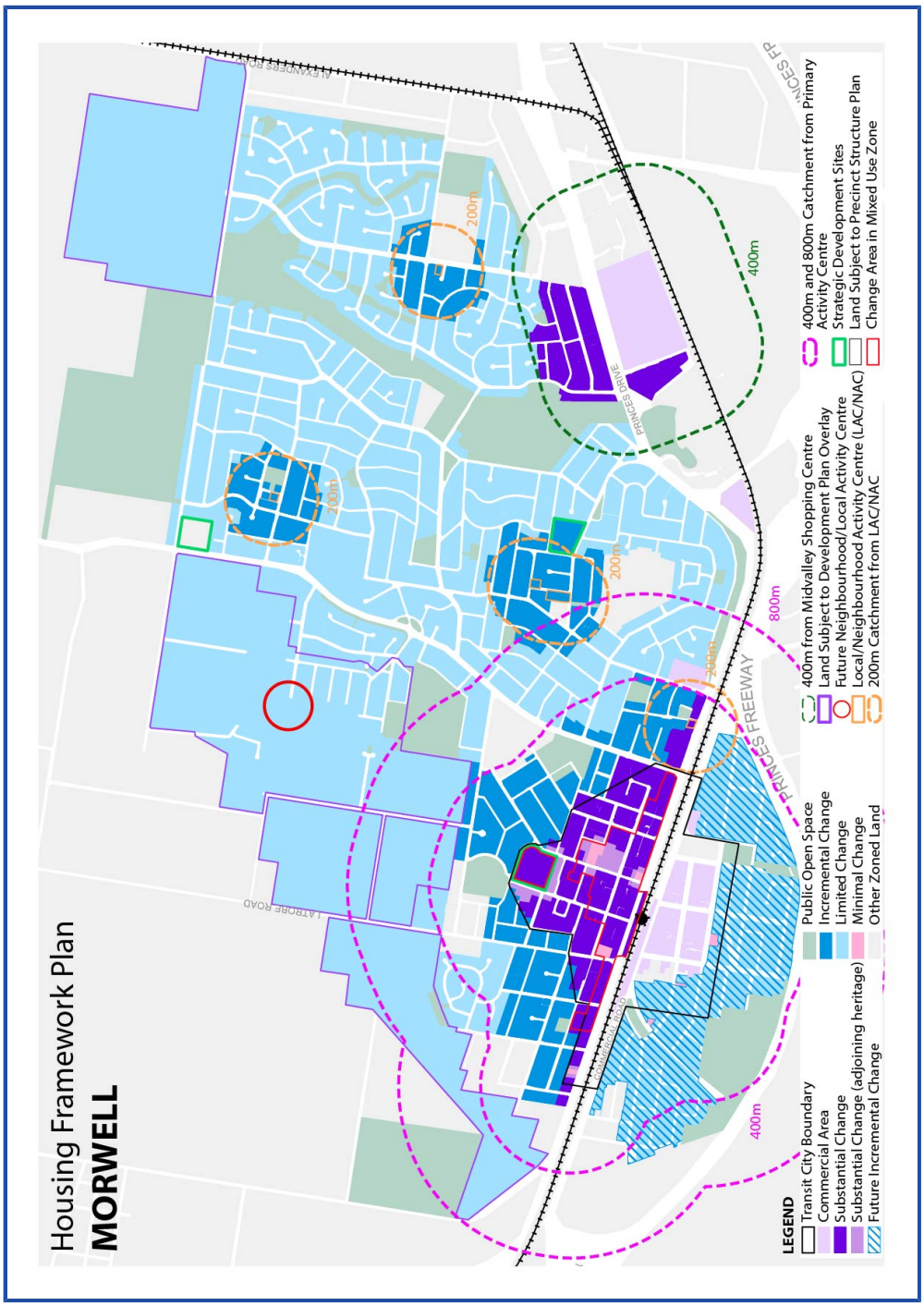
LATROBE PLANNING SCHEME

Moe - Newborough Housing Framework Plan



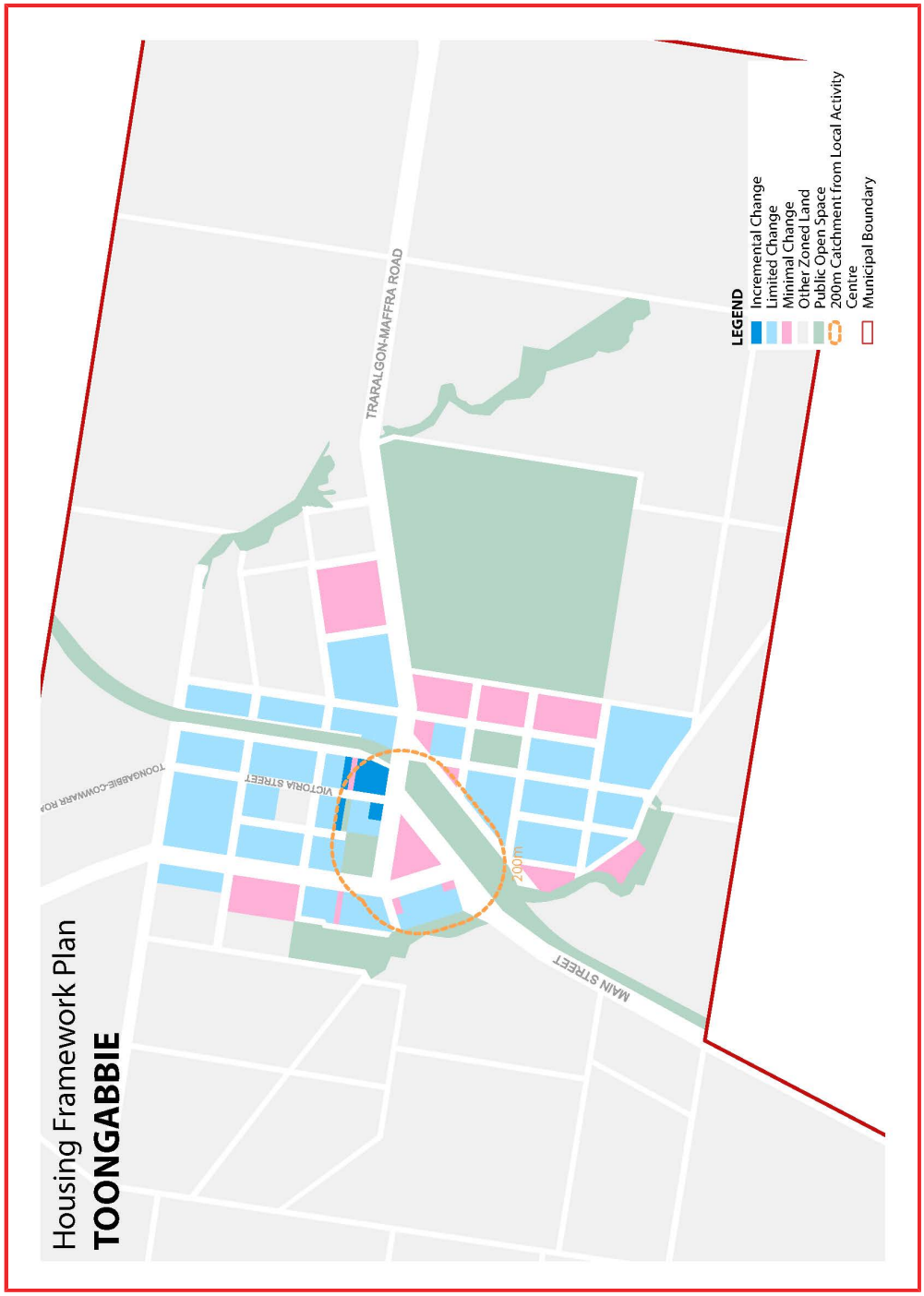
LATROBE PLANNING SCHEME

Morwell Housing Framework Plan

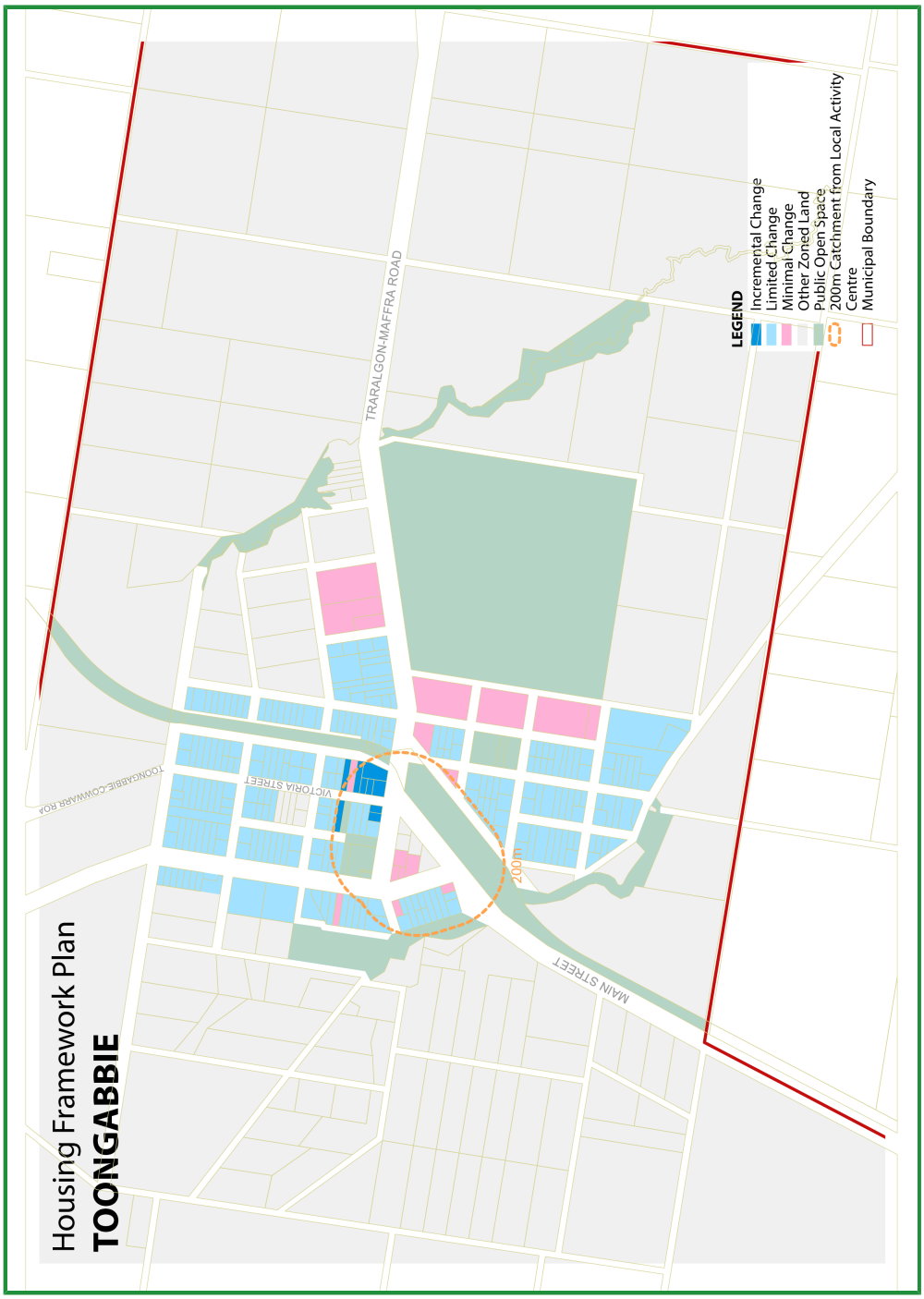


LATROBE PLANNING SCHEME

Toongabbie Housing Framework Plan

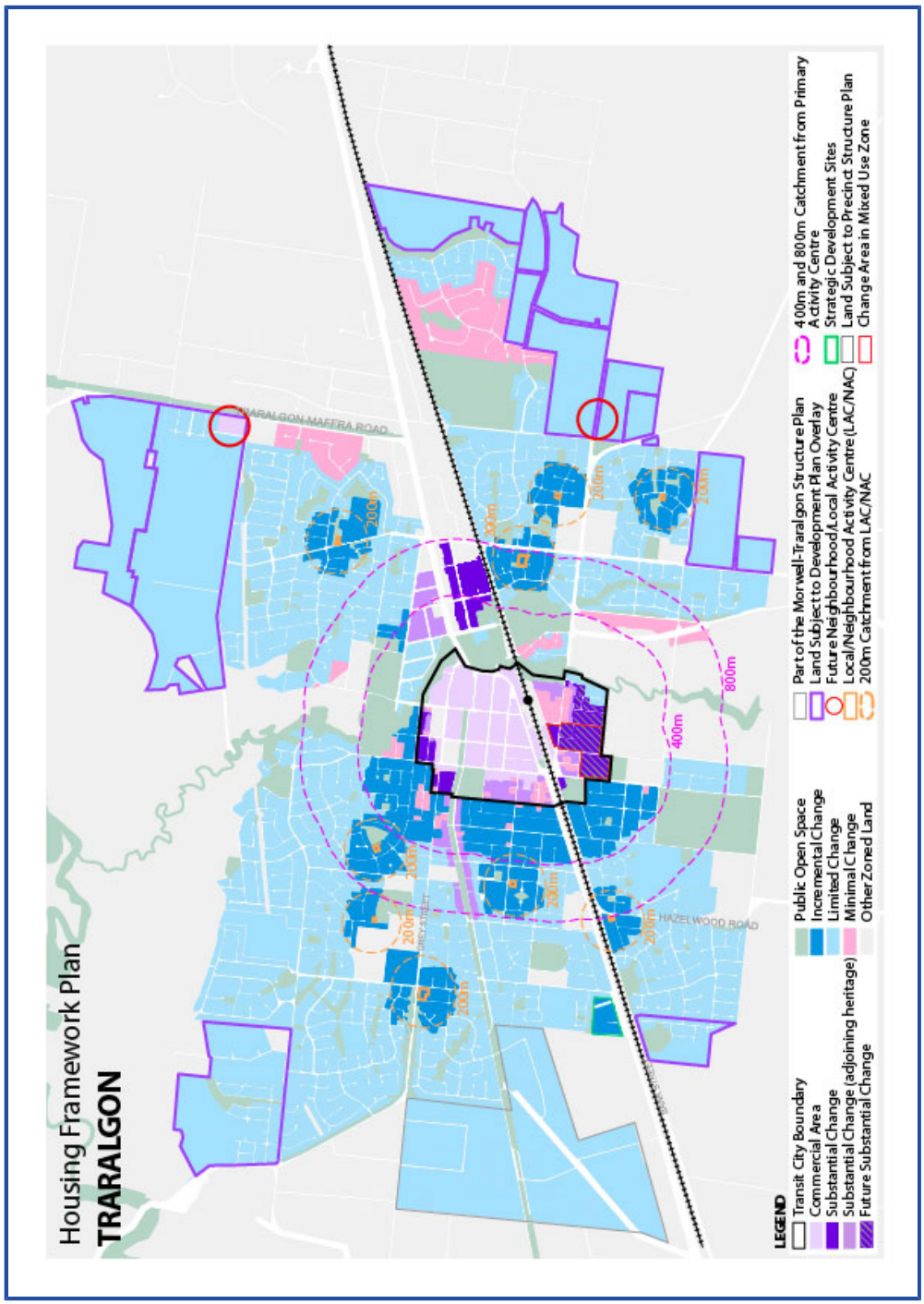


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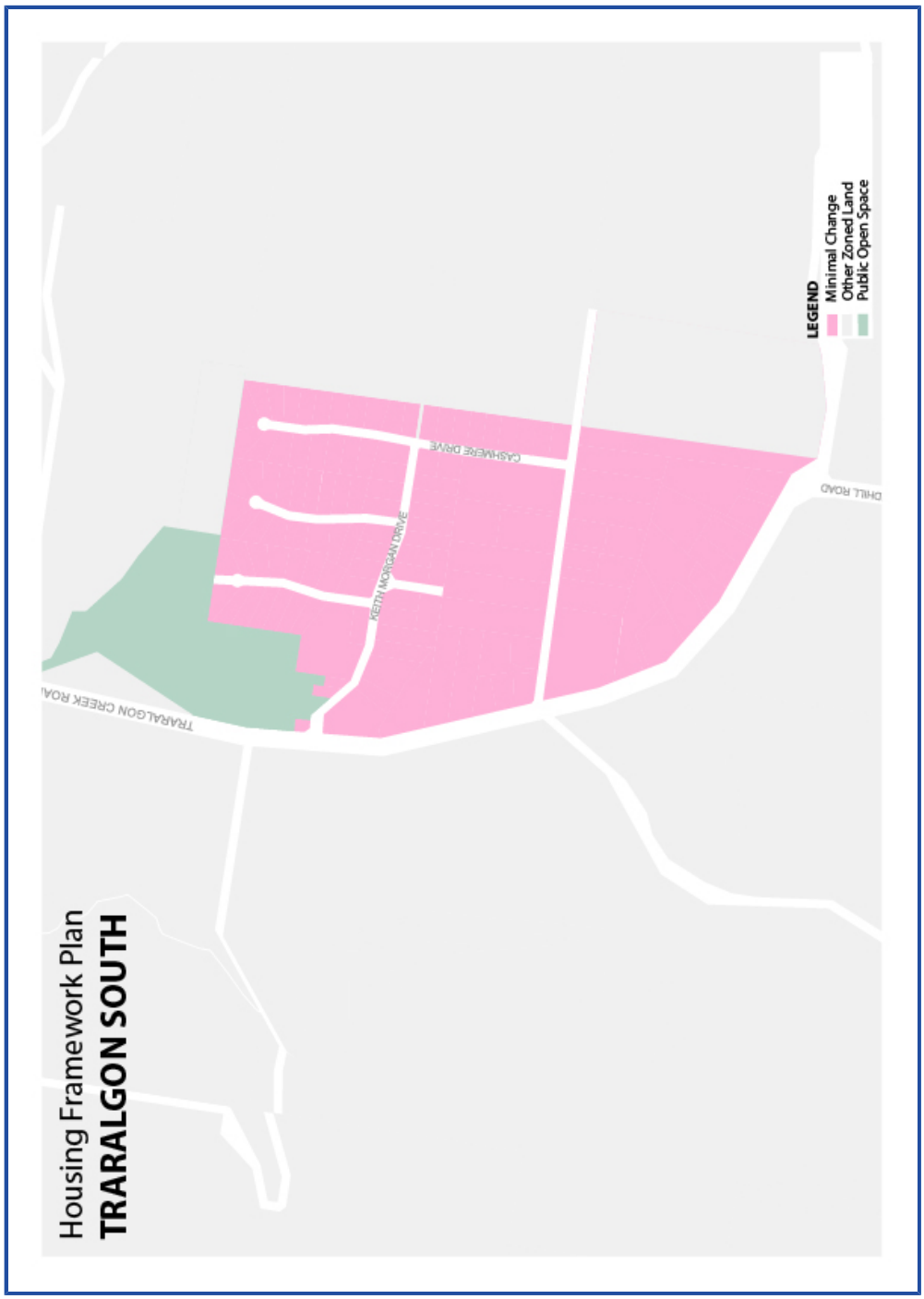
LATROBE PLANNING SCHEME

Traralgon Housing Framework Plan



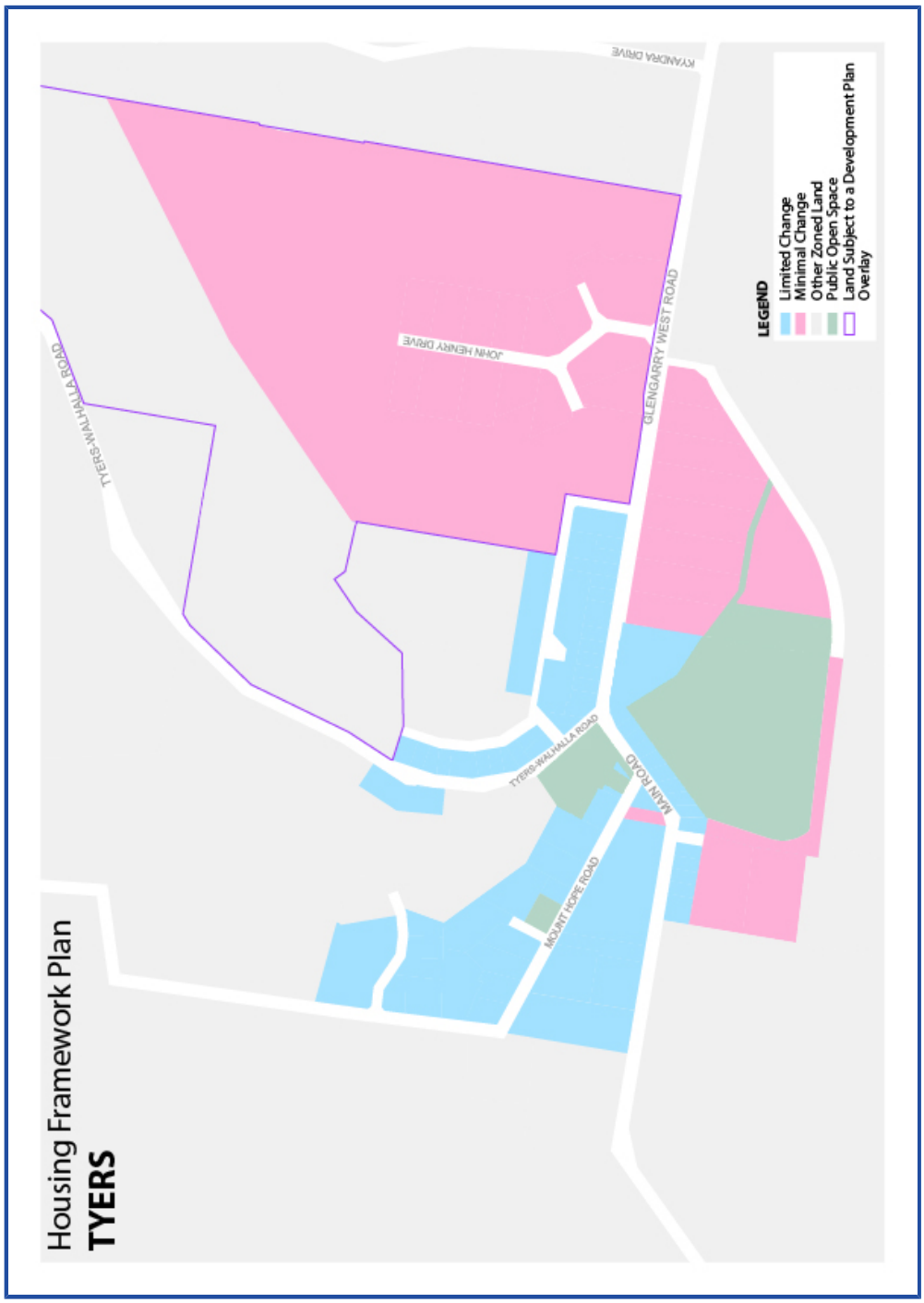
LATROBE PLANNING SCHEME

Traralgon South Housing Framework Plan



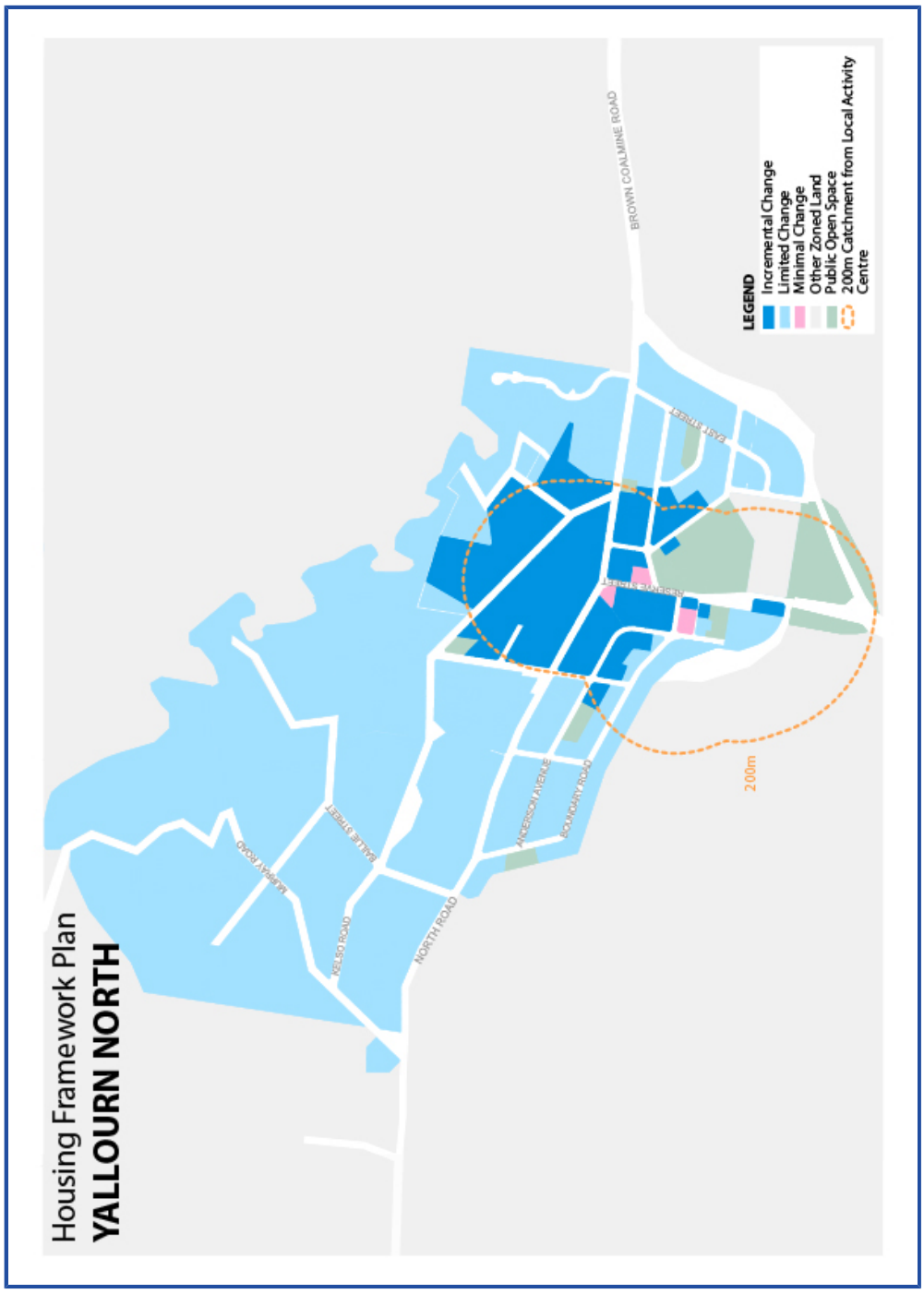
LATROBE PLANNING SCHEME

Tyers Housing Framework Plan



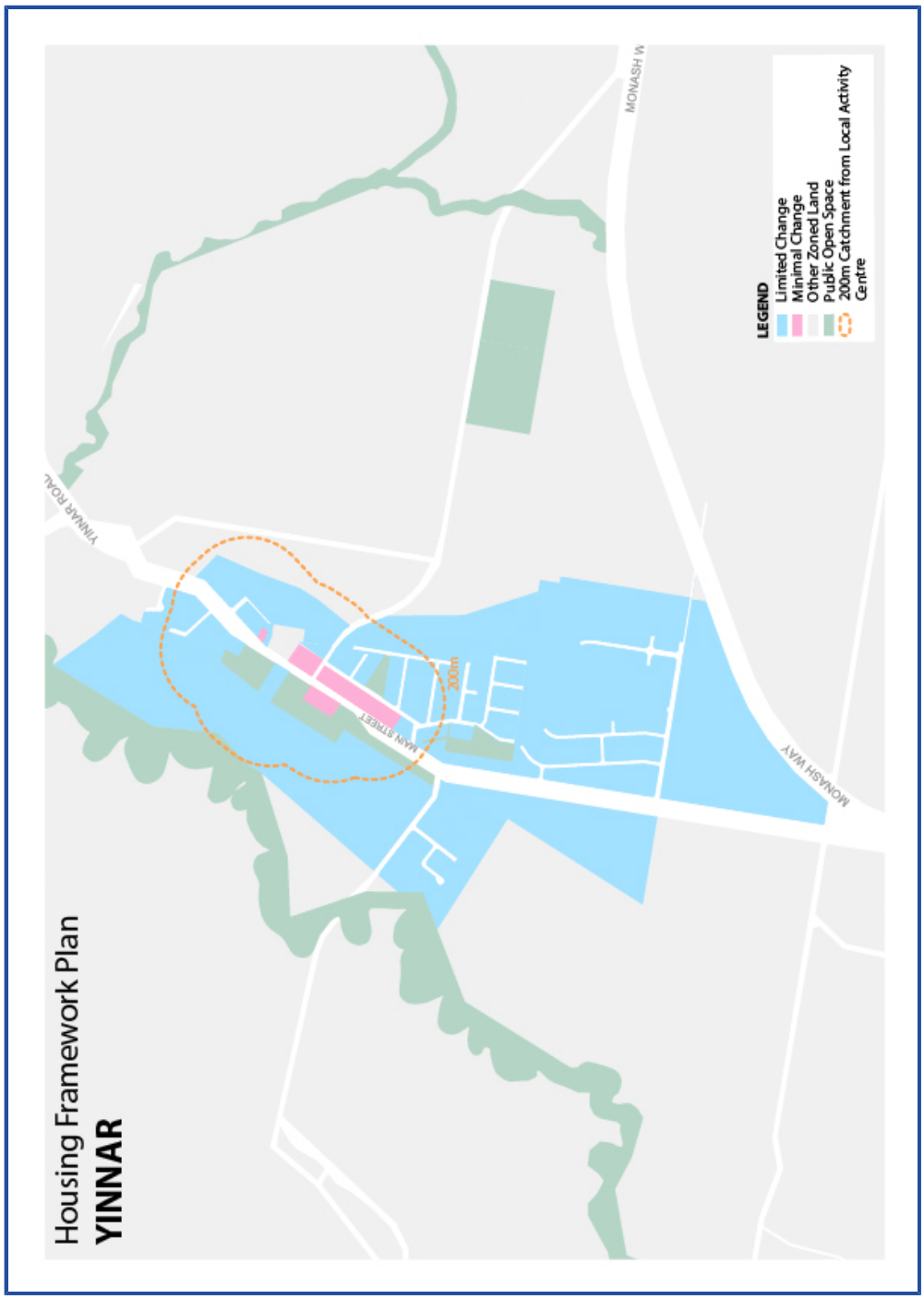
LATROBE PLANNING SCHEME

Yallourn North Housing Framework Plan



LATROBE PLANNING SCHEME

Yinnar Housing Framework Plan



16.01-2S Housing affordability

02/09/2025
VC283

Objective

To deliver affordable housing in areas with good access to opportunities and services.

Strategies

Improve housing affordability by:

- Ensuring housing supply continues to be sufficient to meet demand.
- Increasing choice in housing type, tenure and cost to meet the needs of households as they move through life cycle changes and to support diverse communities.
- Promoting good housing and urban design to minimise negative environmental impacts and keep costs down for residents and the wider community.
- Encouraging a significant proportion of new development to be affordable for households on very low to moderate incomes.

Increase the supply of well-located affordable housing by:

- Facilitating a mix of private, affordable and social housing in suburbs, growth areas, activity centres and urban renewal precincts.
- Ensuring the redevelopment and renewal of public housing stock better meets community needs.

Facilitate the delivery of social housing by identifying surplus government land suitable for housing.

Policy documents

Consider as relevant:

- *Homes for Victorians - Affordability, Access and Choice* (Victorian Government, 2017)

16.01-2L Housing affordability

13/06/2024
C136latr

Policy application

This policy applies to all residential land across the municipality.

Strategies

Facilitate a balanced mix of private, affordable and social housing within new development.

Encourage social and affordable housing design that integrates with the surrounding development.

Support the provision of private market rental housing that is affordable for households with low and moderate incomes, including a proportion that are to be owned and managed by registered housing associations, housing providers or similar non-for-profit organisations.

Support the redevelopment and renewal of existing social and affordable housing.

Policy guidelines

Consider as relevant:

- Encourage social and affordable housing at locations:
  - Within 400 metres walking distance of a bus stop that is serviced, at minimum, every hour during daylight hours or within 800 metres walking distance of a train station; or
  - Within 200 metres walking distance of an existing or approved Local or Neighbourhood Activity Centre, or within 800 metres of an existing or approved Primary Activity Centre.
- Support social and affordable housing outside the areas referred to above, but within the extent of urban areas, where it is demonstrated that:
  - Accessibility by walking or public transport will be satisfactory either now or in the future by reference to known or proposed plans for infrastructure and service expansion and delivery; or
  - The proposal will have a significant impact on addressing identified local housing stress and acute housing needs.

Policy documents

Consider as relevant:

- *Latrobe Social and Affordable Housing Strategy* (SGS Economics & Planning and Latrobe City Council, 2021).
- *Latrobe City Council Urban Design Guidelines* (Hanson Pty Ltd and Latrobe City Council, 2021).

16.01-3S Rural residential development

09/10/2020
VC169

Objective

To identify land suitable for rural residential development.

Strategies

Manage development in rural areas to protect agriculture and avoid inappropriate rural residential development.

Encourage the consolidation of new housing in existing settlements where investment in physical and community infrastructure and services has already been made.

Demonstrate need and identify locations for rural residential development through a housing and settlement strategy.

Ensure planning for rural residential development avoids or significantly reduces adverse economic, social and environmental impacts by:

- Maintaining the long-term sustainable use and management of existing natural resource attributes in activities including agricultural production, water, mineral and energy resources.
- Protecting existing landscape values and environmental qualities such as water quality, native vegetation, biodiversity and habitat.
- Minimising or avoiding property servicing costs carried by local and state governments.
- Maintaining an adequate buffer distance between rural residential development and animal production.

Ensure land is not zoned for rural residential development if it will encroach on high quality productive agricultural land or adversely impact on waterways or other natural resources.

Discourage development of small lots in rural zones for residential use or other incompatible uses.

Encourage consolidation of existing isolated small lots in rural zones.

Ensure land is only zoned for rural residential development where it:

- Is located close to existing towns and urban centres, but not in areas that will be required for fully serviced urban development.
- Can be supplied with electricity, water and good quality road access.

16.01-3L Rural residential development

28/05/2021
C122latr

Strategies

Encourage rural living where there will be minimal negative environmental impact or conflict with commercial agriculture.

Support rural living where it will result in improved land management outcomes.

Encourage facilities and services required by rural residents to locate in existing townships.

Discourage rural living or low density residential use and development on the fringes of major towns where land is designated as a long-term urban growth corridor.

Discourage domestic animal husbandry and racing dog husbandry in rural living areas.

Discourage rural living on existing timber haulage routes to avoid road safety and amenity issues.

Support rural living in low bushfire risk locations or where bushfire risk can be reduced to an acceptable level.

16.01-4S Community care accommodation

04/11/2022
VC226

Objective

To facilitate the establishment of community care accommodation and support their location being kept confidential.

Strategies

Planning schemes should not require a planning permit for or prohibit the use of land in a residential area for community care accommodation provided no more than 20 clients are accommodated and the use is funded by, or carried out by or on behalf of, a government department or public authority, including a public authority established for a public purpose under a Commonwealth Act.

Facilitate the confidential establishment of community care accommodation through appropriate permit, notice and review exemptions.

16.01-5S Residential aged care facilities

09/10/2020
VC169

Objective

To facilitate the development of well-designed and appropriately located residential aged care facilities.

Strategies

Recognise that residential aged care facilities contribute to housing diversity and choice, and are an appropriate use in a residential area.

Recognise that residential aged care facilities are different to dwellings in their purpose and function, and will have a different built form (including height, scale and mass).

Ensure local housing strategies, precinct structure plans and activity centre structure plans provide for residential aged care facilities.

Ensure that residential aged care facilities are located in residential areas, activity centres and urban renewal precincts, close to services and public transport.

Encourage planning for housing that:

- Delivers an adequate supply of land or redevelopment opportunities for residential aged care facilities.
- Enables older people to live in appropriate housing in their local community.

Provide for a mix of housing for older people with appropriate access to care and support services.

Ensure that proposals to establish residential aged care facilities early in the life of a growth area are in locations that will have early access to services and public transport.

Ensure that residential aged care facilities are designed to respond to the site and its context.

Promote a high standard of urban design and architecture in residential aged care facilities.

Policy guidelines

Consider as relevant:

- The Commonwealth Government's Responsible ratios for the provision of aged care places under the *Aged Care Act 1997*.

16.01-5L Residential aged care facilities

28/05/2021
C122latr

Strategy

Locate specialised aged care facilities in sites that are:

- Close to retail, community and recreational facilities.
- Serviced by public or community transport.
- Generally flat without significant obstacles to accessing facilities, services and transport (e.g. main roads without safe pedestrian crossing points).
- Not prone to natural hazards such as bushfire and flooding.

LATROBE PLANNING SCHEME

19.02 COMMUNITY INFRASTRUCTURE

31/07/2018
VC148

19.02-1S Health facilities

31/07/2018
VC148

Objective

To assist the integration of health facilities with local and regional communities.

Strategies

Facilitate the location of health and health-related facilities (including acute health, aged care, disability services and community care facilities) taking into account demographic trends, the existing and future demand requirements and the integration of services into communities.

Plan public and private developments together, where possible, including some degree of flexibility in use.

Locate hospitals and other large health facilities in designated health precincts and areas highly accessible to public and private transport.

Provide adequate car parking for staff and visitors of health facilities.

LATROBE PLANNING SCHEME

19.02-1L Health facilities

28/05/2021
C122latr

Strategy

Facilitate and protect the operations of Latrobe Regional Hospital.

19.02-2S Education facilities

29/09/2022
VC222

Objective

To assist the integration of education and early childhood facilities with local and regional communities.

Strategies

Consider demographic trends, existing and future demand requirements and the integration of facilities into communities in planning for the location of education and early childhood facilities.

Locate childcare, kindergarten and primary school facilities to maximise access by public transport and safe walking and cycling routes.

Ensure childcare, kindergarten and primary school and secondary school facilities provide safe vehicular drop-off zones.

Facilitate the establishment and expansion of primary and secondary education facilities to meet the existing and future education needs of communities.

Recognise that primary and secondary education facilities are different to dwellings in their purpose and function and can have different built form (including height, scale and mass).

Locate secondary school and tertiary education facilities in designated education precincts and areas that are highly accessible to public transport.

Locate tertiary education facilities within or adjacent to activity centres.

Ensure streets and accessways adjoining education and early childhood facilities are designed to encourage safe bicycle and pedestrian access.

Consider the existing and future transport network and transport connectivity.

Develop libraries as community based learning centres.

Co-locate a kindergarten facility with all new Victorian Government primary schools.

19.02-2L Education facilities

02/10/2025
C149latr

Strategy

Facilitate and protect the operations of the University in Churchill by promoting the development of master plans for higher education and similar facilities.

19.02-3S Cultural facilities

31/07/2018
VC148

Objective

To develop a strong cultural environment and increase access to arts, recreation and other cultural facilities.

Strategies

Encourage a wider range of arts, cultural and entertainment facilities including cinemas, restaurants, nightclubs and live theatres in the Central City and at Metropolitan Activity Centres.

Reinforce the existing major precincts for arts, sports and major events of state wide appeal.

Establish new facilities at locations well served by public transport.

19.02-4S Social and cultural infrastructure

31/07/2018
VC148

Objective

To provide fairer distribution of and access to, social and cultural infrastructure.

Strategies

Identify and address gaps and deficiencies in social and cultural infrastructure, including additional regionally significant cultural and sporting facilities.

Encourage the location of social and cultural infrastructure in activity centres.

Ensure social infrastructure is designed to be accessible.

Ensure social infrastructure in growth areas, is delivered early in the development process and in the right locations.

Plan and design community places and buildings so they can adapt as the population changes and different patterns of work and social life emerge.

Support innovative ways to maintain equitable service delivery to settlements that have limited or no capacity for further growth, or that experience population decline.

Identify and protect land for cemeteries and crematoria.

LATROBE PLANNING SCHEME

19.02-4L Social and cultural infrastructure

~~02/10/2025~~ ~~--/--/----~~
~~C149latr~~Proposed C157latr

Strategies

Develop community facilities that are multi-functional.

Support recreation and community facilities that are compatible with the needs, character and socio-economic profile of the local area.

Locate community centres close to schools, public transport, civic areas and parks.

Ensure the cultural safety of Aboriginal and Torres Strait Islander people in the ~~organisation, programs and services and recognise~~ use, development and upgrading of community facilities, where the impact of inter-generational trauma and the ongoing impacts of colonisation are recognised.

Prioritise universal design in the development and upgrade of community assets.

Encourage individuals and communities to plan for, create and maintain a healthy environment that fosters community connectedness

19.02-5S Emergency services

31/07/2018
VC148

Objective

To ensure suitable locations for police, fire, ambulance and other emergency services.

Strategies

Ensure police, fire, ambulance and other emergency services are provided for in or near activity centres.

Locate emergency services together in newly developing areas.

19.02-6S Open space

31/07/2018
VC148

Objective

To establish, manage and improve a diverse and integrated network of public open space that meets the needs of the community.

Strategies

Plan for regional and local open space networks for both recreation and conservation of natural and cultural environments.

Ensure that open space networks:

- Are linked, including through the provision of walking and cycling trails.
- Are integrated with open space from abutting subdivisions.
- Incorporate, where possible, links between major parks and activity areas, along waterways and natural drainage corridors, connecting places of natural and cultural interest.
- Maintain public accessibility on public land immediately adjoining waterways and coasts.

Create opportunities to enhance open space networks within and between settlements.

Ensure that land is set aside and developed in residential areas for local recreational use and to create pedestrian and bicycle links to commercial and community facilities.

Ensure that land use and development adjoining regional open space networks, national parks and conservation reserves complements the open space in terms of visual and noise impacts, preservation of vegetation and treatment of waste water to reduce turbidity and pollution.

Improve the quality and distribution of open space and ensure long-term protection.

Protect large regional parks and significant conservation areas.

Ensure land identified as critical to the completion of open space links is transferred for open space purposes.

Ensure that where there is a reduction of open space due to a change in land use or occupation, additional or replacement parkland of equal or greater size and quality is provided.

Ensure that urban open space provides for nature conservation, recreation and play, formal and informal sport, social interaction, opportunities to connect with nature and peace and solitude.

Accommodate community sports facilities in a way that is not detrimental to other park activities.

Ensure open space provision is fair and equitable with the aim of providing access that meets the needs of all members of the community, regardless of age, gender, ability or a person's location.

Develop open space to maintain wildlife corridors and greenhouse sinks.

Provide new parkland in growth areas and in areas that have an undersupply of parkland.

Encourage the preparation of management plans or explicit statements of management objectives for urban parks.

Ensure exclusive occupation of parkland by community organisations is restricted to activities consistent with management objectives of the park to maximise broad community access to open space.

Ensure the provision of buildings and infrastructure is consistent with the management objectives of the park.

Ensure public access is not prevented by developments along stream banks and foreshores.

Ensure public land immediately adjoining waterways and coastlines remains in public ownership.

Plan open space areas for multiple uses, such as community gardens, sports and recreation, active transport routes, wildlife corridors and flood storage basins.

19.02-6L Open space

28/05/2021
C122latr

General strategies

Encourage the use of encumbered land as a means to provide usable public open space, particularly in greenfield areas in addition to minimum open space contribution requirements.

Facilitate the creation of a network of public plazas and pocket parks within Primary Activity Centres.

Establish a park corridor in Traralgon from the freeway by-pass to the north western flood plain.

Develop an extensive network of connected green spaces along the northern urban edge of Traralgon where land is affected by flooding (Area 8 on the Traralgon Town Structure Plan in Clause 11.01-L).

Provide large scale open spaces linking the different areas of Traralgon, utilising existing waterways and floodplains.

Policy documents

Consider as relevant:

- *Public Open Space Strategy Volume 1: Strategy and Recommendations* (Latrobe City Council, 2013)
- *Review of Proposed Public Open Space Contributions Rates* (Urban Enterprise, 2016)
- *Latrobe City Play Space Improvement Plan 2016-2021* (Leisure Planners, 2016)

LATROBE PLANNING SCHEME

19.03 DEVELOPMENT INFRASTRUCTURE

31/07/2018
VC148

19.03-1S Development and infrastructure contributions plans

24/01/2020
VC160

Objective

To facilitate the timely provision of planned infrastructure to communities through the preparation and implementation of development contributions plans and infrastructure contributions plans.

Strategies

Prepare development contributions plans and infrastructure contributions plans, under the *Planning and Environment Act 1987*, to manage contributions towards infrastructure.

Collect development contributions on the basis of approved development and infrastructure contributions plans.

Require annual reporting by collecting and development agencies to monitor the collection and expenditure of levies and the delivery of infrastructure.

Policy documents

Consider as relevant:

- *Development Contributions Guidelines* (Department of Sustainability and Environment, 2003 -as amended 2007)
- *Infrastructure Contributions Plan Guidelines* (Department of Environment, Land, Water and Planning, November 2019)
- *Ministerial Direction on the Preparation and Content of Development Contribution Plans and Reporting Requirements for Development Contributions Plans*
- *Ministerial Direction on the Preparation and Content of Infrastructure Contribution Plans and Reporting Requirements for Infrastructure Contributions Plans*

19.03-2S Infrastructure design and provision

09/10/2020
VC169

Objective

To provide timely, efficient and cost-effective development infrastructure that meets the needs of the community.

Strategies

Provide an integrated approach to the planning and engineering design of new subdivision and development.

Integrate developments with infrastructure and services, whether they are in existing suburbs, growth areas or regional towns.

LATROBE PLANNING SCHEME

19.03-2L Infrastructure design and provision

02/10/2025 --/--/---- C149latr Proposed C157latr

Strategies

Provide a consistent standard of the design and construction of infrastructure across the municipality.

Connect urban development to reticulated water, sewerage, telecommunications, and power and stormwater facilities.

Policy guideline

Consider as relevant:

- The Infrastructure Design Manual (Local Government Infrastructure Design Association, ~~2022~~2025) or an approved precinct structure plan for new development.

Policy documents

Consider as relevant:

- *Municipal Domestic Wastewater Management Plan* (Jim Smith, Infocus Management Group, WDMS Pty Ltd, Municipal Domestic Wastewater Management & Latrobe City Council, 2006)
- *Infrastructure Design Manual* (Local Government Infrastructure Design Association, ~~2018~~2025)
- *Public Toilet Plan 2023-2030* (Latrobe City Council, 2023).

19.03-3S Integrated water management

04/02/2026
VC265

Objective

To sustainably manage water supply and demand, water resources, wastewater, drainage and stormwater through an integrated water management approach.

Strategies

Plan and coordinate integrated water management, bringing together stormwater, wastewater, drainage, water supply, water treatment and re-use, to:

- Take into account the catchment context.
- Protect downstream environments, waterways and bays.
- Manage and use potable water efficiently.
- Reduce pressure on Victoria's drinking water supplies.
- Minimise drainage, water or wastewater infrastructure and operational costs.
- Minimise flood risks.
- Provide urban environments that are more resilient to the effects of climate change.

Integrate water into the landscape to facilitate cooling, local habitat improvements and provision of attractive and enjoyable spaces for community use.

Facilitate use of alternative water sources such as rainwater, stormwater, recycled water and run-off from irrigated farmland.

Ensure that development protects and improves the health of water bodies including creeks, rivers, wetlands, estuaries and bays by:

- Minimising stormwater quality and quantity related impacts.
- Filtering sediment and waste from stormwater prior to discharge from a site.
- Managing industrial and commercial toxicants in an appropriate way.
- Requiring appropriate measures to mitigate litter, sediment and other discharges from construction sites.

Manage stormwater quality and quantity through a mix of on-site measures and developer contributions at a scale that will provide greatest net community benefit.

Provide for sewerage at the time of subdivision or ensure lots created by the subdivision are capable of adequately treating and retaining all domestic wastewater within the boundaries of each lot.

Ensure land is set aside for water management infrastructure at the subdivision design stage.

Minimise the potential impacts of water, sewerage and drainage assets on the environment.

Protect significant water, sewerage and drainage assets from encroaching sensitive and incompatible uses.

Protect areas with potential to recycle water for forestry, agriculture or other uses that can use treated effluent of an appropriate quality.

Ensure that the use and development of land identifies and appropriately responds to potential environmental risks, and contributes to maintaining or improving the environmental quality of water and groundwater.

Policy guidelines

Consider as relevant:

- Any applicable Sustainable Water Strategy endorsed under Division 1B of Part 3 of the *Water Act 1989*.

Policy documents

Consider as relevant:

- *Water for Victoria - Water Plan* (Victorian Government, 2016)
- *Environment Reference Standard* (Gazette No. S 245, 26 May 2021)
- *Urban stormwater management guidance* (Environment Protection Authority - Publication 1739.1, 2021)
- *Planning Permit Applications in Special Water Supply Catchment Areas* (Department of Energy, Environment and Climate Action, 2024)
- *Victorian guideline for water recycling* (Environment Protection Authority - Publication 1910, March 2021)
- *Technical information for the Victorian guideline for water recycling* (Environment Protection Authority - Publication 1911, March 2021)

LATROBE PLANNING SCHEME

19.03-3L Integrated water management

28/05/2021
C122latr

Strategies

Maintain stormwater detention wetlands and infrastructure (such as gross pollutant traps) in urban areas.

Reduce the impact of urban water usage and stormwater demands in all commercial, industrial and residential developments through mechanisms such as stormwater capture, Water Sensitive Urban Design, urban landscaping and recycled water infrastructure.

19.03-4S Telecommunications

04/11/2022
VC226

Objective

To facilitate the orderly development, extension and maintenance of telecommunications infrastructure.

Strategies

Facilitate the upgrading and maintenance of telecommunications facilities.

Ensure that modern telecommunications facilities are widely accessible and that the telecommunications needs of business, domestic, entertainment and community services are met.

Encourage the continued deployment of telecommunications facilities that are easily accessible by:

- Increasing and improving access for all sectors of the community to the telecommunications network.
- Supporting access to transport and other public corridors for the deployment of telecommunications networks in order to encourage infrastructure investment and reduce investor risk.

Ensure a balance between the provision of telecommunications facilities and the need to protect the environment from adverse impacts arising from telecommunications infrastructure.

Co-locate telecommunications facilities wherever practical.

Planning should have regard to national implications of a telecommunications network and the need for consistency in infrastructure design and placement.

19.03-5S Waste and resource recovery

28/04/2026
VC232

Objective

To reduce waste and maximise resource recovery to reduce reliance on landfills and minimise environmental, amenity and public health impacts.

Strategies

Ensure future waste and resource recovery infrastructure needs are identified and planned for to safely and sustainably manage all waste streams and maximise opportunities for resource recovery.

Ensure the long-term viability of waste and resource recovery infrastructure is secured through the use of defined buffer areas that protect against encroachment from incompatible land uses.

Ensure waste and resource recovery facilities are sited, designed, built and operated so as to minimise impacts on surrounding communities and the environment.

Enable waste and resource recovery facilities to be located in proximity to other related facilities and to materials' end-market destinations, to reduce the impacts of waste transportation and improve the economic viability of resource recovery.

Site, design, manage and rehabilitate waste disposal facilities to prevent or minimise contamination of groundwater and surface waters, litter, odour, dust and noise.

Integrate waste and resource recovery infrastructure planning with land use and transport planning.

Encourage technologies that increase recovery and treatment of resources to produce high value, marketable end products.

Encourage development that facilitates sustainable waste and resource recovery, including facilities for Victoria's container deposit scheme.

Policy documents

Consider as relevant:

- *Victorian Recycling Infrastructure Plan* (Department of Energy, Environment and Climate Action, October 2024)
- *Management and Storage of Combustible Recyclable and Waste Materials - Guideline* (Publication 1667, Environment Protection Authority, October 2018)
- *Best Practice Environmental Management Guideline (Siting, Design, Operation and Rehabilitation of Landfills)* (Environment Protection Authority, 2015)
- *Designing, Constructing and Operating Composting Facilities* (Publication 1588, Environment Protection Authority, June 2015)
- *Separation Distance Guideline* (Environment Protection Authority, August 2024)
- *Landfill Buffer Guideline* (Environment Protection Authority, August 2024)
- *Waste Management and Recycling in Multi-unit Developments. Better Practice Guide* (Sustainability Victoria, 2019)
- *Recycling Victoria a New Economy* (Department of Environment, Land, Water and Planning, February 2020*)*

LATROBE PLANNING SCHEME

21/11/2019
C105latr

SCHEDULE 1 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ1**.

INCREMENTAL CHANGE (FIVE MINUTE NEIGHBOURHOODS)

1.0 Neighbourhood character objectives

21/11/2019
C105latr

To accommodate modest housing growth in the form of townhouses and units within walking distance of Activity Centres.

To ensure new medium density development provides a sensitive and appropriate interface with adjoining streetscapes, buildings and residential areas.

To ensure upper levels of buildings, are set back to minimise dominance within the streetscape.

Encourage walls on boundaries to be setback from the building facade to provide space for landscaping, building articulation and appearance of space between dwellings.

To encourage the retention and planting of canopy trees in the front setback and encourage low or open style front fences.

2.0 Construction or extension of a dwelling, small second dwelling or residential building - minimum garden area requirement

26/04/2024
VC252

Is the construction or extension of a dwelling, small second dwelling or residential building exempt from the minimum garden area requirement?
Yes

3.0 Requirements of Clause 54 and Clause 55

08/09/2025
VC282

	Standard	Requirement
Minimum street setback	A2-1	None specified
	B2-1	None specified
Site coverage	A2-5	None specified
	B2-5	None specified
Private open space	A3-2	None specified
	B3-5	None specified
Front fence height	A2-7 and B2-8	1.2 metres

4.0 Maximum building height requirement for a dwelling, small second dwelling or residential building

26/04/2024
VC252

None specified.

5.0 Application requirements

26/04/2024
VC252

None specified.

6.0 Decision guidelines

~~02/10/2025~~ --/--/----
~~C149latr~~Proposed C157latr

The following decision guidelines apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

LATROBE PLANNING SCHEME

- Whether the new development reinforces a wide streetscape and a garden dominant character of the area.
- Whether the development provides for an appropriate visual transition to residential properties in a Neighbourhood Residential Zone.
- Whether vehicle access points are safe and accessible and promote a walkable neighbourhood by providing space for car parking in front of garages and carports within the property boundary.
- Whether the building façade provides articulation and appearance of space between dwellings.
- Whether space is provided within the front setback for landscaping.
- Whether car storage facilities ~~including a garage or carport are located a minimum of 5.5 metres from the frontage~~are sited away from the front boundary to create a spacious appearance while allowing room for landscaping and canopy trees.

LATROBE PLANNING SCHEME

06/06/2019
C116latr

SCHEDULE 1 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ1**.

HERITAGE PRECINCTS AND AREAS AFFECTED BY ENVIRONMENTAL CONSTRAINTS

1.0 Neighbourhood character objectives

02/10/2025
C149latr

To preserve the significance, character and appearance of heritage precincts and places affected by environmental constraints while reducing risk to life, property and public infrastructure.

2.0 Minimum subdivision area

06/06/2019
C116latr

None specified.

3.0 Requirements of Clause 54 and Clause 55

08/09/2025
VC282

	Standard	Requirement
Minimum street setback	A2-1	None specified
	B2-1	None specified
Site coverage	A2-5	None specified
	B2-5	None specified
Private open space	A3-2	None specified
	B3-5	None specified
Front fence height	A2-7 and B2-8	None specified

4.0 Maximum building height requirement for a dwelling, small second dwelling or residential building

26/04/2024
VC252

None specified.

5.0 Application requirements

26/04/2024
VC252

None specified.

6.0 Decision guidelines

~~02/10/2025~~ ~~--/--/----~~
~~C149latr~~Proposed C157latr

The following decision guidelines apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme, which must be considered, as appropriate, by the responsible authority:

- Whether the proposed subdivision may result in development which will adversely affect the significance, character or appearance of heritage places.
- Whether the location, form and appearance of a proposed building is in keeping with the character and appearance of adjacent buildings and heritage places.
- The susceptibility of the development to flooding and flood damage.
- Whether the level of risk to life, property and community infrastructure from bushfire is acceptable.
- Whether car storage facilities ~~including a garage or carport are located a minimum of 5.5 metres from the frontage~~are adequately set back from the front boundary to create a spacious appearance while allowing room for landscaping and canopy trees.

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LATROBE PLANNING SCHEME

06/06/2019
C116latr

SCHEDULE 1 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ1.**

BROWN COAL

Purpose

To provide for brown coal mining and associated uses

To provide for electricity generation and associated uses

To provide for interim and non-urban uses which protect brown coal resources and to discourage the use or development of land incompatible with future brown coal mining and industry

1.0 Table of uses

~~02/10/2025~~ ~~C149latr~~Proposed C157latr

Section 1 - Permit Not Required

Use	Condition
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Crop raising (other than Timber production)	
Dwelling (other than Bed and breakfast)	The land must be at least 25 hectares, or have been reduced to less than 25 hectares by a realignment or excision granted under Clause ~~62.02~~62.04 of this scheme or Clause 3.0 of this schedule. Must be the only dwelling on the lot. Must meet the minimum requirements of Clause 2.0 of this schedule.
Extractive industry	Must be directly associated with the mining, processing, or treatment of brown coal, or the generation, transmission, or distribution of electricity. All of the land must be at least 1000 metres from land (not a road) which is in a residential zone, business zone, land used for a hospital or school or land in a Public Acquisition Overlay for a hospital or school.
Grazing animal production	
Home based business	
Industry (other than Automated collection point)	Must be directly associated with the mining, processing, or treatment of brown coal, or the generation, transmission, or distribution of electricity. All of the land must be at least 1000 metres from land (not a road) which is in a residential zone, business zone, land used for a hospital or school or land in a Public Acquisition Overlay for a hospital or school.
Informal outdoor recreation Mineral exploration	
Mining	Must meet the conditions of Clause 52.08 of this scheme. The top of the excavation must be at least 1000 metres from a paper mill, residential zone, land used for a hospital or school or land in a Public Acquisition Overlay for a hospital or school.

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Use	Condition
Railway	
Railway station	
Small second dwelling	The land must be at least 25 hectares, or have been reduced to less than 25 hectares by a realignment or excision granted under Clause ~~62.02~~62.04 of this scheme or Clause 3.0 of this schedule. Must be the only small second small dwelling on the lot. Must not be connected to reticulated natural gas supply. Must meet the minimum requirements of Clause 2.0 of this schedule.
Stone exploration	Must not be costeaning or bulk sampling.
Timber production	All of the land must be at least 1000 metres from land covered by a mining licence, or Order made by the Governor-in-Council under Section 47A of the *Electricity Industry Act 1993*.
Tramway	
Utility installation	Must be directly associated with the mining, processing, or treatment of brown coal, or the generation, transmission, or distribution of electricity. All of the land must be at least 1000 metres from land (not a road) which is in a residential zone, business zone, land used for a hospital or school or land in a Public Acquisition Overlay for a hospital or school.
Warehouse	Must be directly associated with the mining, processing, or treatment of brown coal, or the generation, transmission, or distribution of electricity. All of the land must be at least 1000 metres from land (not a road) which is in a residential zone, business zone, land used for a hospital or school or land in a Public Acquisition Overlay for a hospital or school.
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Agriculture (other than Crop raising and Grazing animal production) Bed and breakfast Convenience shop Dwelling (other than Bed and breakfast) – if the Section 1 condition is not met	Must meet the requirements of Clause 2.0 of this schedule.
Extractive industry – if the Section 1 condition is not met	
Host farm	Must meet the requirements of Clause 2.0 of this schedule.
Industry – if the Section 1 condition is not met	

Use	Condition
Leisure and recreation (other than Informal outdoor recreation)	Must meet the requirements of Clause 2.0 of this schedule.
Manufacturing sales Mineral, stone, or soil extraction (other than Extractive industry, Mineral exploration, and Mining) Mining – if the Section 1 condition is not met	
Office	On 18 January 1996, it must have existed as an ancillary use to the mining, processing, or treatment of brown coal, or the generation, transmission or distribution of electricity.
Retail premises (other than Convenience shop and Manufacturing sales)	On 18 January 1996, it must have existed as an ancillary use to the mining, processing, or treatment of brown coal, or the generation, transmission or distribution of electricity.
Stone exploration – if the Section 1 condition is not met Timber production – if the Section 1 condition is not met Utility installation (other than Minor utility installation) – if the Section 1 condition is not met Warehouse – if the Section 1 condition is not met Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Accommodation (other than Small second dwelling, Dwelling, and Host farm)
Hospital

2.0 Use of land

~~02/10/2025~~ ~~--/--/----~~
~~C149latr~~ Proposed C157latr

Application requirements

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

An application to use land for an industry or warehouse must be accompanied by the following information:

- A report which demonstrates a need or significant benefit for the use to establish close to brown coal mining and associated uses or electricity industry and associated uses
- Appearance ~~of any stored goods or materials~~, type and quantity of any goods or materials to be stored, processed or produced.
- Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.
- The purpose of the use and the types of process to be utilised.
- How the land not required for immediate use is to be maintained.

- Whether a Works Approval or Waste Discharge Licence is required from the Environment Protection Authority.
- Whether a licence under the *Danderous Goods Act 1985* is required.
- The likely effects, if any, on the neighbourhood, including:
  - Noise levels.
  - Air-borne emissions.
  - Traffic, including the hours of delivery and dispatch.
  - Light spill or glare.

Permit Requirement to Use a Lot for a Dwelling or Small Second Dwelling

A lot used for a dwelling or small second dwelling must meet the following requirements:

- Access to the dwelling or small second dwelling must be provided via an all-weather road with dimensions adequate to accommodate emergency vehicles.
- A dwelling must be connected to reticulated sewerage, if available. If reticulated sewerage is not available, all waste water from each dwelling must be treated and retained with the lot in accordance with the State Environment Protection Policy (Waters of Victoria) under the *Environment Protection Act 2017*.
- The dwelling or small second dwelling must be connected to a reticulated potable water supply or have an alternative potable water supply with adequate storage for domestic use as well as for fire fighting purposes
- The dwelling or small second dwelling must be connected to a reticulated electricity supply or have an alternative energy source.
- A building or works associated with accommodation located within 500 metres from the nearest title boundary of land on which a work authority has been applied for or granted under the *Mineral Resources (Sustainable Development) Act 1990*.

~~**Application Requirements**~~

- ~~Unless the circumstances do not require, an application to use land for an industry or warehouse must be accompanied by the following information:~~
- ~~A report which demonstrates a need or significant benefit for the use to establish close brown coal mining and associated uses or electricity industry and associated uses.~~
- ~~The purpose of the use and the types of process to be utilised.~~
- ~~The type and quantity of goods to be stored, processed or produced.~~
- ~~How land not required for immediate use is to be maintained.~~
- ~~Whether a Works Approval or Waste Discharge Licence is required from the Environment Protection Authority.~~
- ~~Whether a licence under the *Dangerous Goods Act 1985* is required.~~
- ~~The likely effects, if any, on the neighbourhood, including:~~
  - ~~Noise levels.~~
  - ~~Air-borne emissions.~~
  - ~~Traffic, including the hours of delivery and dispatch.~~
  - ~~Light spill or glare.~~

Decision guidelines

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

~~A use must not adversely affect the amenity of the neighbourhood, including through the:~~

- ~~Transport of materials, goods or commodities to or from the land.~~
- ~~Appearance of any stored goods or materials.~~
- ~~Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.~~
- ~~The effect that use may have on nearby existing or proposed brown coal mining and sequential development of brown coal resources in the area, having regard to any comments or directions of the referral authorities.~~
- ~~The effect that the use may have on land in residential zones having regard to any comments or directions of the referral authorities.~~
- ~~The effect that the use may have on nearby existing or proposed uses for or associated with brown coal mining and electricity generation.~~
- ~~The effect that nearby existing or proposed uses for or associated with brown coal mining and electricity generation may have on the proposed use.~~
- ~~If an industry, utility installation (other than minor utility installation), or warehouse whether there is a demonstrated need or significant benefit in being located near uses for, or associated with brown coal mining and electricity generation.~~Whether the use adversely affects the amenity of the neighbourhood, including through the:
  - Transport of materials, goods or commodities to or from the land.
  - Appearance of any stored goods or materials.
  - Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.
  - The effect that the use may have on nearby existing or proposed brown coal mining and sequential development of brown coal resources in the area, having regard to any comments or directions of the referral authorities.
  - The effect that the use may have on land in residential zones having regard to any comments or directions of the referral authorities.
  - The effect that the use may have on nearby existing or proposed uses for or associated with brown coal mining and electricity generation.
  - The effect that nearby existing or proposed uses for or associated with brown coal mining and electricity generation may have on the proposed use.
  - If the use is for an industry, utility installation (other than minor utility installation), or warehouse whether there is a demonstrated need or significant benefit in being located near uses for, or associated with brown coal mining and electricity generation.
  - The drainage of the land.
  - Measures to cope with fire, particularly in the vicinity of a brown coal mine.
  - The availability of and connection to services.
  - The effect of traffic to be generated on roads.

- The period for which the use may operate so that the use does not adversely affect the sequential development of brown coal resources in the area.
- The interim use of those parts of the land not required for the proposed use.

- ~~The drainage of the land.~~
- ~~Measures to cope with fire, particularly in the vicinity of a brown coal mine.~~
- ~~The availability of and connection to services.~~
- ~~The effect of traffic to be generated on roads.~~
- ~~The period for which the use may operate so that the use does not adversely affect the sequential development of brown coal resources in the area.~~
- ~~The interim use of those parts of the land not required for the proposed use.~~

3.0 Subdivision

~~02/10/2025 ../../----~~
~~C149latr~~Proposed C157latr

~~Application requirements~~Permit Requirements

The following ~~application~~ requirements apply to ~~an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority~~the subdivision of land:

Each lot must be at least 25 hectares unless is to provide for:

- A use (other than dwelling) which has been granted a permit, or is an existing use which, had it not existed, would require the grant of a permit.
- Any use for or associated with brown coal mining, processing or treatment or electricity generation, transmission or distribution.
- The reduction of a lot below 25 hectares which is used or capable of being used for a dwelling if the lot is to be reduced for any of the above purposes or for an exempt subdivision under Clause ~~62.02~~62.04 of this scheme.

A permit cannot be granted which would allow a separate lot to be created for land containing a small second dwelling.

Application requirements

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

~~Unless the circumstances do not require, an application~~An application to subdivide the land must be accompanied by a site analysis, documenting the site in terms of land form, vegetation coverage and the relationship with surrounding land, and a report explaining how the proposed subdivision has ~~responded~~responsed to the site analysis.

The report must:

- Show for each lot:
- A building envelope for a dwelling and driveway to the envelope.
- Vegetation, including any native vegetation.

- ~~Show for each lot:~~
  - ~~A building envelope for a dwelling and driveway to the envelope.~~

- ~~Vegetation, including any native vegetation.~~
- ~~In the absence of reticulated sewerage, an effluent disposal area for a dwelling.~~

In the absence of reticulated sewerage, an effective disposal area for a dwelling.

- Show how the proposed subdivision relates to nearby existing or proposed brown coal mining or the likely use or development of nearby land in connection with uses for or associated with either:
  - ~~Brown coal mining, processing or treatment.~~
  - ~~Electricity generation, transmission or distribution.~~
- Brown coal mining, processing or treatment.
- Electricity generation, transmission or distribution.

Decision guidelines

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

- The effect that the subdivision may have on nearby existing, or proposed brown coal mining and the sequential development of brown coal resources in the area.
- The effect that the likely use or development of land within the subdivision may have on nearby or proposed electricity industries (including generating works) and nearby agricultural uses.
- Measures to cope with any environmental hazard or constraint affecting that land including slope, drainage, salinity and erosion.
- Measures to cope with fire.
- The protection and enhancement of the natural environment and character of the area.
- The availability and provision of utility services, including sewerage, water, drainage, electricity, gas and communications.
- In the absence of reticulated sewerage, the capability of the lot to treat and retain all waste -water in accordance with the State Environment Protection Policy (Waters of Victoria).

4.0 Buildings and works

~~02/10/2025 --/--/----~~
~~C149latr~~Proposed C157latr

Permit requirements

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

- Rearrange, alter, renew or maintain buildings or works (including associated plant) for use for or associated with brown coal mining, processing or treatment or electricity generation, transmission or distribution.
- Provide for:
  - A dwelling with a gross floor area less that 250 square metres.
  - Any other use with gross floor area of all buildings less than 1000 square metres.
- Comply with a direction or licence under the *Dangerous Goods Act 1985*, *Electricity Industry Act 1993* or *Mineral Resources Development Act 1990*, or a Waste Discharge Licence, Works Approval or Pollution Abatement Notice under the *Environment Protection Act 2017*.

- Alter electrical or gas services or telephone lines.
- Alter plumbing services which do not affect the drainage of other land.
- Install a temporary shed or temporary structure for construction purposes.
- Provide for fire protection under the relevant legislation.
- Provide for a minor utility installation.
- Are used for crop raising, extensive animal husbandry, or informal outdoor recreation.

The following requirements apply to construct a building or construct or carry out works:

~~All buildings and works that have been granted a permit must be maintained in good order and appearance to the satisfaction of the responsible authority.~~

- All buildings and works that have been granted a permit must be maintained in good order and appearance to the satisfaction of the responsible authority.

Application requirements

~~Unless the circumstances do not require, and application to construct a building or construct or carry out works~~The following application requirements apply to an application for a permit under Clause 37.01 (other than for a dwelling located within a building envelope specified in Clause 3.2 of this schedule) ~~must be accompanied information~~, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A plan drawn to scale which shows:
  - The boundaries and dimensions of the site.
  - Adjoining roads.
  - Relevant ground levels.
  - The layout of existing and proposed buildings~~,~~ and works.
  - Driveways and vehicle parking and loading areas.
  - Proposed landscape areas.
  - External storage and waste treatment areas.
- Elevation drawings to scale which show the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways and vehicle parking and loading areas.
- A landscape layout which includes the description of vegetation to be planted, the surfaces to be constructed, a site works specification and the method of preparing, draining, watering and maintaining the landscape area.

Exemption from notice and review

An application to construct a building or construct or carry out works is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act if the application relates to a building or works of a use for or associated with either.

- Brown coal mining, processing or treatment.
- Electricity generation, transmission or distribution.

Decision guidelines

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

- Any natural or cultural values on or near the land.
- Landscape treatment.
- Parking and site access, loading and service areas, outdoor storage, fencing, lighting and stormwater discharge.
- The impact of the building and works on nearby existing or proposed brown coal mining and the sequential development of brown coal resources in the area, having regard to any comments or directions of referral authorities.
- The impact of the building and works on nearby existing or proposed brown coal mining or electricity generation and any nearby agricultural uses.

5.0 Signs

28/05/2021
C122latr

None specified.

LATROBE PLANNING SCHEME

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C122latr

SCHEDULE 1 TO CLAUSE 37.07 URBAN GROWTH ZONE

Shown on the planning scheme map as **UGZ1**.

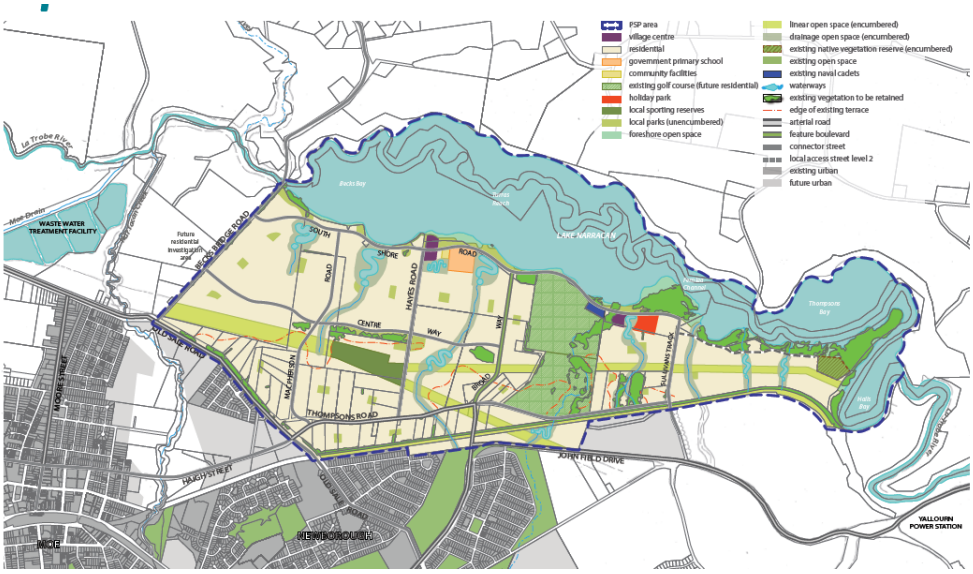
LAKE NARRACAN PRECINCT STRUCTURE PLAN

1.0 The Plan

02/10/2025
C149latr

Plan 1 shows the future urban structure proposed in the *Lake Narracan Precinct Structure Plan*.

Plan 1 to the Schedule to Clause 37.07



2.0 Use and development

28/05/2021
C122latr

2.1 The Land

28/05/2021
C122latr

The use and development provisions specified in this schedule apply to the land within the 'PSP area' on Plan 1, excluding Lake Narracan itself and shown as UGZ1 on the planning scheme maps.

2.2 Applied zone provisions

~~02/10/2025~~ ~~--/--/----~~
~~C149latr~~Proposed C157latr

The provisions of the following zones in this scheme apply to the use and subdivision of land, the construction of a building, and the construction or carrying out of works, by reference to Plan 1 of this schedule and as set out in Table 1.

Table 1: Applied zone provisions

Land use/ Development (Carried out or proposed) generally in accordance with the precinct structure plan applying to the land.	Applied zone provisions
Village Centre	Clause 34.01 – Commercial 1 Zone
Arterial road	Clause 36.04 – Transport Zone 2
Connector street	Clause 36.04 – Transport Zone 3
Land or any lot wholly contained within, 200 metres distance from a village centre	Clause ~~32.07~~32.08 – General Residential Zone Schedule 1

All other land	Clause 32.08 ~~schedule 1~~ – General Residential Zone Schedule 3

2.3 Specific provisions – Use of land

02/10/2025 C149latr

A permit is not required to use or develop land shown in the *Lake Narracan Precinct Structure Plan* as open space (local parks or local sporting reserves) or community facilities provided the use or development is carried out generally in accordance with the *Lake Narracan Precinct Structure Plan* and with the prior written consent of Latrobe City Council.

The following provisions apply to the use of land.

Table 2: Use

Use	Condition
Shop where the applied zone is Commercial 1 Zone	The leasable floor area for an individual shop premises must not exceed 600 square metres A permit is required to use land for a shop if the leasable floor of an individual shop premises exceeds 600 square metres

2.4 Specific provisions - Subdivision

28/05/2021 C122latr

A permit to subdivide land must meet the following requirements:

- A land budget table in the same format and methodology as those within the precinct structure plan applying to the land, setting out the amount of land allocated to the proposed uses and expected population and dwelling yields.
- A demonstration of how the property will contribute to the achievement of the residential density outcomes in the precinct structure plan applying to the land.
- A demonstration of lot size by including a colour-coded lot size plan, reflecting the lot size categories outlined in Table 1 of the *Lake Narracan Precinct Structure Plan*, March 2015.
- A demonstration (such as indicative concept layout plans showing different building typology across different lot sizes) of how the subdivision will contribute to the delivery of a diversity of housing.

2.5 Specific provisions - Buildings and works

28/05/2021 C122latr

Construction of one dwelling on a lot less than 300 square metres in area

A permit is not required to construct or extend one dwelling on a lot with an area less than 300 square metres where a site is identified as a lot to be assessed against the Small Lot Housing Code via a restriction on title, and it complies with the Small Lot Housing Code incorporated pursuant to Clause 72.04 of the Latrobe Planning Scheme.

3.0 Application requirements

~~02/10/2025 --/--/---- C149latr~~ Proposed C157latr

If in the opinion of the responsible authority an application requirement listed below is not relevant to the assessment of an application, the responsible authority may waive or reduce the requirement.

~~An application that proposes to create or change access to Old Sale Road or Thompsons Road must be accompanied by a Traffic Impact Assessment Report (TIAR). The TIAR, including functional layout plans and a feasibility / concept road safety audit, must be~~The following application requirements apply to an application for a permit under Clause 37.07, in addition to

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those specified in Clause 37.07 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the ~~Head, Transport for Victoria or Latrobe City Council, as required~~ responsible authority:

~~An application to develop or subdivide land must be accompanied by a Traffic Impact Assessment Report (TIAR). The TIAR must include the expected traffic volumes of the proposed development and/or subdivision, and its impact on the existing and future road network. The TIAR must have regard to the indicative provision triggers for the various intersection projects as identified in the *Lake Narracan Development Contributions Plan, March 2015*.~~

~~An application to use or develop land must be accompanied by an environmental site assessment of the land by a suitably qualified environmental professional to the satisfaction of the responsible authority which takes account of '*Lake Narracan Precinct Sturcure Plan Area: Desktop Environmental, Hydrogeological and Geotechnical Assessments. Final V1*' (SKM, June 2013) and provides information including:~~

- ~~Further detailed assessment of potential contaminants on the relevant land.~~
  An application that proposes to create or change access to Old Sale Road or Thompsons Road must be accompanied by a Traffic Impact Assessment Report (TIAR). The TIAR, including functional layout plans and a feasibility / concept road safety audit, must be to the satisfaction of the Head, Transport for Victoria or Latrobe City Council, as required.
- ~~Clear advice on whether the environmental condition of the land is suitable for the proposed use/s and whether an environmental audit of all, or part, of the land is recommended having regard to the *Potentially Contaminated Land General Practice Note June 2005, DSE.*~~
  An application to develop or subdivide land must be accompanied by a Traffic Impact Assessment Report (TIAR). The TIAR must include the expected traffic volumes of the proposed development and/or subdivision, and its impact on the existing and future road network. The TIAR must have regard to the indicative provision triggers for the various intersection projects as identified in the *Lake Narracan Development Contributions Plan, March 2015*.
- An application to use or develop land must be accompanied by an environmental site assessment of the land by a suitably qualified environmental professional to the satisfaction of the responsible authority which takes account of '*Lake Narracan Precinct Structure Plan Area: Desktop Environmental, Hydrogeological and Geotechnical Assessments. Final V1*' (SKM, June 2013) and provides information including:
  ~~Further detailed assessment of surface and subsurface water conditions and geotechnical characteristics on the relevant land and the potential impacts on the proposed development including any measures required to mitigate the impacts of groundwater conditions and geology on the development and the impact of the development on surface and subsurface water.~~
  - Further detailed assessment of potential contaminants on the relevant land.
  - Clear advice on whether the environmental condition of the land is suitable for the proposed use/s and whether an environmental audit of all, or part, of the land is recommended having regard to the *Potentially Contaminated Land General Practice Note June 2005, DSE*.
  - Further detailed assessment of surface and subsurface water conditions and geotechnical characteristics on the relevant land and the potential impacts on the proposed development including any measures required to mitigate the impacts of groundwater conditions and geology on the development and the impact of the development on surface and subsurface water.
  - Recommended remediation actions for any potentially contaminated land.
- An application on land containing or abutting Lake Narracan, Latrobe River or its tributaries and environs must be accompanied by:
  ~~Recommended remediation actions for any potentially contaminated land.~~
  - A plan that shows:

LATROBE PLANNING SCHEME

- Natural features including trees and other significant vegetation, habitat for protected species, drainage lines, water courses, wetlands, ridgelines, hill tops and features of geomorphic significance; and
- Recreation facilities to be provided within public open space; and
- Storm water facilities that are compliant with the relevant approved drainage strategy; and
- The retention and removal of all native vegetation and any re-vegetation. And,

- A Landscape and Viewshed Analysis that identifies and protects important views associated with the waterway, including views within, to and from the waterways.

~~An application on land containing or abutting Lake Narracan, Latrobe River or its tributaries and environs must be accompanied by:~~

~~A plan that shows:~~

- ~~Natural features including trees and other significant vegetation, habitat for protected species, drainage lines, water courses, wetlands, ridgelines, hill tops and features of geomorphic significance; and~~
- ~~Recreation facilities to be provided within public open space; and~~
- ~~Storm water facilities that are compliant with the relevant approved drainage strategy; and~~
- ~~The retention and removal of all native vegetation and any re-vegetation.~~

~~and~~

- ~~A Landscape and Viewshed Analysis that identifies and protects important views associated with the waterway, including views within, to and from the waterways.~~

~~Permit applications to increase retail floor space to that specified in the Table 2 of this schedule must be accompanied by an economic impact assessment detailing:~~

- Permit applications to increase retail floor space to that specified in the Table 2 of this schedule must be accompanied by an economic impact assessment detailing:

a the local catchment demand for the activity centre; and

b impact on existing and future activity centres within Moe, Newborough and Lake Narracan.

~~An application for subdivision must be accompanied by a Public Infrastructure Plan which addresses the following:~~

- An application for subdivision must be accompanied by a Public Infrastructure Plan which addresses the following:

~~A stormwater management strategy that makes provision for the staging and timing of stormwater drainage works, including temporary outfall provisions, to the satisfaction of Latrobe City Council and West Gippsland Catchment Management Authority;~~

- A stormwater management strategy that makes provision for the staging and timing of stormwater drainage works, including temporary outfall provisions, to the satisfaction of Latrobe City Council and West Gippsland Catchment Management Authority;
- What land may be affected or required for the provision of infrastructure works;
- The provision, staging and timing of stormwater drainage works;
- The provision, staging and timing of road works internal and external to the land consistent with any relevant traffic report or assessment;
- The landscaping of any land;

- What if any infrastructure set out in the L*ake Narracan Development Contributions Plan* is sought to be provided as "works in lieu" subject to the written consent of Latrobe City Council;
- The provision of public open space and land for any community facilities;
- Any other matter relevant to the provision of public infrastructure required by the responsible authority.

- ~~What land may be affected or required for the provision of infrastructure works;~~
- ~~The provision, staging and timing of stormwater drainage works;~~
- ~~The provision, staging and timing of road works internal and external to the land consistent with any relevant traffic report or assessment;~~
- ~~The landscaping of any land;~~
- ~~What if any infrastructure set out in the *Lake Narracan Development Contributions Plan* is sought to be provided as "works in lieu" subject to the written consent of Latrobe City Council;~~
- ~~The provision of public open space and land for any community facilities;~~
- ~~Any other matter relevant to the provision of public infrastructure required by the responsible authority.~~

4.0 Conditions and requirements for permits

28/05/2021
C122latr

None specified.

5.0 Exemption from notice and review

28/05/2021
C122latr

None specified.

6.0 Decision guidelines

28/05/2021
C122latr

Permit applications to increase the retail floor area within the a village / neighbourhood activity centre must address and be assessed against the following decision guidelines:

- The village centre catchment and catchment demand for the proposed increase of retail floor area; and
- The effect on existing and future activity centres within Moe, Newborough and Lake Narracan.

7.0 Signs

28/05/2021
C122latr

The sign category for the land is the category specified in the zone applied to the land at Clause 2.2 of this schedule.

LATROBE PLANNING SCHEME

07/02/2019
C106Pt2latr

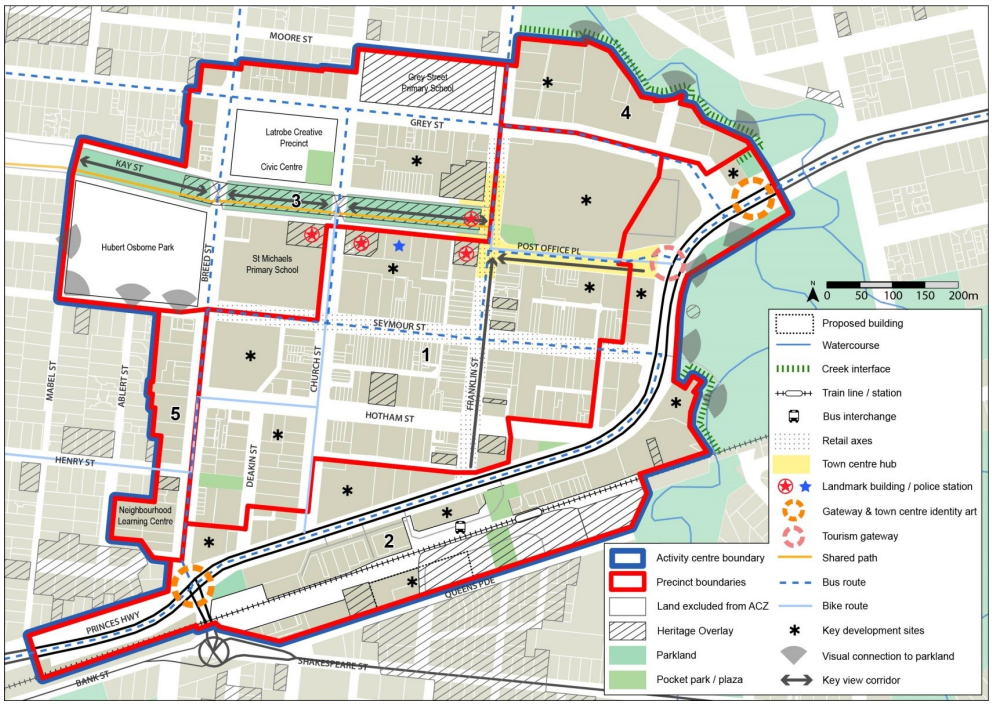
SCHEDULE 1 TO CLAUSE 37.08 ACTIVITY CENTRE ZONE

Shown on the planning scheme map as **ACZ1**.

TRARALGON ACTIVITY CENTRE

1.0 Traralgon Activity Centre Plan

07/02/2019
C106Pt2latr



2.0 Land use and development objectives to be achieved

~~02/10/2025~~ ~~--/--/----~~
~~C149latr~~Proposed C157latr

Public Realm

- To create a Princes Highway Boulevard.
- To create a network of public spaces.
- To establish a 'shared space' in the form of a town square at the intersection of Post Office Place, ~~KayStreet~~Kay Street and Franklin Street.
- To incorporate art and place making to enhance identity and character.
- To support the integration and activation of the Traralgon Creek corridor.
- To resolve laneway ownership and encourage activation.

Land Use

- To emphasise the key retail axes of Franklin Street and Seymour Street.
- To promote the role of the Traralgon Activity Centre as the premier shopping and business destination for Gippsland.
- To support shop-top housing and mixed uses within the Activity Centre as well as civic and community uses.
- To support the provision of appropriate youth spaces within the town centre.
- To encourage consolidation of land to facilitate the creation of viable development sites.

Built Form

- To consolidate the town centre by infilling blocks and creating a consistent street wall.
- To create strong urban form that responds to the public realm and regional character.
- To encourage the development of taller built form throughout the centre in recognition of the important CBD function that the Traralgon Activity Centre plays.
- To provide continuous weather protection such as an awning treatment along active frontages.

Access & Movement

- To identify and define the role of streets within the town centre.
- To encourage multi-storey and integrated parking solutions in appropriate locations.
- To improve the provision of facilities associated with public transport and implement the bus interchange at Traralgon Station.
- To provide safe cycle links through the town centre and ensure that connections can be made with other cycle path projects such as the Traralgon –Morwell Shared Pathway.
- To allow for pedestrian and visual links from Kay Street to Victory Park.

3.0 Table of uses

02/10/2025
C149latr

Section 1 - Permit not required

Use	Condition
Accommodation (Other than Corrective Institution)	Any dwelling must be located above ground floor level except for entry foyers. Any frontage at ground floor level must not exceed 2 metres.
Art and craft centre	
Art gallery	Must be in sub-precinct 2B or 4A
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Bus terminal **Cinema** **Cinema based entertainment facility**	
Child care centre	Any frontage at ground floor level must not exceed 2 metres and access must not be shared with a dwelling (other than a caretaker's house).
Education Centre **Exhibition centre** **Home based business** **Informal outdoor recreation**	
Medical Centre	Must be located in Precinct 3 and 5.

LATROBE PLANNING SCHEME

Use	Condition
Office	
Railway station	Must be located in Precinct 2.
Retail Premises (other than Landscape gardening supplies, Manufacturing sales, Motor vehicle, boat or caravan sales) **Shop (other than Adult sex product shop)**	
Any use listed in Clause 62.01 See Section 1 of 37.08-2 for relevant provisions	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 used 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.
Industry (other than Materials recycling and Transfer station) **Leisure and recreation (other than Informal outdoor recreation, Major sports and recreation facility, Outdoor recreation facility, Open sports ground and Motor racing track)** **Place of assembly (Other than Cinema, Exhibition centre)**	
Service station	Must be located in Precinct 2.
Utility installation (other than Minor utility installation and Telecommunications facility)	
Any other use not in Section 1 or 3	

Section 3 – Prohibited

Use
Agriculture
Cemetery
Corrective institution

Use
Crematorium
Hospital
Landscaping gardening supplies
Major sports and recreation facility
Manufacturing sales
Materials recycling
Motor racing track
Motor vehicle, boat or caravan sales
Open sports ground
Outdoor recreation facility
Primary produce sales
Recreational boat facility
Saleyard
Service industry (other than Car wash)
Tramway
Transfer station (other than Automated collection point)
Transport terminal (other than Railway station and Bus terminal)
Winery

4.0 Centre-wide provisions

07/02/2019
C106Pt2latr

4.1 Use of land

07/02/2019
C106Pt2latr

A permit is not required to use land for the purpose of Local Government provided the use is carried out by, or on behalf of, the public land manager.

4.2 Subdivision

07/02/2019
C106Pt2latr

None specified.

4.3 Buildings and works

07/02/2019
C106Pt2latr

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 with clear glazing.
- An awning that projects over a road if it is authorised by the relevant public land manager.

4.4 Design and development

28/05/2021
C122latr

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 clear glazing on ground floor frontages.

- 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, particularly across windows and doors, to ensure passive surveillance and an active interface with the streetscape.
- Signage should not protrude 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 and secure environment for pedestrians.
- 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 residential areas and areas with shop-top housing.

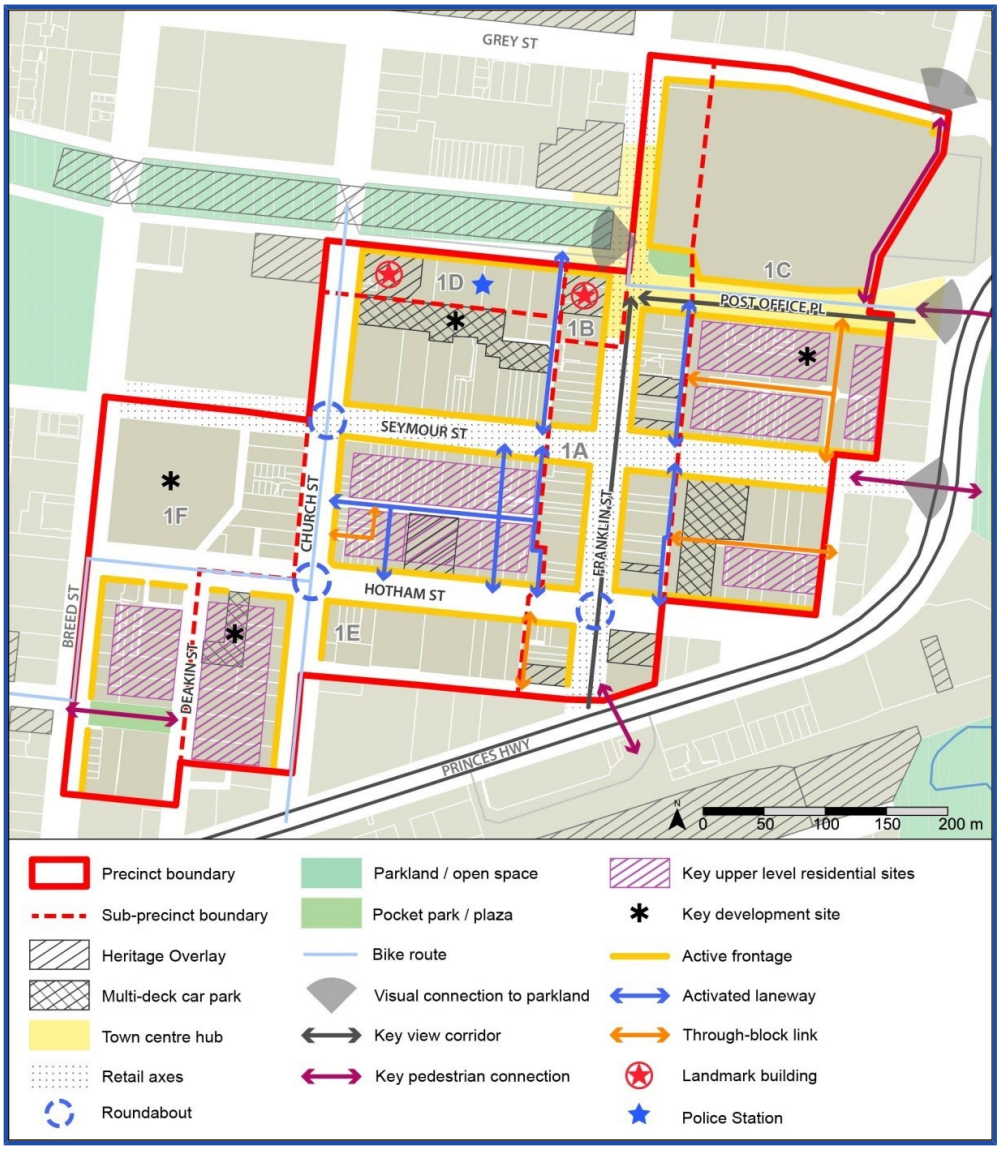
LATROBE PLANNING SCHEME

5.0 Precinct provisions

~~28/05/2024~~ ~~C122latr~~Proposed C157latr

5.1 Precinct 1 – Town Centre Core

5.1-1 Precinct map

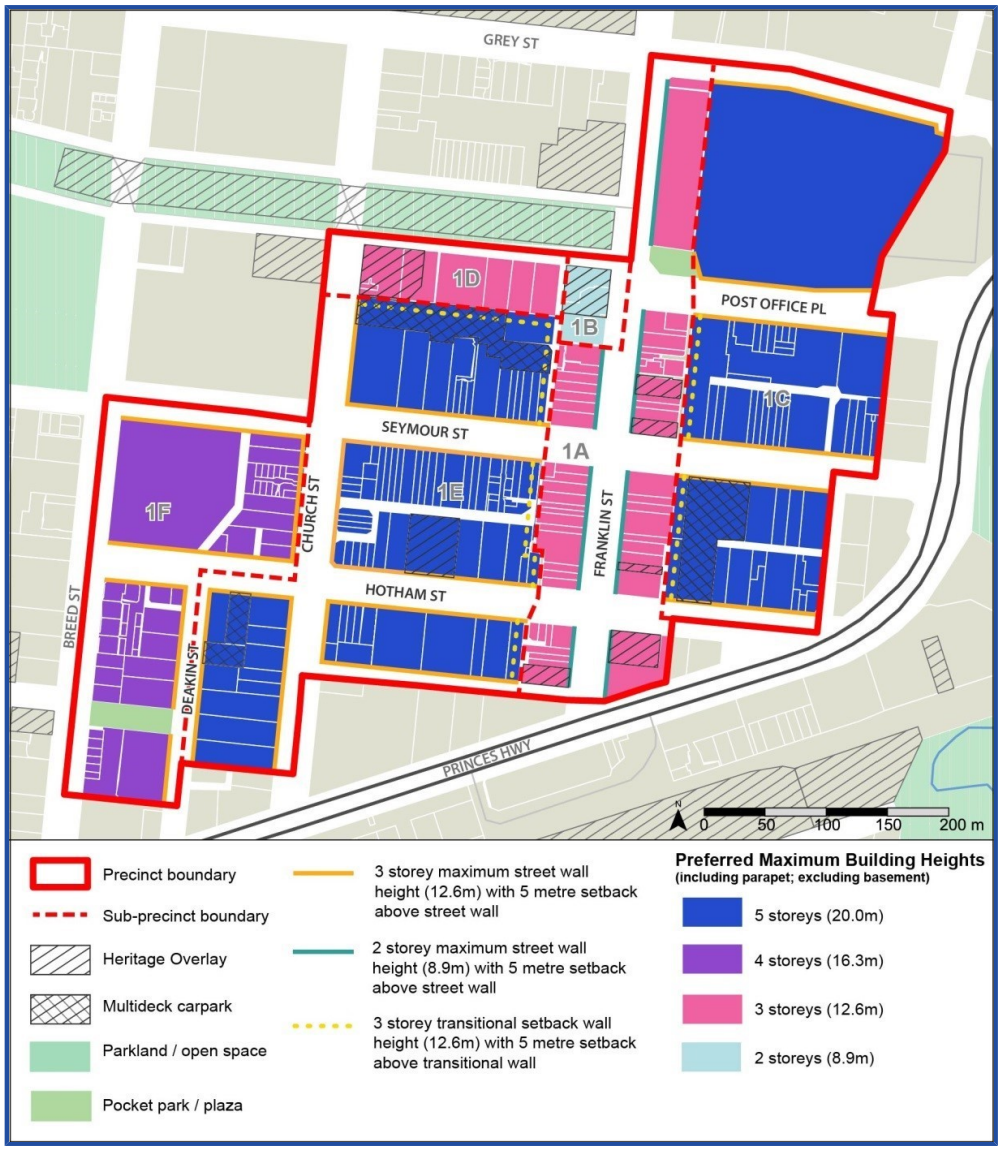


5.1-2 Precinct objectives

- 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.

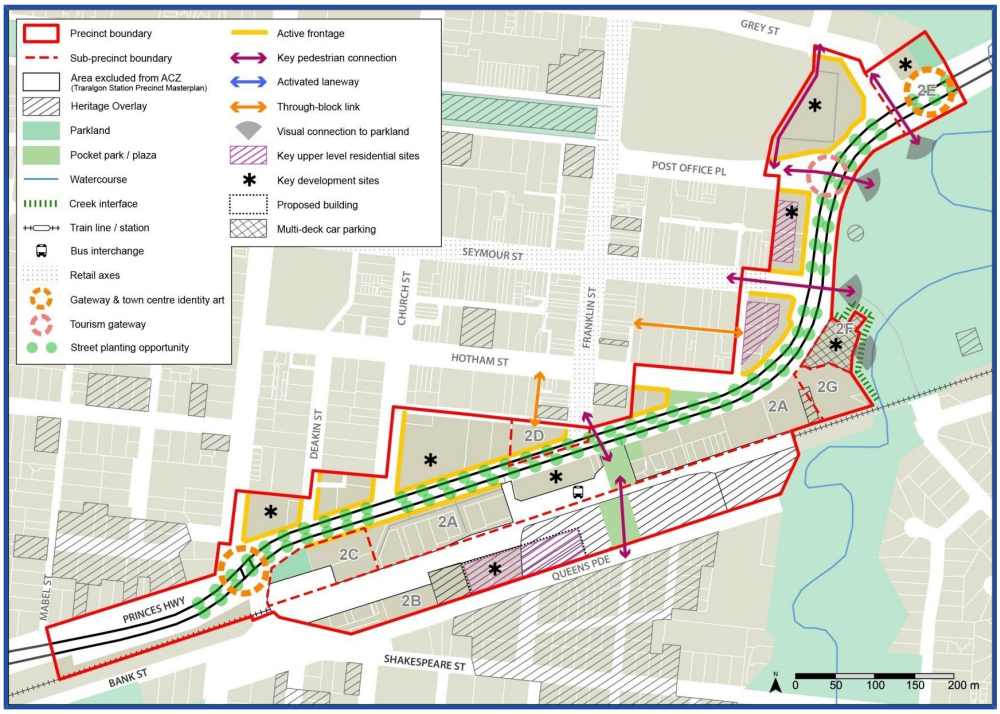
- Redevelopment of any heritage buildings should be sympathetic to the traditional fabric of the building, including its principal street wall or façade.
- New development should maintain and contribute to the fine grain character along the main commercial streets.
- All retail and commercial developments 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.
- Illuminated or electronic signage should be limited.

5.1-5 Any other requirements

None specified.

5.2 Precinct 2 – Princes Highway and Station Corridor

5.2-1 Precinct map

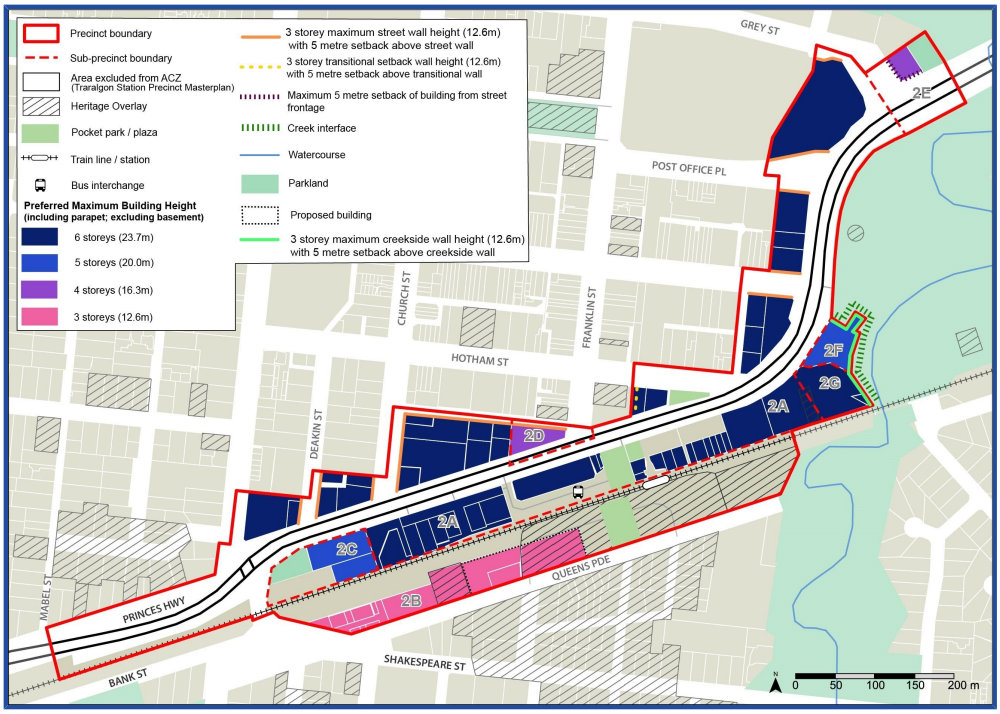


5.2-2 Precinct objectives

- 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 ~~pedestrain~~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.
- Illuminated or electronic signage should be limited.

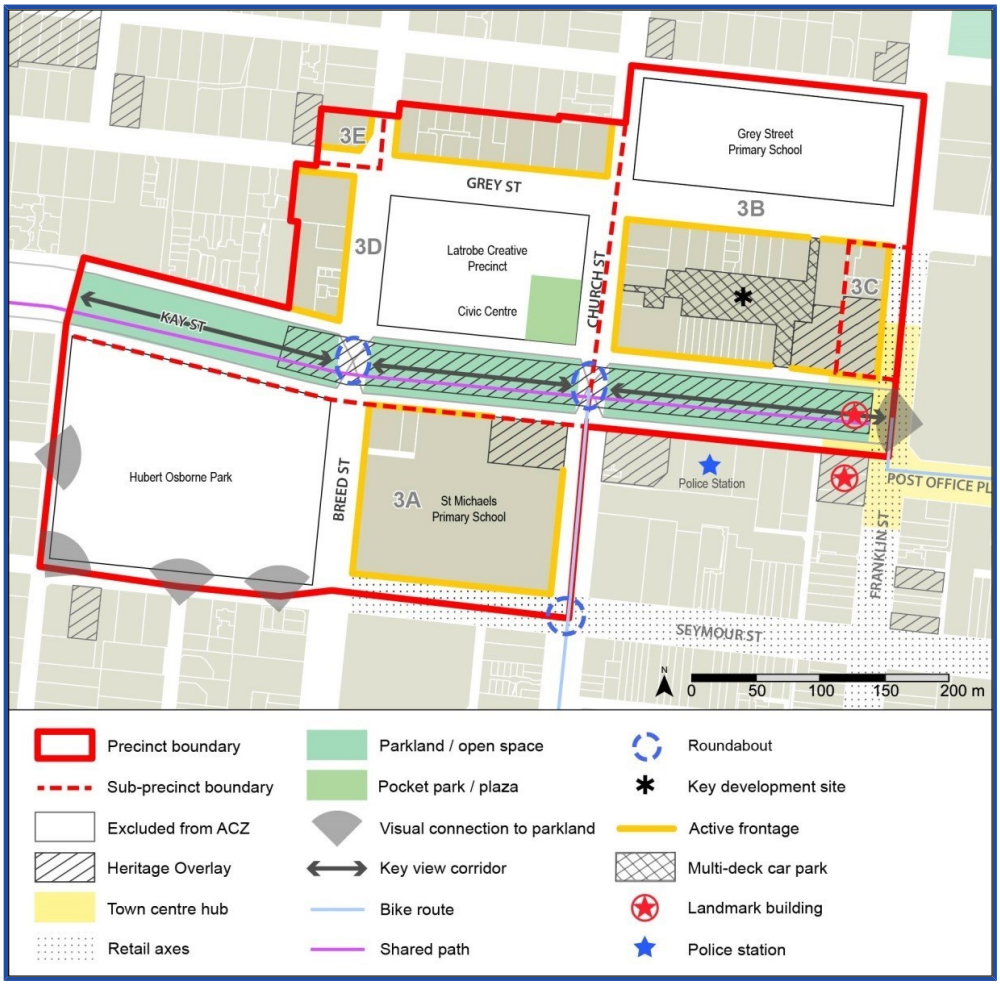
LATROBE PLANNING SCHEME

5.2-5 Any other requirements

None specified.

5.3 Precinct 3 – Kay Street and Civic Corridor

5.3-1 Precinct map

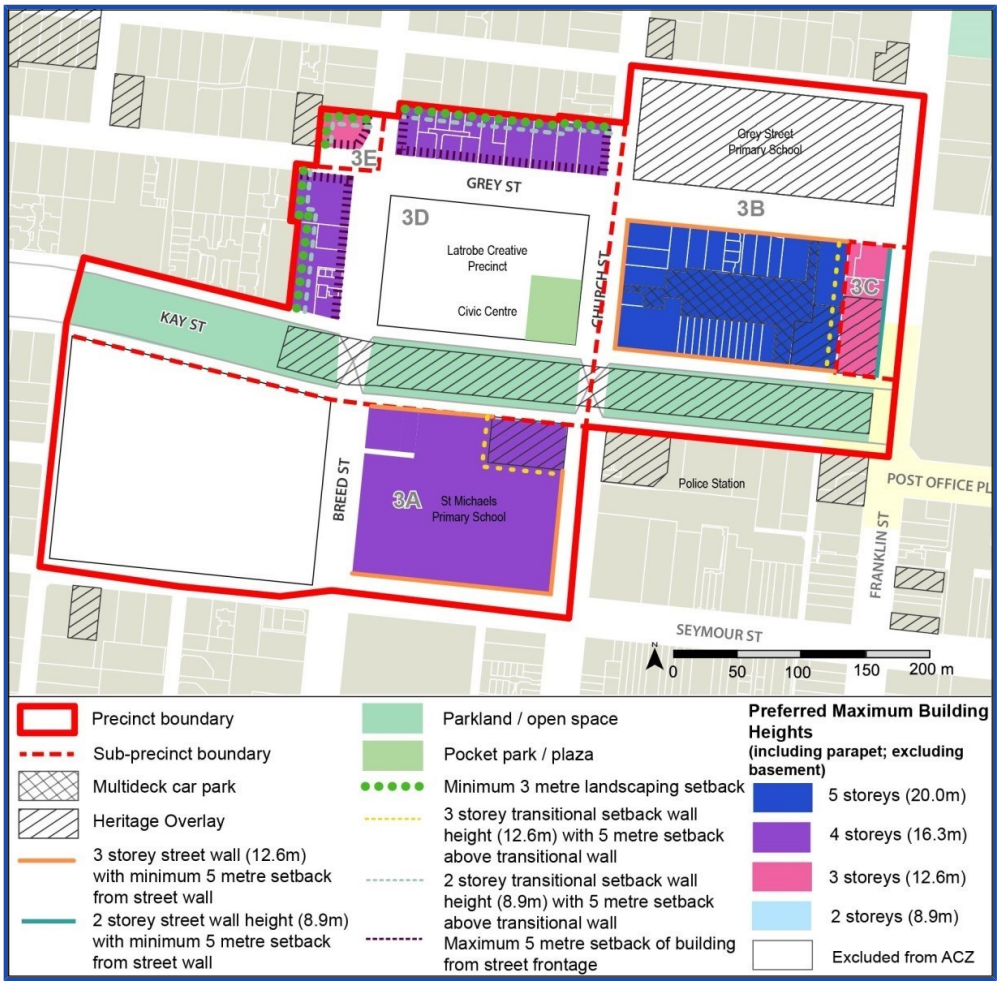


5.3-2 Precinct objectives

- 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.

LATROBE PLANNING SCHEME

5.3-3 Precinct requirements



5.3-4 Precinct guidelines

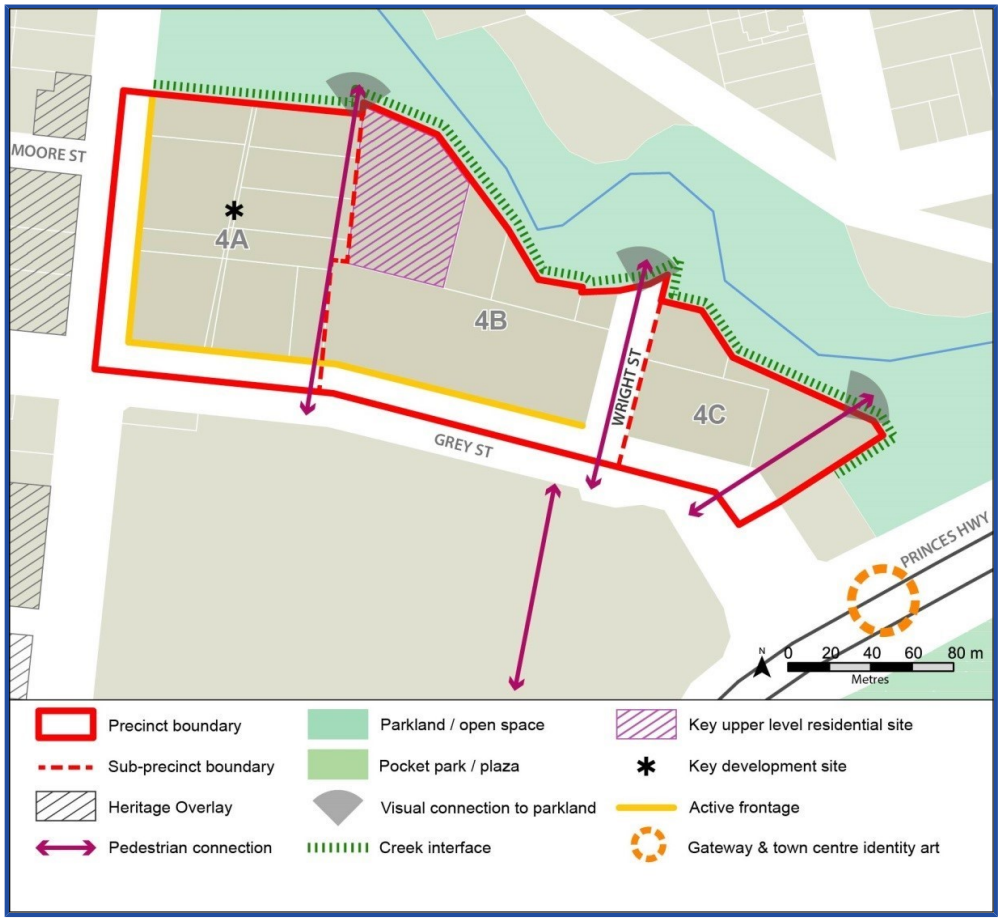
- Any sites identified with a preferred maximum building height of five storeys must ensure that any levels above three storeys are set back a minimum five metres from the street frontage to be recessive in appearance.
- Buildings must have a minimum three metre rear setback to allow a landscaping buffer 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 size, height and proportion of signage should be complementary to the building.

5.3-5 Any other requirements

None specified.

5.4 Precinct 4 – Creekside Office

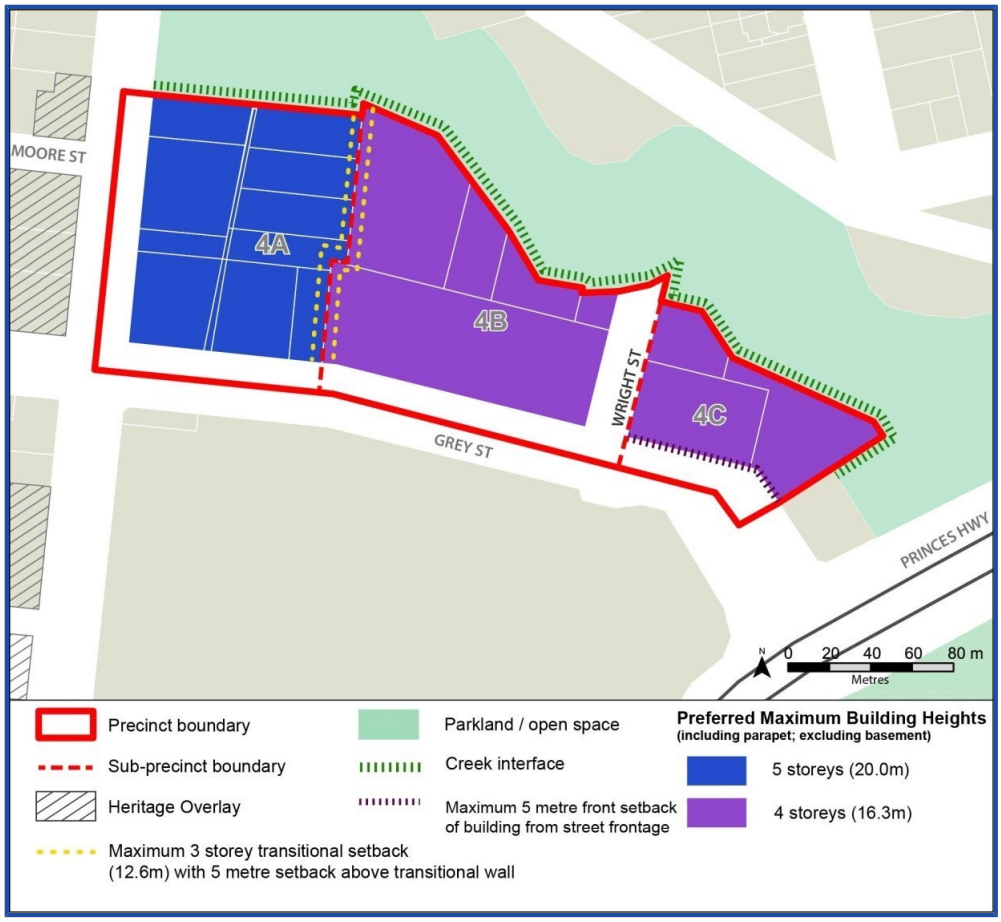
5.4-1 Precinct map



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

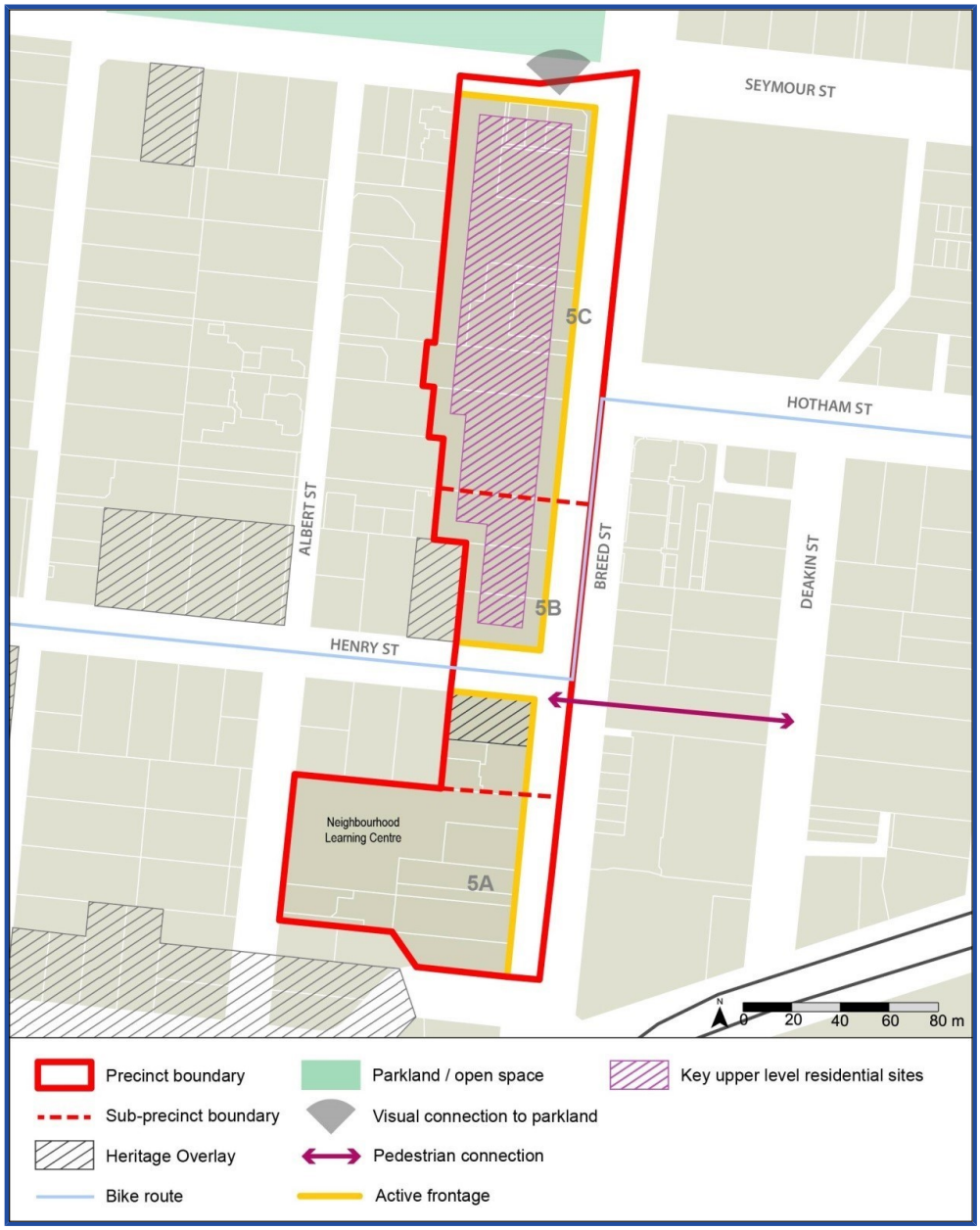
- Overall building heights should not exceed five storeys in sub-precinct 4A and four storeys in sub-precincts 4B and 4C above natural ground level.
- Buildings should include front setbacks to Grey Street for landscaping in sub-precinct 4C.
- Fencing along streets or along boundaries is discouraged.
- 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 size, height and proportion of signage should be complementary to the building and not a dominating element.

5.4-5 Any other requirements

None specified.

5.5 Precinct 5 – Breed Street

5.5-1 Precinct map

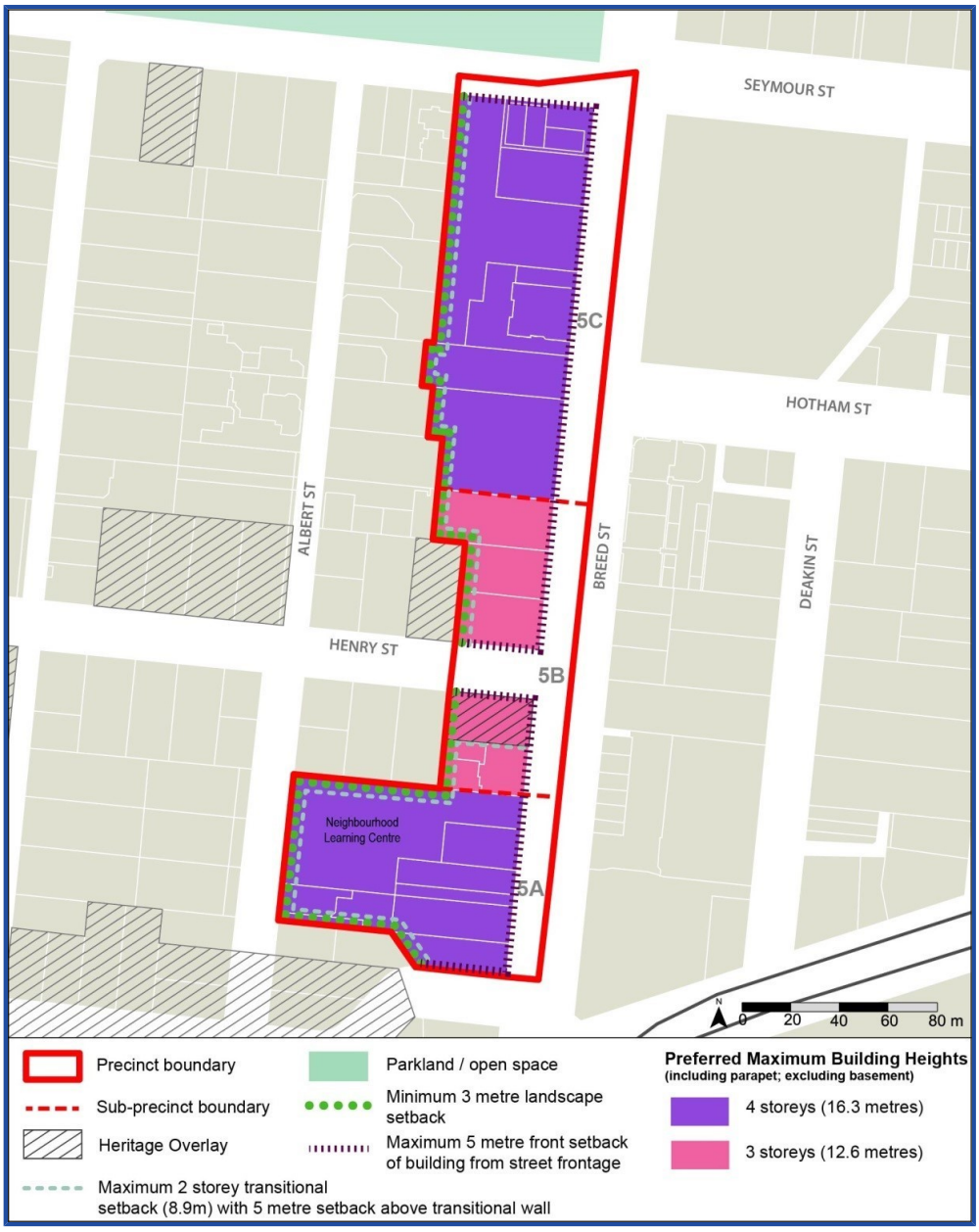


5.5-2 Precinct objectives

- 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 size, height and proportion of signage should be complementary to the building and not a dominating element.

5.5-5 Any other requirements

None specified.

6.0 Application requirements

07/02/2019
C106Pt2latr

The following application requirements apply to an application for a permit under Clause 37.08, in addition to those specified in Clause 37.08 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:
  - An urban design assessment for any development relating to buildings identified in this plan as having an active frontage.
  - 3D modelling of any development of four or more storeys within the Traralgon Activity Centre.

7.0 Notice and review

28/05/2021
C122latr

An application to use, subdivide land or construct a building or construct or carry out works within 30 metres of land (not a road) which is in a residential zone, land used for an education centre or land in a Public Acquisition Overlay to be acquired for an education centre is not exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

8.0 Decision guidelines

07/02/2019
C106Pt2latr

The following decision guidelines apply to an application for a permit under Clause 37.08, in addition to those specified in Clause 37.08 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the use will detrimentally affect the amenity of the neighbourhood, including through the:
  - Transport of materials, goods or commodities to or from the land.

- Appearance of any buildings, works or materials.
- Emissions of noise artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.

- Whether the proposal is of a high design quality, and designed with respect for the key features of the town centre setting.
- Whether the proposal recognises the capacity for change in the Town Centre by demonstrating that it can structurally accommodate a taller built form in the future.
- Whether the proposal responds sensitively to heritage interfaces where they affect or abut a heritage site.

9.0 Signs

07/02/2019
C106Pt2latr

Sign requirements are at Clause 52.05. All land located in Precinct 1 (except sub-precinct 1A and 1B) and Precinct 2 (except sub-precinct 2B) is in Category 1. Sub-Precinct 1A and 1B, Precinct 3, 4 (except sub-precinct 4A) and 5 are Category 2. Sub-precinct 2B and 4A are Category 3.

10.0 Other provisions of the scheme

07/02/2019
C106Pt2latr

None specified.

11.0 Reference documents

07/02/2019
C106Pt2latr

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 PLANNING SCHEME

06/06/2019
C116latr

SCHEDULE 1 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO1**.

MORWELL NORTH-WEST DEVELOPMENT PLAN

1.0 Objectives

29/08/2024
C132latr

To design neighbourhoods that are safe, compact, easy to walk and cycle to shops, local jobs, schools, community facilities and public transport stops.

To support greater housing choice, diversity and affordable housing.

To create well connected streets.

To provide easily accessible open space for passive recreation.

To increase environmental sustainability and urban water management.

2.0 Requirement before a permit is granted

~~29/08/2024~~ ~~../../----~~
~~C132latr~~Proposed C157latr

A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority:

- ~~For any~~Any building or works associated with the use of the land for agriculture.
- ~~For extensions~~Extensions or alterations to an existing building or works.
- ~~For the~~The use and development of any social, community or educational facility.
- ~~For the~~The replacement of an existing dwelling.
- ~~For subdivision~~Subdivision of land to realign boundaries, create a road reserve or a subdivision which does not create an additional lot.

3.0 Conditions and requirements for permits

29/08/2024
C132latr

The following conditions and/or requirements apply to permits:

Prior to the commencement of any development, the owner(s) of the land must enter into an agreement under section 173 of the *Planning and Environment Act 1987*. The agreement must provide for infrastructure contributions to be paid in respect of land prior to the issue of a Statement of Compliance in respect of the subdivision of that land.

The Agreement must require the payment of infrastructure contributions for:

- The acquisition of any land required for road reserve for a road that Council proposes to be funded by the contributions agreement. Where that road is proposed to be provided in an existing reserve wider than what presently exists, the infrastructure payment required must only relate to the additional width of the road reserve required. The contributions must be in the proportions set out in the development contributions tables in the approved development plan.
- The construction of any road that Council proposes is to be funded by the contributions agreement If that road is by widening an existing road, then the infrastructure payment required must only relate to the difference between a road comprising the existing pavement width and a road comprising an 11 metre pavement and associated facilities In the proportions set out in the development contributions tables in the approved development plan.
- The design and construction of stormwater drainage infrastructure including main drainage, wetlands and retarding basins as explained in the approved development plan.
- The improvement of the public open space identified in the approved development plan.
- The acquisition of land for public open space in the proportions set out in the development contributions tables in the approved development plan.

- The acquisition of land for storm water drainage purposes in the proportions set out in the development contributions tables in the approved development plan.
- Infrastructure associated with the proposed bus route.
- Traffic calming treatments.
- The walking and cycling network including safe crossing points on the abutting arterial roads (excluding footpaths along roads).

The Agreement must be prepared at the cost of the Owner and be to the satisfaction of the responsible authority.

4.0 Requirements for development plan

02/10/2025
C149latr

A development plan must include the following requirements.

A single Development Plan must be prepared for whole of the land to which this Schedule applies.

The Development Plan must have regard to the background document *Morwell North-West Residential Precinct Development Plan* (2018).

The Development Plan must have regard to the background document *Urban Design Good Practice Guideline – Meeting Healthy By Design® Objectives* (2008).

The Development Plan must be informed by a detailed site analysis of the natural, cultural and strategic context of the site and show, or include, the following matters to the satisfaction of the responsible authority:

- Proposed lot layout, sizes and density which provide opportunities for a diverse range of allotment sizes and housing types.
- Application of the principles of water sensitive urban design. A stormwater management plan must be prepared and submitted which provides for the protection of natural systems, integration of stormwater treatment into the landscape, protection of water quality, and reduction of run-off and peak flows.
- An assessment of any native vegetation proposed to be removed having regard to incorporated document *Guidelines for the removal, destruction or lopping of native vegetation (DELWP, 2017),* including how it is proposed to provide, manage and protect any necessary offsets.
- A landscape concept plan for all open space areas.
- Provision of a road network providing a high degree of connectivity and external and internal permeability. A functional road layout plan must be submitted showing the proposed road cross sections for all roads and integration with the existing and proposed arterial road network.
- The treatment of any interface with land used for industrial purposes.

The Development Plan must include:

- Development contributions tables including an equalisation table which identifies the proportion of each lot which is to be provided for road purposes, open space and stormwater drainage purposes. Once the Development Plan is approved incorporating the development contributions tables, the Development Plan (and the various tables) should not be amended without specific consideration of the impacts that changes to the Development Plan and the various tables will have on the ability of Council to deliver the road, public open space and stormwater infrastructure.
- A clause which explains how the equalisation of land and contributions for the various items of infrastructure is to operate.

LATROBE PLANNING SCHEME

~~28/05/2021~~ ~~C122latr~~ Proposed C157latr

SCHEDULE 1 TO CLAUSE 44.03 FLOODWAY OVERLAY

Shown on the planning scheme map as ~~FO~~FO1.

1.0 Floodway objectives to be achieved

06/06/2019
C116latr

None specified.

2.0 Statement of risk

28/05/2021
C122latr

- Damage to assets due to flooding.
- Increased flood damage due to changes in depth, velocity and reduced storage of floodwaters as a result of development.
- Risk to life and property due to flooding.

3.0 Permit requirement

02/10/2025
C149latr

A permit is not required to:

Buildings

Construct a replacement building (excluding non-habitable outbuildings) on land in an existing urban area where:

- The finished floor level is at or above the Nominal Flood Protection Level specified in written advice by the relevant floodplain management authority
- The footprint of the replacement building is the same or less than the original building, to the satisfaction of the relevant floodplain management authority
- A replacement dwelling is constructed within 3 years from the removal of a dwelling from the site or in accordance with written advice from the responsible authority
- The underfloor area of the building will not restrict the free passage of floodwater, to the satisfaction of the relevant floodplain management authority
- Safe access to the building by emergency services is adequate during a 1 per cent AEP flood event to the satisfaction of the relevant floodplain management authority

Construct an upper storey extension to an existing building within the existing building footprint.

Construct the following:

- A non-habitable building with a floor area that does not exceed 20 square metres
- A building or structure with permanently open sides
- A rainwater tanks associated with an existing dwelling, provided that the footprint of all rainwater tanks associated with the dwelling does not exceed 20 square metres
- A mast, antenna, power pole, light pole, or telecommunication tower
- A pergola, carport, deck, veranda or in-ground swimming pool associated with an existing dwelling, provided that it does not impede the flow of floodwaters, to the satisfaction of the relevant floodplain management authority
- A disabled access ramp
- Open type fencing (excluding paling fencing, colourbond style fencing, brick and concrete walls) and maintenance to existing fencing
- An open sports ground that does not alter the surface by more than 150 millimetres with no grandstands or raised view areas, playgrounds, open-sided picnic shelters and barbeques.

Works

Carry out works ancillary to an existing building including landscaping and pathways, that do not alter the surface profile by more than 150 millimetres.

Carry out earthworks in accordance with a whole farm plan approved by the responsible authority and the relevant floodplain management authority.

Carry out works associated with dams with less than 3,000 cubic metres capacity, where no fill is imported to the site and where no embarkment is proposed above natural ground level.

Carry out works associated with vine or horticulture trellises or watering systems.

Carry out routine and maintenance works that do not affect the height, length or location of a levee, embankment or road.

Carry out works associated with any roadside, pathway or access ways (public or private)including construction of driveways, vehicle crossovers, footpaths or bicycle paths if there is no change to existing surface levels up to 150 millimetres or if the relevant floodplain management authority has advised in writing that the impact on flood storage will be negligible and the flow path will not be obstructed.

Carry out works associated with the Princes Freeway – Traralgon Bypass, carried out by or on behalf of the relevant road authority, subject to the plans for the works being to the satisfaction of the relevant floodplain management authority.

Buildings and works

Buildings and works carried out by a Water Corporation to maintain and replace infrastructure related to sewer and water supply that do not alter existing surfaces.

4.0 Application requirements

28/05/2021
C122latr

The following application requirements apply to an application for a permit under Clause 44.03, in addition to those specified in Clause 44.03 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- Written advice from the relevant floodplain management authority which assesses the viability of the proposed development and specifies the Nominal Flood Protection Level as appropriate.
- A plan, drawn to scale, which shows:
  - A location plan showing the boundaries and dimensions of the site, surrounding uses and the layout of existing and proposed buildings and works
  - Elevation plans showing the natural ground level, finished ground level and the floor levels of any proposed buildings in relation to Australian Height Datum, taken by or under direction of a licenced surveyor where requested by the responsible authority or relevant floodplain management authority
  - The 1 per cent AEP flood level as specified in written advice by the relevant floodplain management authority where development is proposed for inland waterways.
  - Any additional information required and requested in writing by the relevant floodplain management authority

5.0 Decision guidelines

06/06/2019
C116latr

None specified.

LATROBE PLANNING SCHEME

~~21/11/2019 --/--/---- C105latr~~Proposed C157latr

SCHEDULE 1 TO CLAUSE 44.04 LAND SUBJECT TO INUNDATION OVERLAY

Shown on the planning scheme map as ~~LSIO~~LSIO1.

1.0 Land subject to inundation objectives to be achieved

06/06/2019 C116latr

None specified.

2.0 Statement of risk

28/05/2021 C122latr

- Damage to assets due to flooding
- Increased flood damage due to reduced storage of floodwaters as a result of development
- Risk to life and property due to flooding

3.0 Permit requirement

28/05/2021 C122latr

A permit is not required to:

Buildings

Construct a replacement building (excluding non-habitable outbuildings) where:

- The finished floor level of the building is at or above the Nominal Flood Protection Level specified in written advice by the relevant floodplain management authority
- The footprint of the replacement building is the same or less than the original building, to the satisfaction of the relevant floodplain management authority
- The underfloor area of the building will not restrict the free passage of floodwater, to the satisfaction of the relevant floodplain management authority
- A replacement dwelling is constructed within 3 years from the removal of a dwelling from the site or in accordance with written advice from the responsible authority
- Safe access to the building by emergency services is adequate during a 1 per cent AEP flood event to the satisfaction of the relevant floodplain management authority

Construct an extension to an existing building (excluding a non-habitable outbuilding) where:

- The finished floor level of the building is at or above the Nominal Flood Protection Level specified in written advice by the relevant floodplain management authority
- The underfloor area of the building will not restrict the free passage of floodwater, to the satisfaction of the relevant floodplain management authority
- Safe access to the building by emergency services is adequate during a 1 per cent AEP flood event to the satisfaction of the relevant floodplain management authority

Construct an upper storey extension to an existing building within the existing building footprint.

Construct the following:

- A non-habitable building that does not exceed 20 square metres
- A building with permanently open sides
- A rainwater tank associated with an existing dwelling, provided the footprint of all rainwater tanks associated with the dwelling does not exceed 20 square metres
- A mast, antenna, power pole, light pole or telecommunication tower
- A pergola, carport, deck, veranda or in-ground swimming pool associated with an existing dwelling, provided that it does not impede the flow of floodwaters, to the satisfaction of the relevant floodplain management authority
- A disabled access ramp

- Open type fencing (excluding paling fencing, colourbond style fencing, brick and concrete walls) and maintenance to existing fencing
- An open sports ground that does not alter the surface by more than 150 millimetres with no grandstands or raised view areas, playgrounds, open-sided picnic shelters and barbeques

Works

Carry out works ancillary to an existing building, including landscaping and pathways that do not alter the existing surface profile by more than 150 millimetres.

Carry out earthworks n accordance with a whole farm plan approved by the responsible authority and floodplain management authority.

For land in a rural zone, carry out earthworks that do not obstruct or impact on natural flow paths, drainage lines or flood flows and that do not raise the natural surface level of the land by 150 millimetres.

Carry out works associated with dams with less than 3,000 cubic metres capacity, where no fill is imported to the site and where no embarkment is proposed above natural ground level.

Carry out works associated with vine or horticultural trellises or watering systems.

Carry out routine and maintenance works that do not affect the height, length or location of a levee, embankment or road.

Carry out works associated with roads, roadsides or any other access way (public or private) including construction of driveways, vehicle crossovers, footpaths or bicycle paths if there is no change to existing surface levels up to 150 millimetres or if the relevant floodplain management authority has advised in writing that the impact on flood storage will be negligible and the flow path will not be obstructed.

Carry out works associated with the Princes Freeway – Traralgon Bypass, carried out by or on behalf of the relevant road authority, subject to the plans for the works being to the satisfaction of the floodplain management authority.

Buildings and works

Buildings and works carried out by a Water Corporation to maintain and replace infrastructure related to sewer and water supply that do not alter existing surfaces.

4.0 Application requirements

20/12/2024
C131latr

The following application requirements apply to an application for a permit under Clause 44.04, in addition to those specified in Clause 44.04 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- Written advice from the relevant floodplain management authority which assesses the viability of the proposed development and specifies the Nominal Flood Protection Level as appropriate.
- A plan, drawn to scale, which shows:
  - A location plan showing the boundaries and dimensions of the site, surrounding uses and the layout of existing and proposed buildings and works.
  - Elevation plans showing the natural ground level, finished ground level and the floor levels of any proposed buildings in relation to Australian Height Datum, taken by or under direction of a licensed surveyor where requested by the responsible authority or relevant floodplain management authority.
  - For inland waterways, the 1 per cent AEP flood level as specified in written advice by the relevant floodplain management authority.
  - Any additional information required and requested in writing by the relevant floodplain management authority.

5.0 Decision guidelines

06/06/2019
C116latr

None specified.

LATROBE PLANNING SCHEME

18/06/2020
C092latr

SCHEDULE 1 TO CLAUSE 45.02 AIRPORT ENVIRONS OVERLAY

Shown on the planning scheme map as **AEO1.**

1.0 Requirements

~~14/12/2023~~ ~~--/--/----~~
~~VC253~~Proposed C157latr

Despite the provisions of the zone, ~~a permit~~land must not be ~~granted to use the land~~used for any of the following ~~uses~~:

- Accommodation (other than Dwelling, Host farm, Residential hotel and Small second dwelling).
- Drive-in theatre.
- Education centre.
- Hospital.

A permit is required to use land for any of the following uses:

- Art and craft centre.
- Bar.
- Display home centre.
- Dwelling (provided no more than one is established on any lot).
- Host farm.
- Hotel.
- Office.
- Place of assembly (except Drive-in theatre).
- Research and development centre.
- Research centre.
- Residential hotel.
- Restricted recreation facility.
- Small second dwelling (provided no more than one is established on any lot).

A Small second dwelling must be a moveable building and only used to provide accommodation for a person dependent on a resident of the existing dwelling.

An application to use land under this overlay must be referred to the Latrobe Regional Airport Board under Section 55 of the Act unless, in the opinion of the responsible authority, the proposal satisfies requirements or conditions previously agreed in writing between the responsible authority and the Latrobe Regional Airport Board.

LATROBE PLANNING SCHEME

28/05/2021 C122latr

SCHEDULE 1 TO CLAUSE 59.16 INFORMATION REQUIREMENTS AND DECISION GUIDELINES FOR LOCAL VICSMART APPLICATIONS

LICENCED PREMISES

1.0 28/05/2021 C122latr

Information requirements

An application must be accompanied by the following information as appropriate:

- A copy of title for the subject land and a copy of any registered restrictive covenant.
- A layout plan, drawn to scale and fully dimensioned showing:
  - The location of the existing building, car parking area, driveways and storage areas.
  - The internal layout of the building.
  - A red line showing the area proposed to be licensed.
  - The adjoining land uses.
- A written statement that describes:
  - The use of the land and the nature of the proposed license sought to sell or consume liquor, including the proposed liquor licence trading hours, number of staff employed, patrons and seats available to the public.
  - Any proposed entertainment.
  - Any proposed noise attenuation measures to protect sensitive interfaces. A copy of any current liquor licence and plans for the premises if applicable.

2.0 28/05/2021 C122latr

Decision guidelines

In assessing an application the responsible authority must consider as appropriate:

- The impact of the sale or consumption of liquor permitted by the liquor licence on the amenity of the surrounding area.
- The impact of the hours of operation on the amenity of the surrounding area.
- The impact of the number of patrons on the amenity of the surrounding area.
- The impact on the amenity of the surrounding area as a result of any licensed area external to the premises.

LATROBE PLANNING SCHEME

21/11/2019
C105latr

SCHEDULE 2 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ2**.

INCREMENTAL CHANGE (TRARALGON GARDEN SUBURB)

1.0 Neighbourhood character objectives

21/11/2019
C105latr

To reinforce the garden character of established neighbourhoods, while accommodating modest housing growth in the form of multi level residential developments, townhouses and units within walking distance of the Traralgon Primary Activity Centre.

To ensure new medium density development provides a sensitive and appropriate interface with adjoining streetscapes, buildings and residential areas.

To ensure upper levels of buildings are set back to minimise dominance within the streetscape.

To encourage walls on boundaries to be setback from the building façade to provide space for landscaping, building articulation and space between dwellings.

To encourage the retention and planting of canopy trees in the front setback and low or open style front fences.

2.0 Construction or extension of a dwelling, small second dwelling or residential building - minimum garden area requirement

26/04/2024
VC252

Is the construction or extension of a dwelling, small second dwelling or residential building exempt from the minimum garden area requirement?
No

3.0 Requirements of Clause 54 and Clause 55

08/09/2025
VC282

	Standard	Requirement
Minimum street setback	A2-1	None specified
	B2-1	None specified
Site coverage	A2-5	None specified
	B2-5	None specified
Private open space	A3-2	None specified
	B3-5	None specified
Front fence height	A2-7 and B2-8	1.2 metres

4.0 Maximum building height requirement for a dwelling, small second dwelling or residential building

26/04/2024
VC252

None specified.

5.0 Application requirements

26/04/2024
VC252

None specified.

6.0 Decision guidelines

~~02/10/2025~~ ~~C149latr~~ Proposed C157latr

The following decision guidelines apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the new development reinforces the wide streetscape and garden dominant character of the area.
- Whether vehicle access points are safe and accessible and promote a walkable neighbourhood by providing space for car parking in front of garages and carports within the property boundary.
- Whether the building façade provides articulation and appearance of space between dwellings.
- Whether walls on boundaries are setback from the building façade.
- Whether space is provided within the front setback for landscaping.
- Whether the development provides for an appropriate visual transition to residential properties in a Neighbourhood Residential Zone.
- Whether car storage facilities ~~including a garage or carport are located a minimum of 5.5 metres from the frontage~~are sited away from the front boundary to create a spacious appearance while allowing room for landscaping and canopy trees.

LATROBE PLANNING SCHEME

21/11/2019
C105latr

SCHEDULE 2 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ2**.

BUSH GARDEN NEIGHBOURHOOD

1.0 Neighbourhood character objectives

02/10/2025
C149latr

To conserve and enhance the character of the bush garden setting by ensuring the built form does not visually dominate the area.

To retain the spacious character of the area through generous front and side setbacks that support new and existing canopy trees.

To ensure that building siting and massing respond to the topography of the area and that hard surfaces occupy a low proportion of the site area.

To ensure new development uses muted tones that complements the surrounding environment and landscape.

To encourage no or low open style front fences.

2.0 Minimum subdivision area

21/11/2019
C105latr

The minimum lot size for subdivision is 900 square metres.

3.0 Requirements of Clause 54 and Clause 55

08/09/2025
VC282

	Standard	Requirement
Minimum street setback	A2-1	None specified
	B2-1	None specified
Site coverage	A2-5	None specified
	B2-5	None specified
Private open space	A3-2	None specified
	B3-5	None specified
Front fence height	A2-7 and B2-8	1.2 metres

4.0 Maximum building height requirement for a dwelling, small second dwelling or residential building

26/04/2024
VC252

None specified.

5.0 Application requirements

26/04/2024
VC252

None specified.

6.0 Decision guidelines

~~02/10/2025~~ ~~--/--/----~~
~~C149latr~~Proposed C157latr

The following decision guidelines apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the new development reinforces a wide streetscape and bush garden character of the area.
- Whether the development provides for the retention and/or planting of trees, where these are part of the neighbourhood character.

LATROBE PLANNING SCHEME

- Whether adequate space is provided within the front setback for landscaping.
- Where an increased side setback is provided on one side boundary, the side setback on a second side boundary may be reduced.
- Whether car storage facilities ~~including a garage or carport are located a minimum of 5.5 metres from the frontage~~are adequately set back from the front boundary to create a spacious appearance while allowing room for landscaping and canopy trees.

LATROBE PLANNING SCHEME

09/07/2020
C115latr

SCHEDULE 2 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ2.**

TRARALGON CAR SALES PRECINCT

Purpose

To facilitate development of the precinct for car sales and complementary uses.

To ensure that any uses are planned and developed having regard to the strategic and prominent location on the main road frontage at the entry to a major regional urban settlement.

1.0 Table of uses

~~02/10/2025~~ --/--/----
~~C149latr~~Proposed C157latr

Section 1 - Permit not required

Use	Condition
Automated collection point ~~Car sales~~	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Car sales	
Earth and energy resources industry	Must meet the requirements of Clause 52.08
Motor vehicle, boat or caravan sales	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Service industry **Service station**	
Food and drink premises **Service industry** **Service station**	Must be associated with Motor vehicle, boat or car sales Must not exceed 100 sqm in floor space
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Accommodation
Agriculture
Art and craft centre
Cemetery
Cinema based entertainment facility
Crematorium

Use
Display home
Education centre
Emergency services facility
Freeway service centre
Funeral parlour
Helicopter landing site
Home based business
Hospital
Industry (other than Automated collection point and Service industry)
Leisure and recreation
Natural systems
Place of assembly
Recreational boat facility
Renewable energy facility
Research centre
Retail premises (other than Motor vehicle, boat or caravan sales and Food and drink premise)
Saleyard
Transport terminal
Veterinary centre
Warehouse
Winery

2.0 Use of land

~~09/07/2020~~ --/--/----
~~C115latr~~Proposed C157latr

Application requirements

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- The purpose of the use and types of activities which will be carried out;
- The likely affects (if any) of the use on nearby land including noise levels, traffic, the hours of delivery and dispatch of goods and materials, hours of operation and light spill, solar access and glare; and
- The means of maintaining areas not required for immediate use.

Decision guidelines

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

- The effect that existing uses may have on the proposed use; and
- The effect the use has on traffic generation and noise.

3.0 Subdivision

09/07/2020 --/--/---- C115latr Proposed C157latr

None ~~specified~~ Specified.

Exemption from Notice and Review

An application for the subdivision of land is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

4.0 Buildings and works

09/07/2020 --/--/---- C115latr Proposed C157latr

Application requirements

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A plan drawn to scale which shows:
  - The boundaries and dimensions of the site;
  - Adjoining roads;
  - The location, height and purpose of the building and works on adjoining land;
  - Relevant ground levels;
  - The layout of existing and proposed buildings and works;
  - All driveway, car parking and loading areas;
  - Proposed landscape areas;
  - All external storage and waste treatment areas; and
  - Areas not required for immediate use.
- Elevation drawings to scale showing the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways, vehicle parking and loading areas.
- A landscape layout which includes the description of vegetation to be planted, the surfaces to be constructed, site works specification and method of preparing, draining, watering and maintaining the landscape area.

Decision guidelines

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

- The movement of pedestrians and cyclist, and vehicles providing for supplies, waste removal, emergency services and public transport.
- The provision of car parking.
- The availability of and connection to services.
- Any natural or cultural values on or near the land.
- Outdoor storage, lighting and storm water discharge.

- The design of buildings to provide for solar access.

5.0 Signs

09/07/2020
C115latr

Sign requirements are at Clause 52.05. All land located within Car Sales Precinct fronting the Princes Highway is in Category 2. All other land is in Category 3.

LATROBE PLANNING SCHEME

02/06/2023
C137latr

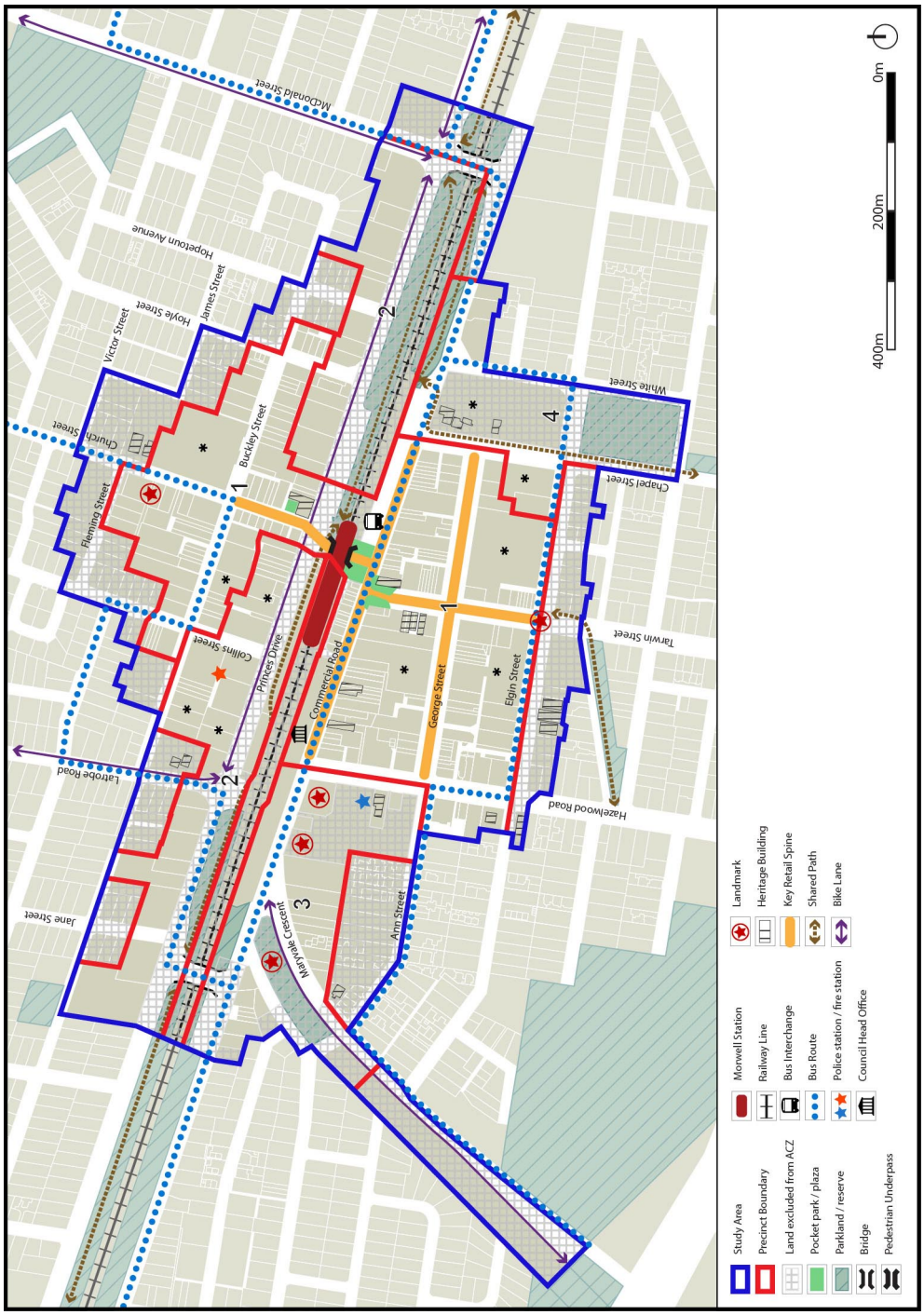
SCHEDULE 2 TO CLAUSE 37.08 ACTIVITY CENTRE ZONE

Shown on the planning scheme map as **ACZ2**.

MORWELL ACTIVITY CENTRE

1.0 Morwell Activity Centre Plan

02/06/2023
C137latr



2.0 Land use and development objectives to be achieved

02/06/2023
C137latr

Land Use and Activity

To strengthen and support Morwell as a shopping, business, civic, cultural and tourism destination in a local and regional context.

To emphasise the key retail axis of Tarwin Street, Church Street and Commercial Road.

To support vertical mixed use opportunities within the Activity Centre core including residential uses at upper levels.

To support commercial opportunities along Princes Drive that benefit from highway frontage and exposure.

Built Form and Development

To encourage a mid-rise scale of development in Morwell, which reinforces its role as a sub regional retail centre within Latrobe.

To support street-based development that complements the fine grain character along the key retail spine.

To encourage higher density development.

To facilitate the redevelopment or revitalisation of identified key development sites.

To improve the appearance and activation of public spaces including streetscapes, public car parks and laneways.

To consolidate the town centre by infilling blocks and creating a consistent street wall.

Landscape and Public Realm

To support and enhance the image of Morwell as ‘Town of Gardens’, particularly at key entries into the Activity Centre.

To provide opportunities for new landscaping including additional canopy tree planting and understorey vegetation in public and private realms.

To establish a diversity of open space and recreational offerings within the activity centre.

To enhance existing open space and connections to these spaces.

To support streetscape design that contributes to a walkable environment and enhance a sense of place.

Access and Movement

To improve accessibility into and permeability within the Activity Centre.

To support and enhance active transport modes (walking and cycling) into and within the activity centre.

To enhance pedestrian safety at intersections.

To manage the integration of car parking design with the public realm at key locations.

To improve the provision of facilities associated with public transport.

LATROBE PLANNING SCHEME

3.0 Table of uses

~~02/10/2025~~ --/--/---- ~~C149latr~~Proposed C157latr

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 ~~Bus terminal~~ ~~Cinema~~ ~~Cinema based entertainment facility~~ .	
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	
~~Exhibition centre~~ Home based business ~~Informal outdoor recreation~~	
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	
~~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.

Use	Condition
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 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.
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

Use
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

4.0 Centre-wide provisions

02/06/2023
C137latr

4.1 Use of land

02/06/2023
C137latr

A permit is not required to use land for the purpose of Local Government provided the use is carried out by, or on behalf of, the public land manager.

4.2 Subdivision

02/06/2023
C137latr

None specified.

4.3 Buildings and works

02/06/2023
C137latr

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 with clear glazing.
- An awning that projects over a road if it is authorised by the relevant public land manager.

4.4 Design and development

02/06/2023
C137latr

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 o windows (a minimum 70% of the street frontage should include transparent glazing); 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

- Signage should not be disproportionate to buildings and streetscape to avoid overwhelming them.
- Business identification signage should form part of the overall design of the building as to not be visually dominant.
- Signage should not protrude about the parapet.
- The proportion and scale of signage should complement the prevailing signage character in the streetscape.
- Where illuminated signs are proposed, ensure light spill to nearby residential land is avoided.
- Street panel signs are discouraged as well as projecting signs above cantilevered awnings.
- Painted or fixed signage on windows should be avoided.

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.

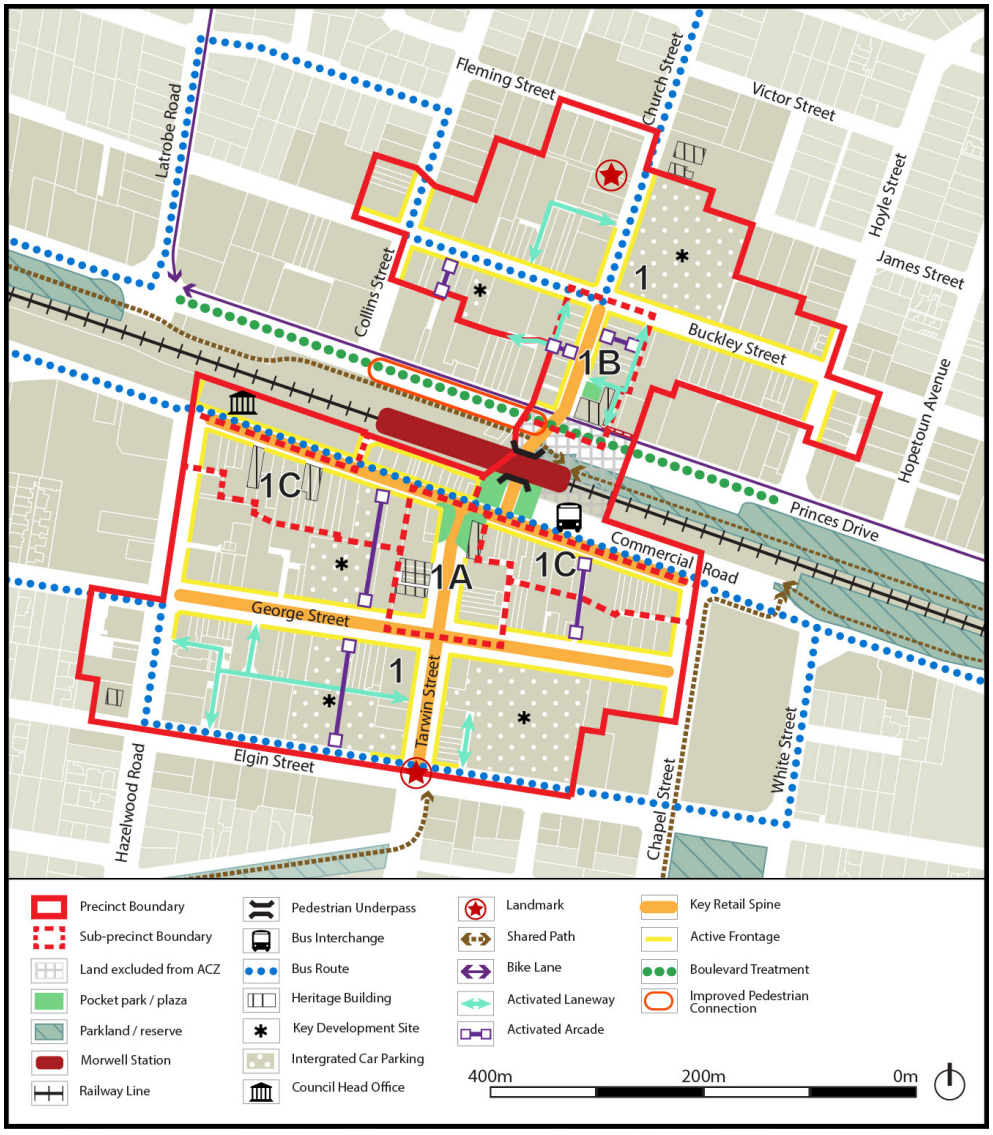
5.0 Precinct provisions

02/06/2023
C137latr

5.1 Precinct 1 – Commercial and Retail Heart

LATROBE PLANNING SCHEME

5.1-1 Precinct map

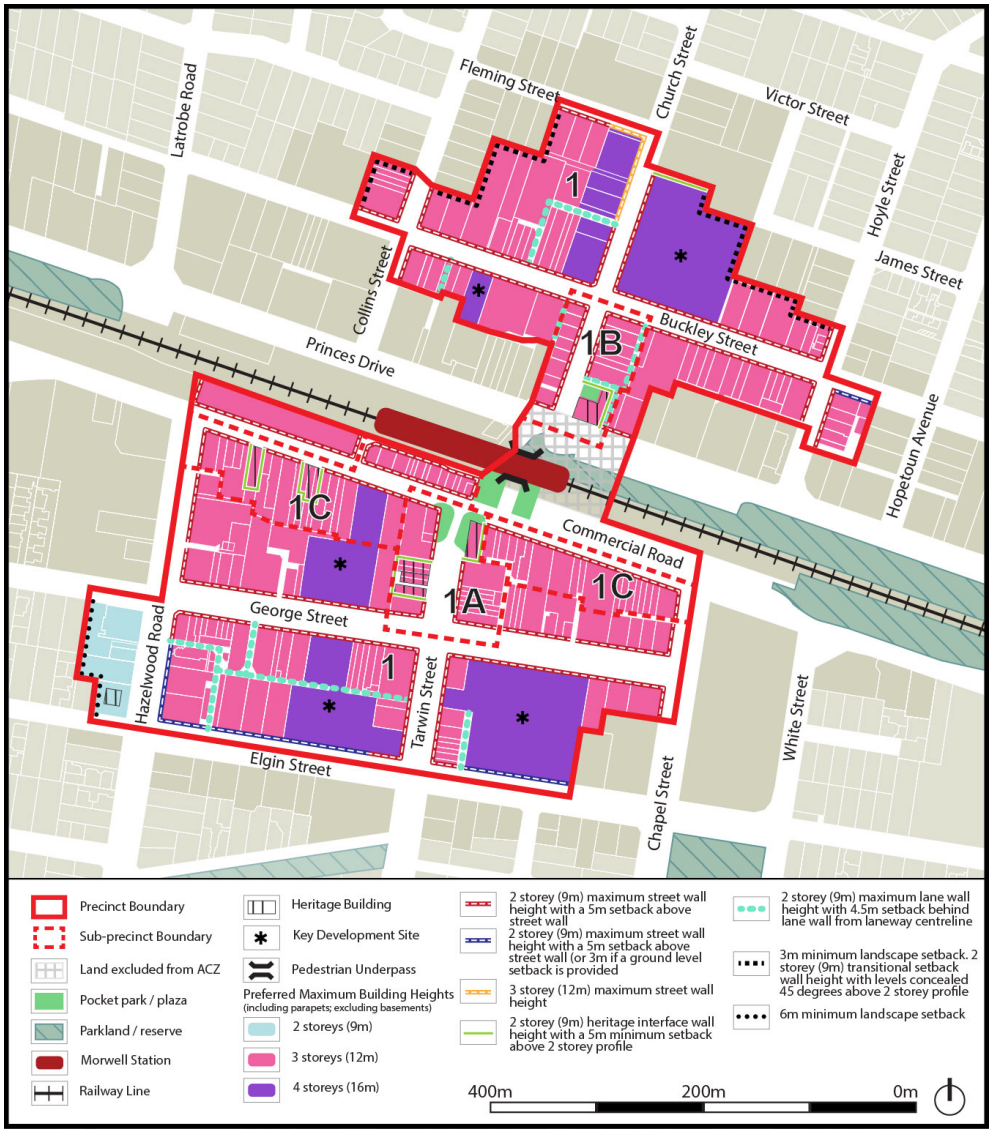


5.1-2 Precinct objectives

- To reinforce the role of traditional retail and commercial uses within the core of the Morwell Activity Centre across day and night.
- To encourage consolidation of commercial and retail uses within the commercial and retail heart.
- To foster a consistent fine grain character across the precinct.
- To achieve a streetscape and building character north of the railway that is synonymous with that south of the railway.

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5.1-3 Precinct requirements



5.1-4 Precinct guidelines

- Reinforce an intimate scale, defined by a finely grained, 2-storey street wall with additional levels visually recessed behind.
- Built form must provide a high degree of street activation along the 'key retail spine' with glazed frontages built to street boundaries (zero ground level setbacks), direct access into buildings and permit activity spilling into the public realm such as outdoor dining.
- Variation in front setbacks (zero to five metres) for commercial and other non retail uses are possible on Elgin Street, the southern portion of Hazelwood Road and the eastern end of Buckley Street, subject to the provision of front landscaping.
- New development on key development sites with address to George and Elgin Street must prioritise urban infill along street edges currently occupied by large expanses of car parking.

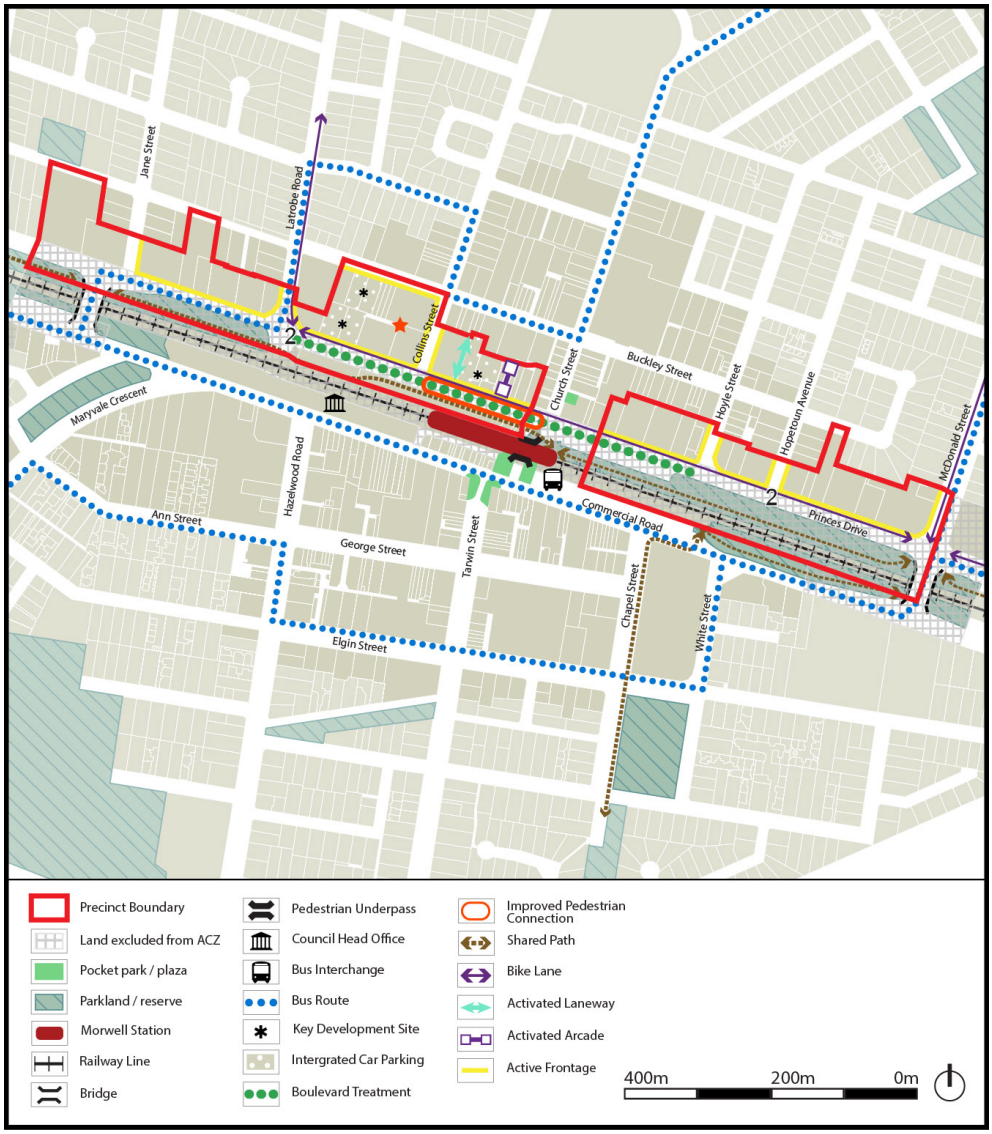
- Servicing and car parking access must be accommodated from existing rear/side laneways to minimise vehicular crossovers along the 'key retail spine'.
- Require the continued alignment of the Manny's Market arcade through any future development of the car park fronting George Street (key development site).
- Require pedestrian connectivity through the Harvey Norman site between Commercial Road and George Street in any future development scenario.
- Support the inclusion of residential uses at upper levels.

5.1-5 Any other requirements

None specified.

5.2 Precinct 2 – Princes Drive and Supporting Commercial

5.2-1 Precinct map

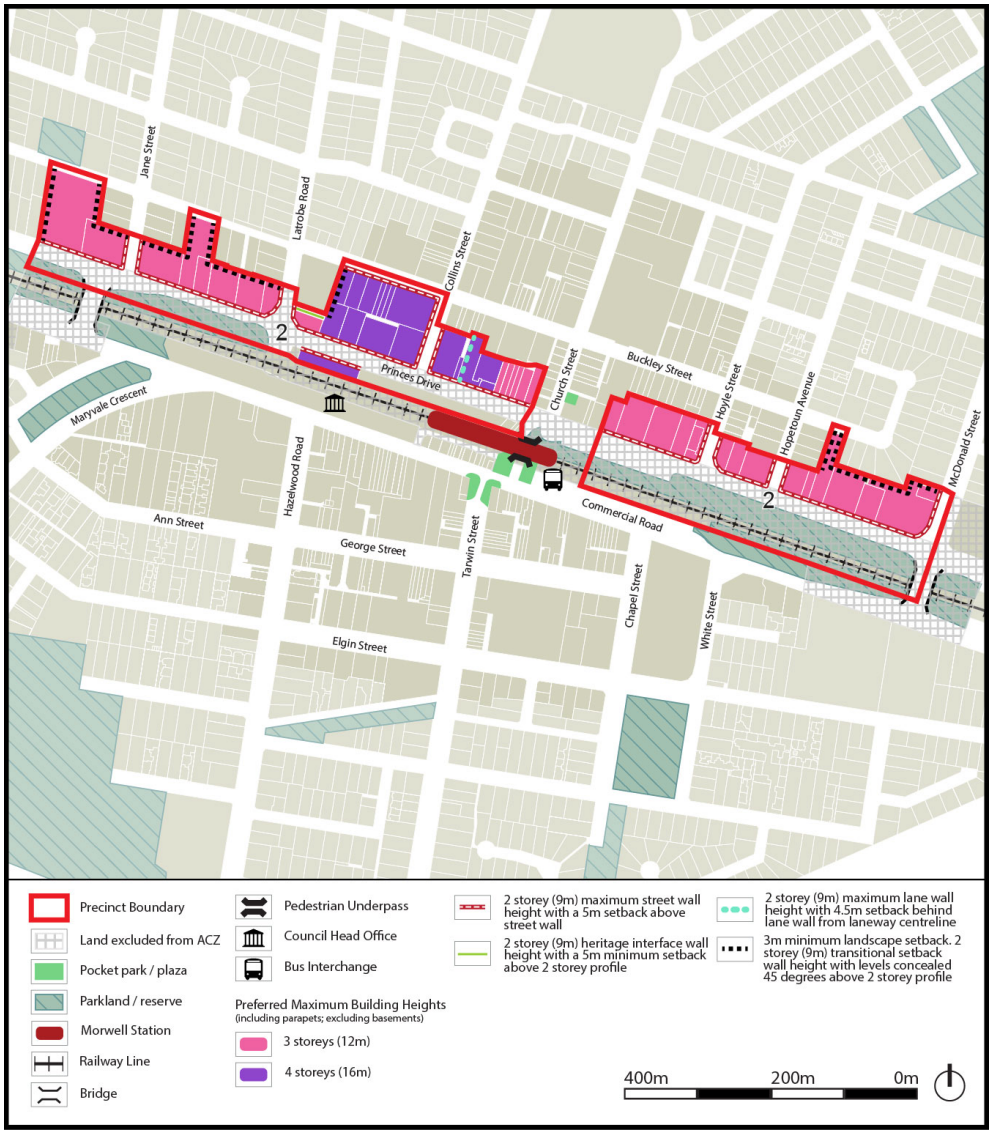


LATROBE PLANNING SCHEME

5.2-2 Precinct objectives

- To consolidate larger/bulkier commercial activities outside of the fine grain Commercial & Retail Heart.
- To improve the public realm presentation of Princes Drive for an enhanced 'first impression' of Morwell Activity Centre.
- To strengthen the connection between the train station and northern side of Princes Drive, both visually and physically.

5.2-3 Precinct requirements



5.2-4 Precinct guidelines

- Built form should provide a moderate degree of street activation, with glazed frontages built to the street (zero ground level setbacks), providing visibility between streets and ground level uses and direct access into buildings.

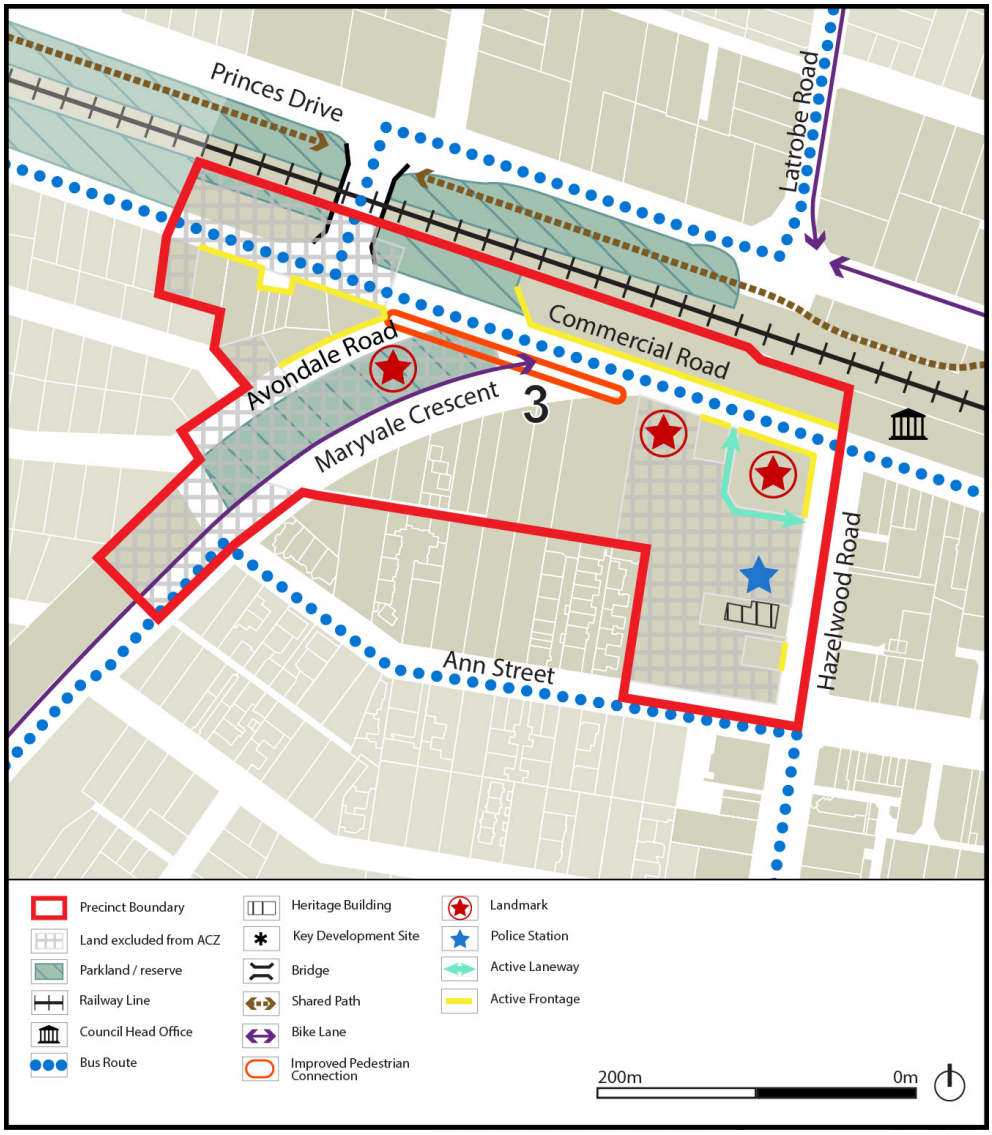
- Future redevelopment of allotments fronting Princes Drive should retain commercial functions.
- Future car parking areas along Princes Drive must contain a presence of landscaping and tree plantings, contributing to the future boulevard character.

5.2-5 Any other requirements

All development abutting the rail corridor must install a 1.8 metre high black cyclone mesh fence, located within the landowner's property, along the rail corridor.

5.3 Precinct 3 - Civic, Cultural and Tourism

5.3-1 Precinct map

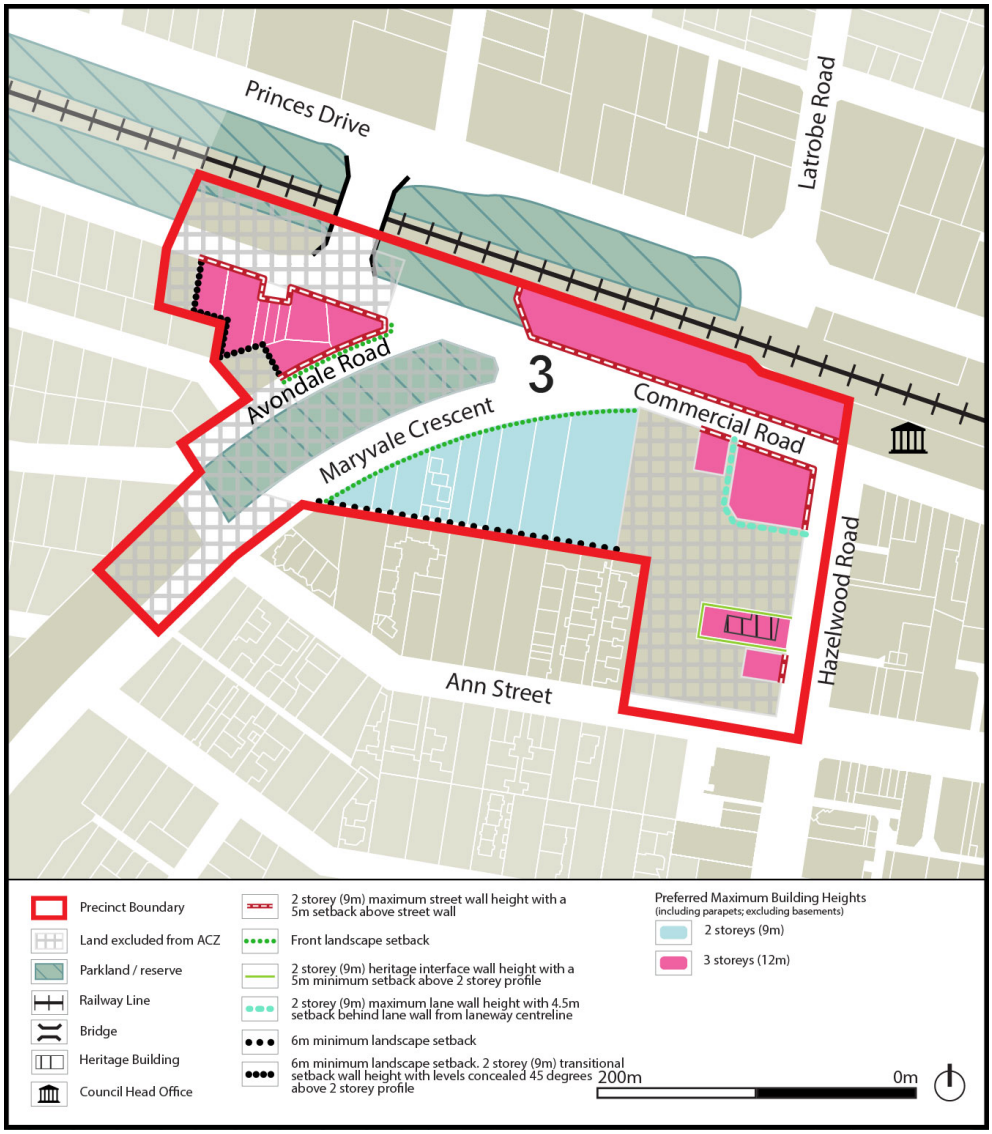


LATROBE PLANNING SCHEME

5.3-2 Precinct objectives

- To expand existing cultural and tourism destinations into adjoining streetscapes and lanes.
- To consolidate uses that support local and regional tourism in a precinct book ended by key destinations, such as the Centenary Rose Garden and Latrobe Regional Gallery.
- To provide new opportunities for activities in spaces underutilised on weekends.

5.3-3 Precinct requirements



5.3-4 Precinct guidelines

- New development should provide a moderate degree of street activation with glazed frontages providing visibility between streets and ground level uses, direct access into buildings and passive surveillance over the Rose Garden and adjoining streetscapes.

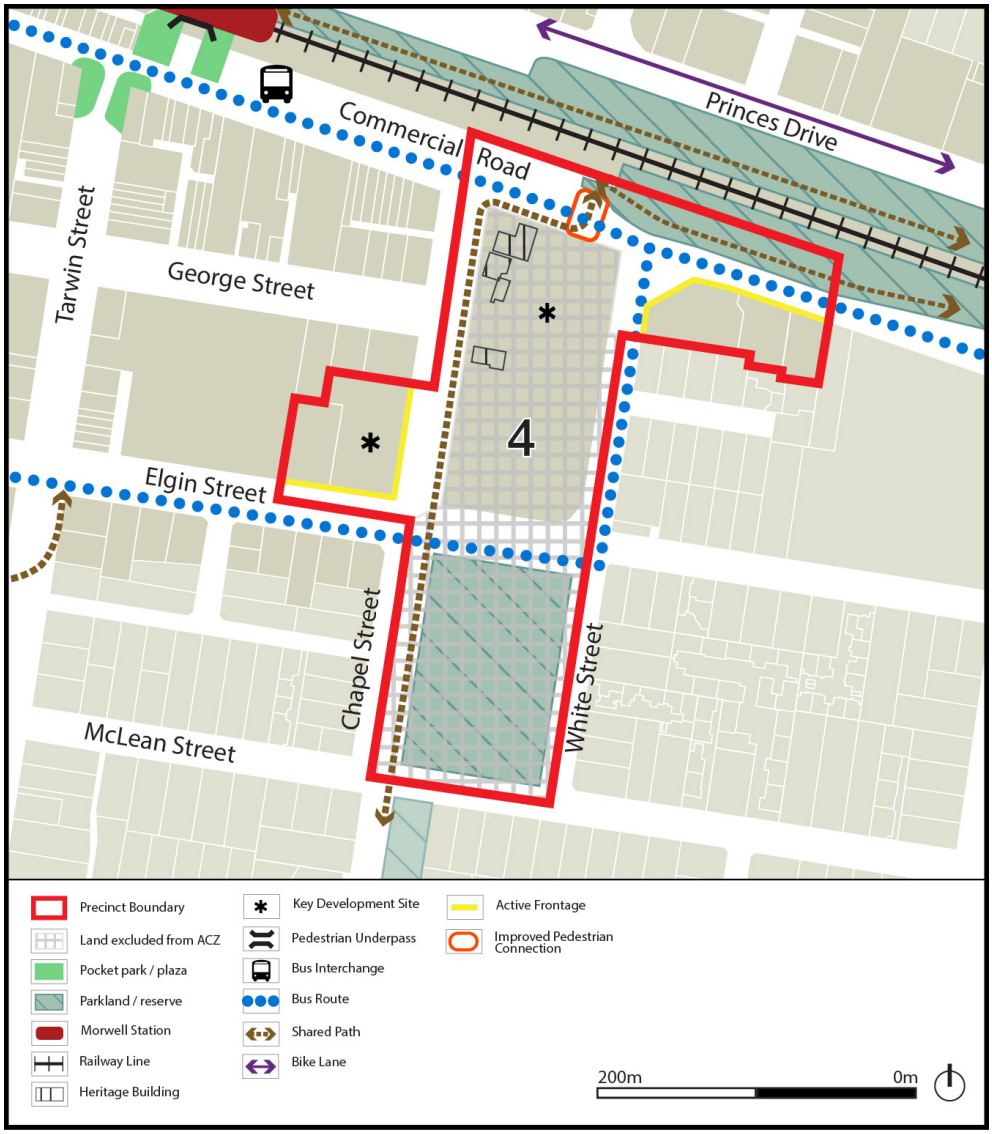
- New development should retain views to and the sense of openness around the heritage Historical Society building.
- Existing landscaped setbacks along Maryvale Crescent and Avondale Road should be retained.
- Support activated pedestrian links within the Latrobe Regional Gallery and Courts precinct through active building edges and public art initiatives in association with the gallery.
- Support activation of the Latrobe City Council car parking for weekend and evening activities including markets when parking for office uses is in less demand.

5.3-5 Any other requirements

None specified.

5.4 Precinct 4 - Community Hub

5.4-1 Precinct map

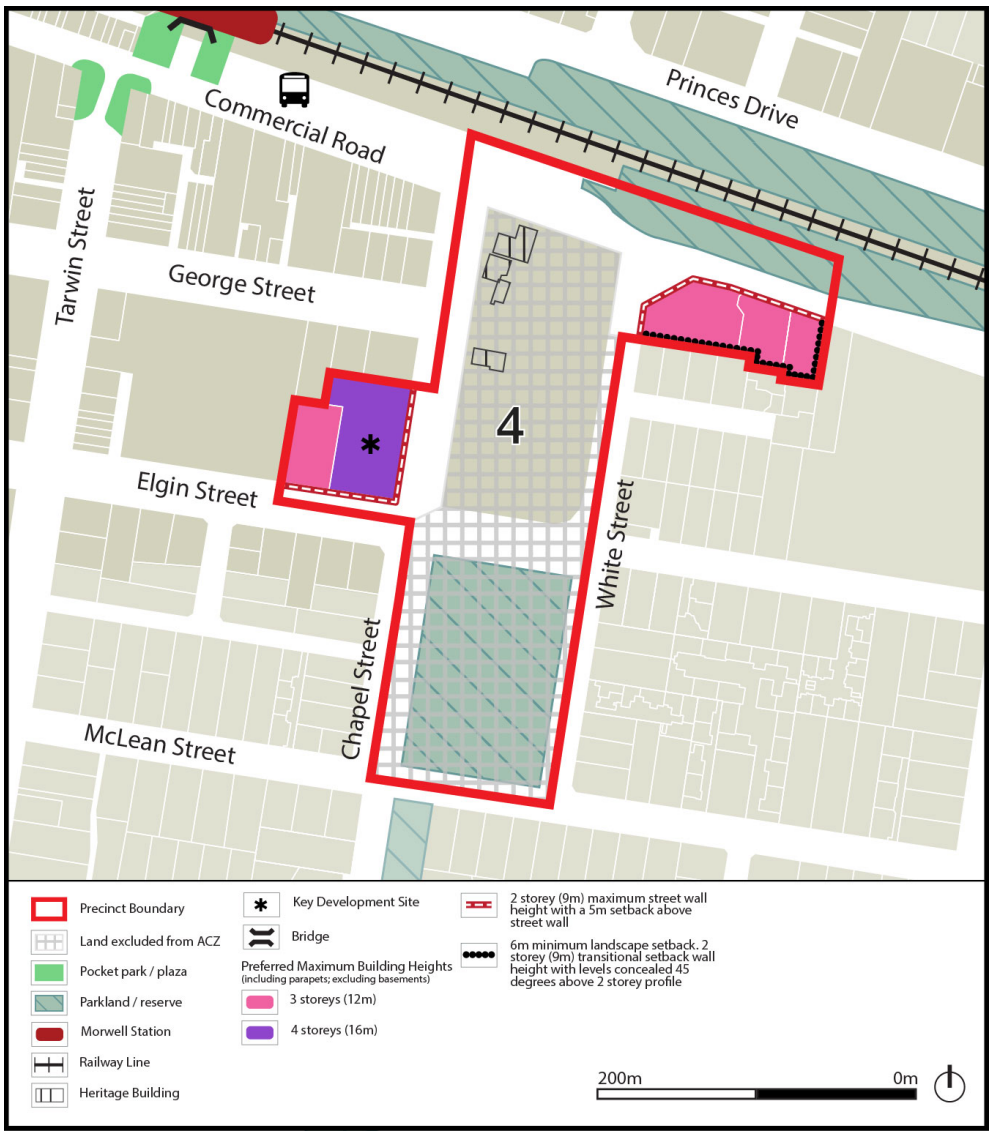


LATROBE PLANNING SCHEME

5.4-2 Precinct objectives

- To support the creation of a consolidated community hub with a strong identity that is synonymous with Morwell Activity Centre.
- To complement existing community orientated assets with new permanent facilities, and a framework for temporary 'pop-up' activities.
- To provide a built form transition towards established residential areas.

5.4-3 Precinct requirements



5.4-4 Precinct guidelines

- Support new community facilities (when required) in future redevelopment of the former Morwell Primary School site.

- Support the re purposing of existing heritage buildings and integration with new development within the former Morwell Primary School site.
- Support the opportunity for integrating community-oriented gardens or public open space in future redevelopment of the former Morwell Primary School site.
- Pedestrian permeability through the former Morwell Primary School site should be retained in any future development scenarios.
- Support the provision of facilities for temporary events (ie. food truck / hospitality) around existing activity generators - including the Skate Park and Town Common.

5.4-5 Any other requirements

None specified.

6.0 Application requirements

02/06/2023
C137latr

The following application requirements apply to an application for a permit under Clause 37.08, in addition to those specified in Clause 37.08 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:
  - An urban design assessment for any development relating to buildings identified in this plan as having an active frontage.
  - 3D modelling of any development of four or more storeys within the Morwell Activity Centre.

7.0 Notice and review

02/06/2023
C137latr

An application to use, subdivide land or construct a building or construct or carry out works within 30 metres of land (not a road) which is in a residential zone, land used for an education centre or land in a Public Acquisition Overlay to be acquired for an education centre is not exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

See 37.08-8 for relevant provisions.

8.0 Decision guidelines

02/06/2023
C137latr

The following decision guidelines apply to an application for a permit under Clause 37.08, in addition to those specified in Clause 37.08 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the use will detrimentally affect the amenity of the neighbourhood, including through the:
  - Transport of materials, goods or commodities to or from the land.
  - Appearance of any buildings, works or materials.
  - Emissions of noise artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.
- Whether the proposal is of a high design quality, and designed with respect for the key features of the town centre setting.
- Whether the proposal responds sensitively to heritage interfaces where they affect or abut a heritage site.

9.0 Signs

02/06/2023
C137latr

Sign requirements are at Clause 52.05. All land located within Precinct 1, 3 and 4 is in Category 1. All land located in Precinct 2 is in Category 2.

10.0 Other provisions of the scheme

02/06/2023
C137latr

None specified.

11.0 Background documents

02/06/2023
C137latr

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 PLANNING SCHEME

21/11/2019
C105latr

SCHEDULE 3 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ3**.

NEW ESTATES

1.0 Neighbourhood character objectives

02/10/2025
C149latr

To establish and reinforce a spacious regional suburban character of new neighbourhoods by requiring adequate front and side setbacks of buildings and encouraging a garden streetscape with canopy trees.

To encourage walls on boundaries to be setback from the building façade to provide space for landscaping, building articulation and space between dwellings.

To encourage buildings to be offset from one side boundary.

To encourage openness of the streetscapes with no or low front fencing and generous front setbacks to allow for landscaping.

2.0 Construction or extension of a dwelling, small second dwelling or residential building - minimum garden area requirement

26/04/2024
VC252

Is the construction or extension of a dwelling, small second dwelling or residential building exempt from the minimum garden area requirement?
No

3.0 Requirements of Clause 54 and Clause 55

08/09/2025
VC282

	Standard	Requirement
Minimum street setback	A2-1	None specified
	B2-1	None specified
Site coverage	A2-5	None specified
	B2-5	None specified
Private open space	A3-2	None specified
	B3-5	None specified
Front fence height	A2-7 and B2-8	None specified

4.0 Maximum building height requirement for a dwelling, small second dwelling or residential building

26/04/2024
VC252

None specified.

5.0 Application requirements

26/04/2024
VC252

None specified.

6.0 Decision guidelines

~~02/10/2025~~ --/--/----
~~C149latr~~Proposed C157latr

The following decision guidelines apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether vehicle access points are safe and accessible and promote a walkable neighbourhood by providing space for car parking in front of garages and carports within the property boundary.

LATROBE PLANNING SCHEME

- Whether the building façade provides articulation and appearance of space between dwellings.
- Whether space is provided within the front setback for landscaping.
- Whether buildings walls on boundaries are setback from the building façade.
- Whether car storage facilities ~~including a garage or carport are located a minimum of 5.5 metres from the frontage~~are sited away from the front boundary to create a spacious appearance while allowing room for landscaping and canopy trees.

LATROBE PLANNING SCHEME

21/11/2019
C105latr

SCHEDULE 3 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ3**.

LIFESTYLE SUBURBAN

1.0 Neighbourhood character objectives

21/11/2019
C105latr

To maintain the open spacious setting of dwellings within large gardens containing substantial trees and shrubs in a semi-rural setting.

To retain deep front setbacks and long driveways.

To retain substantial side setbacks, and landscaping within setback areas.

To ensure buildings and hard surfaces occupy a low proportion of the site area.

To encourage no or low open style front fences.

2.0 Minimum subdivision area

21/11/2019
C105latr

The minimum lot size for subdivision is 1500 square metres.

3.0 Requirements of Clause 54 and Clause 55

08/09/2025
VC282

	Standard	Requirement
Minimum street setback	A2-1	None specified
	B2-1	None specified
Site coverage	A2-5	None specified
	B2-5	None specified
Private open space	A3-2	None specified
	B3-5	None specified
Front fence height	A2-7 and B2-8	1.2 metres

4.0 Maximum building height requirement for a dwelling, small second dwelling or residential building

26/04/2024
VC252

None specified.

5.0 Application requirements

26/04/2024
VC252

None specified.

6.0 Decision guidelines

~~02/10/2025~~ ../../----
~~C149latr~~Proposed C157latr

The following decision guidelines apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the new development reinforces a wide streetscape and spacious suburban character of the area.
- Whether the development provides for the retention and/or planting of trees, where these are part of the character of the neighbourhood.

LATROBE PLANNING SCHEME

- Where an increased side setback is provided on one side boundary, the side setback on the second side boundary may be reduced.
- Whether car storage facilities ~~including a garage or carport are located a minimum of 5.5 metres from the frontage~~are adequately set back from the front boundary to create a spacious appearance while allowing room for landscaping and canopy trees.

LATROBE PLANNING SCHEME

06/06/2019
C116latr

SCHEDULE 3 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ3.**

GIPPSLAND HERITAGE PARK

Purpose

To ensure the orderly development and use of this key gateway site leading to Latrobe City and encompassing special uses, including the Gippsland Heritage Park, which are gateways to the cultural and heritage assets of the region as well as the urban settlement of Moe.

1.0 Table of uses

~~02/10/2025~~ ~~C149latr~~Proposed C157latr

Section 1 - Permit Not Required

Use	Condition
Apiculture	Must meet the requirements of the *Apiary Code of Practice,* (May 1997)
Art and craft centre	
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Car park	
Earth and energy resources industry	Must meet the conditions of Clause 52.08-1
Informal outdoor recreation **Natural systems** **Place of assembly**	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Accommodation	
Agriculture (other than Animal keeping and intensive animal production)	
~~**Intensive animal production)**~~	
Leisure and recreation (other than informal outdoor recreation, Major sports and recreation facility and Motor racing track)	
~~**outdoor recreation, Major sports and recreation facility and Motor racing track)**~~	
Retail premises	
Any other use not in Section 1 or 3	

Section 3 – Prohibited

Use
Animal husbandry
Cinema based entertainment facility
Freeway service centre
Industry (other than Automated collection point)
Intensive animal production
Major sports and recreation facility
Motor racing track
Office
Transport terminal
Warehouse

2.0 Use of land

~~06/03/2020~~ ~~--/--/----~~
~~C101latr~~Proposed C157latr

Application requirements

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority.

- The purpose of the use and the types of activities which will be carried out.
- The likely effects, if any, on adjoining land including noise levels, traffic, the hours of delivery and dispatch of goods and materials, hours of operation and light spill, solar access and glare.
- ~~Maintenance of~~A plan on how areas not required for immediate use will be maintained.

Decision guidelines

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

~~A use must not detrimentally affect the amenity of the neighbourhood, including the:~~

- ~~The effect that existing uses may have on the proposed use.~~
- ~~The drainage of the land.~~
- ~~The effect of traffic to be generated on roads.~~
- ~~The interim use of those parts of the land not required for the proposed use.~~Whether the proposed use affects the amenity of the neighbourhood, including:
  - The effect that existing uses may have on the proposed use.
  - The drainage of the land.
  - The effect of traffic to be generated on roads.
  - The interim use of those parts of the land not required for the proposed use.

3.0 Subdivision

06/03/2020
C101latr

None specified.

4.0 Buildings and works

~~06/03/2020 --/--/----~~
~~C101latr~~Proposed C157latr

Application requirements

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A plan drawn to scale which shows:
  - The boundaries and dimensions of the site.
  - Adjoining roads.
  - The location, height and purpose of buildings and works on adjoining land.
  - Relevant ground levels.
  - The layout of existing and proposed buildings and works.
  - All driveway, car parking and loading areas.
  - Proposed landscape areas.
  - All external storage and waste treatment areas.
  - Areas not required for immediate use.
- Elevation drawings to scale showing the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways, vehicle parking and loading areas.
- A landscape plan which includes the description of vegetation to be planted, the surfaces to be constructed, site works specification and method of preparing, draining, watering and maintaining the landscape area.

Exemption from ~~notice and appeal~~Notice and Review

An application to construct a building or construct or carry out works is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1)(2) and (3) and the appeal rights of Section 82(1) of the Act.

An application is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1)(2) and (3) and the appeal rights of Section 82(1) of the Act. This exemption does not apply to an application and for a building or works within 30 metres of land (not a road) which is in a residential zone or ~~Business 5~~Commercial 1 Zone, land used for a hospital or school or land in a Public Acquisition Overlay to be acquired for a hospital or school.

Decision guidelines

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

- The movement of pedestrians and cyclists, and vehicles providing for supplies, waste removal, emergency services and public transport.
- The provision of car parking.
- The streetscape, including the conservation of building, the design of verandahs access from the street front, protecting active frontages to pedestrian areas, the treatment of the fronts and

backs of building and their appurtenances, including outdoor advertising structures, illumination of buildings or their immediate spaces and landscaping of land adjoining a road.

- ~~Defining~~Whether the responsibility for the maintenance of buildings, landscaping and paved areas is defined.
- The availability of any connection to services.
- Any natural or cultural values on or near the land.
- Interface with non-industrial areas.
- Outdoor storage, lighting and storm water discharge.
- The design of buildings to provide for solar access.

5.0 Signs

06/06/2019
C116latr

None specified.

LATROBE PLANNING SCHEME

29/06/2023
C126latr

SCHEDULE 4 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ4**.

DISTRICT AND SMALL TOWNS

1.0 Neighbourhood character objectives

21/11/2019
C105latr

To retain the character of established neighbourhoods, whilst accommodating modest housing growth in the form of multi level residential developments, townhouses and units within walking distance of the Activity Centres of District Towns.

To ensure new medium density development provides a sensitive and appropriate interface with adjoining streetscapes, buildings and residential areas.

To ensure upper levels of buildings, are set back to minimise dominance within the streetscape.

To encourage walls on boundaries to be setback from the building façade to provide space for landscaping, building articulation and space between dwellings.

2.0 Construction or extension of a dwelling, small second dwelling or residential building - minimum garden area requirement

26/04/2024
VC252

Is the construction or extension of a dwelling, small second dwelling or residential building exempt from the minimum garden area requirement?
No

3.0 Requirements of Clause 54 and Clause 55

08/09/2025
VC282

	Standard	Requirement
Minimum street setback	A2-1	None specified
	B2-1	None specified
Site coverage	A2-5	None specified
	B2-5	None specified
Private open space	A3-2	None specified
	B3-5	None specified
Front fence height	A2-7 and B2-8	1.2 metres

4.0 Maximum building height requirement for a dwelling, small second dwelling or residential building

26/04/2024
VC252

None specified.

5.0 Application requirements

26/04/2024
VC252

None specified.

6.0 Decision guidelines

~~02/10/2025~~ --/--/----
~~C149latr~~Proposed C157latr

The following decision guidelines apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

LATROBE PLANNING SCHEME

- Whether the design of new developments exceeding nine metres above natural surface level provides a stepped or graduated elevation treatment to adjoining Neighbourhood Residential Zone.
- Whether new buildings are set back from an adjoining heritage building.
- Whether vehicle access points are safe and accessible and promote a walkable neighbourhood by ensuring space for car parking is provided in front of garages and carports within the property boundary.
- Whether the building façade provides articulation and appearance of space between dwellings.
- Whether space is provided within the front setback for landscaping.
- Whether the new development reinforces a wide streetscape and garden character.
- Whether car storage facilities ~~including a garage or carport are located a minimum of 5.5 metres from the frontage~~are sited away from the front boundary to create a spacious appearance while allowing room for landscaping and canopy trees.

LATROBE PLANNING SCHEME

21/11/2019
C105latr

SCHEDULE 4 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ4**.

REGIONAL SUBURBS

1.0 Neighbourhood character objectives

21/11/2019
C105latr

To reinforce a spacious regional suburban character of existing and new neighbourhoods by providing generous front and side building setbacks and landscaped front setbacks with canopy trees.

To minimise the prominence of buildings within the streetscape by setting back upper levels of buildings and siting garages and carports behind the front façade.

To encourage walls on boundaries to be setback from the building façade to provide space for landscaping, building articulation and appearance of space between dwellings.

2.0 Minimum subdivision area

21/11/2019
C105latr

None specified.

3.0 Requirements of Clause 54 and Clause 55

08/09/2025
VC282

	Standard	Requirement
Minimum street setback	A2-1	None specified
	B2-1	None specified
Site coverage	A2-5	None specified
	B2-5	None specified
Private open space	A3-2	None specified
	B3-5	None specified
Front fence height	A2-7 and B2-8	None specified

4.0 Maximum building height requirement for a dwelling, small second dwelling or residential building

26/04/2024
VC252

None specified.

5.0 Application requirements

26/04/2024
VC252

None specified.

6.0 Decision guidelines

~~02/10/2025~~ --/--/----
~~C149latr~~Proposed C157latr

The following decision guidelines apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the development provides for appropriate setbacks and landscaping.
- Whether vehicle access points are safe and accessible and promote a walkable neighbourhood by providing adequate space for car parking in front of garages and carports within the property boundary.
- Whether the building façade provides articulation and appearance of space between dwellings.
- Whether adequate space is provided within the front setback for landscaping.

LATROBE PLANNING SCHEME

- Where an increased side setback is provided on one side boundary, the side setback on a second side boundary may be reduced.
- Whether car storage facilities ~~including a garage or carport are located a minimum of 5.5 metres from the frontage~~are adequately set back from the front boundary to create a spacious appearance while allowing room for landscaping and canopy trees.

LATROBE PLANNING SCHEME

29/06/2023
C126latr

SCHEDULE 5 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ5**.

TOONGABBIE RESIDENTIAL AREA

1.0 Neighbourhood character objectives

29/06/2023
C126latr

To reinforce the spacious character and 'rural' feel of existing residential areas through generous setbacks and no or low open style front fences.

To encourage new development to have regard to the existing street pattern and strengthen vistas and views to distinctive natural and heritage features.

To avoid siting garages, carports and outbuildings in front of the predominant wall of the front facade of the dwelling and encourage walls constructed on the boundary to be set back behind the predominant front façade line.

To provide adequate space for vegetated front gardens that include canopy trees and maintain the landscape character of streetscapes by retaining significant trees on private land, wherever possible.

To maximise the use of permeable surfaces for driveways and car parking areas, where practical.

2.0 Minimum subdivision area

29/06/2023
C126latr

The minimum lot size for subdivision is 1000 square metres.

3.0 Requirements of Clause 54 and Clause 55

08/09/2025
VC282

	Standard	Requirement
Minimum street setback	A2-1	None specified
	B2-1	None specified
Site coverage	A2-5	None specified
	B2-5	None specified
Private open space	A3-2	None specified
	B3-5	None specified
Front fence height	A2-7 and B2-8	A front fence within 3 m of a road in a Transport Zone Category 2 should not exceed 1.5 m in height, or 1.2 m for all other streets.

4.0 Maximum building height requirement for a dwelling, small second dwelling or residential building

26/04/2024
VC252

None specified.

5.0 Application requirements

26/04/2024
VC252

The following application requirements apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A landscape plan specifying:
  - Existing and proposed features and vegetation.
  - Hardscape and softscape finishes.
  - Location of informal car parking and storage.

- Safe access and egress for pedestrians, cyclists and vehicles.

6.0 Decision guidelines

~~02/10/2025~~ ~~--/--/----~~
~~C149latr~~Proposed C157latr

The following decision guidelines apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the proposal will adversely affect the significance, character or appearance of an adjacent heritage place.
- Whether the development minimises access from the development and individual lots to Main Street (Traralgon-Maffra Road).
- Whether the proposal has regard to the Latrobe City Council Urban Design Guidelines.
- Whether the form, scale and massing of new development creates the appearance of space between dwellings.
- Whether the design and material palette respects the neighbourhood character.
- Whether the design and setback of upper storeys minimise the dominance of buildings within the streetscape.
- Whether the walls on boundaries will result in a complimentary streetscape rhythm and equitable development outcome.
- Where an increased side setback is provided on one side boundary, the side setback on a second side may be reduced.
- Whether the development encourages retention of existing native vegetation and significant canopy trees.
- Whether the development responds appropriately to any identified environmental constraints or service limitations.
- Whether car storage facilities ~~including a garage or carport are located a minimum of 5.5 metres from the frontage~~are adequately set back from the front boundary to create a spacious appearance while allowing room for landscaping and canopy trees.

LATROBE PLANNING SCHEME

21/11/2019
C105latr

SCHEDULE 5 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO5.**

RESIDENTIAL GROWTH AREAS

1.0 Objectives

21/11/2019
C105latr

None specified.

2.0 Requirement before a permit is granted

21/11/2019
C105latr

A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority for the following:

- A minor extension, minor addition or minor modification to an existing development that does not prejudice the future orderly development of the general area affected by the Development Plan Overlay.
- Subdivision of 100 Cairnbrook Road, Glengarry (Certificate of Title Volume 10844 Folio 644, being lot 2 on PS512358A) into two lots in accordance with Latrobe Planning Scheme permit number 2013/122.)

See 43.04-2 for relevant provisions.

3.0 Conditions and requirements for permits

02/10/2025
C149latr

The following conditions and/or requirements apply to permits:

- Whether the development of the land is occurring in an orderly manner having regard to essential services, community facilities, open space and roads.
- The potential for future re-subdivision.
- The interface between proposed and existing nearby developments, to reduce the chance of conflicting developments.
- The need to minimise access points to designated Category 1 Roads.
- The design of any proposed buildings to enhance and reinforce the character of the area.
- The timing and staging of the development of the land.
- The consistency of the proposed development with the approved development plan.
- The consistency of the proposed development with adopted Structure Plans, where relevant.

4.0 Requirements for development plan

~~02/10/2025~~ ~~--/--/----~~
~~C149latr~~ Proposed C157latr

A development plan must include the following requirements:

Land Use and Subdivision

- The proposed boundaries of the development area, and provide the strategic justification for those boundaries.
- The overall subdivision of the area, including where possible, the proposed size and density of allotments which provide opportunities for a diverse range of housing types.
- For land within 200 metres of a proposed Neighbourhood or Local Activity Centre, opportunity for medium density residential development, including townhouses and unit development. These areas should have good access to public transport or key transport/ pedestrian routes and public open space.

- The subdivision layout, which must demonstrate alignment with the *Latrobe City Urban Design Guidelines* (as amended).
- The overall subdivision of the area, including intended land use, land zoning and the size and density of allotments.
- Street networks that support building frontages with two way surveillance.
- An accessible and integrated network of walking and cycling routes for safe and convenient travel to adjoining communities (including existing and future areas included in the DPO), local destinations or points of local interest, activity centres, community hubs, open spaces and public transport.
- The provision of any commercial facilities and the extent to which these can be co-located with community and public transport facilities to provide centres with a mix of land uses and develop vibrant, active, clustered and more walkable neighbourhood destinations.

Waterways

- ~~A buffer zone of 30 metres each side of waterways designated under the *Water Act 1989* or a buffer based on a flood study which identifies the 100 year flood extent must be set aside for ecological purposes~~An appropriate waterway buffer as determined by stormwater, climate change and biodiversity considerations.

Infrastructure services

- An integrated stormwater management plan that incorporates water sensitive urban design techniques which provides for the protection of natural systems, integration of stormwater treatment into the landscape, improved water quality, and reduction and mitigation of run-off and peak flows, including consideration of downstream impacts.
- The pattern and location of the major arterial road network of the area including the location and details of any required:
  - Road widening
  - Intersections
  - Access points
  - Pedestrian crossings or safe refuges
  - Cycle lanes
  - Bus lanes and stops
- The pattern and location of any internal road system based on a safe and practical hierarchy of roads including safe pedestrian and bicycle connections and crossing points in accordance with *Latrobe City Bicycle Plan 2007-2010*, (as amended).
- In consultation with relevant agencies and authorities, provision of public transport stops where appropriate within easy walking distance to residential dwellings and key destinations. Stops should also be located near active areas where possible.
- Road reserves, which must be designed to discourage parking on road verges and protect street tree planting.

LATROBE PLANNING SCHEME

Open Space

- The location and size of the proposed open spaces that cater for a range of user groups and provide a variety of functions that perform both an active and passive role for recreation, as appropriate.
- Public open spaces, which should be located in close proximity to identified medium-higher density development.
- Public open spaces designed to provide:
  - Public spaces of a minimum of 0.5 hectares within a 500 metre walking distance of all residents in accordance with *Latrobe City Public Open Space Plan 2007*, (as amended).
  - The inclusion of pedestrian and cycle paths and play equipment, that encourage active recreational opportunities.
  - Opportunities for visual surveillance to promote safety of users, through encouraging active frontages, using buildings to frame public spaces and locating open spaces within or adjacent to activity centres where possible.
  - A landscape concept plan for all open space areas, indicating the location of plantings, pathways, shade, shelter and seating at activity areas as well as at intervals along pathways.

Community Hubs and Meeting Places

- In consultation with relevant agencies and authorities, the provision of appropriate community facilities, including schools, pre-schools, maternal child health centres, senior citizen centres and general community centres within a walkable range of 400-800 metres across large subdivisions.
- Provision for access and social interaction, particularly where this encourages physical activity. For example: Consider the need for public amenities, including toilets and bicycle parking at key destinations in accordance with the *Latrobe City Public Toilet Strategy 2006* (as amended) and *Latrobe City Bicycle Plan 2007-2010* (as amended).
- The pattern and location of pedestrian and bicycle paths should provide safe and practical access to and from community hubs and meeting places.
- Spaces should be designed to accommodate community events and cultural programs including local arts activities and other festivals.

Flora and Fauna

- In consultation with the Department of Sustainability and Environment, a flora and fauna survey, prepared by a suitably qualified expert, which includes but is not limited to species surveys for Growling Grass Frog (*Litoria raniformis)* and Dwarf Galaxias (*Galaxiella pusilla*), and measures required to protect the identified species.
- An assessment of any native vegetation to be removed having regard to *Guidelines for the Removal, Destruction or Lopping of Native Vegetation* (Department of Environment, Land, Water and Planning 2017), including how it is proposed to protect and manage any appropriate native vegetation.
- Regard must be had to the *West Gippsland Native Vegetation Plan 2003*.
- Any management plan should take into account that the Strzelecki Bioregion is one of Victoria's most fragmented Bioregions and address this as a consideration.

Cultural Heritage

- A cultural heritage assessment including how cultural heritage values will be managed.

Process and Outcomes

The development plan should be prepared with an appropriate level of community participation as determined by the Responsible Authority.

An implementation plan must be submitted as part of the development plan, indicating the proposed staging of the development.

LATROBE PLANNING SCHEME

~~21/11/2019 --/--/---- C105latr~~Proposed C157latr

SCHEDULE 6 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO6**.

SOUTH EAST TRARALGON RESIDENTIAL GROWTH ~~AREAS~~AREA

1.0 Objectives

04/05/2022
VC210

To ensure development of the land is occurring in an orderly manner having regard to the timing and staging of the development of the land and provision of essential services, community facilities, open space and roads.

To ensure the interface between proposed and existing nearby developments, reduces the chance of conflicting developments.

To minimise access points to designated Transport Zone 2.

To ensure the design of any proposed subdivision and buildings enhance and reinforce the character of the area.

To implement the adopted Structure Plans, where relevant.

2.0 Requirement before a permit is granted

28/05/2021
C122latr

A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority for the following:

- A minor extension, minor addition or minor modification to an existing development that does not prejudice the future, orderly development of the general area affected by the Development Plan Overlay.

3.0 Conditions and requirements for permits

21/11/2019
C105latr

The following conditions and/or requirements apply to permits:

- Prior to the commencement of any development, the owner(s) of the land must enter into an agreement under section 173 of the *Planning & Environment Act 1987*. The agreement must provide for infrastructure contributions to be paid prior to the issue of a statement of compliance in respect of the subdivision of land. The agreement must require the payment of infrastructure contributions for:
  - The acquisition of any land required for a road reserve for a road that Council proposes to be funded by the contributions agreement. Where that road is proposed to be wider than what presently exists, the infrastructure payment required must only relate to the additional width of the required road reserve. The contributions must be in the proportions set out in the development contributions tables in the approved development plan.
  - The construction of any road that Council proposes is to be funded by the contributions agreement. If widening is to an existing road, then the infrastructure payment required must only relate to the difference between a road comprising the existing pavement width and a road comprising a widened pavement and associated facilities in the proportions set out in the development contributions tables in the approved development plan.
  - The design and construction of stormwater drainage infrastructure including main drainage, wetlands, and retarding basins as described in the approved development plan.
  - The improvement of public open space identified in the approved development plan.
  - The acquisition of land for public open space in the proportions set out in the development contributions tables in the approved development plan.

- The acquisition of land for stormwater drainage purposes in the proportions set out in the development contributions tables in the approved development plan.
- Infrastructure associated with the proposed bus route.
- Traffic calming treatments.
- The walking and cycling network including safe crossing points on the abutting arterial roads (excluding footpaths along roads).

- The agreement must be prepared at the cost of the owner(s) and be to the satisfaction of the responsible authority.

See 43.04-2 for relevant provisions.

4.0 Requirements for development plan

~~02/10/2025~~ ~~C149latr~~Proposed C157latr A development plan must include the following requirements:

- A single Development Plan must be prepared for the whole of the land to which this schedule applies.
- The Development Plan must be informed by a detailed site analysis of the natural, cultural and strategic context of the site to the satisfaction of the Responsible Authority.

Land Use and Subdivision

- The proposed boundaries of the development area, and provide the strategic justification for those boundaries.
- The overall subdivision of the area, including where possible, the proposed lot layout, sizes and density of lots which provide opportunities for a diverse range of housing types.
- For land within 200 metres of a proposed Neighbourhood or Local Activity Centre, opportunity for medium density residential development, including townhouses and unit development. These areas should have good access to public transport or key transport/ pedestrian routes and public open space.
- The subdivision layout, which must demonstrate alignment with the *Latrobe City Urban Design Guidelines* (as amended).
- The overall subdivision of the area, including intended land use, land zoning and the size and density of allotments.
- Street networks that support building frontages with two way surveillance.
- An accessible and integrated network of walking and cycling routes for safe and convenient travel to adjoining communities (including existing and future areas included in the DPO), local destinations or points of local interest, activity centres, community hubs, open spaces and public transport.
- The provision of any commercial facilities and the extent to which these can be co-located with community and public transport facilities to provide centres with a mix of land uses and develop vibrant, active, clustered and more walkable neighbourhood destinations.

Waterways

- ~~A buffer zone of 30 metres each side of the waterways designated under the Water Act 1989 or a buffer based on a study which identifies the flood or drainage extent must be set aside for ecological purposes~~An appropriate waterway buffer as determined by stormwater, climate change and biodiversity considerations.

Infrastructure Services

- An integrated stormwater management plan that incorporates water sensitive urban design techniques which provides for the protection of natural systems, integration of stormwater treatment into the landscape, improved water quality, and reduction and mitigation of run-off and peak flows, including consideration of downstream impacts.
- Provision of a road network providing a high degree of connectivity and external and internal permeability.
- The pattern and location of the major arterial road network of the area including the location and details of any required:
  - Road widening
  - Intersections
  - Access points
  - Pedestrian crossings or safe refuges
  - Cycle lanes
  - Bus lanes and stops
- The pattern and location of any internal road system based on a safe and practical hierarchy of roads including safe pedestrian and bicycle connections and crossing points in accordance with *Latrobe City Bicycle Plan 2007-2010*, (as amended).
- In consultation with relevant agencies and authorities, provision of public transport stops where appropriate within easy walking distance to residential dwellings and key destinations. Stops should also be located near active areas where possible.
- Road reserves must be designed to discourage parking on road verges and protect street tree planting.

Open Space

- A landscape concept plan for all open space areas, indicating the location of plantings, pathways, shade, shelter and seating at activity areas as well as at intervals along pathways.
- The location and size of the proposed open spaces that cater for a range of user groups and provide a variety of functions that perform both an active and passive role for recreation, as appropriate.
- Public open spaces, should be located in close proximity to identified medium-higher density development.
- Public open spaces designed to provide:
  - Public spaces of a minimum of 0.5 hectares within a 500 metre walking distance of all residents in accordance with *Latrobe City Public Open Space Plan 2007,* (as amended).
  - The inclusion of pedestrian and cycle paths and play equipment, that encourage active recreational opportunities.
  - Opportunities for visual surveillance to promote safety of users, through encouraging active frontages, using buildings to frame public spaces and locating open spaces within or adjacent to activity centres where possible.

Community Hubs and Meeting Places

- In consultation with relevant agencies and authorities, the provision of appropriate community facilities, including schools, pre-schools, maternal child health centres, senior citizen centres and general community centres within a walkable range of 400-800 metres across large subdivisions.
- Provision for access and social interaction, particularly where this encourages physical activity. For example:
  - Consider the need for public amenities, including toilets and bicycle parking at key destinations in accordance with the *Latrobe City Public Toilet Strategy 2006* (as amended) and *Latrobe City Bicycle Plan 2007-2010* (as amended).
  - The pattern and location of pedestrian and bicycle paths should provide safe and practical access to and from community hubs and meeting places.
  - Spaces should be designed to accommodate community events and cultural programs including local arts activities and other festivals.

Flora and Fauna

- In consultation with relevant agencies and authorities, a flora and fauna survey, prepared by a suitably qualified expert, which includes but is not limited to species surveys for Growling Grass Frog (Litoria raniformis) and Dwarf Galaxias (Galaxiella pusilla), and measures required to protect the identified species.
- An assessment of any native vegetation to be removed having regard to *Guidelines for the Removal, Destruction or Lopping of Native Vegetation* (Department of Environment, Land, Water and Planning 2017), including how it is proposed to protect and manage any appropriate native vegetation.
- Regard must be had to the *West Gippsland Native Vegetation Plan 2003*.
- Any management plan should take into account that the Strzelecki Bioregion is one of Victoria's most fragmented Bioregions and address this as a consideration.

Cultural Heritage

- A cultural heritage assessment including how cultural heritage values will be managed.

Process and Outcomes

The development plan should be prepared with an appropriate level of community participation as determined by the responsible authority

An implementation plan must be submitted as part of the development plan, indicating the proposed staging of the development.

Development Contributions

The Development Plan must include:

- Development contributions tables including an equalisation table which identifies the proportion of each lot which is to be provided for road purposes, open space and stormwater drainage purposes. Once the Development Plan is approved incorporating the development contributions tables, the Development Plan (and the various tables) must not be amended without specific consideration of the impacts that changes to the Development Plan and the various tables will

have on the ability of Council to deliver the road, public open space and stormwater infrastructure.

- A clause which explains how the equalisation of land and contributions for the various items of infrastructure is to operate.

LATROBE PLANNING SCHEME

18/06/2020
C092latr

SCHEDULE 7 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ7.**

LATROBE REGIONAL AIRPORT

Purpose

To provide for the safe and efficient operation of the Latrobe Regional Airport.

To provide for the development of aeronautical industries and activities.

To provide for educational facilities appropriate to the site.

1.0
02/10/2025
C149latr

Table of uses

Section 1 - Permit Not Required

Use	Condition
Airport	Must be consistent with the *Latrobe Regional Airport Master Plan (2019).*
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Heliport Helicopter landing site	Must be consistent with the *Latrobe Regional Airport Master Plan (2019).*
Minor utility installation Natural systems	
Stone exploration	Must not be costeaning or bulk sampling.
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

Section 2 - Permit required

Use	Condition
Agriculture (other than apiculture and extensive animal husbandry) Caretaker's house Convenience shop	
Education centre	Must not be a primary or secondary school.
Industry (other than Automated collection point)	Must be related to the aviation industry or directly associated with the airport. Must not be within 50 metres to the north and west of the land being CP 105894.
Office	Must be related to the aviation industry or directly associated with the airport.

Use	Condition
Postal agency	Must be related to the aviation industry or directly associated with the airport.
Primary produce sales	
Trade supplies	
Transport terminal (other than Airport and Heliport)	
Utility installation (other than Minor utility installation)	
Warehouse	
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Accommodation (other than Caretaker's house)
Cinema based entertainment facility
Extractive industry
Hospital
Intensive animal production
Major sports and recreation facility
Retail premises (other than Convenience shop, Postal agency, Primary produce sales and Trade supplies)

2.0
02/10/2025
C149latr

Use of land

Amenity of the neighbourhood

The use of the land for an industry or warehouse must not adversely affect the amenity of the neighbourhood, including through:

- The transport of materials or goods to or from the land.
- The appearance of any stored materials or goods.
- Traffic generated by the use.
- Emissions from the land.

Application requirements

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- An application to use land must be accompanied by a written statement demonstrating how the proposed use is consistent with the *Latrobe Regional Airport Master Plan (2019).*

An application to use land for an industry or warehouse must be accompanied by the following information, as appropriate:

- The purpose of the use and the types of activities to be carried out.
- The type and quantity of materials and goods to be stored, processed or produced.
- Whether a Works Approval or Waste Discharge Licence is required from the Environment Protection Authority.

- Whether a licence under the *Dangerous Goods Act 1985* is required.
- How land not required for immediate use is to be maintained.
- The likely effects, if any, on the neighbourhood, including noise levels, traffic, air-borne emissions, emissions to land and water, light spill, glare, solar access and hours of operation (including the hours of delivery and dispatch of materials and goods).

An application to construct a building or construct or carry out works must be referred to the Latrobe Regional Airport Board under Section 55 of the Act unless, in the opinion of the responsible authority, the proposal satisfies requirements or conditions previously agreed in writing between the responsible authority and the Latrobe Regional Airport Board.

Decision Guidelines

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

- The Municipal Strategic Statement and Planning Policy Framework.
- The *Latrobe Regional Airport Master Plan (2019)*.
- The effect that the use may have on nearby existing or proposed residential areas or other uses which are sensitive to industrial off-site effects, having regard to any comments or directions of the referral authorities.
- The effect that nearby industries may have on the proposed use.
- The drainage of the land.
- The availability of and connection to services.
- The effect of traffic to be generated on roads.
- The interim use of those parts of the land not required for the proposed use.
- Any flora fauna attributes that may exist on the subject site.

3.0 Subdivision

~~02/10/2025 --/--/---- C149latr~~Proposed C157latr~~A permit is required to subdivide land.~~Application requirements

~~**APPLICATION REQUIREMENTS**~~

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority.

- An application must be accompanied by a site analysis, showing land form, vegetation coverage and the relationship with surrounding land, and a report explaining how the proposed subdivision has responded to the site analysis. The report must:
- In the absence of reticulated sewerage, include a land assessment which demonstrates that each lot is capable of treating and retaining all wastewater in accordance with the State Environment Protection Policy (Waters of Victoria) under the *Environment Protection Act 2017*.
- ~~Show for each lot:~~
- ~~A building envelope and driveway to the envelope~~
- ~~Proposed landscaping~~
- ~~In the absence of reticulated sewerage, an effluent disposal area~~Show for each lot:
  - A building envelope and driveway to the envelope

- Proposed landscaping
- In the absence of reticulated sewerage, an effluent disposal area

- Show how the proposed subdivision relates to the existing or likely use and development of adjoining and nearby land
- If a staged subdivision, show how the balance of the land may be subdivided.
- Demonstrate how the proposed subdivision is consistent with the *Latrobe Regional Airport Master Plan (2019)*.

EXEMPTION FROM NOTICE AND REVIEW

An application for subdivision of land is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act. This exemption does not apply to an application for a building or works within 30 metres of land (not a road) which is in a residential zone or Commercial 1 Zone, land used for a hospital or school or land in a Public Acquisition Overlay to be acquired for a hospital or school.

Decision Guidelines

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

- ~~The Municipal Planning Strategy and Planning Policy Framework.~~
- The *Latrobe Regional Airport Master Plan (2019)*.
- Any natural or cultural values on or near the land.
- Streetscape character.
- Landscape treatment.
- Interface with non-industrial areas.

4.0 Buildings and works

~~02/10/2025 --/--/----~~ Proposed C157latr ~~C149latr~~

Permit Requirement

~~A permit is required to construct a building or construct or carry out works.~~

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

- Buildings or works for an Airport or Heliport use and which, in the opinion of the responsible authority, are consistent with the *Latrobe Regional Airport Master Plan (2019)*, including the Development Guidelines contained within the *Latrobe Regional Airport Master Plan (2019)*.
- Rearrange, alter or renew plant if the area or height of the plant is not increased.
- Buildings and works which are necessary to comply with a direction or licence under the *Dangerous Goods Act 1985* or a Waste Discharge Licence, Works Approval or Pollution Abatement Notice under the *Environment Protection Act 2017*.
- Buildings and works for crop raising, extensive animal husbandry or informal outdoor recreation.

Application Requirements

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority.

An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:

- A plan drawn to scale which shows:
  - The boundaries and dimensions of the site.
  - Adjoining roads
  - Relevant ground levels.
  - The layout of existing and proposed buildings and works.
  - Driveways and vehicle parking and loading areas.
  - Proposed landscape areas.
  - External storage and waste treatment areas.
- Elevation drawings to scale which show the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways and vehicle parking and loading areas.
- A landscape layout which includes the description of vegetation to be planted, the surface to be constructed, a site works specification and the method of preparing, draining, watering and maintaining the landscape area.
- A written statement demonstrating how the proposed buildings or works are consistent with the *Latrobe Regional Airport Master Plan (2019)*, including the Development Guidelines contained within the *Latrobe Regional Airport Master Plan (2019).*

Exemption from Notice and ~~Appeal~~Review

An application to construct a building or construct or carry out works is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act. This exemption does not apply to an application for a building or works within 30 metres of land (not a road) which is in a residential zone or Commercial 1 Zone, land used for a hospital or school or land in a Public Acquisition Overlay to be acquired for a hospital or school.

Decision guidelines

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

- ~~The Municipal Planning Strategy and Planning Policy Framework.~~
- The *Latrobe Regional Airport Master Plan (2019).*
- Any natural or cultural values on or near the land.
- Streetscape character.
- Built form.
- Landscape treatment.
- Interface with on-industrial areas, including the airport.
- Parking and site access.
- Loading and service areas.
- Outdoor storage.

- Lighting.
- Stormwater discharge.

5.0 Signs

06/06/2019
C116latr

Sign requirements are at Clause 52.05. All land located within this Schedule to this zone is in Category 2.

LATROBE PLANNING SCHEME

09/07/2020 --/--/---- C115latr Proposed C157latr

SCHEDULE 8 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as **SUZ8.**

HEALTH AND COMPLEMENTARY USES PRECINCT

Purpose

To support the development of health services and related uses which complement the existing Latrobe Regional Hospital.

To provide for a ~~a~~ range of accommodation uses which support the development of the health services precinct.

To provide for a Local Activity Centre which supports the existing Latrobe Regional Hospital.

1.0 Table of uses

02/10/2025 --/--/---- C149latr Proposed C157latr

Section 1 - Permit not required

Use	Condition
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Bed and breakfast	No more than 10 persons may be accommodated away from their normal place of residence At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence
Child care centre	Must not require a permit under Clause 52.06-3 (parking)
Domestic animal husbandry (other than Domestic animal boarding)	Must not be more than 2 animals
Dwelling	
Medical centre	Must not require a permit under Clause 52.06-3 (parking)
Residential aged care facility	Must not require a permit under Clause 52.06-3 (parking)
Racing dog husbandry	Must be no more than 2 animals
Small second dwelling	Must be the only small second dwelling on the lot
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Accommodation (other than Bed and breakfast, Dependent persons unit, Dwelling, Corrective institution, Host farm, Residential aged care facility)	
Animal husbandry (other than Domestic animal husbandry and Racing dog husbandry)	
Bus terminal	
Domestic Animal Boarding	
Food and drink premises	

LATROBE PLANNING SCHEME

Use	Condition
Freeway service centre	
Function centre	
Office (other than Medical centre)	
Place of worship	
Research and development centre	Must be related to health industry
Restricted place of assembly	
Restricted recreation facility	
Service industry (other than Motor repairs and Panel beating)	
Service station	
Office (other than Medical centre)	
Place of worship	
Shop (other than Adult sex product shop, Department store, Restricted retail premises, Bottle shop)	Must not exceed combined floor area of 1500sqm
Food and drink premises	
Restricted recreation facility	
Restricted place of assembly	
Service station	
Freeway service centre	
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Agriculture (other than Domestic Animal boarding, domestic animal husbandry and racing dog husbandry)
Art and craft centre
Corrective institution
Crematorium
Host farm
Industry (other than Automated collection point, Research and development centre and Service industry)
Leisure and recreation (other than Restricted recreation facility)
Place of assembly (other than Function centre, Place of worship and Restricted place of assembly)
Recreational boat facility
Retail premises (other than Food and drink premises and Shop)
Tramway
Transport terminal (other than bus terminal)
Warehouse
Winery

LATROBE PLANNING SCHEME

2.0 Use of land

~~09/07/2020~~ ~~--/--/----~~
~~C115latr~~Proposed C157latr

Application requirements

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- The purpose of the use and the types of activities which will be carried out.
- The likely effects (if any) the proposal will have on nearby land, which could include noise, traffic hours of delivery, hours of operation.
- ~~The means of maintaining~~A plan showing how areas not required for immediate use will be maintained.

Decision guidelines

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

- The effect the proposed use will have on existing uses.
- The effect that the proposal has on nearby land.

3.0 Subdivision

~~09/07/2020~~ ~~--/--/----~~
~~C115latr~~Proposed C157latr

None ~~specified~~Specified.

Exemption from Notice and Review

An application for the subdivision of land is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

4.0 Buildings and works

~~09/07/2020~~ ~~--/--/----~~
~~C115latr~~Proposed C157latr

Application requirements

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A plan drawn to scale which shows:
  - the boundaries and dimensions of the site;
  - adjoining roads;
  - the location, height and purpose of the building and works on adjoining land;
  - relevant ground levels;
  - the layout of existing and proposed buildings and works;
  - all driveway, car parking and loading areas;
  - proposed landscape areas;
  - all external storage and waste treatment areas;
  - areas not required for immediate use.

- Elevation drawings to scale showing the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways, vehicle parking and loading areas
- A landscape layout which includes the description of vegetation to be planted, the surfaces to be constructed, site works specification and method of preparing, draining, watering and maintaining the landscape area.

Decision guidelines

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

- The movement of pedestrians and cyclist, and vehicles providing for supplies, waste removal, emergency services and public transport.
- The provision of car parking.
- The impacts on the wider traffic network.
- The availability of and connection to services.
- Any natural or cultural values on or near the land.
- Outdoor storage, lighting and storm water discharge.
- The design of buildings to provide for solar access.
- On the western side of the health precinct, consider the provision of road access (suitable for freight vehicles up to b doubles) which would allow access to precincts B1, B2, A2 and A3.

5.0 Signs

~~09/07/2020~~ ~~C115latr~~Proposed C157latr

Sign requirements are at Clause 52.05. All land located within the health precinct which fronts the Princes Highway is in Category 2. All other land is in 3.

LATROBE PLANNING SCHEME

21/11/2019
C105latr

SCHEDULE 8 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO8**.

LOW DENSITY AND RURAL LIVING GROWTH AREAS

1.0 Objectives

28/05/2021
C122latr

To ensure development of the land is occurring in an orderly manner havingregard to the timing and staging of the development of the land and provision of essential services, community facilities, open space and roads.

To ensure the interface between proposed and existing nearby developments, reduces the chance of conflicting developments.

To minimise access points to designated Category 1 Roads.

To ensure the design of any proposed subdivision and buildings enhance and reinforce the character of the area.

To implement the adopted Structure Plans, where relevant.

2.0 Requirement before a permit is granted

02/10/2025
C149latr

A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority for Minor Buildings and Works:

- 'Minor Building and Works' means a minor extension, minor addition or minor modification to an existing building and works that does not prejudice the future orderly development of the general area affected by the general area affected by the Development Plan Overlay.

3.0 Conditions and requirements for permits

28/05/2021
C122latr

The following conditions and/or requirements apply to permits:

- Effluent from each residential lot must be treated, retained and disposed of within each individual lot boundary, in accordance with the Environment Protection Authority *Code of Practice – Onsite Wastewater Management, February 2013* (as amended).
- Stormwater from each residential lot must be retained and treated on the lot (or within a subdivision-scale integrated stormwater treatment system) so as to ensure that there are no adverse drainage or stormwater quality impact on adjoining properties.

4.0 Requirements for development plan

~~28/05/2021 --/--/---- C122latr~~Proposed C157latr

A development plan must include the following requirements:

- Effluent from each residential lot must be treated, retained and disposed of within each individual lot boundary, in accordance with the Environment Protection Authority *Code of Practice – Onsite Wastewater Management, February 2013* (as amended).
- Stormwater from each residential lot must be retained and treated on the lot (or within a subdivision-scale integrated stormwater treatment system) so as to ensure that there are no adverse drainage or stormwater quality impact on adjoining properties.

Land use and subdivision

- The proposed boundaries of the development area, and provide the strategic justification for those boundaries. The boundaries of the development area must align with zone boundaries.
- The re-subdivision of land in the development area must be undertaken in such a way as to not create allotments in two zones. This is to ensure the future orderly development of the general area affected by the Development Plan Overlay.

- The overall subdivision of the area, including the proposed size and density of allotments which provide opportunities for a diverse range of housing types.
- The proposed building envelopes and effluent disposal field areas within an indicative lot layout for the overall development plan area. Future lots proposed to be created by way of subdivision will be formalised at the planning permit application stage.
- The overall pattern of development of the area, including any proposed re-zoning of land and proposed land uses.
- Street networks that support building frontages with two way surveillance.
- An accessible and integrated network of walking and cycling routes for safe and convenient travel to adjoining communities (including existing and future areas included in the DPO), local destinations or points of local interest, activity centres, community hubs, open spaces and public transport.
- The provision of any commercial facilities and the extent to which these can be co-located with community and public transport facilities to provide centres with a mix of land uses and develop vibrant, active, clustered and more walkable neighbourhood destinations.

Waterways

Unless otherwise agreed by the relevant Catchment Management Authority, ~~a buffer zone of 30 metres each side of waterways designated under the *Water Act 1989* or a buffer based on a flood study which identifies the 100 year flood extent must be set aside for ecological purposes~~an appropriate waterway buffer as determined by stormwater, climate change and biodiversity considerations.

Infrastructure services

- An integrated stormwater management plan that incorporates water sensitive urban design techniques which provides for the protection of natural systems, integration of stormwater treatment into the landscape, improved water quality, and reduction and mitigation of run-off and peak flows, including consideration of downstream impacts.
- The pattern and location of the major arterial road network of the area including the location and details of any required:
  - road widening
  - intersections
  - access points
  - pedestrian crossings or safe refuges
  - cycle lanes
  - bus lanes and stops
- The pattern and location of any internal road system based on a safe and practical hierarchy of roads including safe pedestrian and bicycle connections and crossing points in accordance with *Latrobe City Bicycle Plan 2007-2010* (as amended).
- In consultation with relevant agencies and authorities, provision of public transport stops where appropriate within easy walking distance to residential dwellings and key destinations. Stops should also be located near active areas where possible.

Domestic wastewater

If sewerage infrastructure cannot be provided to the development area, a Land Capability Assessment report must be submitted demonstrating:

- the capability of the site to sustainably manage wastewater within allotment boundaries.

- compliance with State and local policies on effluent disposal.
- consideration of all environmental constraints on the site, including but not limited to:
  - soil profiling
  - existing dams
  - erosion
  - drainage lines and depressions
  - water logging
  - slopes
  - contours

A Wastewater Management Plan must also be prepared that identifies preferred wastewater systems and a maintenance program to minimise the health and environmental impacts of on-site wastewater.

Open space

- The location and size of the proposed open spaces that cater for a range of user groups and provide a variety of functions that perform both an active and passive role for recreation, as appropriate.
- Public open spaces designed to provide:
  - Public spaces of a minimum of 0.5 hectares within a 500 metre walking distance of all residents in accordance with Latrobe City Public Open Space Plan 2013, (as amended).
  - The inclusion of pedestrian and cycle paths and play equipment, that encourage active recreational opportunities.
  - Opportunities for visual surveillance to promote safety of users, through encouraging active frontages, using buildingsto frame public spaces and locating open spaces within or adjacent to activity centres where possible.
  - A landscape concept plan for all open space areas, indicating the location of plantings, pathways, shade, shelter and seating at activity areas as well as at intervals along pathways.

Flora and fauna

- In consultation with relevant agencies and authorities, a flora and fauna assessment including how flora and fauna values will be managed if required.
- An assessment of any native vegetation to be removed having regard to *Guidelines for the Removal, Destruction or Lopping of Native Vegetation* (Department of Environment, Land, Water and Planning 2017), including how it is proposed to protect and manage any appropriate native vegetation.
- Regard must be had to the West Gippsland Native Vegetation Plan 2003.
- Any management plan should take into account that the Strzelecki Bioregion is one of Victoria's most fragmented Bioregions and address this as a consideration.
- Consideration must also be given to adjoining or adjacent properties to the development area that have been identified as having a conservation, heritage or archaeological significance.

Cultural heritage

In consultation with relevant agencies and authorities, a cultural heritage assessment including how cultural heritage values will be managed if required.

Bushfire risk

The location, design and construction of development considers the need to implement bushfire protection measures.

Process and outcomes

Before deciding to approve a development plan, the responsible authority must consult with potentially affected parties. This must include direct notification of the development plan to all adjoining and adjacent landowners.

The responsible authority must consider the views of all submitters prior to making a decision in respect to the development plan.

An implementation plan must be submitted as part of the development plan, indicating the proposed staging of the entire development plan area.

LATROBE PLANNING SCHEME

06/06/2019
C116latr

SCHEDULE 9 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO9**.

LOW DENSITY RESIDENTIAL GROWTH AREA – GLENDONALD ROAD, CHURCHILL

1.0 Objectives

28/05/2021
C122latr

To ensure development of the land is occurring in an orderly manner having regard to the timing and staging of the development of the land and provision of essential services, community facilities, open space and roads.

To ensure the interface between proposed and existing nearby developments, reduces the chance of conflicting developments.

To minimise access points to designated Category 1 Roads.

To ensure the design of any proposed subdivision and buildings enhance and reinforce the character of the area.

To implement the adopted Structure Plans, where relevant.

2.0 Requirement before a permit is granted

02/10/2025
C149latr

A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority for Minor Building and Works:

- 'Minor Buildings and Works' means a minor extension, minor addition or minor modification to an existing building or works that does not prejudice the future orderly development of the general area affected by the Development Plan Overlay.

3.0 Conditions and requirements for permits

28/05/2021
C122latr

The following conditions and/or requirements apply to permits:

- Stormwater from each residential lot must be retained and treated on the lot (or within a subdivision-scale integrated stormwater treatment system) to ensure that there are no adverse drainage or stormwater quality impacts on adjoining properties.

If reticulated sewerage cannot be provided the following condition must be included:

- Effluent from each residential lot must be treated, retained and disposed of within each individual lot boundary, in accordance with the background document *Code of Practice – Onsite Wastewater Management* (Environment Protection Authority, July 2016) (as amended).

4.0 Requirements for development plan

~~02/10/2025~~ ~~--/--/----~~
~~C149latr~~Proposed C157latr

A development plan must include the following requirements:

~~Treatment~~Treatement of wastewater and stormwater

- Effluent from each residential lot must be treated, retained and disposed of within each individual lot boundary, in accordance with the background document *Code of Practice – Onsite Wastewater Management* (Environment Protection Authority, July 2016) (as amended).
- Stormwater from each residential lot must be retained and treated on the lot (or within a subdivision-scale integrated stormwater treatment system) so as to ensure that there are no adverse drainage or stormwater quality impacts on adjoining properties.

Land use and subdivision

- The proposed boundaries of the development area, and provide the strategic justification for those boundaries. The boundaries of the development area must align with zone boundaries.

The re-subdivision of land in the development area must be undertaken in such a way as to not create allotments in two zones. This is to ensure the future orderly development of the general area affected by the Development Plan Overlay.

- The overall subdivision of the area, including the proposed size and density of allotments which provide opportunities for a diverse range of housing types.
- The nominated connection points for stormwater drainage infrastructure.
- The overall pattern of development of the area, including any proposed rezoning of land and proposed land uses.
- Street networks that support building frontages with two way surveillance.
- An accessible and integrated network of walking and cycling routes for safe and convenient travel to adjoining communities (including existing and future areas included in the Development Plan Overlay), local destinations or points of local interest, activity centres, community hubs, open spaces and public transport.
- The provision of any commercial facilities and the extent to which these can be co-located with community and public transport facilities to provide centres with a mix of land uses and develop vibrant, active, clustered and more walkable neighbourhood destinations.

Waterways

- Unless otherwise agreed by the relevant Catchment Management Authority, ~~a buffer zone of 30 metres each side of waterways designated under the *Water Act 1989* or a buffer based on a flood study which identifies the 100 year flood extent must be set aside for ecological purposes~~an appropriate waterway buffer as determined by stormwater, climate change and biodiversity considerations.~~.~~
- Unless otherwise agreed by the relevant Catchment Management Authority, the waterway buffer zone must be revegetated to provide for native plant and animal habitat, and improved waterway health and ecological outcomes consistent with the objectives of the background document *West Gippsland Regional Catchment Strategy*. Revegetation must accord with the relevant State Government standards for re-establishment of the relevant Ecological Vegetation Class using only indigenous plant species, to the satisfaction of the relevant State Government department and the responsible authority.

Infrastructure ~~services~~Services

- An integrated stormwater management plan that incorporates water sensitive urban design techniques which provides for the protection of natural systems, integration of stormwater treatment into the landscape, improved water quality, and reduction and mitigation of run-off and peak flows, including consideration of downstream impacts.
- The pattern and location of the surrounding road network supported by a traffic impact assessment for the area showing the location and details of any required:
  - Road widening (including but not limited to, Glendonald Road pavement).
  - Intersection concept plans (including but not limited to, a concept plan for the intersection at Glendonald Road and Monash Way).
  - Vehicle access points (showing no through vehicle access to Riga Court and Roberts Road).
  - Pedestrian crossings or safe refuges.
  - Cycle lanes.
  - Bus lanes and stops.
- The pattern and location of any internal road system based on a safe and practical hierarchy of roads including safe pedestrian and bicycle connections and crossing points in accordance with background document *Latrobe City Bicycle Plan 2007-2010* (as amended).

- In consultation with relevant agencies and authorities, provision of public transport stops where appropriate within easy walking distance of residential dwellings and key destinations. Stops should also be located near active areas where possible.
- In consultation with relevant agencies and authorities, plans for works on any Arterial Road intersection must be prepared in accordance with the relevant VicRoads standards.

Domestic wastewater

A Land Capability Assessment report must be submitted demonstrating:

- The capability of the site to sustainably manage wastewater within allotment boundaries.
- Compliance with State and local policies on effluent disposal.
- Consideration of all environmental constraints on the site, including but not limited to:
  - Soil profiling.
  - Existing dams.
  - Erosion.
  - Drainage lines and depressions.
  - Water logging.
  - Slopes.
  - Contours.
- The proposed building envelopes and effluent disposal field areas within an indicative lot layout for the overall development plan area
- A Wastewater Management Plan must also be prepared that identifies preferred wastewater systems and a maintenance program to minimise the health and environmental impacts of on-site wastewater.

Open ~~space~~Space

- The location and size of the proposed open spaces that cater for a range of user groups and provide a variety of functions that perform both an active and passive role for recreation, as appropriate.
- Public open spaces designed to provide:
  - Public spaces of a minimum of 0.5 hectares within a 500 metre walking distance of all residents in accordance with background document *Latrobe City Public Open Space Plan 2013*(as amended).
  - The inclusion of pedestrian and cycle paths and play equipment, that encourage active recreational opportunities.
  - Opportunities for visual surveillance to promote safety of users, through encouraging active frontages, using buildings and road frontages to frame public and open spaces.
  - Improved interface treatment with adjoining land, as appropriate.
  - A landscape concept plan for all open space areas, indicating the location of plantings, pathways, shade, shelter and seating at activity areas as well as at intervals along pathways.

Flora and fauna and landscape values

- In consultation with relevant agencies and authorities, a flora and fauna assessment including, but not limited to, a plan of all existing natural and ecological features and landscape values and how these have been considered in the design and layout of the development plan and how flora and fauna values will be preserved, if required.

- An assessment of any native vegetation to be removed having regard to the background document *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP) 2017 including how it is proposed to protect and manage any appropriate native vegetation.
- Regard must be had to the background document *West Gippsland Native Vegetation Plan 2003*.
- Any management plan should take into account that the Strzelecki Bioregion is one of Victoria's most fragmented Bioregions and address this as a consideration.
- Consideration must also be given to adjoining or adjacent properties to the development area that have been identified as having a conservation, heritage or archaeological significance.

Cultural heritage

- In consultation with relevant agencies and authorities, a cultural heritage assessment including how cultural heritage values will be managed if required.

~~*Bushfire risk*~~Bushfire risk

- The location, design and construction of development that considers the need to implement bushfire protection measures.

Process and outcomes

Before deciding to approve a development plan, the responsible authority must consult with potentially affected parties. This must include direct notification of the development plan to all adjoining and adjacent landowners, relevant agencies and authorities.

The responsible authority must consider the views of all submitters, agencies and authorities prior to making a decision in respect to the development plan.

An implementation plan must be submitted as part of the development plan, indicating the proposed staging of the entire development plan area.

22/11/2018
C112latr

SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY

1.0 Application requirements

22/11/2018
C112latr

The following application requirements apply to an application under Clause 43.01, in addition to those specified elsewhere in the planning scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A report prepared by a suitably qualified heritage consultant, which assesses the impact of the application upon the significance of the heritage place or precinct. This report should:
  - As part of the Site Analysis, describe the significant elements of the place having regard to the relevant citation in the *Latrobe City Heritage Study 2010* and how these have been considered in the preparation of the application.
  - If the application includes demolition, an assessment of whether the fabric is significant and if so, provides reasons as to why it is to be removed.
  - On the basis of the above, an assessment of how the application will affect the significance of the heritage place or precinct.

  Note: It is possible that there may be significant fabric not specifically identified in the *Latrobe City Heritage Study 2010*. Any additional fabric identified should be noted and assessed as part of the report.
- A Conservation management Plan prepared in accordance with the *Burra Charter* for large or complex sites, or for major alterations or additions to places that are individually sited in the *Latrobe City Heritage Study 2010,* or for any other application that the responsible authority considers to raise significant heritage issues.
- A report prepared by a suitably qualified consultant that assesses the structural condition of a heritage place and whether or not any defects can be repaired or mitigated.
- An archaeological survey and assessment prepared by a suitably qualified consultant, which assesses the impact of an application upon potential archaeological deposits on the site.
- A report prepared by a suitably qualified consultant, which assesses the impact of any application upon any significant trees.
- Where the trees or gardens on the site have been identified as significant, a landscaping plan prepared by a suitably qualified consultant, which demonstrates how landscaping on the site will respond to the cultural landscape character and setting of a heritage place.

2.0 Heritage places

~~20/04/2023~~ ../../----
~~C140latr~~Proposed C157latr

The requirements of this overlay apply to both the heritage place and its associated land.

LATROBE PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Boolarra								
HO10	*Selector's Arms Hotel (former)* 2-4 Austin Street, Boolarra **Incorporated plan:** Latrobe City HO Permit Exemptions & Application Requirements, April 2020 **Statement of Significance:** Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO11	*Boolarra Memorial Park* Park Road, Boolarra Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	Yes	Yes	No	No	No	No
HO12	*House* 17 Tarwin Street, Boolarra Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO13	*Christ Church* 19-21 Tarwin Street, Boolarra	No	No	Yes	Yes	No	No	No	No

LATROBE PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010								
HO14	*St Francis De Sales Catholic Church* 27 Tarwin Street, Boolarra Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO15	*Boolarra State School No. 2617 and residence* 31-35 Tarwin Street, Boolarra Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	Yes	Yes	Yes	No	No	No	No
	Churchill								
HO16	*O'Halloran & Hare farmhouse site* Mackeys Road, Churchill Incorporated plan:	No	No	Yes	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010								
HO17	*Churchill Cigar* Monash Way, Churchill Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO18	*Pine trees at site of Eel Hole State School* Monash Way, Churchill Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	Yes	Yes	No	No	No	No
	Driffield								
HO19	*Milking shed & stables* 40 Walsh & Gibsons Road, Driffield Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020	No	Yes	No	Yes	No	No	No	No

LATROBE PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010								
	Flynn								
HO8	*Staplegrove Meat Works* 50 Berkleys Road, Flynn	-	-	-	-	-	Yes – Ref No. H1666	Yes	No
HO20	*Flynnstead State School No. 2944 (former)* Allot. 1C4, Parish of Loy Yang Flynns Creek Road, Flynn Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	Yes	Yes	No	No	No	No
	Glengarry & Glengarry West								
HO21	*Precinct – Glengarry Township* Cairnbrook Road, Glengarry Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	Yes	Yes	No	No	No	No
HO22	*Scarne (Christensen family homestead)* 70 Christensen's Road, Glengarry	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010								
HO23	*Mechanics' Institute & Free Library* 1 Railway Avenue, Glengarry Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	Yes	No	Yes	No	No	No	No
HO24	*St John's Church of England* 3-5 Railway Avenue, Glengarry Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	Yes	Yes	Yes	No	No	No	No
HO25	*House, trees and outbuildings* 1115 Traralgon-Maffra Road, Glengarry North Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020	No	No	Yes	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010								
HO26	*Glengarry West State School No. 4426* Lot 1, TP230895 Glengarry West Road, Glengarry West Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	Yes	Yes	No	No	No	No
	Hazelwood								
HO28	*Hazelwood Cemetery & Memorial Gates* Cnr. Brodribb Road & Yinnar Road, Hazelwood Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	Yes	Yes	No	No	No	No
HO145	*Burn Brae* 533 Yinnar Road, Hazelwood Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010								
HO146	*Kooringal* 180 Mcfarlane Road, Hazelwood Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	Yes	No
	Jeeralang Junction								
HO29	*Morwell (Billy's Creek) Water Supply Weir* Braniff's Road, Jeeralang Junction Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
	Moe								
HO30	*Precinct – Langford Street* 7-29 Langford Street, Moe Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020	No	No	No	Yes	No	No	No	No

LATROBE PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010								
HO31	*Precinct – Moore Street (Moe)* 39-55 & 64-78 Moore Street, Moe Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	Yes – street trees only	Yes	No	No	No	No
HO32	*Moe Primary School No.2142* 40-42 Albert Street, Moe Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	Yes	Yes	No	No	No	No
HO33	*Moe World War I Memorial* 63-67 Albert Street, Moe Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No

LATROBE PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO34	*Bofors Anti-aircraft gun* Anzac Street, Moe Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO35	*St Andrew's Presbyterian Church* 34 Fowler Street, Moe Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	Yes – church only	Yes	Yes	No	No	No	No
HO36	*Moe Masonic Lodge No. 210 (former)* 4 High Street, Moe Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO37	*House* 9 High Street, Moe Incorporated plan:	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010								
HO39	*Moe Uniting Church (Former Wesleyan Methodist Church)* 42-44 Langford Street, Moe Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO40	*Railway substation* Lloyd Street, Moe Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO41	*Oak tree (Quercus robur) near Moe Railway Station* Lloyd Street, Moe Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020	No	No	Yes	Yes	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010								
HO42	*ES&A Bank (former)* 37 Lloyd Street, Moe Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	Yes	No	Yes	No	No	No	No
HO43	*Moe Courthouse* 59-61 Lloyd Street, Moe	-	-	-	-	-	Yes – Ref No. H2432	Yes	No
HO5	*Loren (Gippsland Heritage Park)* 211 Lloyd Street, Moe	-	-	-	-	-	Yes – Ref No. H1283	Yes	No
HO44	*Old Gippstown* 211 Lloyd Street, Moe Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO45	*Tyrone (former)* 64 Moore Street, Moe Incorporated plan:	No	No	Yes	Yes	Yes – front fence	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010								
HO46	*Stanleigh* 74 Moore Street, Moe Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	Yes	Yes	Yes – front fence	No	No	No
HO47	*Bailleul* 121 Moore Street, Moe Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	Yes	No
HO48	*House* 9 Railway Crescent, Moe Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance:	No	No	Yes	Yes	Yes – front fence	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010								
HO49	*House* 26 Railway Crescent, Moe Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
	Morwell								
HO50	*House* 30 Ann Street, Morwell Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO51	*St Mary's Church of England* Chapel Street, Morwell Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	Yes	No	Yes	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO52	*La Mode Factory (former)* 73-83 Church Street, Morwell Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	Yes	Yes	No	No	No	No
HO53	*Railway substation* Commercial Road, Morwell Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO54	*Commercial Road Primary School No.2136 The heritage place includes the 1906, 1921 & 1936 school buildings and brick front fence.* Commercial Road, Morwell Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	Yes – low brick front fence	No	No	No
HO55	*Colonial Bank of Australasia (former)*	No	No	No	Yes	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	154 Commercial Road, Morwell Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010								
HO56	*New Buildings* 168-172 Commercial Road, Morwell Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	Yes	No	No	Yes	No	No	No	No
HO57	*Commonwealth Bank* 200 Commercial Road, Morwell Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO153	*Morwell Power Station and Briquette Factory* 412 Commercial Road, Morwell	-	-	-	-	-	Yes – Ref No. H2377	Yes	No
HO58	*Morwell World War I Memorial*	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Cnr. Elgin & Tarwin streets, Morwell Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010								
HO59	*Presbyterian Manse (former)* 42 Elgin Street, Morwell Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO60	*Our Lady Church of Dormition Greek Orthodox Church* 44 Elgin Street, Morwell Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO61	*Morwell Masonic Temple* 12 Hazelwood Road, Morwell Incorporated plan:	No	No	No	Yes	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010								
HO62	*House and former surgery* 26 Hazelwood Road, Morwell Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO63	*House* 28 Hazelwood Road, Morwell Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO64	*Speechly & Ingram Organ (St Andrew's Presbyterian Church)* 11 James Street, Morwell Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance:	No	Yes	No	Yes	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010								
HO65	*The Ascending Christ (St Mary's Church of England)* 8 Latrobe Road, Morwell Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	Yes	No	Yes	No	No	No	No
HO66	*Club Astoria* Maryvale Crescent, Morwell Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO67	*House* 21 Maryvale Crescent, Morwell Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO68	*Jack Dwyer's House* 620 Maryvale Road, Morwell Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO69	*Washingtonia Palms* (off) Princes Drive, Morwell Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	Yes	Yes	No	No	No	No
HO70	*House* 103 Princes Drive, Morwell Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO71	*Morwell Post Office* 209 Princes Drive, Morwell Incorporated plan:	No	No	No	Yes	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010								
HO72	*Shops* 8-16 Tarwin Street, Morwell Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO73	*Airlie Bank* 33 The Boulevard, Morwell Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	Yes	Yes	No	No	No	No
HO74	*Annis & George Bills' horse trough* Hazelwood Road, Morwell Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance:	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010								
HO75	*Oak row* Toner's Lane, Morwell The heritage place includes the 16 Oaks (Quercus sp.) on the west side of Toner's Lane, north of Princes Drive Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	Yes	Yes	No	No	No	No
HO76	*Canary Island Palm row* Traver's Street, Morwell The heritage place includes the 9 Canary Island Palms (Phoenix canariensis) Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	Yes	Yes	No	No	No	No
	Newborough								
HO77	*Newborough Public Hall* 18 Balfour Street, Newborough Incorporated plan:	No	No	Yes	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010								
HO78	*Ukrainian Hall* 20 Balfour Street, Newborough Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	Yes	No
	Toongabbie								
HO79	*Precinct – Toongabbie Township* 2-4 Cowen Street, 1, 4-6, 8, 17 and 29 King Street, 33-43 and 46-48 Main Street and 45 and 46-48 Stringer Road, Toongabbie Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	Yes street trees only	Yes	No	No	No	No
HO2	*Edward Stringer Memorial* Hower Street, Toongabbie Incorporated plan:	No	No	No	Yes	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010								
HO1	*Mechanics' Institute and Free Library* Corner King Street and Cowen Street, Toongabbie	-	-	-	-	-	Yes – Ref No. H544	Yes	No
HO80	*Mingara* 175 Old Walhalla Road, Toongabbie The heritage place comprises the dairy/shearing shed and yards, homestead site including a mature Oak and remnant fruit trees and an old well and trough Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	Yes	Yes	No	No	No	No
HO81	*St David's Church of England* 10 Victoria Street, Toongabbie Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	Yes	No	Yes	No	No	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Traralgon								
HO82	*Precinct – Anderson Street* 4-20 & 7-19 Anderson Street and 88-94 Breed Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO83	*Precinct – Bridges Avenue* 3-21 & 4-16 Bridges Avenue, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO85	*Precinct – Traralgon Railway Residential* Coates, Collins, Curran, Meredith, Morrison and Shakespeare streets and Queens Parade, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO86	*Precinct – APM Senior Staff Houses* 93-99 Grey Street and 76 & 78 Kay Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO87	*Precinct – Henry Street* 8-14 Henry Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO88	*Precinct – Moore Street* 47-61 & 48-60 Moore Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO89	*Precinct – Thomas Street* 1-7 & 2-6 Thomas Street & 63 Queens Parade, Traralgon	No	No	No	Yes	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010								
HO90	*Traralgon Railway Station Signal Box (former)* Argyle Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	Yes	No	Yes	No	No	No	No
HO91	*House* 17 Breed Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO92	*Traralgon Old Cemetery* Cemetery Drive, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020	No	No	Yes	Yes	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010								
HO93	*St Michael's Church* 57 Church Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO94	*House* 104 Church Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO95	*Farmhouse* 134 Dunbar Road, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	Yes	Yes	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO96	*Rodger's Buildings* 13-17 Franklin Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO97	*Layton Bros. Store (former)* 24-36 Franklin Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO98	*Butchers shop* 50 Franklin Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO99	*SEC offices (former)* 116 Franklin Street, Traralgon Incorporated plan:	No	No	No	Yes	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010								
HO100	*Chemist* 92-96 Franklin Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	Yes	No	No	Yes	No	No	No	No
HO154	*Traralgon Court House* 161-165 Franklin Street, Traralgon	-	-	-	-	-	Yes – Ref No. H1488	Yes	No
HO4	*Traralgon Post Office* 167-169 Franklin Street, Traralgon	No	No	No	Yes	No	No	Yes	No
HO101	*Ostlers House & Traralgon (Ryans) Hotel* 171 Franklin Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO102	*House*	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	203 Franklin Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010								
HO103	*Grey Street Primary School No.3854* 30-44 Grey Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	Yes	Yes	No	No	No	No
HO104	*House* 62 Grey Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO105	*House* 76 Grey Street, Traralgon Incorporated plan:	No	No	No	Yes	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010								
HO106	*Traralgon Park* 21 Hedges Avenue & 5 Windsor Court, Traralgon *The heritage place is the homestead, the trees within the Hedges Avenue road reserve that mark the former driveway and the mature Oak situated at the east end of Windsor Court.* Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	Yes	Yes	No	No	No	No
HO107	*House* 2 Henry Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO108	*House* 19 Henry Street, Traralgon	No	No	No	Yes	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010								
HO109	*Thus Kaner* 34 Henry Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO110	*Traralgon Service Reservoir (Water Tower)* 40A Henry Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO111	*Taversham* 17 Hickox Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010								
HO112	*Lilitree* 59 Hickox Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO113	*Roland Hill Building (former)* 76-84 Hotham Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO114	*House* 10 Janette Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No

LATROBE PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO115	*Cottage* 11 Janette Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	~~No~~Yes	No
HO116	*Elm Memorial Avenue & War Memorial* Kay Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	Yes	Yes	No	No	No	No
HO3	*St Andrew's Presbyterian Church (former)* 23 Kay Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	Yes	No
HO117	*Hillcrest* 93 Kay Street, Traralgon Incorporated plan:	No	No	Yes	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010								
HO118	*House* 9 Mabel Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO119	*George Bolton Eagle Grave site* Marshall's Road, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO120	*House & shop* 18 Moore Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance:	No	No	No	Yes	No	No	No	No

LATROBE PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010								
HO121	*Cumnock* 46 Moore Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	Yes	Yes	No	No	No	No
HO122	*House* 70 Moore Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO123	*House* 7 Munro Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO124	*House*	No	No	No	Yes	No	No	No	No

LATROBE PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	19 Munro Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010								
HO125	*Star Hotel (former)* Peterkin Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO9	*Azarole Hawthorn Tree* Victory Park, Princes Highway (formerly known as Mill Street), Traralgon	-	-	-	-	-	Yes – Ref No. H2135	Yes	No
HO126	*Infant Smythe Burial Site* 9-13 Princes Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO127	*House*	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	96 Princes Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010								
HO128	*Strzelecki Memorial* 495 (opp.) Princes Highway, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO7	*Traralgon Engine Shed and Turntable* Queens Parade, Traralgon	-	-	-	-	-	Yes – Ref No. H1979	Yes	No
HO129	*Traralgon Railway Station complex* 14-20 Queens Parade, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	Yes	Yes	No	No	No	No
HO130	*Drill Hall (former)* 40-50 Queens Parade, Traralgon	No	No	No	Yes	No	No	No	No

LATROBE PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010								
HO131	*House* 14 Roseneath Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO132	*Danora (former)* 135 Seymour Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO133	*Hazel-lyn* 5 Shakespeare Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020	No	No	No	Yes	No	No	No	No

LATROBE PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010								
HO134	*Latrobe River Railway Bridges* (off) Traralgon-Maffra Road, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO135	*The Bluff Causeway Bridge* Traralgon-Tyers Road, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
	Tyers								
HO136	*Tyers Mechanics' Institute & Public Hall and H.J. Saunders Sawmill Social Hall (former)* 3 Mount Hope Road, Tyers Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance:	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010								
HO137	*Sandbank Reserve* Traralgon-Tyers Road, Tyers Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	Yes	Yes	No	No	No	No
HO138	*Traralgon Water Supply System Pipe Bridge* (off) Wirilda Walking Track, (south-west of) Tyers-Walhalla Road, Tyers (CA 2012 Boola Boola) Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
	Yallourn & Yallourn North								
HO139	*Yallourn North Infant Welfare Centre* 39 Carmel Street, Yallourn North Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance:	No	No	No	Yes	No	No	No	No

LATROBE PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010								
HO140	*Yallourn Cemetery* Haunted Hills Road, Yallourn Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO141	*Yallourn North Camp Recreation Hall (former)* 12-16 Third Street, Yallourn North Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	Yes	Yes	No	No	No	No
HO142	*St James' Anglican Church* 2 Reserve Street, Yallourn North Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	Yes	No

LATROBE PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO143	*St Brigid's Catholic Church* 11 Reserve Street, Yallourn North Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	Yes	No
HO6	*Former Yallourn Power Station Administrative Building* Yallourn Drive, Yallourn	-	-	-	-	-	Yes – Ref No. H1054	Yes	No
	Yinnar & Yinnar South								
HO144	*Precinct – Yinnar township* 32-78 Main Street and 19-35 Main Street (CA 57B Yinnar and part CA 66 Yinnar), Yinnar Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO147	*Yinnar War Memorial & Scouts Oak* Main Street, Yinnar Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020	No	No	Yes	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010								
HO148	*Yinnar Methodist Church (former)* 26 Main Street, Yinnar Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO149	*Our Lady of Good Counsel Catholic Church* 74-76 Main Street, Yinnar Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	Yes	No	Yes	No	No	No	No
HO150	*Middle Creek (Holy Innocents) Church of England* 320 Middle Creek Road, Yinnar South Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	Yes	No	Yes	No	No	Yes	No

LATROBE PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO151	*Horseshoe Vale* 67 Miss Bonds Road, Yinnar South Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No
HO152	*Scrubby Forest homestead* 13 Scrubby Forest Road, Yinnar Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010	No	No	No	Yes	No	No	No	No

LATROBE PLANNING SCHEME

31/07/2018
VC148

SCHEDULE TO CLAUSE 51.01 SPECIFIC SITES AND EXCLUSIONS

1.0 Specific sites and exclusions

~~02/10/2025 --/--/----~~
~~C149latr~~Proposed C157latr

Address of land	Title of incorporated document
The lots, reserves and roads shown on the plans prepared by Basslink Pty Ltd on 23 July, 2002 and numbered 0800014-000-461, 0800014-000-462.	Basslink – Land Use and Development Controls (2002)
~~The land required for the Princes Highway Duplication, Traralgon East to Kilmany, as identified in Clause 3 of the Incorporated document.~~	~~Princes Highway Duplication, Traralgon East to Kilmany, Incorporated Document (November 2012)~~
~~412 Commercial Road, Morwell (being Lot 2 on Plan of Subdivision 449983A and 6G1 Section A, Parish of Hazelwood.~~	~~Morwell Temporary Diesel-Powered Electricity Generation Incorporated Document (November 2017)~~

LATROBE PLANNING SCHEME

31/07/2018
VC148

SCHEDULE TO CLAUSE 59.15 LOCAL VICSMART APPLICATIONS

1.0

28/05/2021
C122latr

Table 1 Classes of VicSmart application under zone provisions

Name of zone or class of zone	Class of application	Permit requirement provision	Information requirements and decision guidelines
None specified			

2.0

28/05/2021
C122latr

Table 2 Classes of VicSmart application under overlay provisions

Name of overlay or class of overlay	Class of application	Permit requirement provision	Information requirements and decision guidelines
None specified			

3.0

~~04/05/2022~~ ~~--/--/----~~
~~VC210~~Proposed C157latr

Table 3 Classes of VicSmart application under particular provisions

Name of particular provision	Class of application	Permit requirement provision	Information requirements and decision guidelines
~~Clause 52.17 Licenced Premises~~	~~Use land to sell or consume liquor on the premises in association with a Food and drink premises (other than a Hotel, Takeaway food premises or Tavern) in the Commercial 1 Zone and Activity Centre Zone where:~~ ~~The hours of trading allowed under the licence are between 10:00am and 11pm.~~	~~Clause 52.27~~	~~Clause 59.16 Schedule 1~~
Clause 52.29 Land Adjacent to the principal road network	Create or alter access to: A road in a Transport Zone 2 Land in a Public Acquisition Overlay if: The Head, Transport for Victoria is the acquiring authority; and The purpose of the acquisition is for a road.	Clause 52.29	Clause 59.16 Schedule ~~2~~1

LATROBE PLANNING SCHEME

06/06/2019
C116latr

SCHEDULE TO CLAUSE 66.04 REFERRAL OF PERMIT APPLICATIONS UNDER LOCAL PROVISIONS

1.0 Referral of permit applications under local provisions

~~02/10/2025~~ ~~--/--/----~~
~~C149latr~~Proposed C157latr

Clause	Kind of application	Referral authority	Referral authority type
On land identified as the Gippsland Coalfields Policy Area	To subdivide land. To use land or to construct a building or construct or carry out works for a cemetery, educational centre, exhibition centre, function centre, golf course, hospital, industry (other than rural industry), major sports and recreational facility, shop or office with a gross floor area exceeding 2000 square metres, or accommodation if the total number of people to be accommodated exceeds 100 or the proposed development results in an increase of greater than 25 percent to the gross floor area of an existing accommodation building.	Secretary to the Department administering the *Minerals Resources (Sustainable Development) Act 1990* Secretary to the Department administering the *Minerals Resources (Sustainable Development) Act 1990*	Determining referral authority Determining referral authority
Schedule 1 to Clause 37.01 (SUZ)	All applications.	Secretary to the Department administering the *Minerals Resources (Sustainable Development) Act 1990*	Determining referral authority
Clause 5.0 of Schedule 1 to Clause 42.01 (ESO)	To subdivide land which create a lot with an area less than 20 hectares.	Secretary to the Department administering the *Minerals Resources (Sustainable Development) Act 1990*	Determining referral authority
Clause 5.0 of Schedule 1 to Clause 42.01 (ESO) (continued)	To develop land for: ▪ cemetery. ▪ educational centre.	Secretary to the Department administering the *Minerals Resources*	Determining referral authority

LATROBE PLANNING SCHEME

Clause	Kind of application	Referral authority	Referral authority type
	▪ exhibition centre. ▪ function centre. ▪ golf course. ▪ Hospital. ▪ industry (other than rural industry). ▪ major sports and recreational facility. ▪ plantation ▪ shop or office with a floor area exceeding 2,000 square metres. ▪ accommodation if the total number of people to be accommodated exceeds 100 or the proposed development results in an increase of greater than 25% to the floor area of an existing accommodation building.	*(Sustainable Development) Act 1990*	
Clause 5.0 of Schedule 3 to Clause 42.01 (ESO)	All applications	Environment Protection Authority Victoria	Recommending referral authority
Schedule 1 to Clause 45.02 (AEO)	Uses listed in Schedule 1 to this clause.	Latrobe Regional Airport Board	Recommending referral authority
Schedule 2 to Clause 45.02 (AEO)	Uses listed in Schedule 2 to this clause.	Airport owner	Determining referral authority
Clause 3 of Schedule 3 to Clause 43.02 (DDO)	Uses listed in Schedule 3 to the clause	Roads Corporation	Determining referral authority
Clause 2.0 Schedule 5 to Clause 43.02 (DDO)	Buildings and Works applications where the height will exceed 56.44m above AHD	Department of Health	Determining referral authority
Clause 2.0 Schedule 6 to Clause 43.02 (DDO)	Buildings and Works applications where the height will exceed 68.4m above AHD	Department of Health	Determining referral authority

LATROBE PLANNING SCHEME

Clause	Kind of application	Referral authority	Referral authority type
Clause 2 of Schedule 7 to Clause 43.02 (DDO)	All applications	Latrobe Regional Airport Board	Recommending referral authority
Clause 2 of Schedule 8 to Clause 43.02 (DDO)	All applications	Latrobe Regional Airport Board	Recommending referral authority
Clause 2 of Schedule 10 to Clause 43.02 (DDO)	All applications	Latrobe Regional Airport Board	Recommending referral authority
Clause 2 of Schedule 11 to Clause 43.02 (DDO)	All applications	Latrobe Regional Airport Board	Recommending referral authority
Schedule 1 to Clause 44.07 (SRO)	An application for any use listed in Clause 3.0 of the Schedule.	Secretary to the Department administering the *Mineral Resources (Sustainable Development) Act 1990*.	Determining referral authority
Schedule 1 to Clause 44.08 (BAO)	All applications	Energy Safe Victoria	Recommending referral authority
Clause 2.4 of Schedule 1 to Clause 37.07 (UGZ1)	Subdivision	West Gippsland Catchment Management Authority	Recommending referral authority

LATROBE PLANNING SCHEME

06/06/2019
C116latr

SCHEDULE TO CLAUSE 66.06 NOTICE OF PERMIT APPLICATIONS UNDER LOCAL PROVISIONS

1.0 Notice of permit applications under local provisions

~~28/05/2024~~ ~~--/--/----~~
~~C122latr~~Proposed C157latr

Clause	Kind of application	Person or body to be notified
Clause 2.0 of Schedule 5 to Clause 43.02 (DDO)	All buildings and works applications where height exceeds 56.44m above AHD	Latrobe Regional Hospital
Clause 2.0 of Schedule 5 to Clause 43.02 (DDO)	All buildings and works applications where height exceeds 68.4m above AHD	Latrobe Regional Hospital
Clause 2.5 of Schedule 1 to Clause 37.07 (UGZ)	All buildings and works applications where proposed development will discharge water into a waterway shown on Plan 1 to the Schedule to Clause 37.07	West Gippsland Catchment Management Authority

LATROBE PLANNING SCHEME

13/12/2018
C104latr

SCHEDULE TO CLAUSE 72.03 WHAT DOES THIS PLANNING SCHEME CONSIST OF?

1.0 Maps comprising part of this planning scheme:

~~06/08/2026~~ ~~--/--/----~~
~~C150latr~~Proposed C157latr

- 1, 1BMO
- 2, 2BMO, 2LSIO-FO
- 3, 3BMO
- 4, 4BMO, 4LSIO-FO
- 5, 5BMO, 5HO, 5LSIO-FO
- 6, 6HO, 6LSIO-FO
- 7, 7LSIO-FO
- 8, 8HO, 8LSIO-FO
- 9, 9LSIO-FO
- 10, 10LSIO-FO
- 11, 11BAO, 11BMO, 11ESO, 11LSIO-FO
- 12, 12BAO, 12BMO, 12ESO
- 13, 13BAO, 13BMO, 13ESO, 13HO
- 14, 14BMO, 14DPO, 14ESO, 14LSIO-FO
- 15, 15BMO, 15LSIO-FO
- 16, 16BMO, 16HO, 16LSIO-FO
- 17, 17DPO, 17HO, 17LSIO-FO
- 18, 18HO, 18LSIO-FO
- 19, 19DPO, 19HO, 19LSIO-FO
- 20, 20HO, 20LSIO-FO
- 21, 21BAO, 21BMO, 21LSIO-FO, 21SCO
- 22, 22HO, 22LSIO-FO
- 23, 23DCPO, 23HO, 23LSIO-FO
- 24, 24DCPO, 24DPO, 24LSIO-FO, 24PAO
- 25, 25DCPO, 25LSIO-FO, 25PAO
- 26, 26DPO, 26HO, 26SCO
- 27, 27DPO, 27HO, 27SCO
- 28, 28BMO, 28DPO, 28HO, 28LSIO-FO, 28SCO
- 29, 29BMO, 29DCPO, 29DPO, 29LSIO-FO, 29SCO
- 30, 30BMO, 30DCPO, 30DPO, 30PAO
- 31, 31BMO, 31DCPO, 31DPO, 31ESO
- 32, 32BMO, 32DPO, 32SCO
- 33, 33BMO
- 34, 34BAO, 34BMO, 34LSIO-FO

LATROBE PLANNING SCHEME

- 35, 35BMO, 35HO, 35LSIO-FO, 35SCO
- 36, 36BMO, 36ESO, 36HO, 36SCO
- 37, 37BAO, 37BMO, 37DCPO, 37ESO, 37LSIO-FO
- 38, 38BAO, 38BMO, 38DCPO, 38ESO, 38HO, 38LSIO-FO
- 39, 39BMO
- 40, 40BMO, 40LSIO-FO
- 41, 41BMO, 41LSIO-FO
- 42, 42BMO, 42HO, 42LSIO-FO
- 43, 43BAO, 43BMO, 43DDO, 43ESO, 43LSIO-FO
- 44, 44AEO, 44BAO, 44BMO, 44DDO, 44DPO, 44ESO, 44HO, 44LSIO-FO
- 45, 45BAO, 45BMO, 45DPO, 45ESO, 45HO
- 46, 46BAO, 46BMO, 46DPO, 46ESO
- 47, 47BAO, 47BMO, 47DDO, 47DPO, 47ESO, 47HO, 47LSIO-FO
- 48, 48DDO, 48DPO, 48ESO, 48LSIO-FO
- 49, 49HO, 49LSIO-FO
- 50, 50DPO, 50LSIO-FO, 50PAO
- 51, 51BAO, 51DPO, 51SCO
- 52, 52BAO, 52DDO, 52DPO, 52PAO, 52SCO
- 53, 53DDO
- 54, 54DDO, 54EAO, 54SCO
- 55, 55DDO, 55EAO, 55HO, 55PO, 55SCO
- 56, 56HO, 56LSIO-FO, 56PO, 56SCO
- 57, 57DPO
- 58, 58DDO, 58DPO, 58ESO, 58PAO
- 59, 59BMO, 59DDO, 59DPO, 59ESO, 59PAO, 59SCO
- 60, 60DDO, 60ESO, 60HO, 60LSIO-FO, 60PAO
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- 82, 82BAO, 82DDO, 82ESO, 82HO, 82LSIO-FO, 82SCO, 82SRO
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- 131, 131BMO
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- 135, 135BMO

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15/01/2024
VC249

SCHEDULE TO CLAUSE 72.04 INCORPORATED DOCUMENTS

1.0 Incorporated documents

~~06/03/2026~~ ~~C153latr~~Proposed C157latr

Name of document	Introduced by:
Australian Standard AS2021-2015, Acoustics – Aircraft Noise Intrusion – Building Siting and Construction (Standards Australia Limited, 2015)	VC107
Basslink – Land Use and Development Controls (2002)	C20
Fourth Road, Hazelwood North, December 2020	C129latr
Gippsland Line Upgrade - Corridor Works Incorporated Document (November 2019)	GC124
Lake Narracan Development Contributions Plan (Metropolitan Planning Authority, December 2023)	VC249
Lake Narracan Native Vegetation Precinct Plan (October 2021)	C135latr
Lake Narracan Precinct Structure Plan (March 2015)	C86
Latrobe City Heritage Overlay – Planning Permit Exemptions & Application Requirements Incorporated Plan (April 2020)	C122latr
Latrobe City Heritage Study Volume 3: Heritage place & precinct Citations (July 2010)	C14
Latrobe GovHub Incorporated Document, February 2019	C113latr
Latrobe Regional Airport Master Plan (2019)	C092latr
Loy Yang Power Station & Coal Mine Incorporated Document (April 2020)	C123latr
Marinus Link Project (Department of Transport and Planning, June 2025)	GC217
~~Morwell Temporary Diesel-Powered Electricity Generation Incorporated Document (November 2017)~~	~~C107~~
NovaPower, Network Support Sub-station Incorporated Document (November 2012)	C80
Princes Highway Duplication, Traralgon East to Kilmany, Incorporated Document (November 2012)	C65
Small Lot Housing Code (August 2014)	C86
Traralgon East Service Station Signage (June 2018)	C112latr

LATROBE PLANNING SCHEME

31/07/2018
VC148

SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

1.0 Background documents

~~02/10/2025~~ ~~--/--/----~~
~~C149latr~~Proposed C157latr

Name of background document	Amendment number clause reference
Assessment of Agricultural Quality of Land in Gippsland (Ian R Swan and Andrew G Volum, August 1984)	C97 Clause 02 Clause 14
Australian Paper: Maryvale Pulp Mill Buffer Requirements (GHD Pty Ltd, July 2011)	C87pt1 Clause 02 Clause 13 Clause 14
Car Parking Framework Review Traralgon & Morwell (Traffix Group, August 2014)	C105 Clause 45.09 Schedules 1 and 2
Churchill East West Link: Master Plan and Urban Design Framework (Spiire Australia Pty Ltd, October 2013)	C97 Clause 02 Clause 11
Churchill Town Centre Plan (Beca Pty Ltd, July 2007	C62 Clause 02, Clause 11 Clause 19 Clause 43.02 Schedule 9
Clifton Street Precinct Urban Design Guidelines (Tract Consultants, September 2008)	C76 Clause 02 Clause 11 Clause 15
Cultural Diversity Action Plan 2020-2024 (Latrobe City Council, October, 2019)	C97 Clause 02
Economic Development Strategy 2016-2020 (Latrobe City Council, May 2016)	C97 Clause 02 Clause 17
Framework for the Future (Latrobe Region, October 1987)	C97 Clause 02
Gippsland Logistics Precinct Project (Latrobe City Council, April 2009)	C97 Clause 02 Clause 18.05-1L
Hazelwood Mine Fire Inquiry Report (Hazelwood Mine Fire Inquiry, 2014)	C105

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Name of background document	Amendment number clause reference
	Clause 02 Clause 14.03-1L
Healthy Urban Design Good Practice Guideline (Latrobe City Council, June 2008	Clause 02 Clause 11 Clause 15 Clause 43.04 Schedules 4, 5 and 6
Infrastructure Design Manual (Local Government Infrastructure Design Association, ~~2022~~2025)	Clause 02 Clause 19
Land Over Coal and Buffer Area Study (Ministry for Planning and Environment, February 1988)	Clause 02 Clause 14.03-1L
~~*Latrobe City Bicycle Plan 2007-2010* (Latrobe City Council, December 2007)~~	~~C97~~ ~~Clause 02~~ ~~Clause 18.02-1L~~ ~~Clause 43.04 Schedules 5, 6,7 and 9~~
Latrobe City Council Bulky Good Retail Sustainability Assessment (Macroplan Australia Pty Ltd, March 2009)	C39 Clause 02 Clause 11 Clause 17 Clause 43.02 Schedule 9 Clause 43.04 Schedule 4
~~*Latrobe City Council Disability Action Plan 2013-2020* (Latrobe City Council, 2013)~~	~~C97~~ ~~Clause 02~~
Latrobe City Council Residential and Rural Residential Land Assessment (Essential Economics Pty Ltd, March 2009)	C97 Clause 02 Clause 11 Clause 16
Latrobe City Council Urban Design Guidelines (Hansen Pty Ltd and Latrobe City Council, March 2021)	C136latr Clause 02 Clause 11 Clause 15
Latrobe City Council Waste Management Strategy (2010-2017) (Meinhardt Infrastructure and Environment Pty Ltd, 2010)	C97 Clause 02 Clause 13 Clause 19

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Name of background document	Amendment number clause reference
Latrobe City Council Retail Strategy Review Background Research and Analysis (2019) *Latrobe City Council Retail Strategy - Strategy and Implementation Plan* (2019)	C119latr Clause 02
Latrobe City Economic Development Strategy 2026-2031 (Latrobe City Council, 2026)	C157latr Clause 02
Latrobe City Events and ~~Tourism Strategy 2018-2022~~ Visitor Economy Strategy 2024-2028 (Latrobe City Council, ~~2018~~2024)	Clause 02 Clause 17
Latrobe City Heritage Study (Context Pty Ltd 2010)	C14 Clause 02 Clause 15 Clause 32.07 Schedule 2 Clause 43.01 Schedule
Latrobe City Municipal Fire Management Plan 2018 (Latrobe City Council, 2018)	C97 Clause 02 Clause 13.02-1L
Latrobe City Older Persons Strategy 2007-2021 (Latrobe City Council, 2007)	C62 Clause 02 Clause 16 Clause 19
Latrobe City Play Space Improvement Plan 2016-2021, (Latrobe City, 2016)	C91 Clause 02 Clause 19.02-6L
Latrobe Council Plan including Municipal Health and Wellbeing Plan 2025-2029 (2025)	C157latr Clause 02
Latrobe Regional Airport Master Plan 2015 (Updated 2019) (Rehbein Airport Consulting, 2019)	C92 Clause 02 Clause 11 Clause 17 Clause 18
Latrobe Social and Affordable Housing Strategy (SGS Economics & Planning and Latrobe City Council, 2021)	C136latr Clause 02 Clause 15 Clause 16
Latrobe Structure Plans Background Report (Beca Pty Ltd, August 2007)	C97

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Name of background document	Amendment number clause reference
	Clause 02
	Clause 11
	Clause 12
	Clause 13
	Clause 14
	Clause 15
	Clause 16
	Clause 17
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	Clause 43.04 Schedules
Latrobe Structure Plans - Churchill (Beca Pty Ltd, August 2007)	C97
	Clause 02
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	Clause 18
	Clause 19
	Clause 43.04 Schedules
Latrobe Structure Plans - Moe and Newborough (Beca Pty Ltd, August 2007)	C97
	Clause 02
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	Clause 13
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	Clause 15
	Clause 16
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	Clause 43.04 Schedules
Latrobe Structure Plans - Morwell (Beca Pty Ltd, August 2007)	C97
	Clause 02

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Name of background document	Amendment number clause reference
	Clause 11
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Latrobe Structure Plans - Traralgon (Beca Pty Ltd, August 2007)	C97
	Clause 02
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	Clause 18
	Clause 19
	Clause 43.04 Schedules
Latrobe Transit Centred Precincts (David Lock Associates, SGS Economics and Planning PBAI Australia, December 2004)	C50
	Clause 02
	Clause 11
Live Work Latrobe Housing Strategy (Latrobe City Council, MacroPlan Dimasi, RMCG and Planisphere, May 2019)	C105
	Clause 02
	Clause 11
	Clause 15
	Clause 16
Live Work Latrobe Industrial and Employment Strategy (Latrobe City Council, MacroPlan Dimasi, RMCG and Planisphere, May 2019)	C105
	Clause 02
	Clause 11
	Clause 17
Live Work Latrobe Rural Land Use Strategy (Latrobe City Council, MacroPlan Dimasi, RMCG and Planisphere, May 2019)	C105
	Clause 02

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Name of background document	Amendment number clause reference
	Clause 14
	Clause 16
Moe Activity Centre Plan (Tract Consultants, December 2007)	C62
	Clause 02
	Clause 11
	Clause 17
Moe and Newborough Structure Plan (Metropolitan Planning Authority, March 2015)	C62
	Clause 02
	Clause 11
	Clause 17
*Moe Rail Precinct Revitalisation Project Master Plan (*SJB Urban, SJB Architects, McCormick Rankin Cagney, Slattery Australia, November 2009)	C79
	Clause 02
	Clause 11
	Clause 36.01
Morwell Activity Centre Plan (Latrobe City Council 2022)	C137
	Clause 11
	Clause 17
	Clause 37.08s
	Clause 45.09s
*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*)*	C137 Clause 11 Clause 17 Clause 37.08s Clause 45.09s
Morwell Logistics Precinct Master Plan (Beca Pty Ltd, Meyrick and Associates, and Traffix Group, 2005)	Clause 02
	Clause 17
	Clause 18

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Name of background document	Amendment number clause reference
Morwell to Traralgon Employment Corridor Precinct Masterplan (Urban Enterprise, 2020)	C115 Clause 02 Clause 11 Clause 17
Municipal Domestic Waste Water Management Plan (Infocus Management Group, WDMS Pty Ltd, Municipal Domestic Wastewater Management & Latrobe City Council, December 2006)	C97 Clause 02 Clause 19 Clause 42.01s
Municipal Emergency Management Plan 2019 (Latrobe City Council, 30 July 2019)	C97 Clause 02 Clause 13
Natural Environment Sustainability Strategy 2014-2019 (Latrobe City Council, 2014)	C97 Clause 02 Clause 12 Clause 15 Clause 19
Planning for Intensive Agriculture in Gippsland - Regional Development Australia Gippsland (RMCG, 24 August 2016)	C105 Clause 02 Clause 14 Clause 16
Positioning Latrobe City for a Low Carbon Emission Future (MWH, 2010)	C97 Clause 02 Clause 15 Clause 17 Clause 18 Clause 19
Project Implementation Plan - Gippsland Logistics Precinct Project (Latrobe City Council, April 2009)	C97 Clause 02 Clause 15 Clause 17 Clause 18 Clause 19
Project Findings Report: Latrobe City Council DDO1 Major Pipeline Infrastructure Review (GPA Engineering/Auld Planning & Projects, May 2020)	C121latr Clause 02,19.01-3L Clause 44.08 Schedule 1

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Name of background document	Amendment number clause reference
Public Art Policy 2018 (Latrobe City Council - City Development Division, November 2018)	C91 Clause 02
Public Open Space Strategy Volume 1: Strategy and Recommendations (Latrobe City Council, Insight Leisure Planning, Davis Planning Solutions, FFLA, March 2013)	C91 Clause 02 Clause 19.02-6L Clause 43.04 Schedules 5, 6, 7 and 9
Public Toilet Plan 2023-2030 (Latrobe City Council, July 2023)	C149 Clause 02 Clause 15 Clause 19
Retail Advice - Lake Narracan Structure Plan (SGS Economics and Planning, July 2013)	C97 Clause 02 Clause 11 Clause 17
Review of Proposed Public Open Space Contributions Rates (Urban Enterprise, October 2016)	C97 Clause 02 Clause 19
Small Town Structure Plans: Boolarra, Glengarry and Tyers (NBA Group Pty Ltd, April 2009)	C024pt2 Clause 02 Clause 11 Clause 12 Clause 13 Clause 14 Clause 15 Clause 16 Clause 17 Clause 18 Clause 19
Strategic Outlook for Moe - Newborough and Lake Narracan (Growth Areas Authority, 2013)	Clause 02 Clause 11 Clause 12 Clause 13 Clause 14 Clause 15 Clause 16 Clause 17

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Name of background document	Amendment number clause reference
	Clause 18
	Clause 19
Toongabbie Structure Plan Report (Latrobe City Council, 2020)	C126latr
	Clause 11
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	Clause 16
	Clause 32.09 Schedule 5
Toongabbie Structure Plan Background Reports (Latrobe City Council, 2020)	C126latr
	Clause 11
	Clause 12
	Clause 16
	Clause 32.09 Schedule 5
Tracks, Trails and Paths Strategy (Planisphere, April 2016)	C91
	Clause 02
	Clause 18
	Clause 19
Traralgon Activity Centre Plan (Victorian Planning Authority and Latrobe City Council, September 2018)	C106pt1
	Clause 02
	Clause 11
	Clause 37.08 Schedule 1
Traralgon Activity Centre Plan Background Reports (Hansen Partnership Pty Ltd, July 2010)	C106pt1
	Clause 02
	Clause 11
	Clause 37.08 Schedule 1
Traralgon Background Report: Traralgon Growth Areas Review (Hansen Partnership and Parsons Brinkerhoff, August 2013)	C87pt2
	Clause 02
	Clause 11
	Clause 19
Traralgon Car Parking Review (Ratio, 2023)	C142latr
	Clause 18
	Clause 45.09 Schedule 1
Traralgon Growth Area Framework Plan (Hansen Partnership, August 2013)	C97
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	Clause 12
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Name of background document	Amendment number clause reference
	Clause 14
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Traralgon Station Precinct Master Plan (Hansen Partnership and CPG Australia, April 2011)	C97
	Clause 02
	Clause 11
	Clause 32.07 Schedule 2
Traralgon West Structure Plan (Hansen Partnership, August 2013)	C97
	Clause 02
	Clause 11
	Clause 12
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West Gippsland Floodplain Management Strategy 2018-2027 (West Gippsland Catchment Management Authority, 2017)	C131latr
	Clause 02
	Clause 13
	Clause 44.03
	Caluse 44.04
West Gippsland REgional Catchment Strategy 2021-2027 (West Gippsland Catchment Management Authority, 2024)	C157latr
	Clause 02
Wood Encouragement Policy (Latrobe City Council, 2014)	C97
	Clause 02
	Clause 14

LATROBE PLANNING SCHEME

28/05/2021
C122latr

SCHEDULE TO CLAUSE 74.02 FURTHER STRATEGIC WORK

1.0 Further strategic work

~~02/10/2025~~ ~~--/--/----~~
~~C149latr~~Proposed C157latr

Prepare small town structure plans for Yinnar, Traralgon South and Yallourn North.

Prepare an Integrated Transport Strategy for existing and future significant shared infrastructure across the municipality

Prepare ~~an Integrated Transport and~~a Social Infrastructure Plan for existing and future significant shared infrastructure across the municipality.

Prepare a plan and facilitate the formal recognition of the Strzelecki-Alpine Biolink, incorporating plantation, public, private, road reserve land and mining areas ready or scheduled for rehabilitation through the application of zones and overlays.

Prepare an Industrial and Sensitive Use Strategy which looks at the viability for transition of industrial areas and alternative options to transition to allow for economic growth and protection of amenity.

~~Prepare a Rural Living Strategy and apply planning scheme tools to land identified as appropriate for Rural Living.~~

~~Prepare a bushfire framework plan to inform future settlement and urban growth planning.~~

~~Undertake a landscape assessment of rural areas and apply appropriate planning scheme tools to recognise locations of high hazard erosion and to protect significant landscapes, vistas or areas of significance.~~

~~Implement recommendations from the Traralgon Activity Centre Plan including:~~

- ~~Preparing streetscape masterplans for the Traralgon Activity Centre.~~
- ~~Preparing a masterplan for Post Office Place.~~
- ~~Preparing the Latrobe Active Transport Plan.~~

~~Review the minimal change status of the Toongabbie town centre in the Toongabbie Housing Framework Plan at Clause 16.01-1L (Housing Supply).~~

~~Modify the flooding schedules in consultation with the West Gippsland Catchment Management Authority.~~

Develop Environmental Significance Overlays to protect natural assets ~~and to water supply catchments~~.

Develop a Management Plan ~~and~~to maintain the Victory Park wetland in Traralgon.

~~Prepare Urban Design Guidelines for small towns.~~

Undertake further studies to document places of potential local significance that were identified but not assessed in detail by the Latrobe City Heritage Study 2010.

Identify, assess and document places of indigenous cultural heritage significance, where this is considered appropriate, in conjunction with indigenous communities or custodians.

Prepare a stormwater quality strategy.

~~Develop a policy and approach to development contributions for social and affordable housing.~~

~~Develop a policy to guide planning assessment (relating to design, neighbourhood character and site management), when they are required for Rooming Houses.~~

~~Preparation of a municipal wide signage strategy.~~

Investigate the implementation of a Vegetation Protection Overlay in the Low Density Residential Zone and Rural Living Zone to strengthen the protection of native vegetation and retain the amenity and character of these zones.

LATROBE PLANNING SCHEME

Investigate potential to increase the application of the Rural Conservation Zone Schedule 1 to other areas zoned Rural Living Zone that contain native vegetation.

Prepare a policy to assist with the assessment of non-residential uses in a Residential Zone.

Review areas affected by Schedule 5 to the Development Plan Overlay to identify sites that already have a development plan and investigate the possibility of removing the DPO5 or introducing a new schedule on these sites.

Prepare an Urban Forest Strategy to support an increase in canopy cover in public spaces.

Prepare additional work to support the implementation of social and affordable housing by:

- Developing a policy and approach to development contributions for social and affordable housing
- Developing a policy to guide planning assessment relating to design, neighbourhood character and site management, when they are required for Rooming Houses

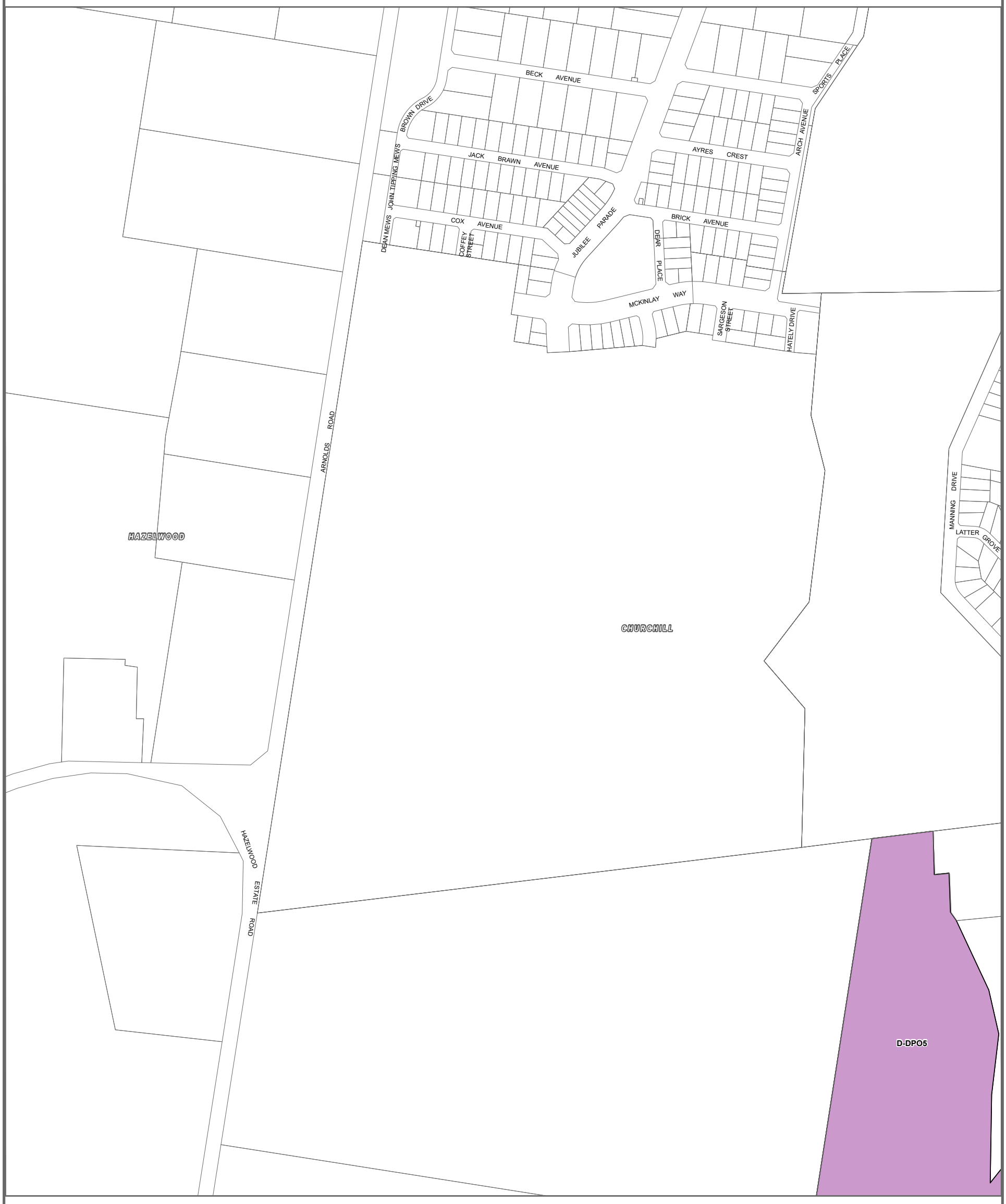
Prepare a Latrobe Regional Hospital Master Plan to promote development within the Health Precinct to support economic growth and accommodation opportunities.

Prepare an Activated Laneway Strategy for Moe-Newborough, Morwell and Traralgon CBDs.

Prepare a Growth Strategy to support th elong-term growth of the municipality.

LATROBE PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C157latr



LEGEND

D-DPO - Area to be deleted from a Development Plan Overlay

Municipal Boundary

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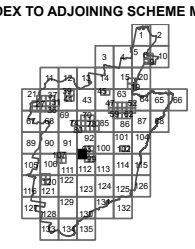
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Australian Map Grid Zone 55

Planning Spatial services
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INDEX TO ADJOINING SCHEME MAPS



AREA TO BE DELETED FROM A DEVELOPMENT PLAN OVERLAY **MAP No 95DPO**

LATROBE PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C157latr



LEGEND

D-DPO - Area to be deleted from a Development Plan Overlay

Municipal Boundary

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AREA TO BE DELETED FROM A DEVELOPMENT PLAN OVERLAY **MAP No 96DPO**

LATROBE PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C157latr



LEGEND

D-DPO - Area to be deleted from a Development Plan Overlay

Municipal Boundary

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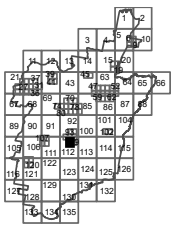
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AREA TO BE DELETED FROM A DEVELOPMENT PLAN OVERLAY **MAP No 98DPO**

LATROBE PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C157latr



LEGEND

D-DPO - Area to be deleted from a Development Plan Overlay

Municipal Boundary

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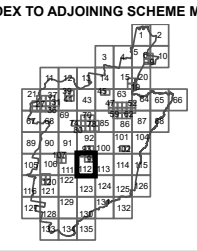
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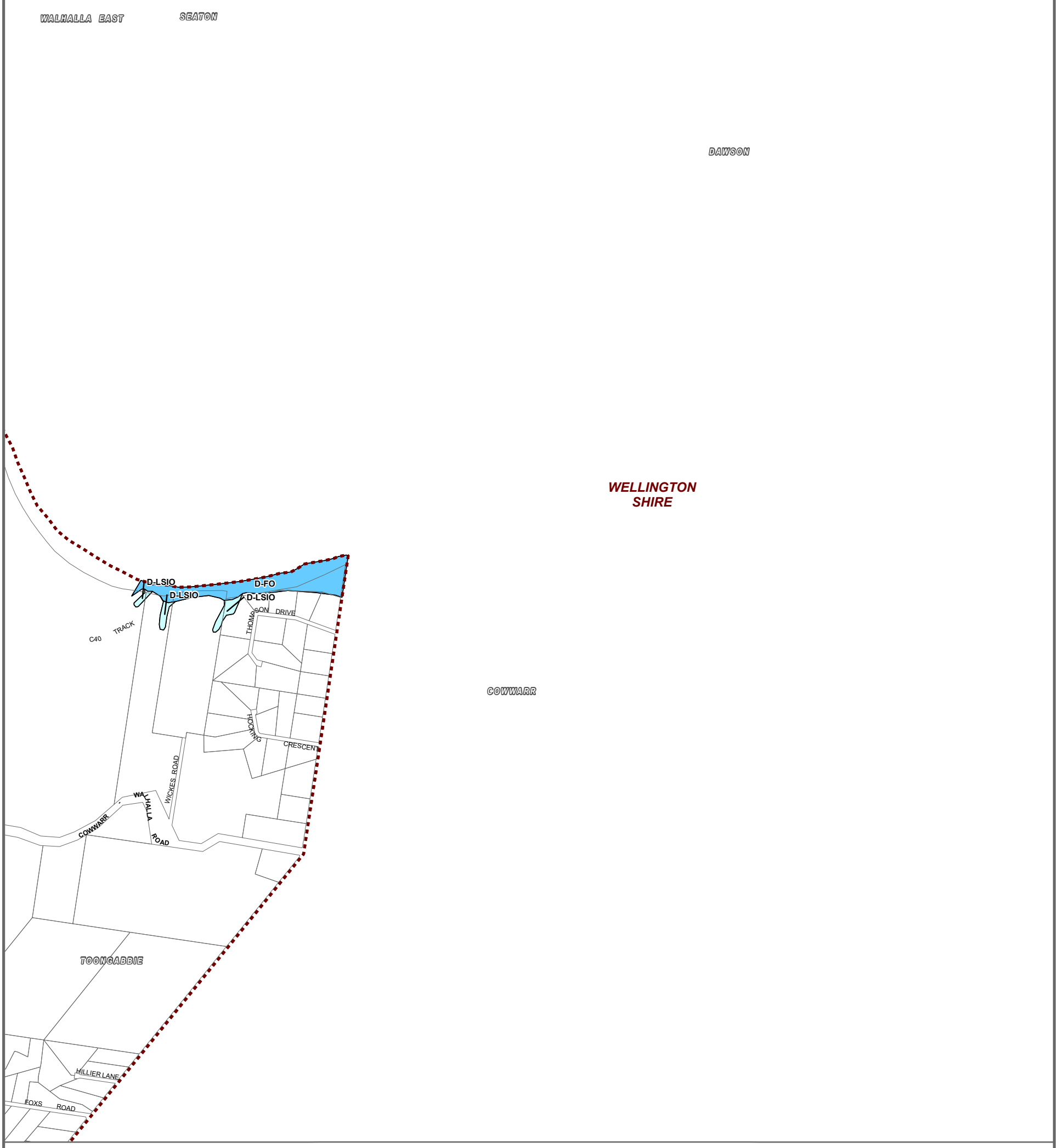
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AREA TO BE DELETED FROM A DEVELOPMENT PLAN OVERLAY **MAP No 112DPO**

LATROBE PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C157latr



LEGEND

D-FO - Area to be deleted from a Floodway Overlay

D-LSIO - Area to be deleted from a Land Subject to Inundation Overlay

Municipal Boundary

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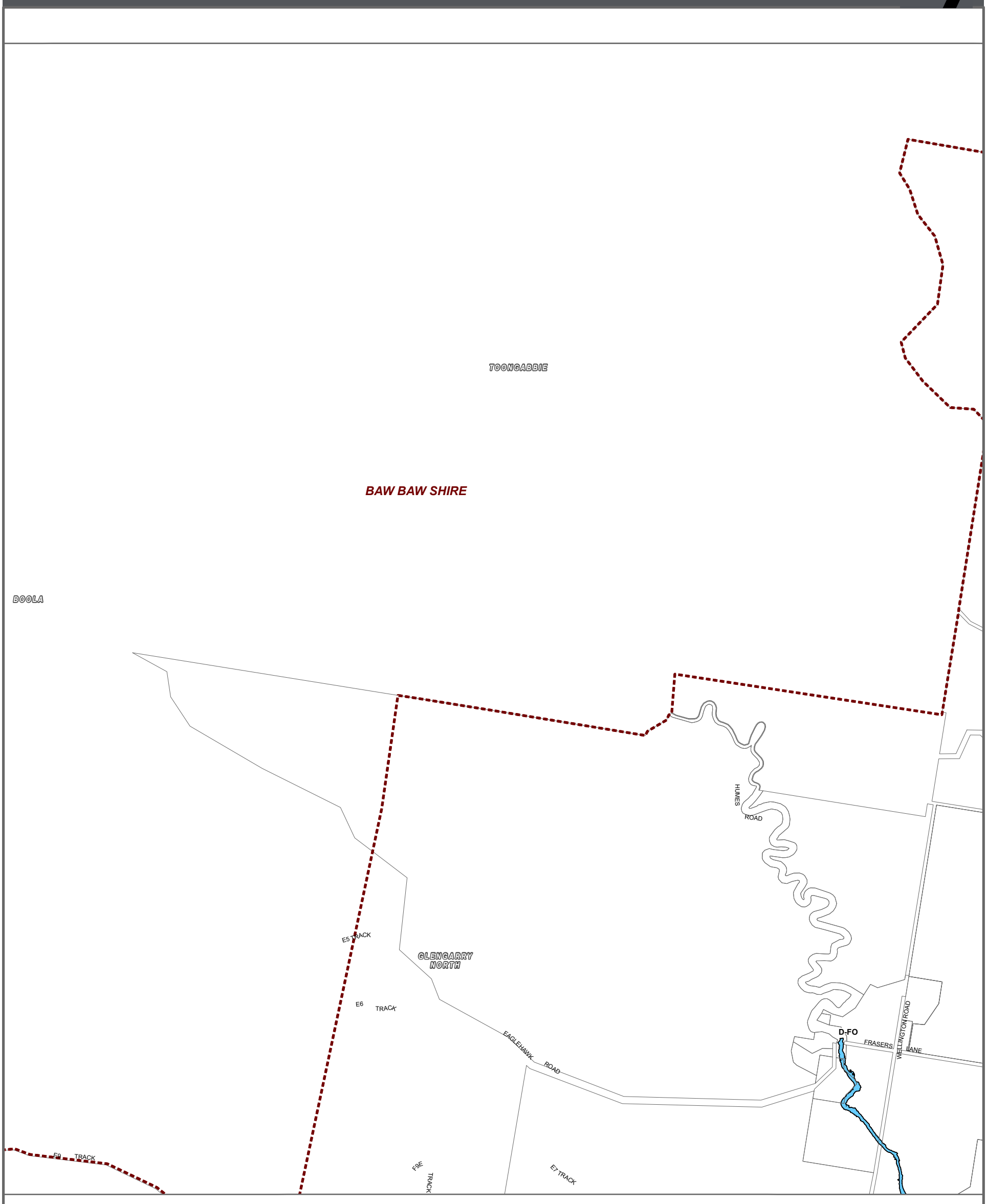
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LATROBE PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C157latr



LEGEND

D-FO - Area to be deleted from a Floodway Overlay

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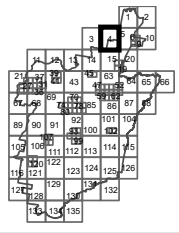
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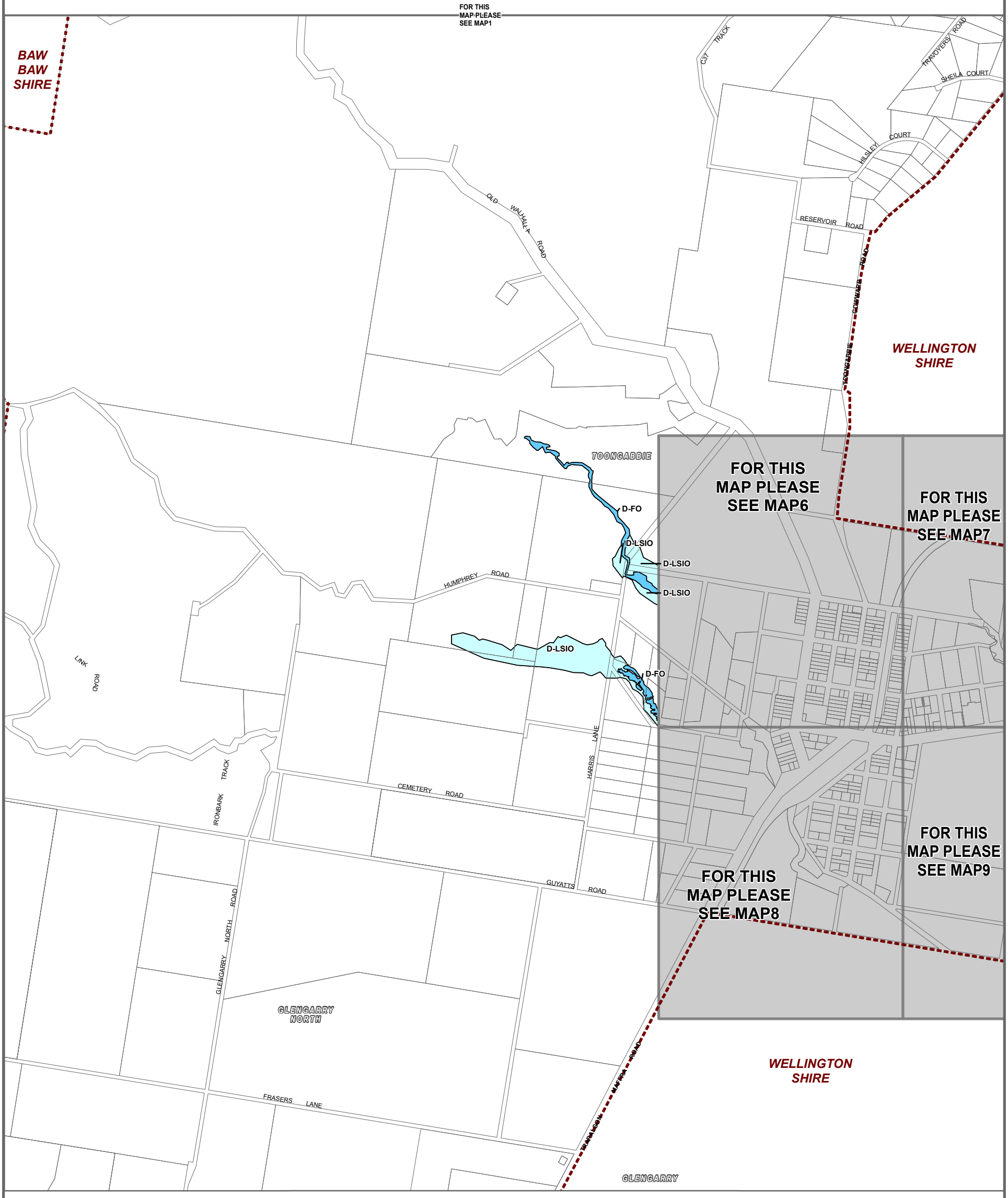
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AREA TO BE DELETED FROM A LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY **MAP No 4LSIO-FO**

LATROBE PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C157latr



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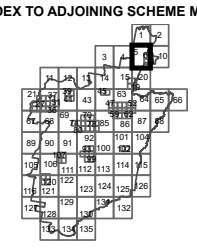
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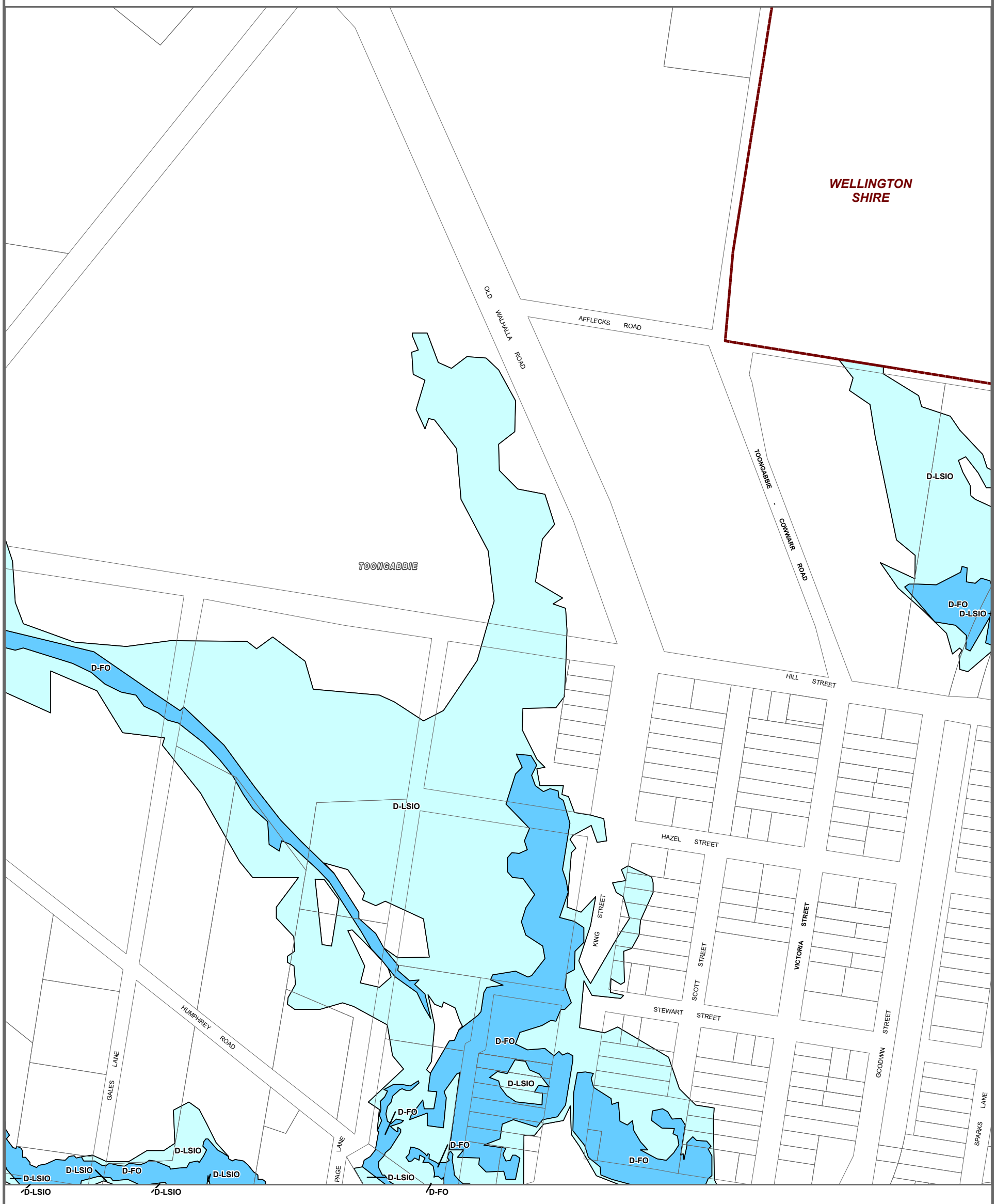
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LATROBE PLANNING SCHEME - LOCAL PROVISION

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LEGEND

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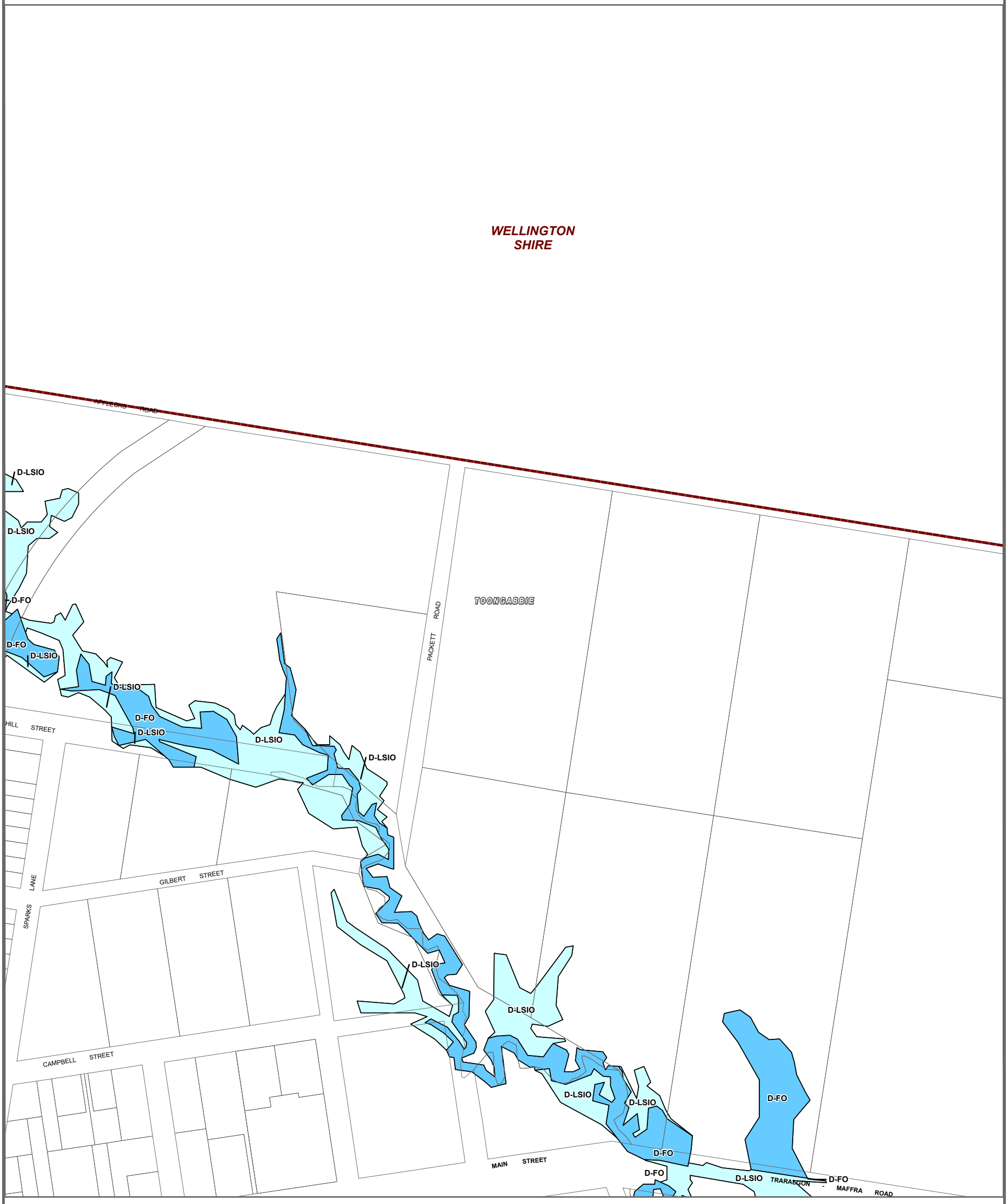
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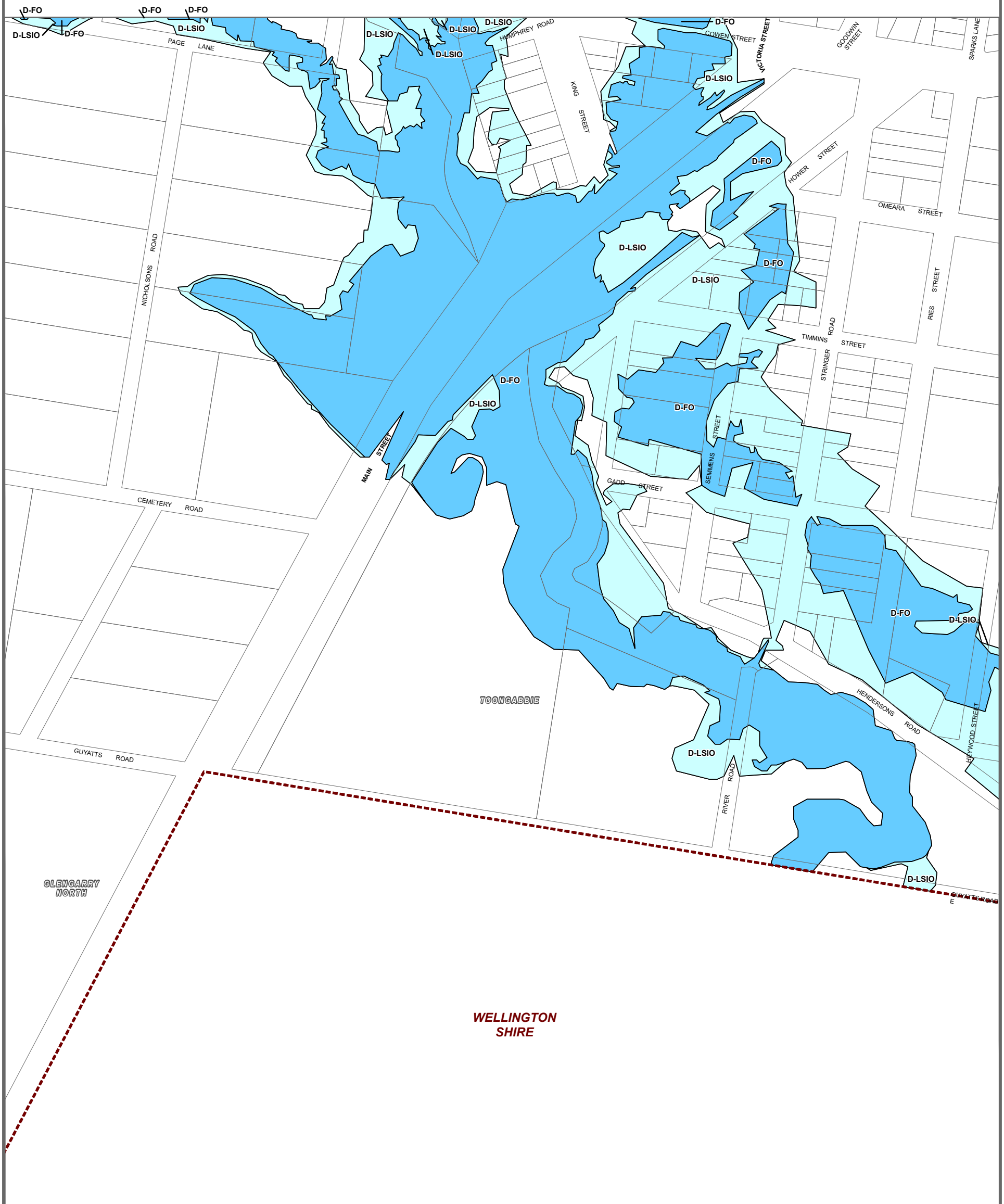
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LATROBE PLANNING SCHEME - LOCAL PROVISION

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LEGEND

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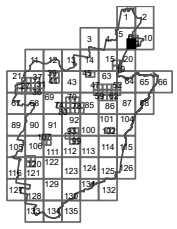
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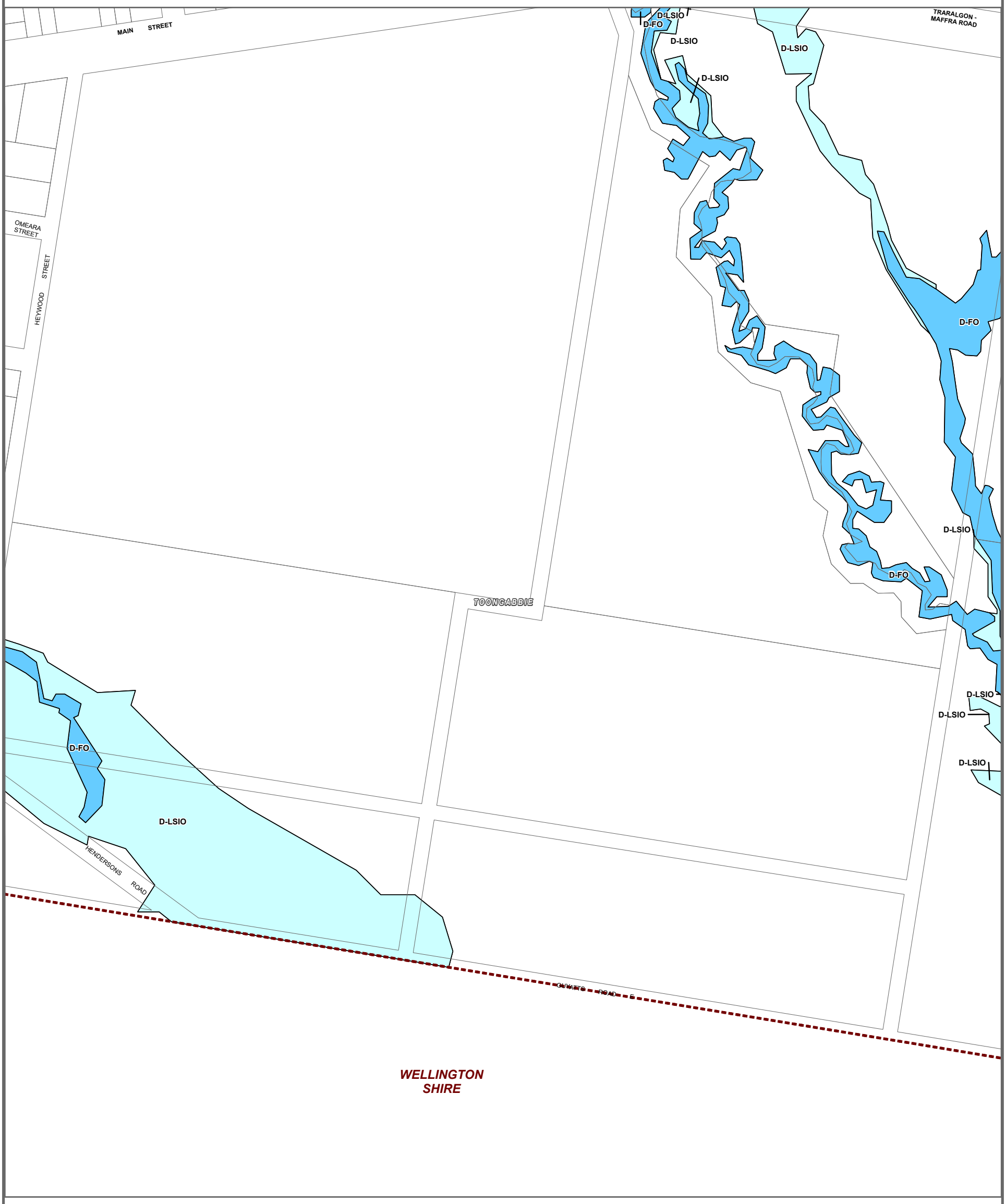
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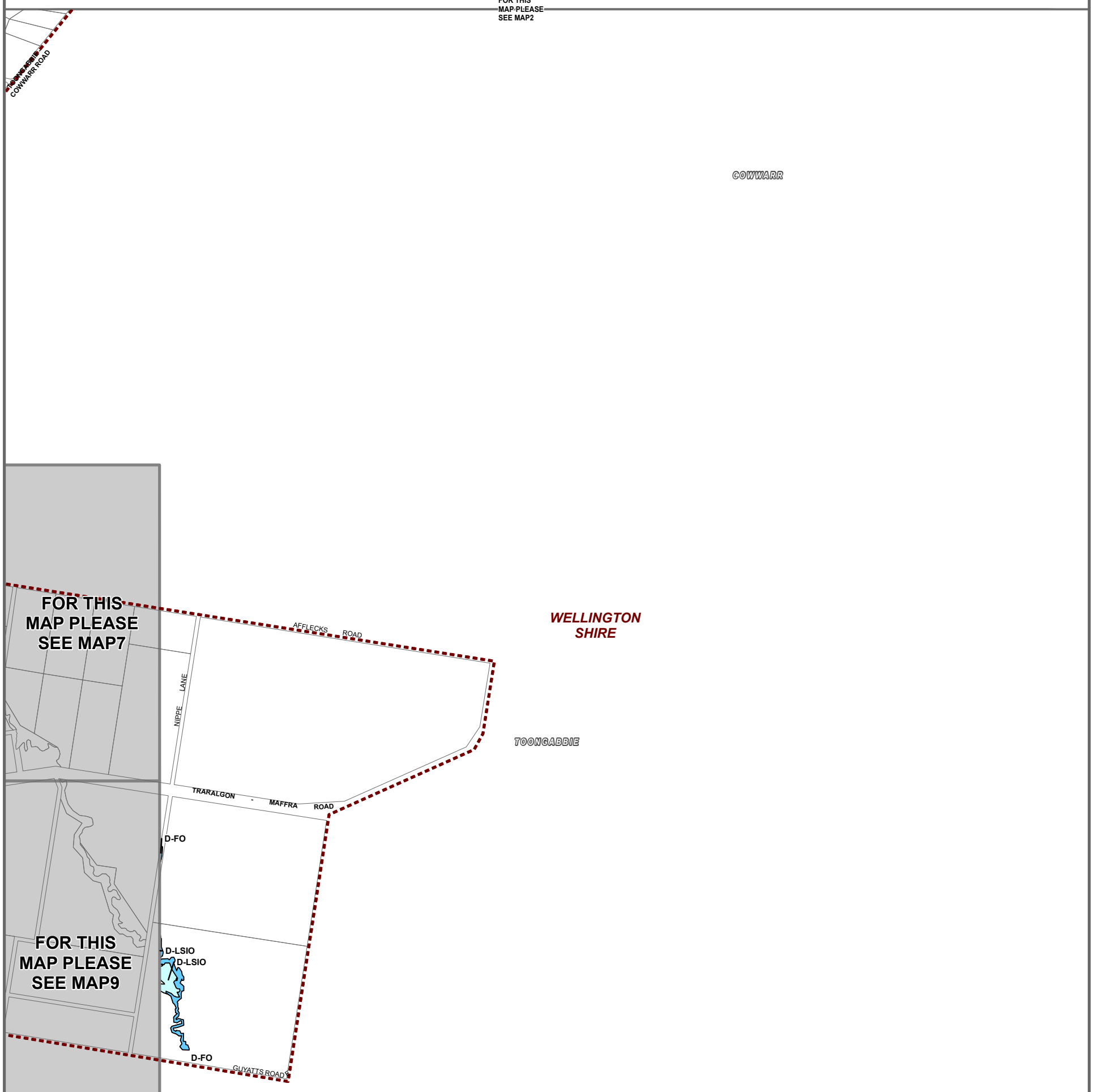
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LATROBE PLANNING SCHEME - LOCAL PROVISION

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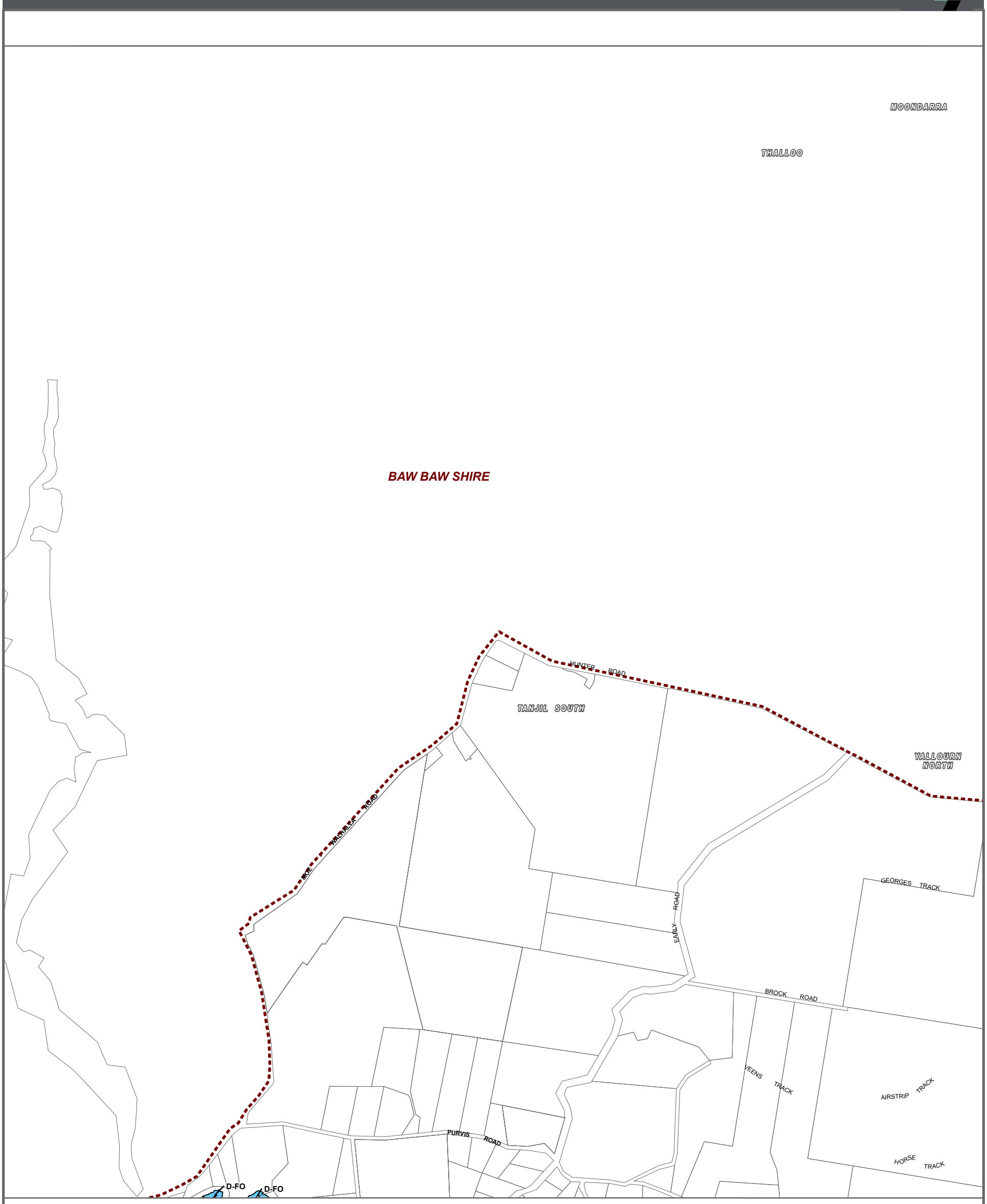
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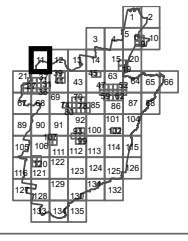
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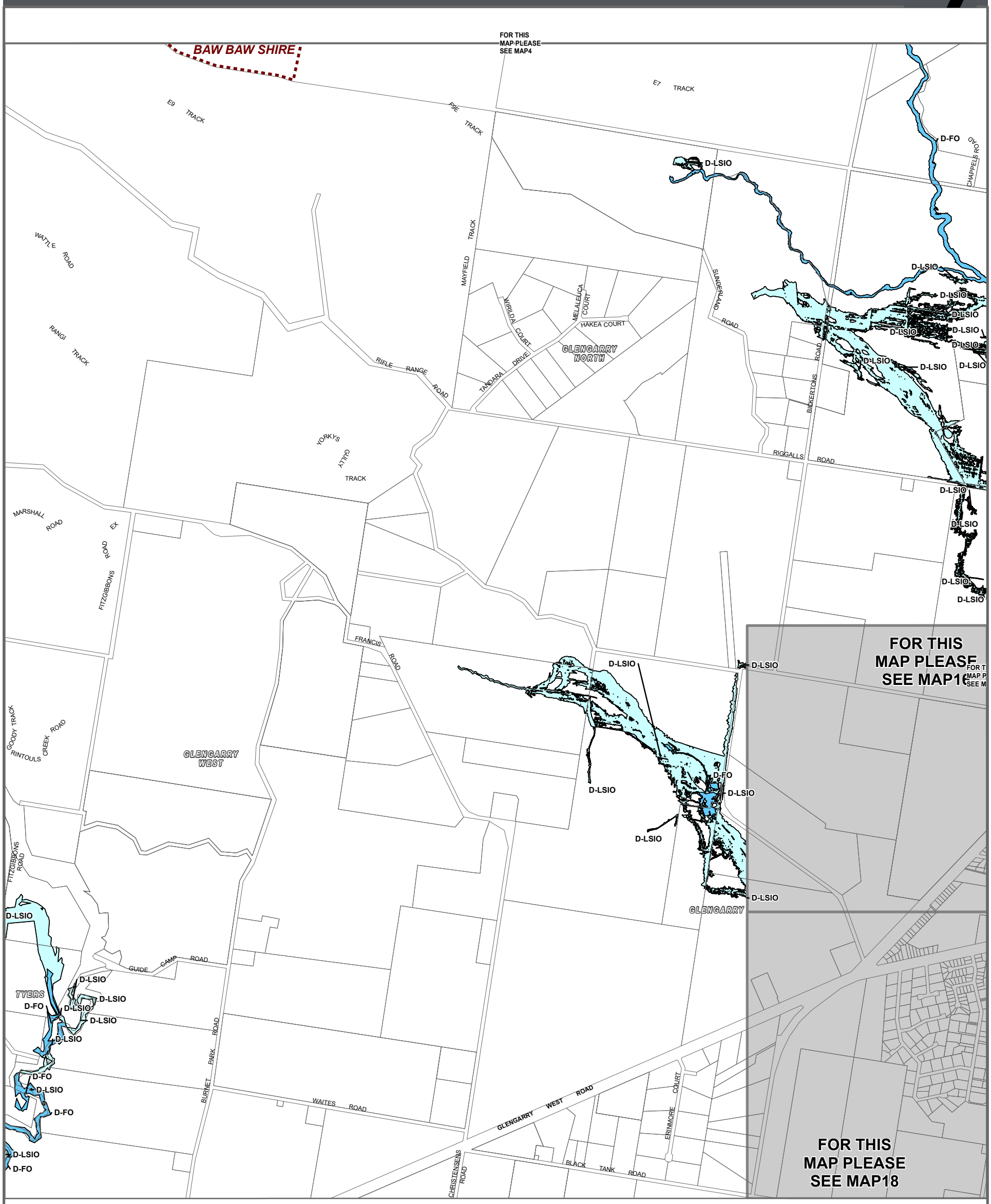
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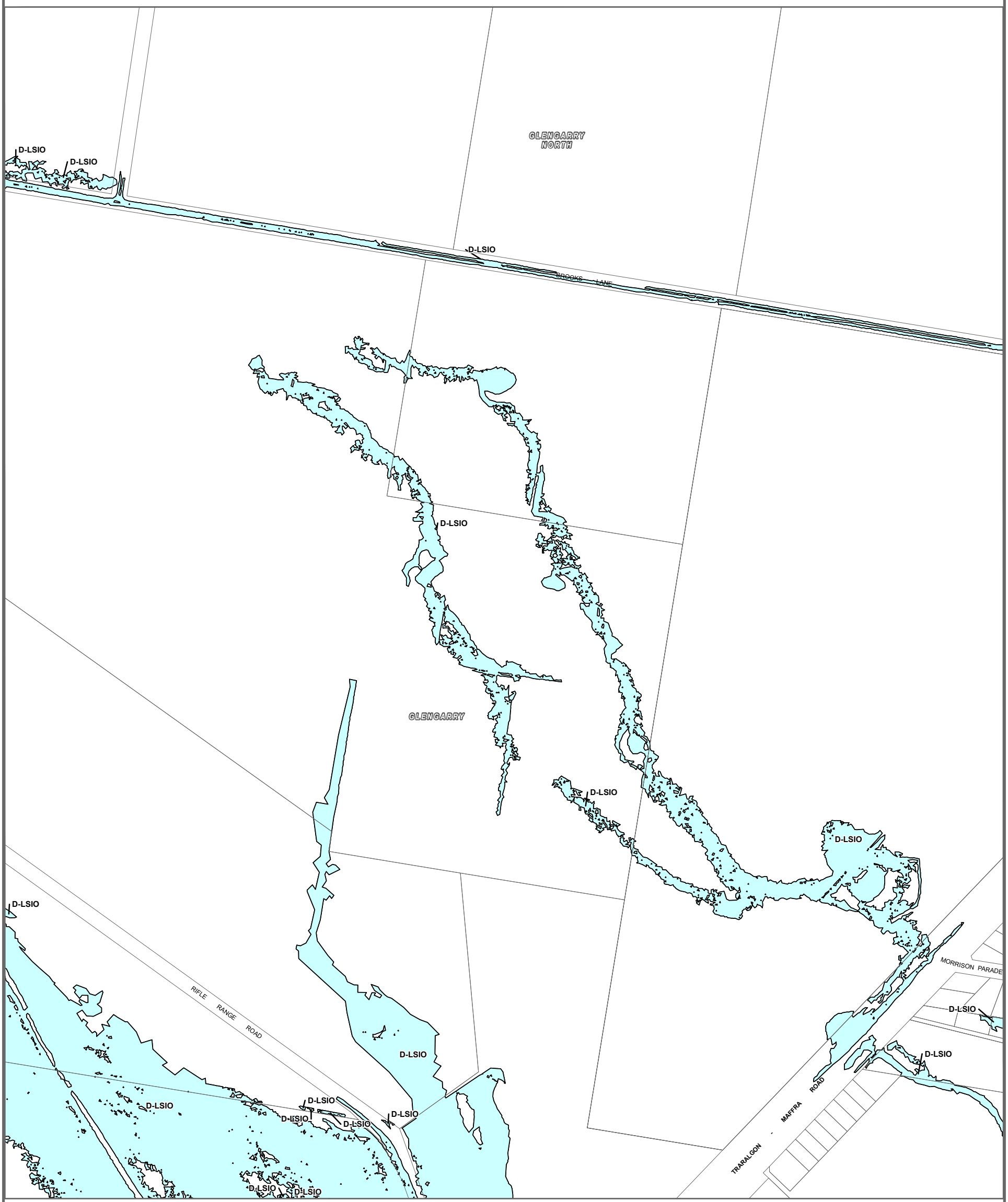
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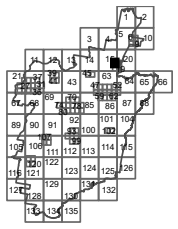
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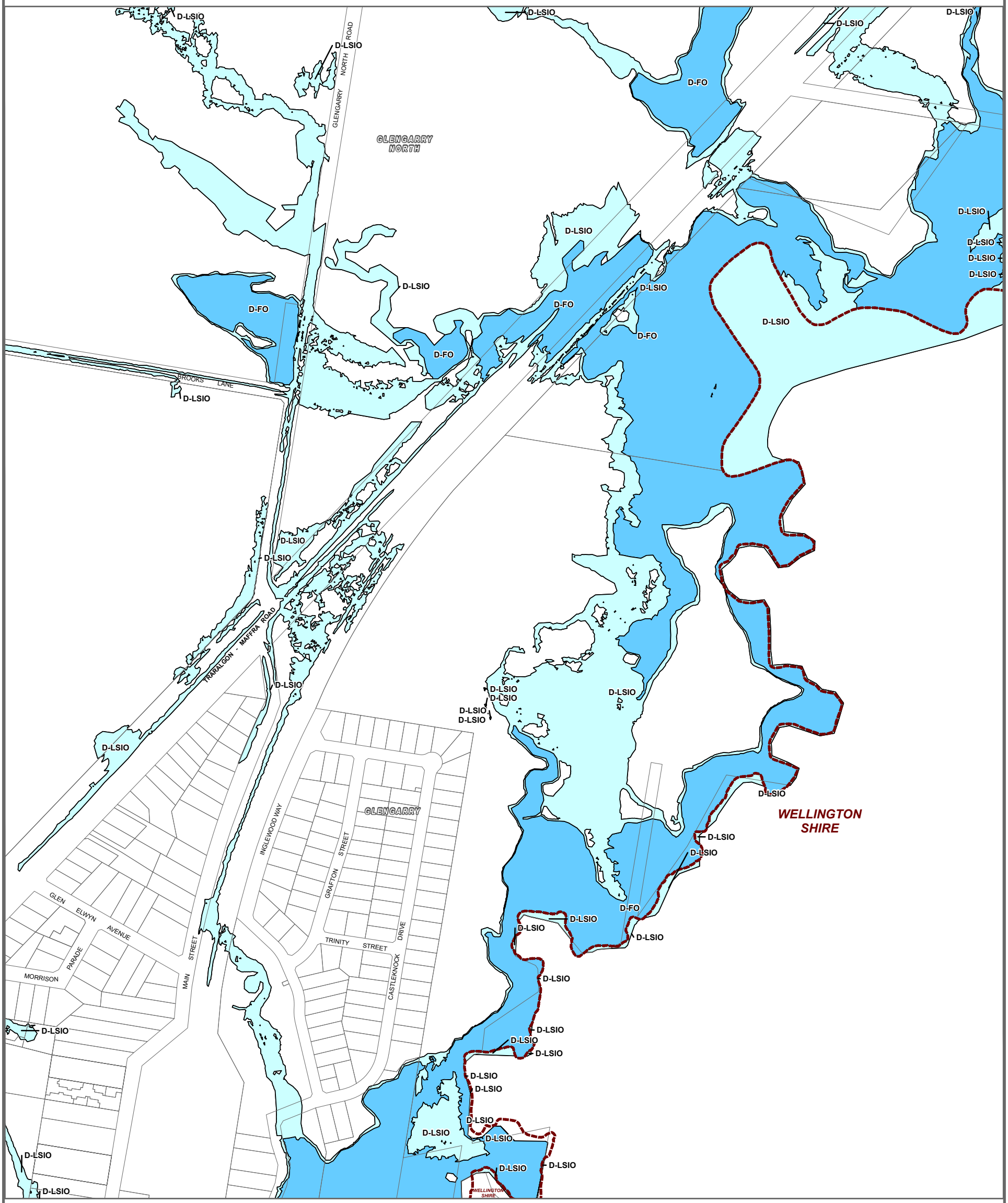
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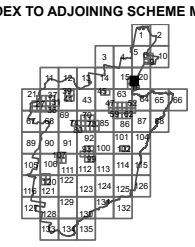
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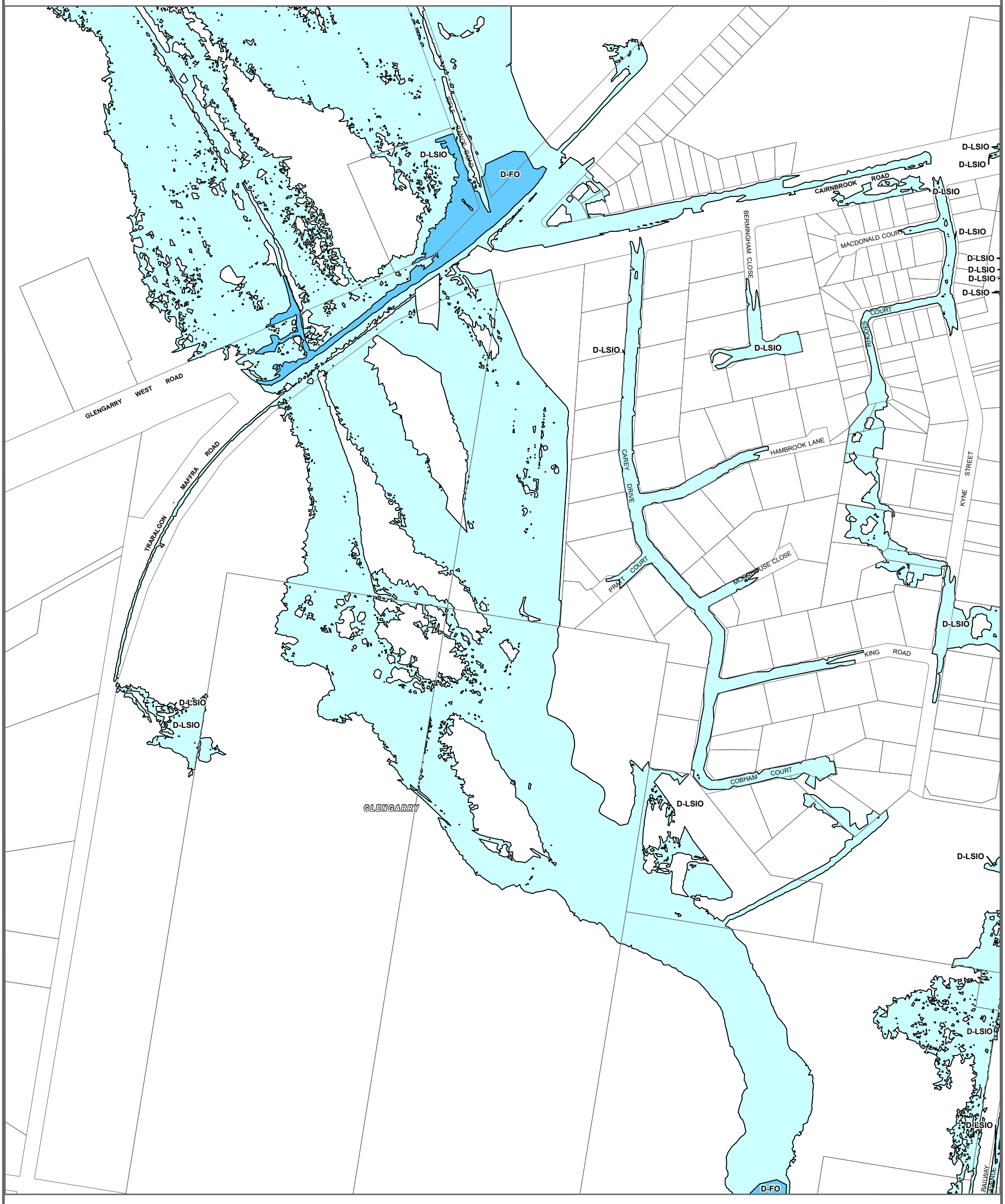
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LATROBE PLANNING SCHEME - LOCAL PROVISION

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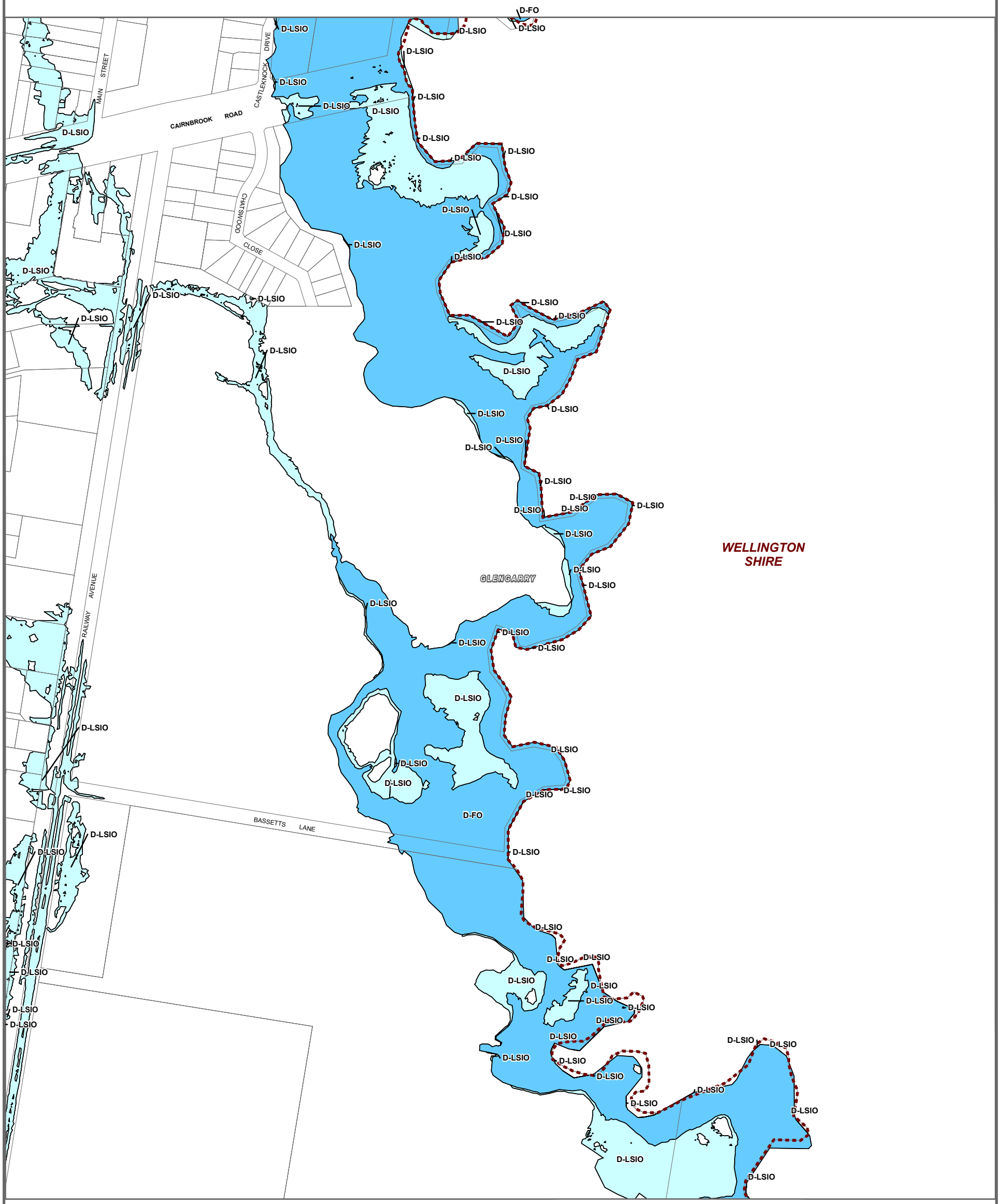
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LATROBE PLANNING SCHEME - LOCAL PROVISION

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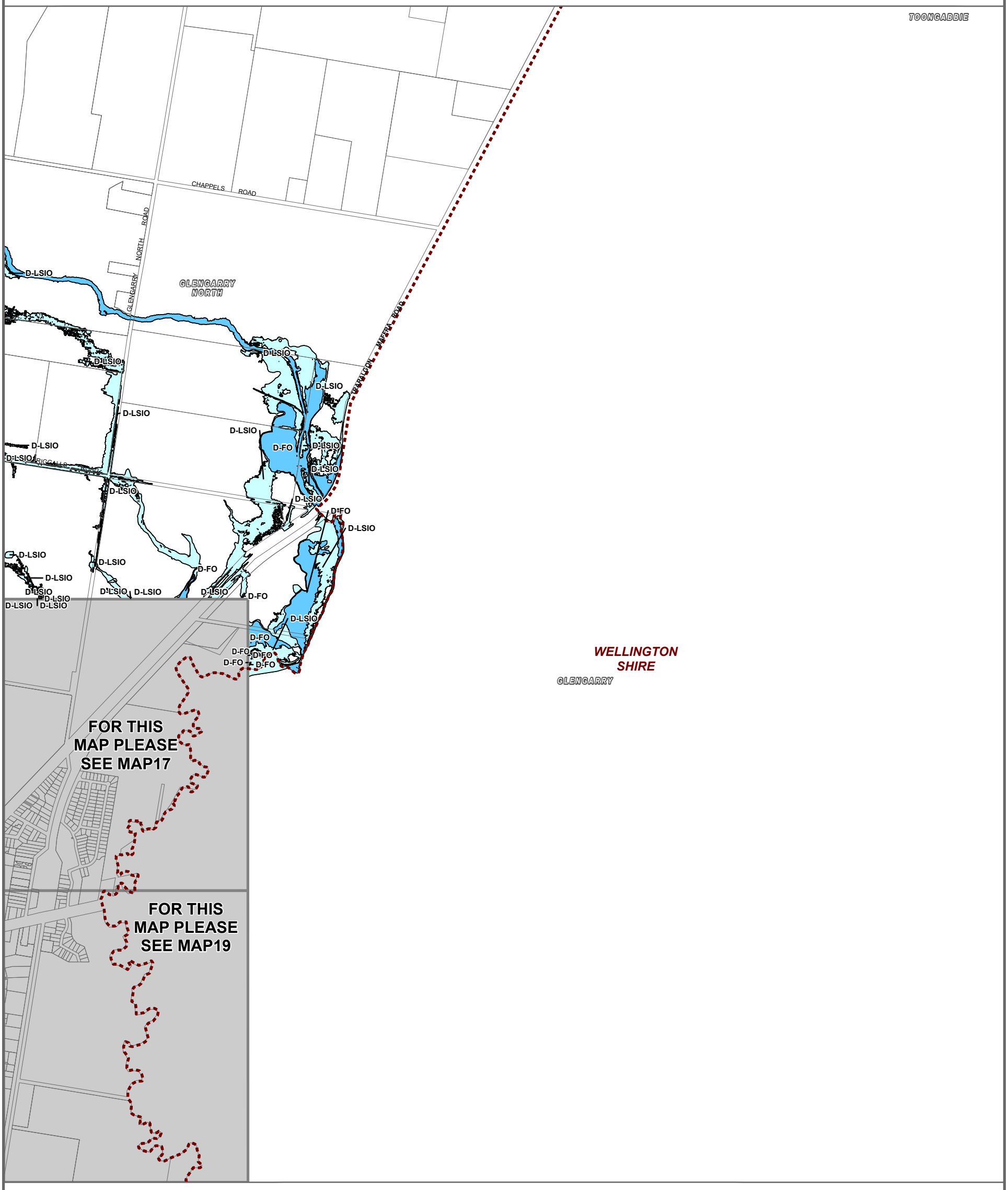
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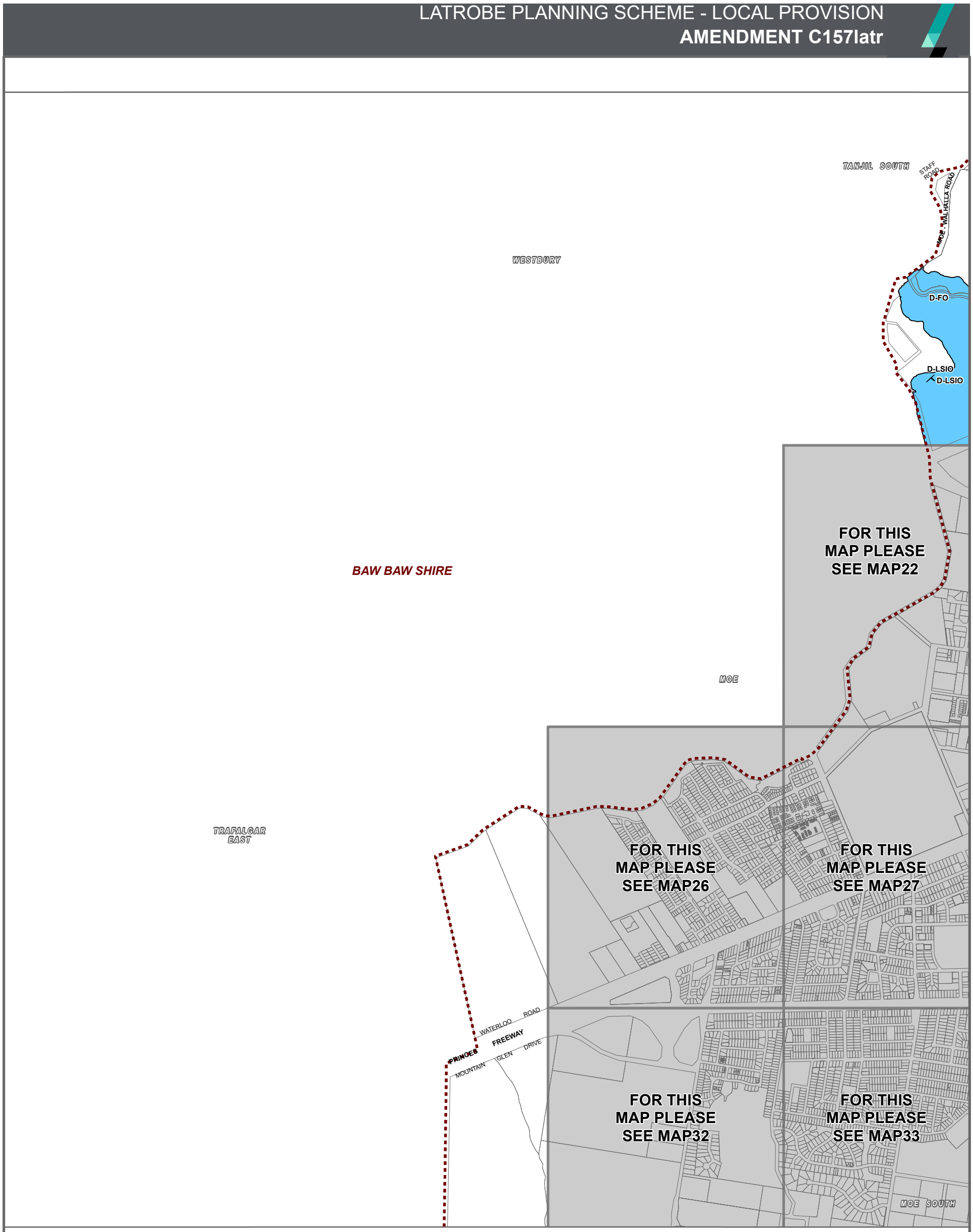
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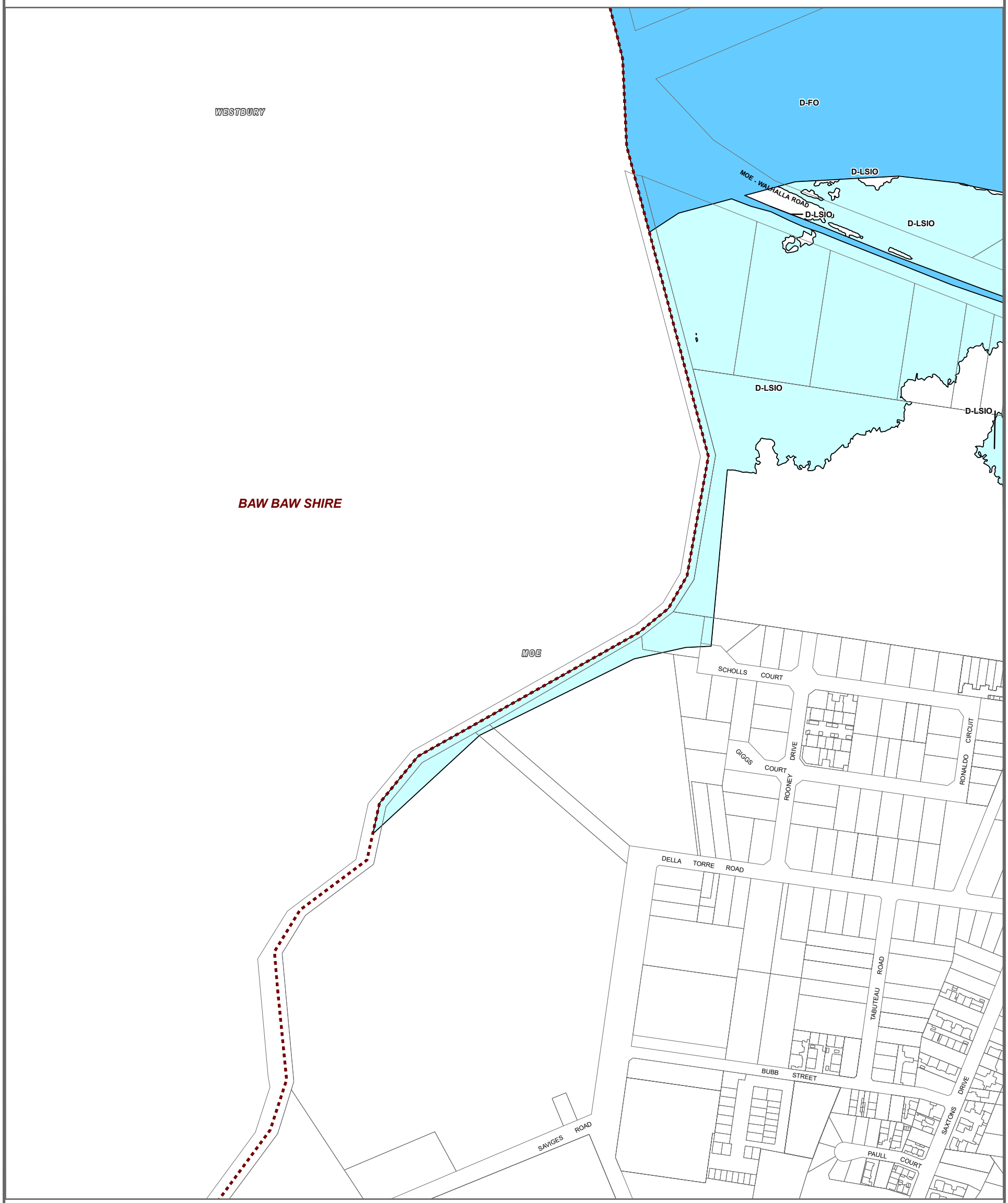
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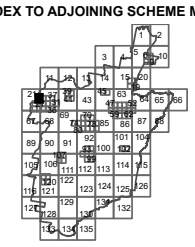
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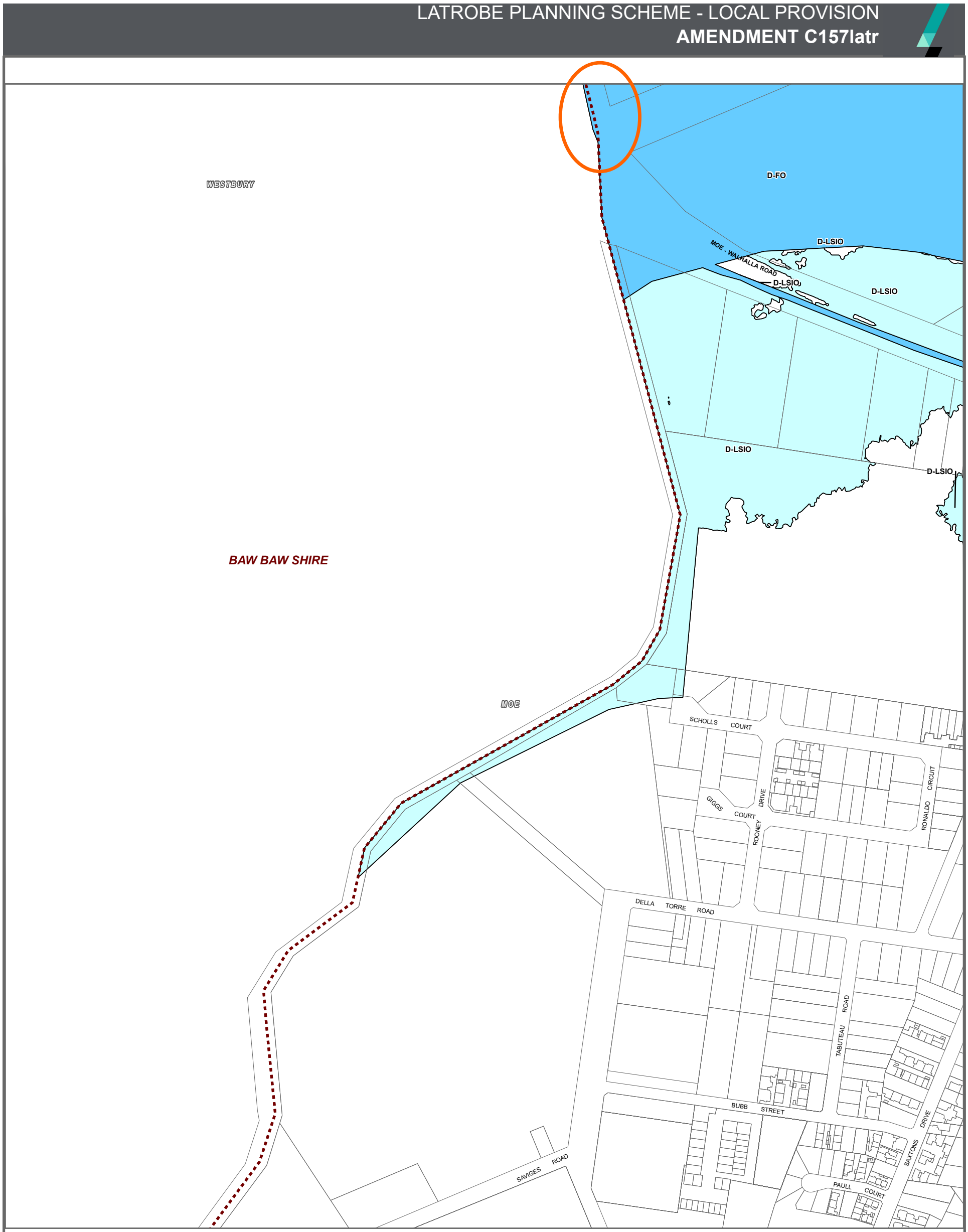
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LATROBE PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C157latr



LEGEND

D-FO - Area to be deleted from a Floodway Overlay

D-LSIO - Area to be deleted from a Land Subject to Inundation Overlay

Municipal Boundary

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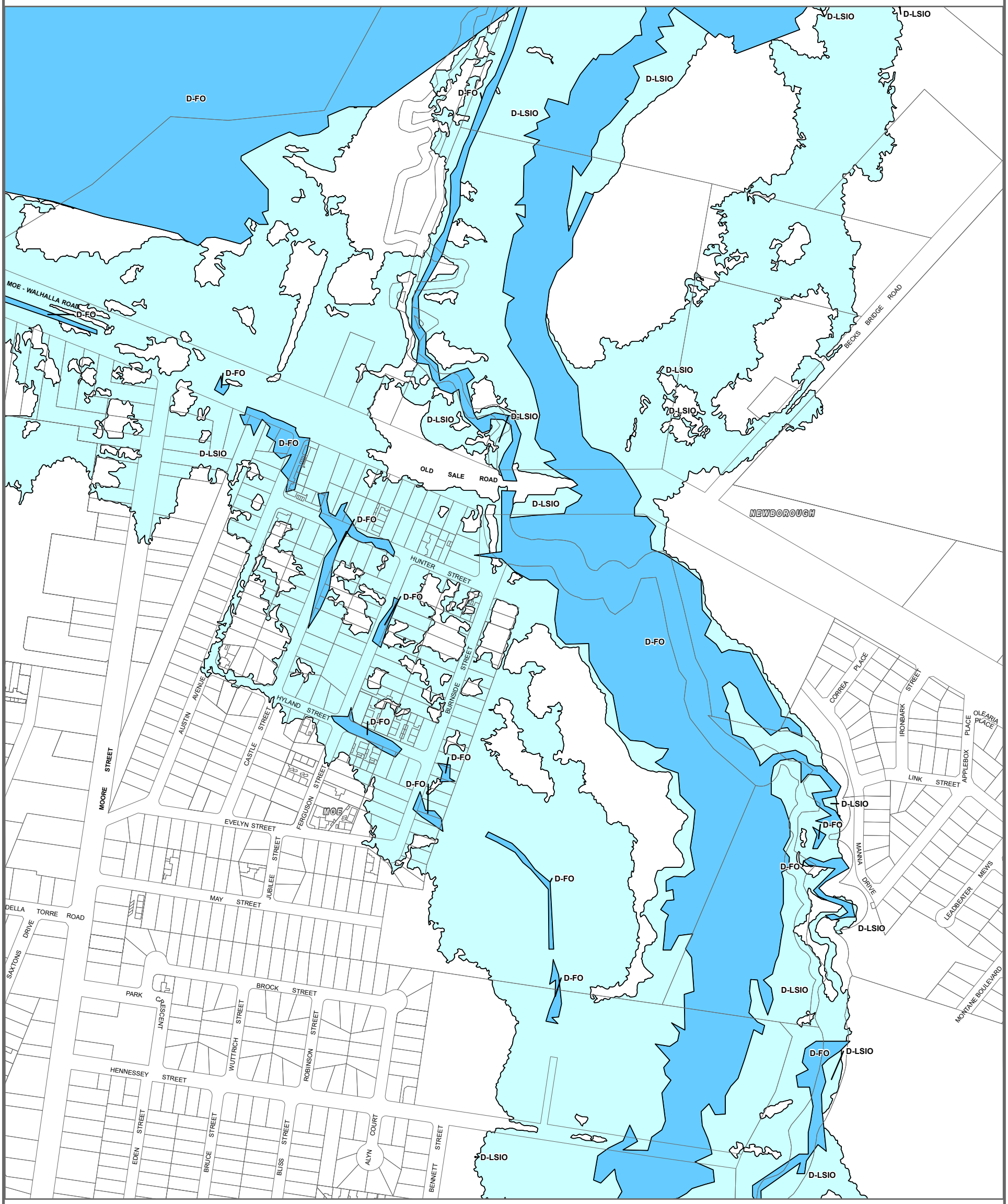
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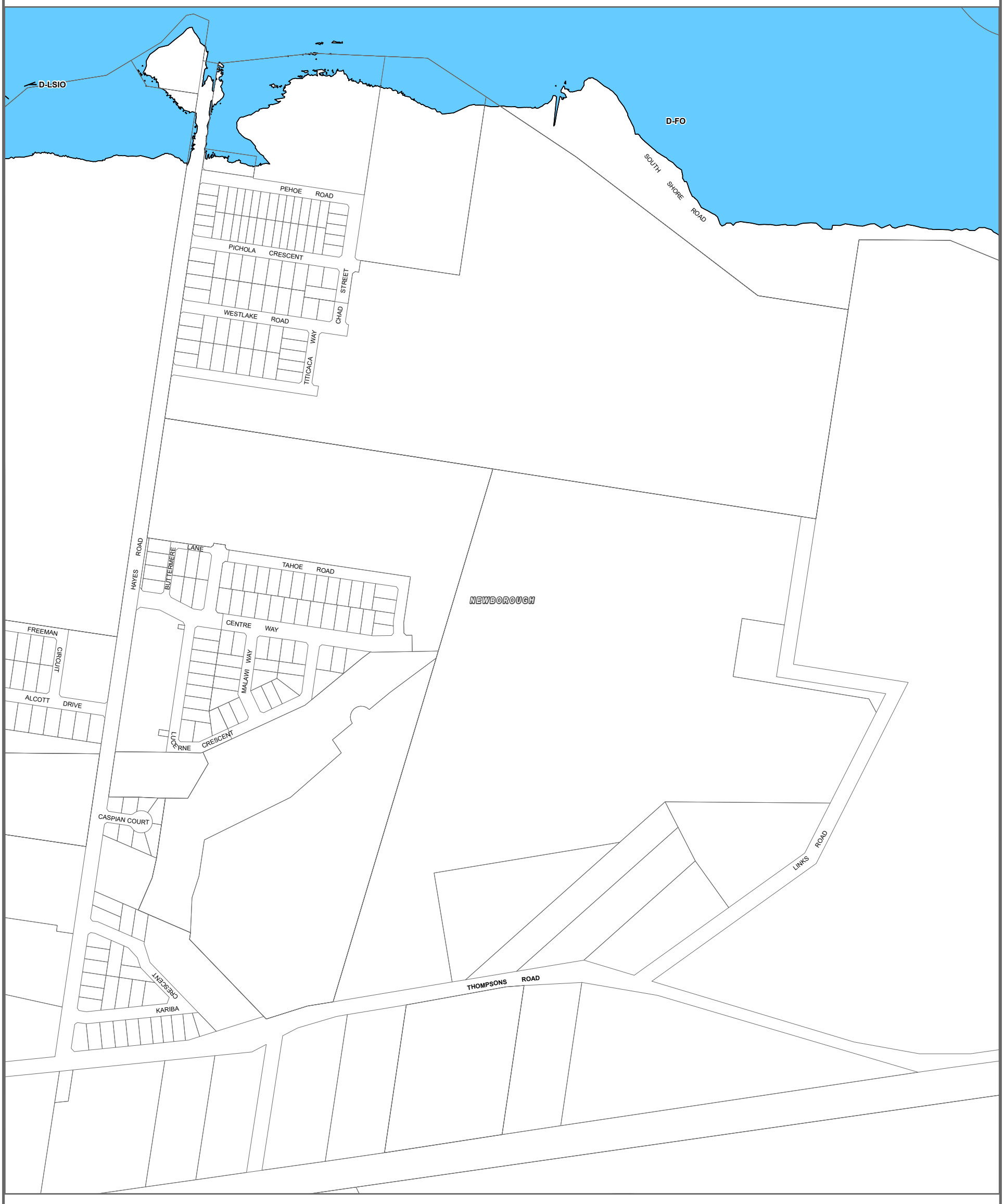
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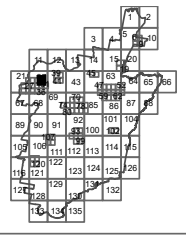
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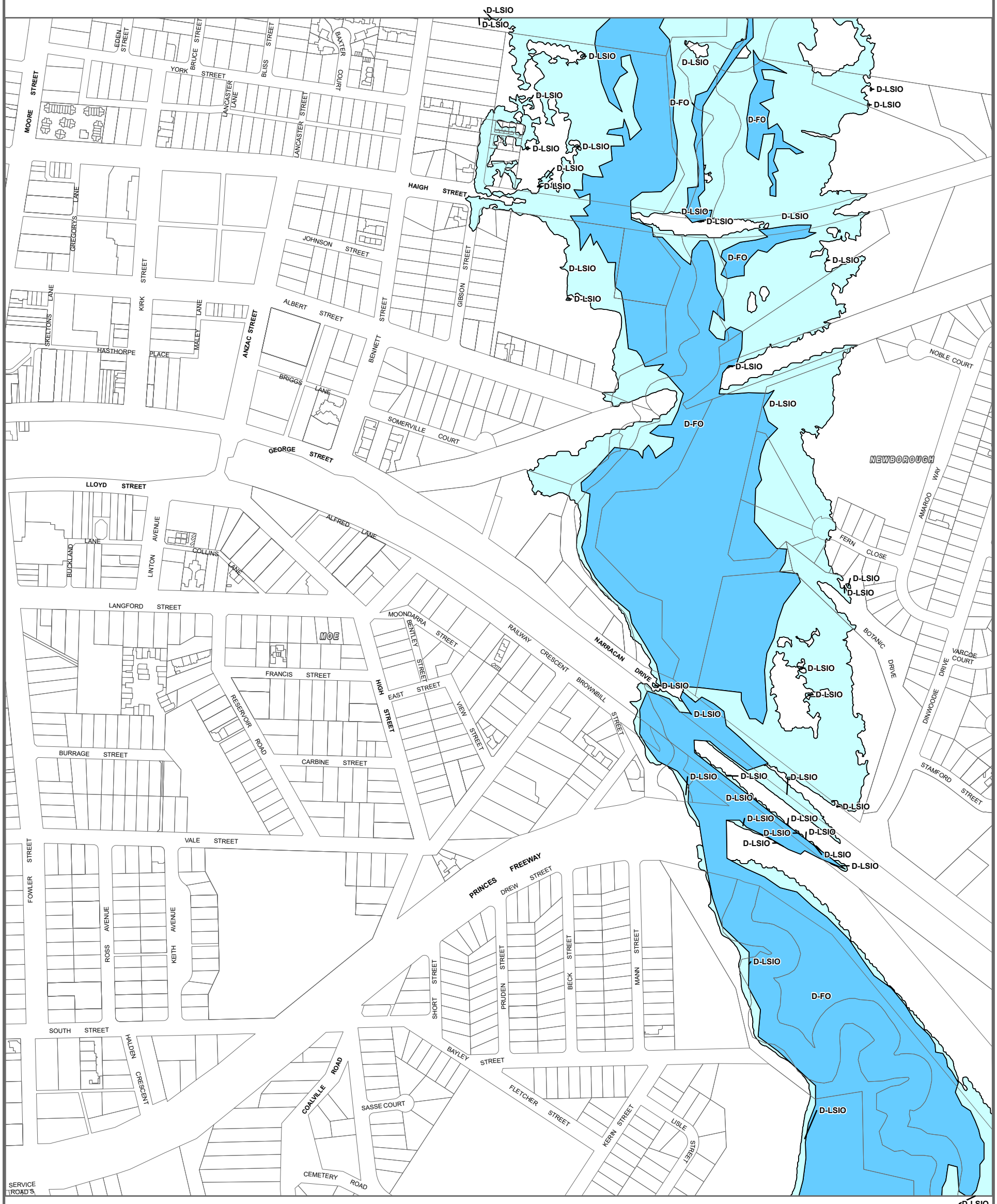
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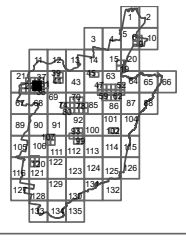
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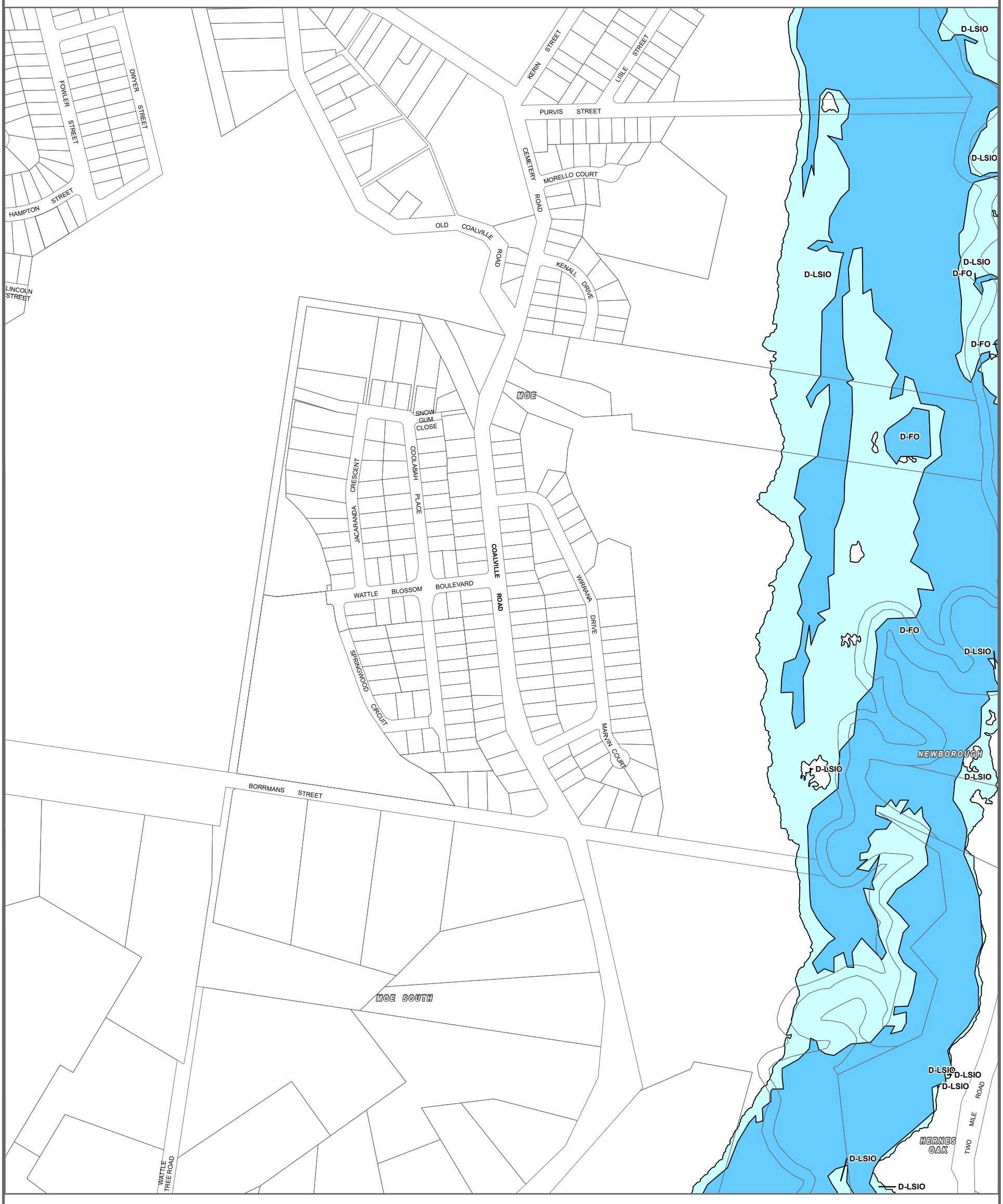
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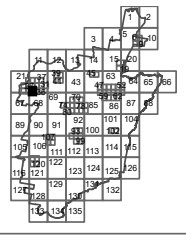
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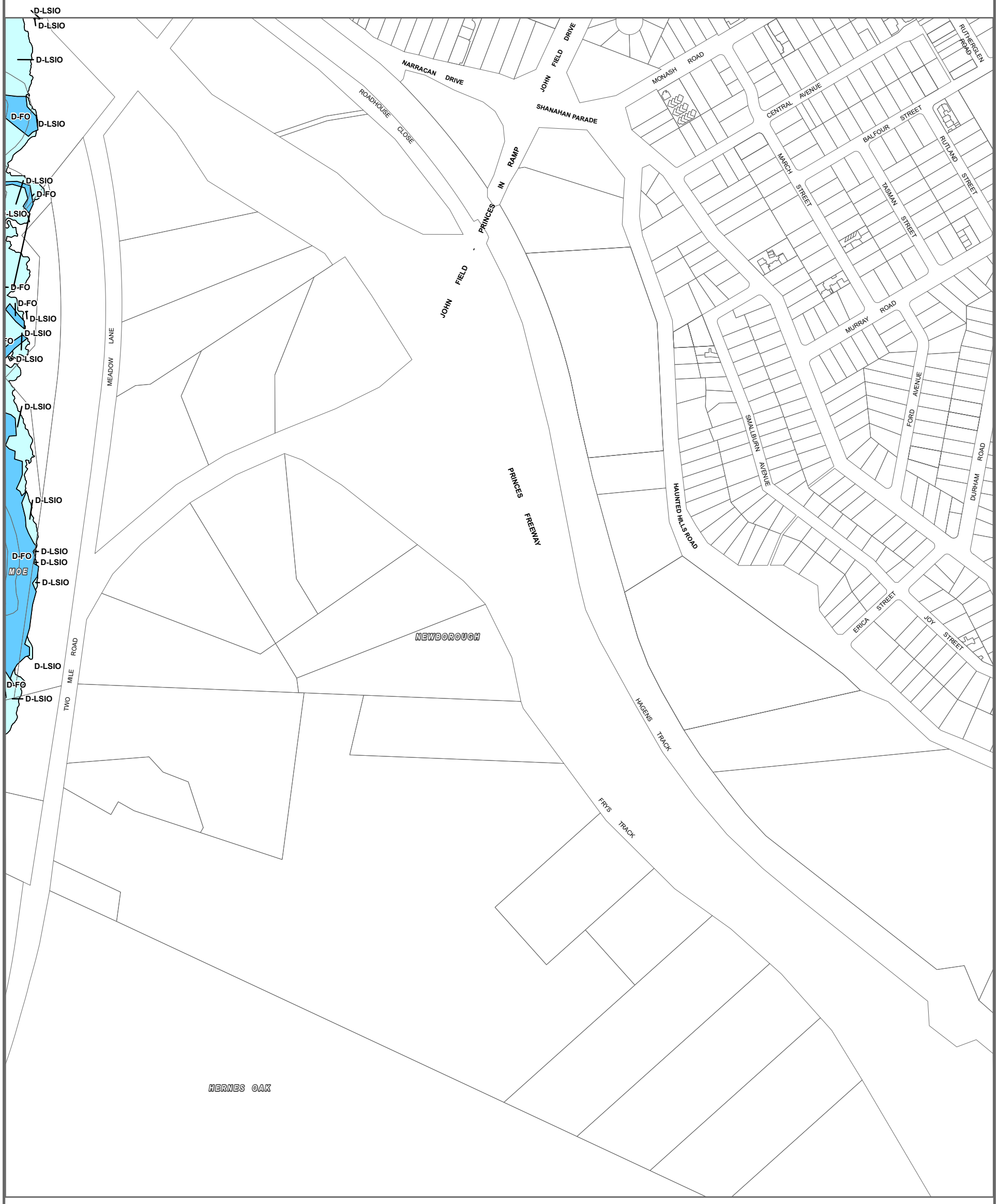
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BAW BAW SHIRE

MOE - TYERS ROAD

D-FO

D-LSIO

BRIDGE ROAD

ADAM VIEW COURT

BECKS

LAKE VIEW PLACE

TURRAS ROAD

BECKS TRACK

PURVIS ROAD

TANJIL SOUTH

NORTH SHORE ROAD

YALLOURN NORTH

SAND SPUR TRACK

SOUTH SHORE ROAD

LAKESIDE BOULEVARD

ABELL GROVE

LAGERCHE PARADE

UPLANDS DRIVE

SULLIVANS TRACK

WESTERN OAK

CHASE

THOMPSONS ROAD

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NEWBOROUGH

MOE

MOE SOUTH

HERNES OAK

YALLOURN

BILL SCHULZ DRIVE

LEGEND

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HENRYS TRACK
ANDERSON ROAD
BLUEGUM TRACK
STRETTONS TRACK
LOADER TRACK
McCOLL ROAD
PATROL TRACK
PURVIS ROAD
YALLOURN TRACK
YALLOURN NORTH
MANFA COURT
OLWERRY ROAD
SAND SPUR TRACK
FERNLEA ROAD
PIONEER TRACK
NORTH SHORE ROAD
HALL ROAD
SOUTH SHORE ROAD
BROWN COALMINE ROAD
SAND WASH ROAD
PETTITS TRACK
SCOTT TRACK
HOWLETT ROAD
YALLOURN DRIVE
STATION CLOSE
LATROBE RIVER ROAD
JOHN FIELD DRIVE
EASTERN ROAD
GOLF LINKS ROAD
SAVIGES ROAD
RESERVOIR ROAD
DE CAMPO DRIVE
COACH ROAD
HERNES ROAD
HAUNTED HILLS ROAD
HERNES OAK
YALLOURN
MORWELL BRIDGE ROAD
MARYVALE

D-FO
D-LSIO

LEGEND

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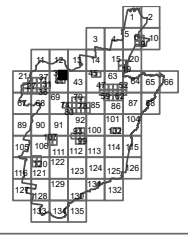
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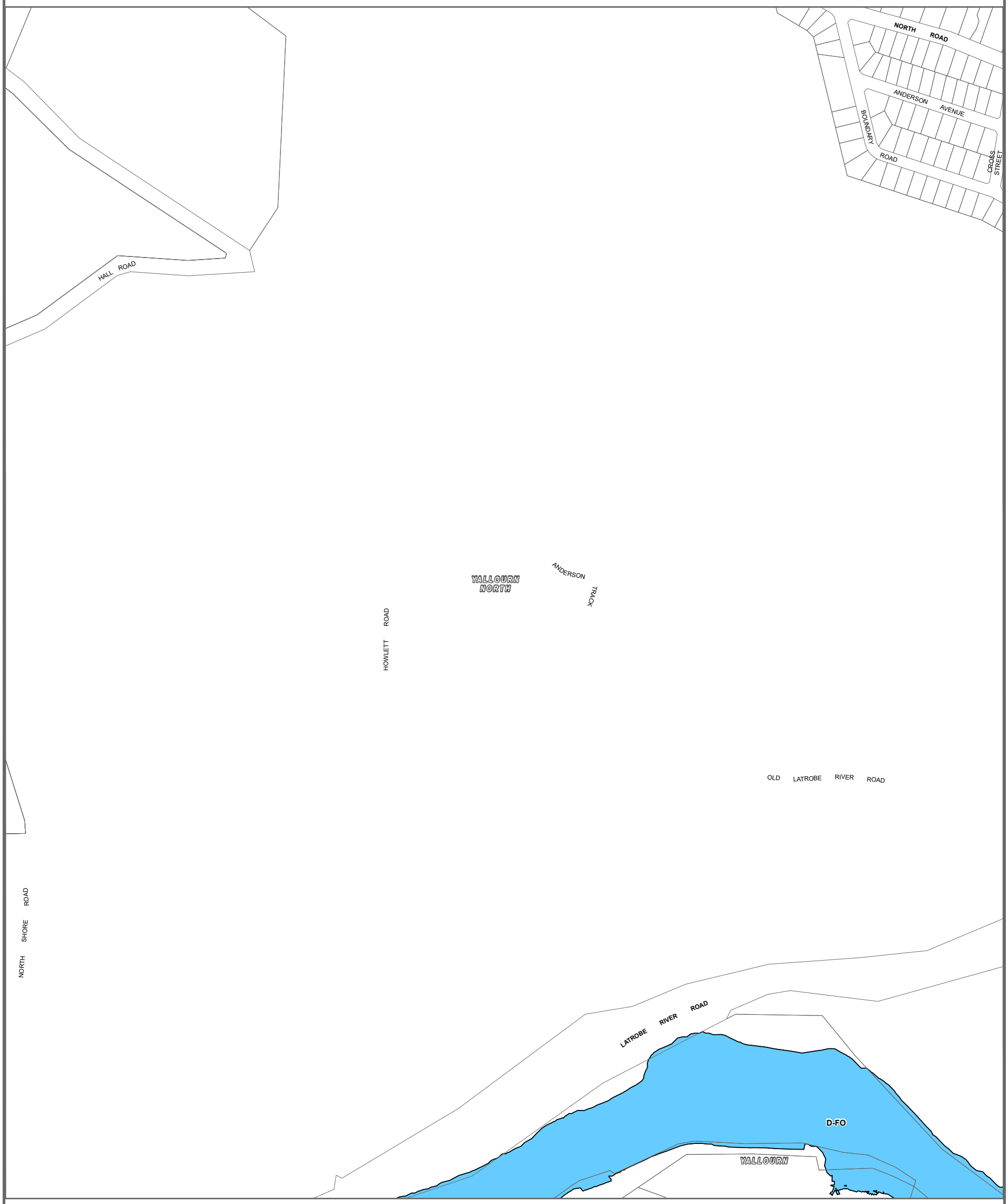
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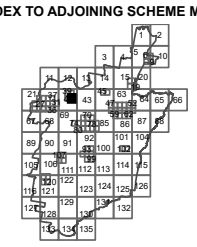
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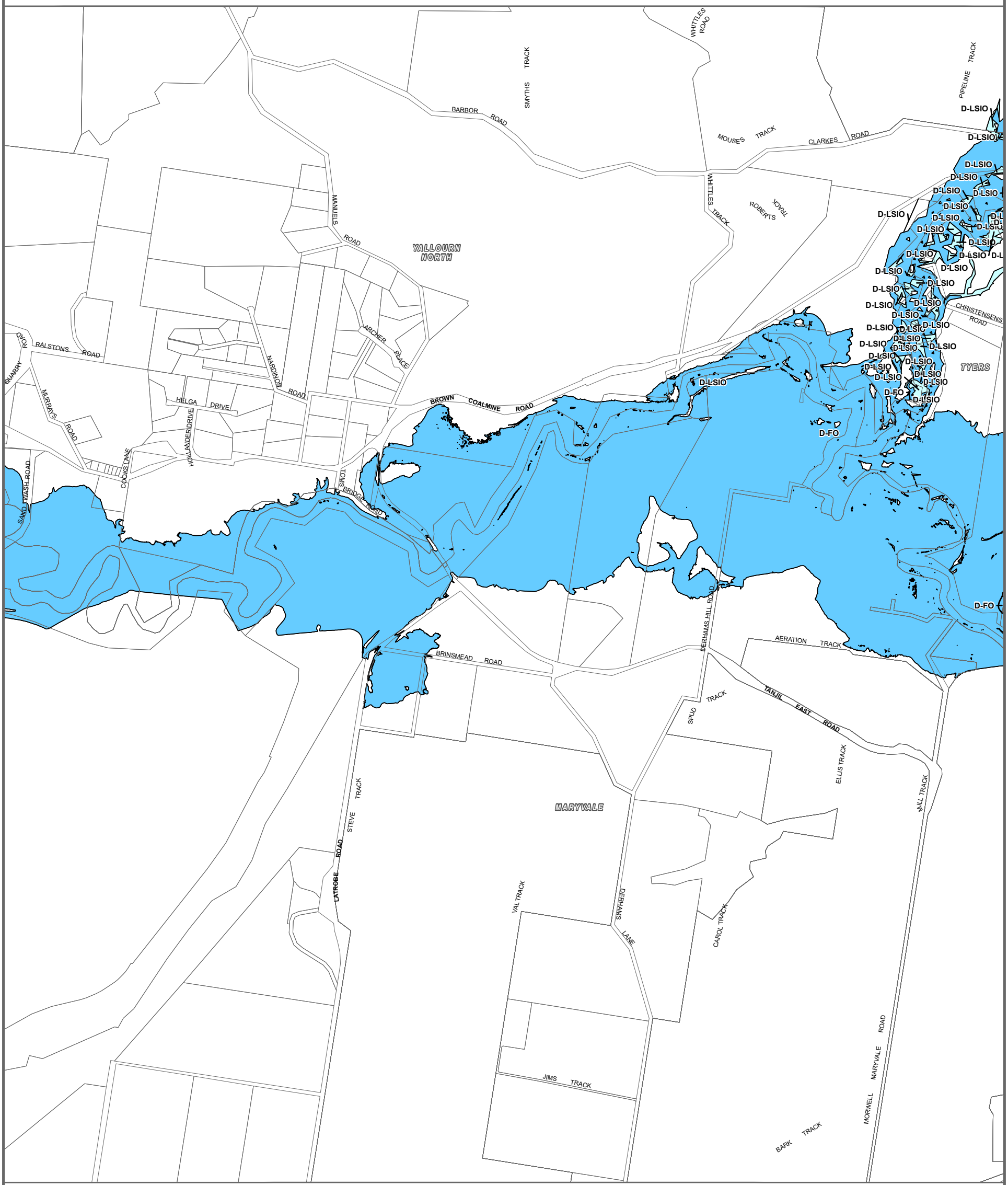
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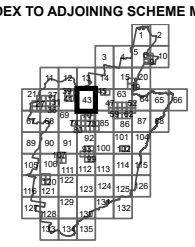
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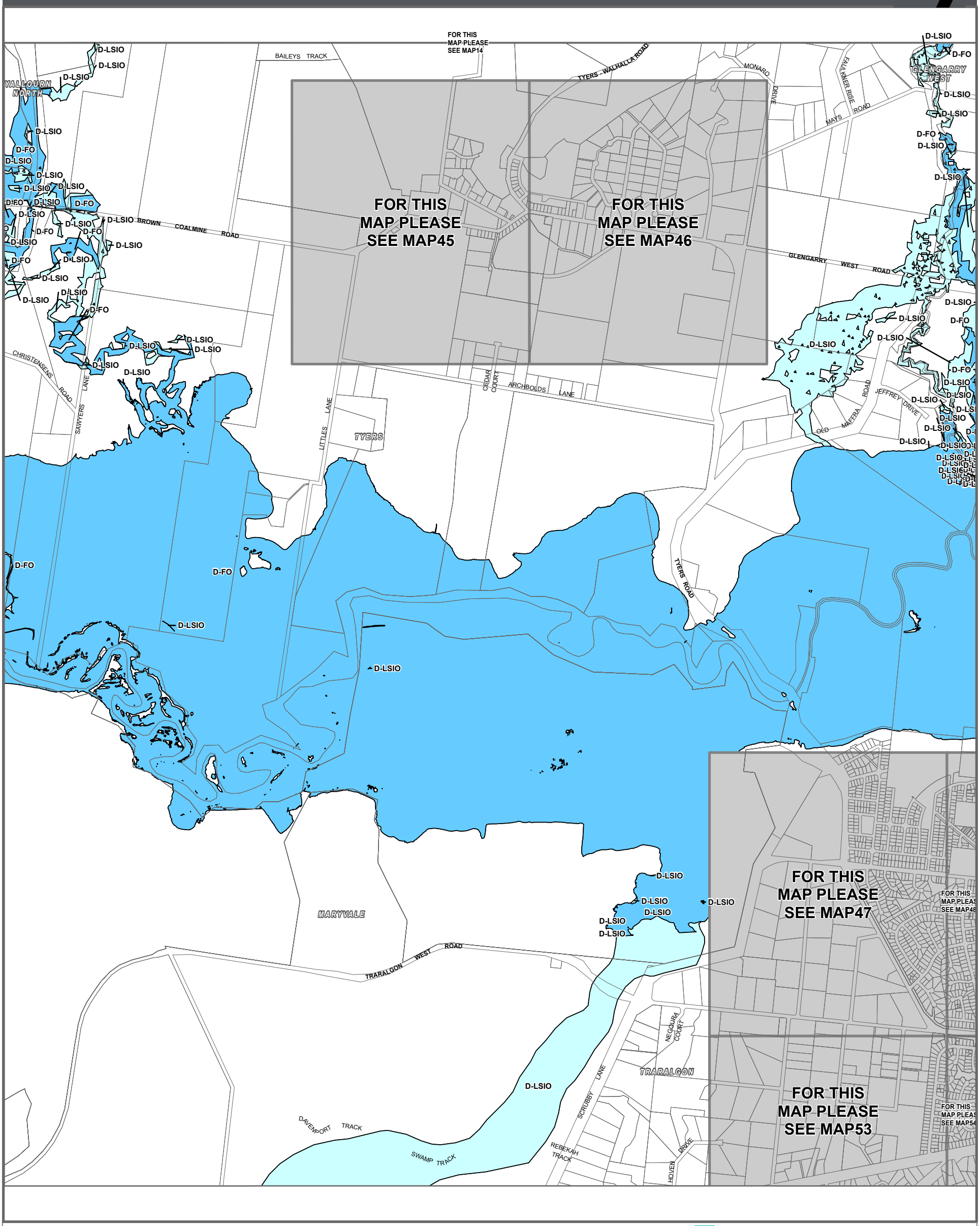
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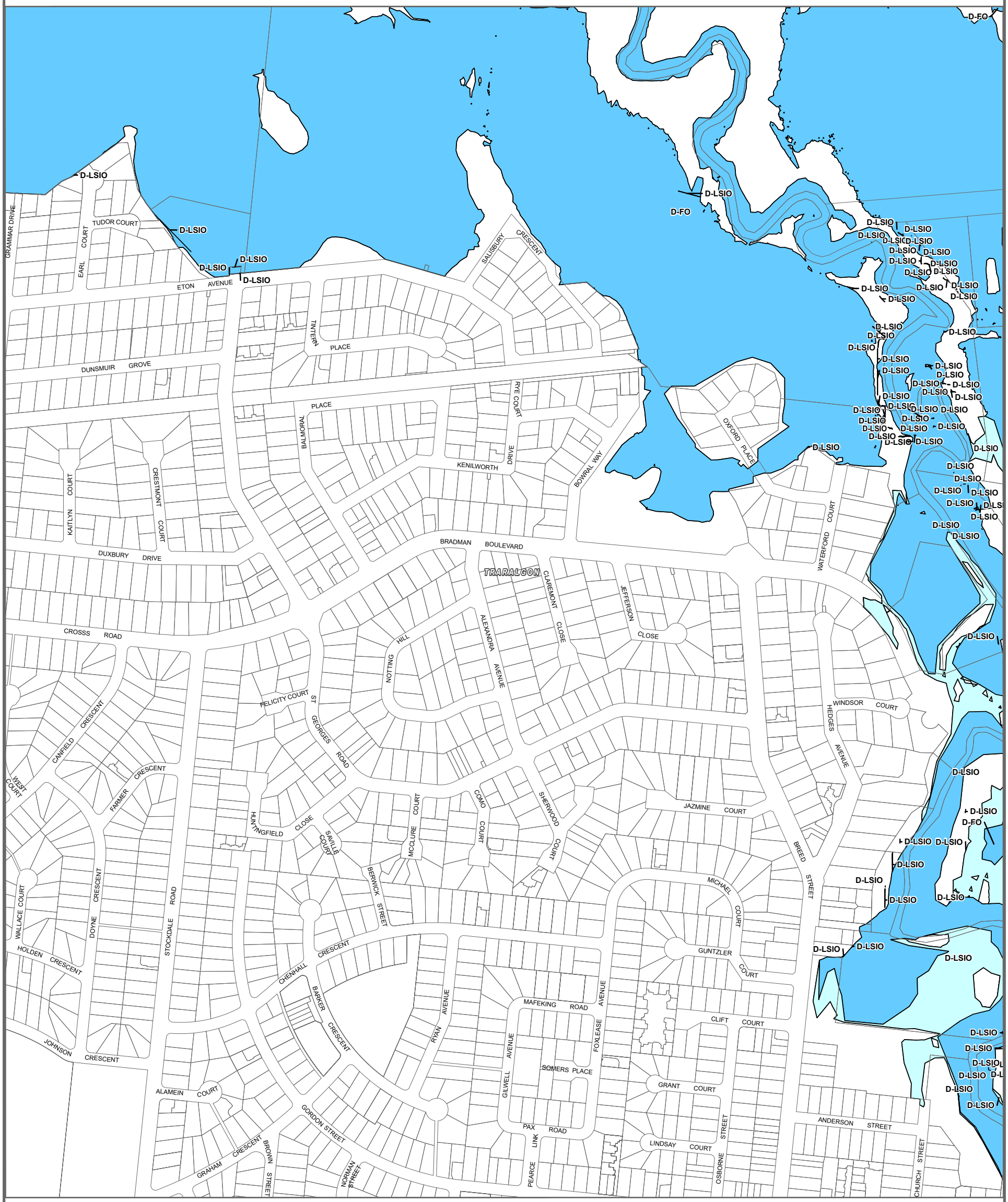
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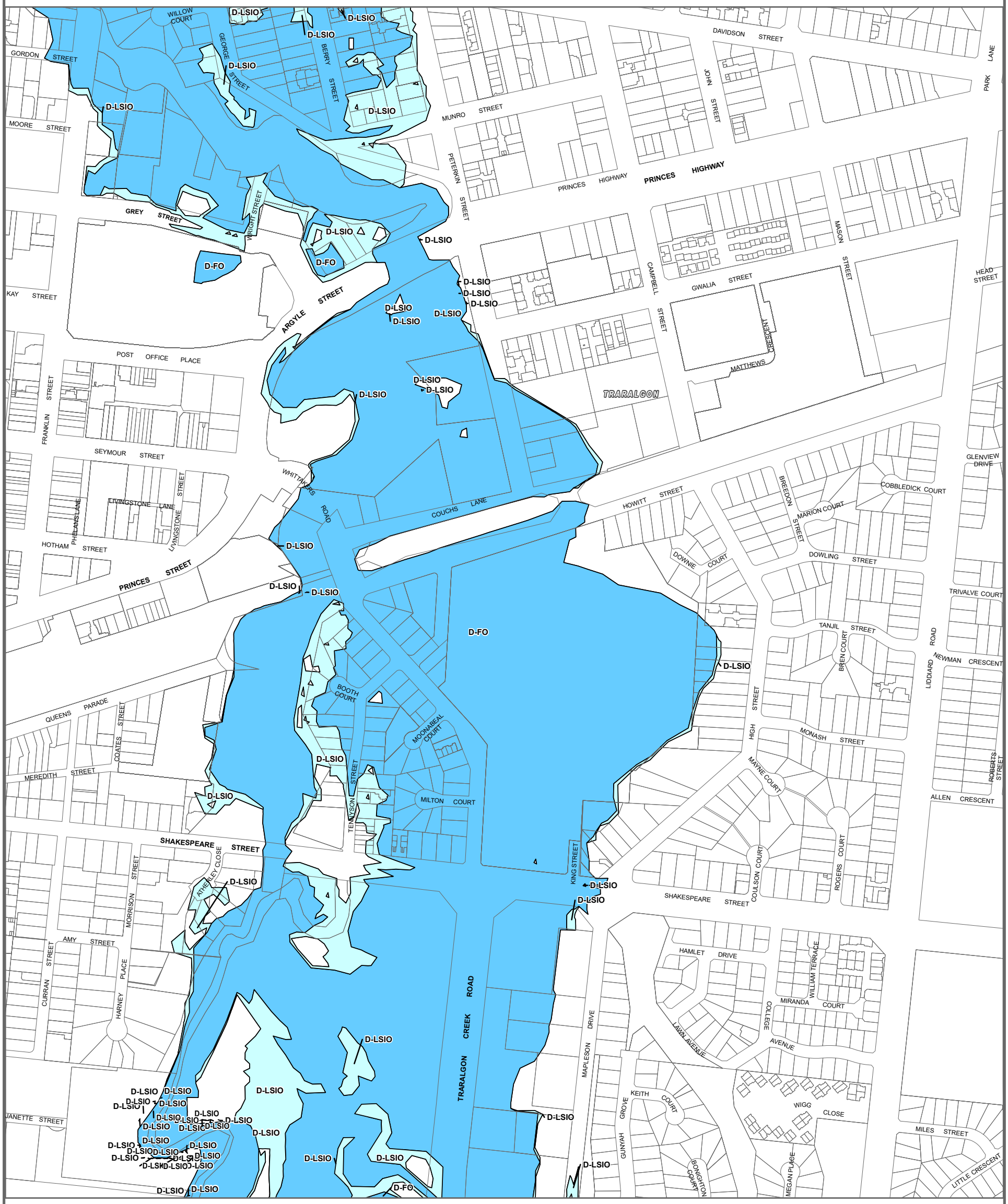
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LEGEND

D-FO - Area to be deleted from a Floodway Overlay

D-LSIO - Area to be deleted from a Land Subject to Inundation Overlay

Municipal Boundary

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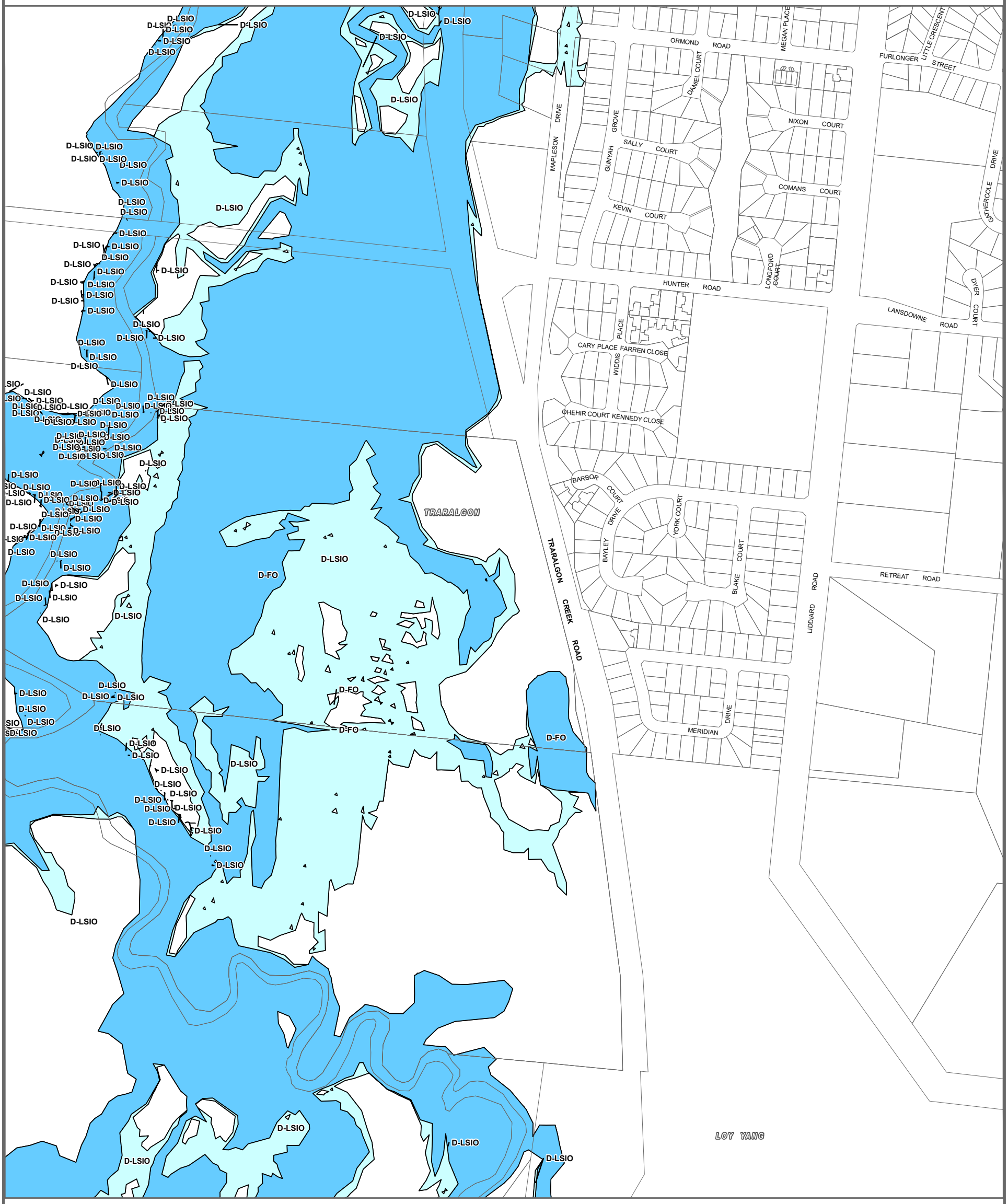
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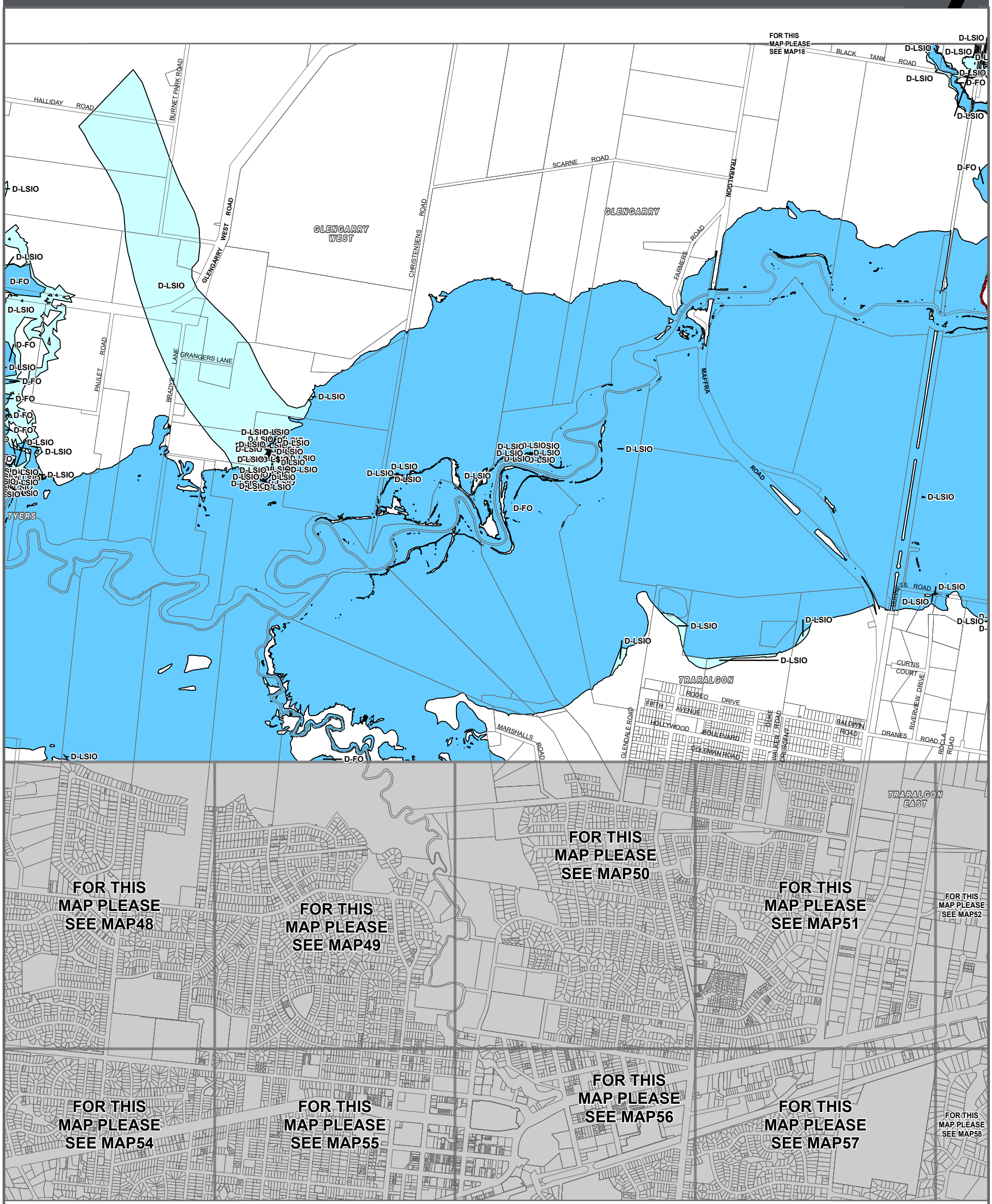
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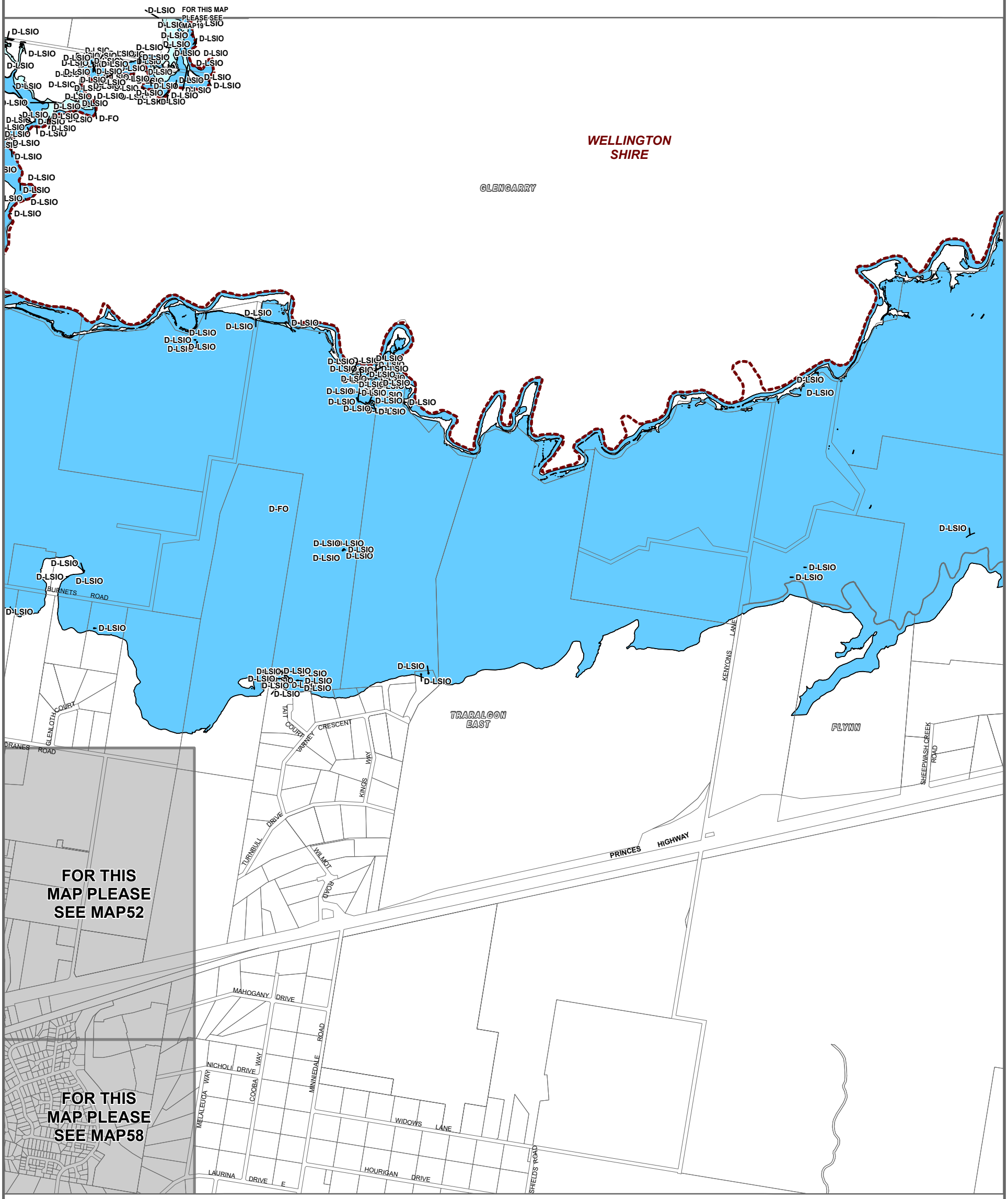
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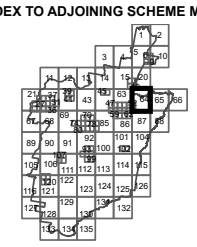
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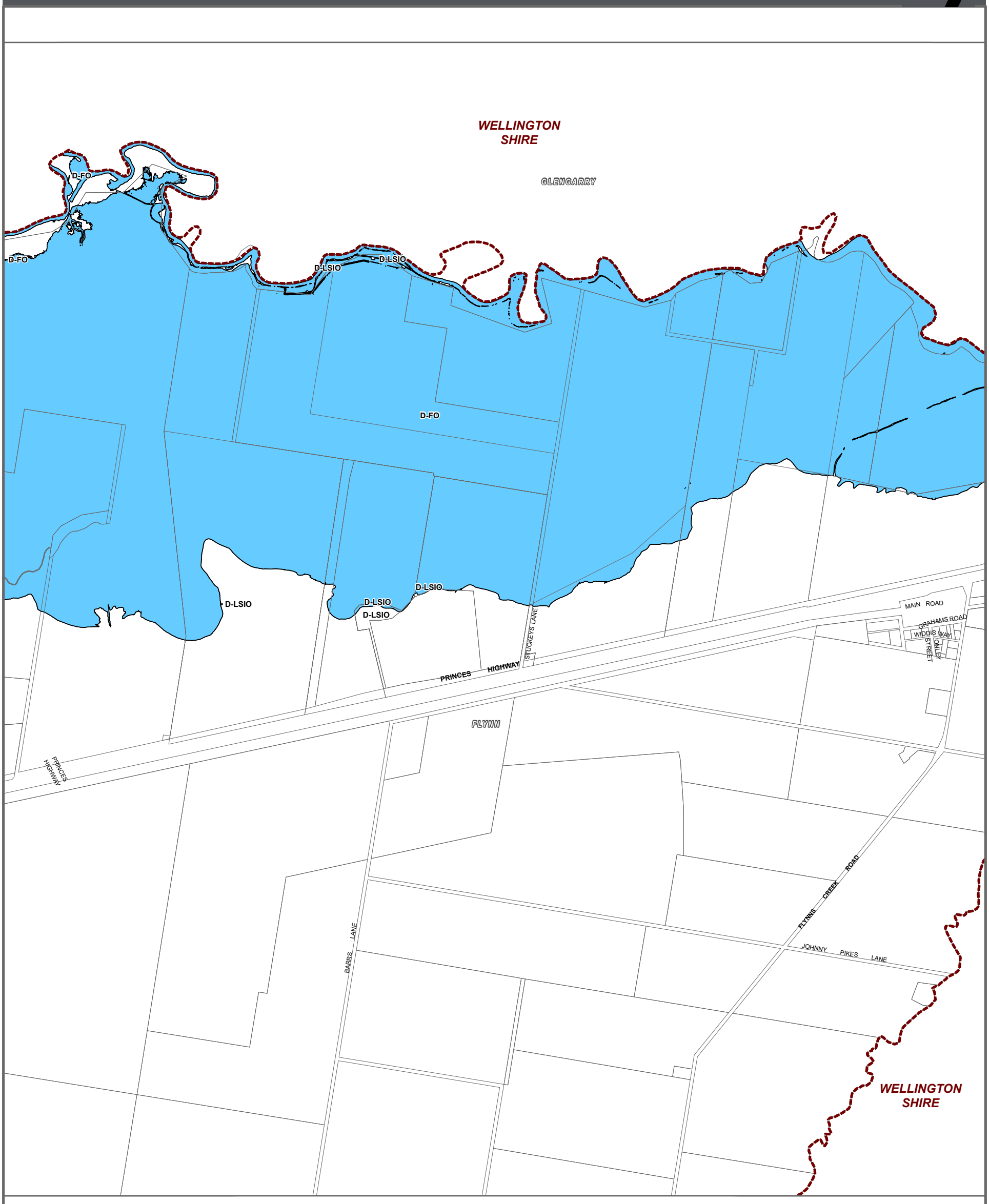
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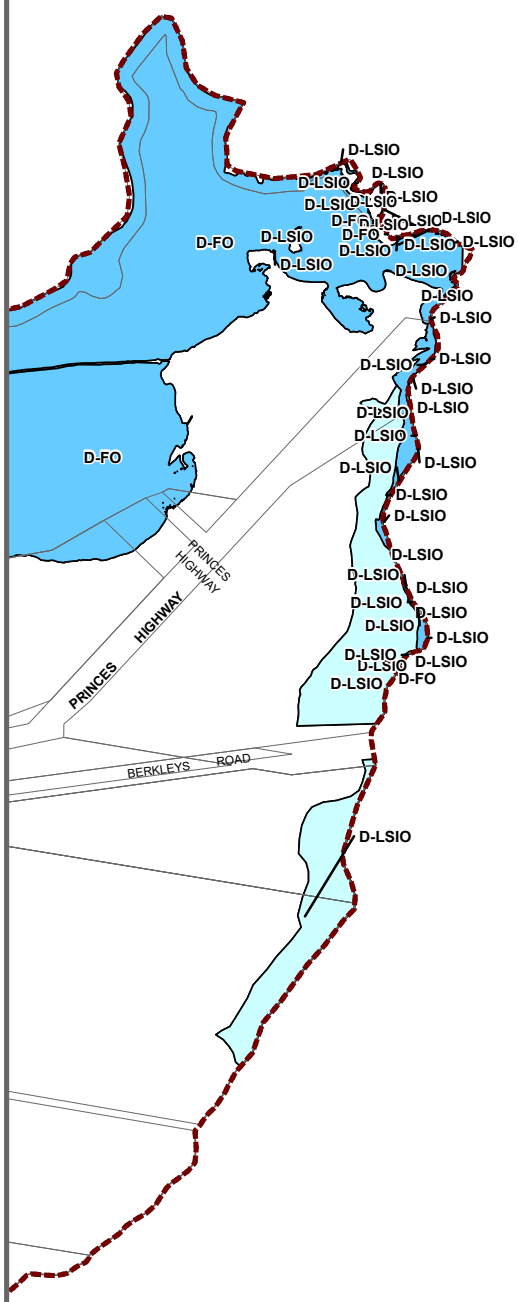
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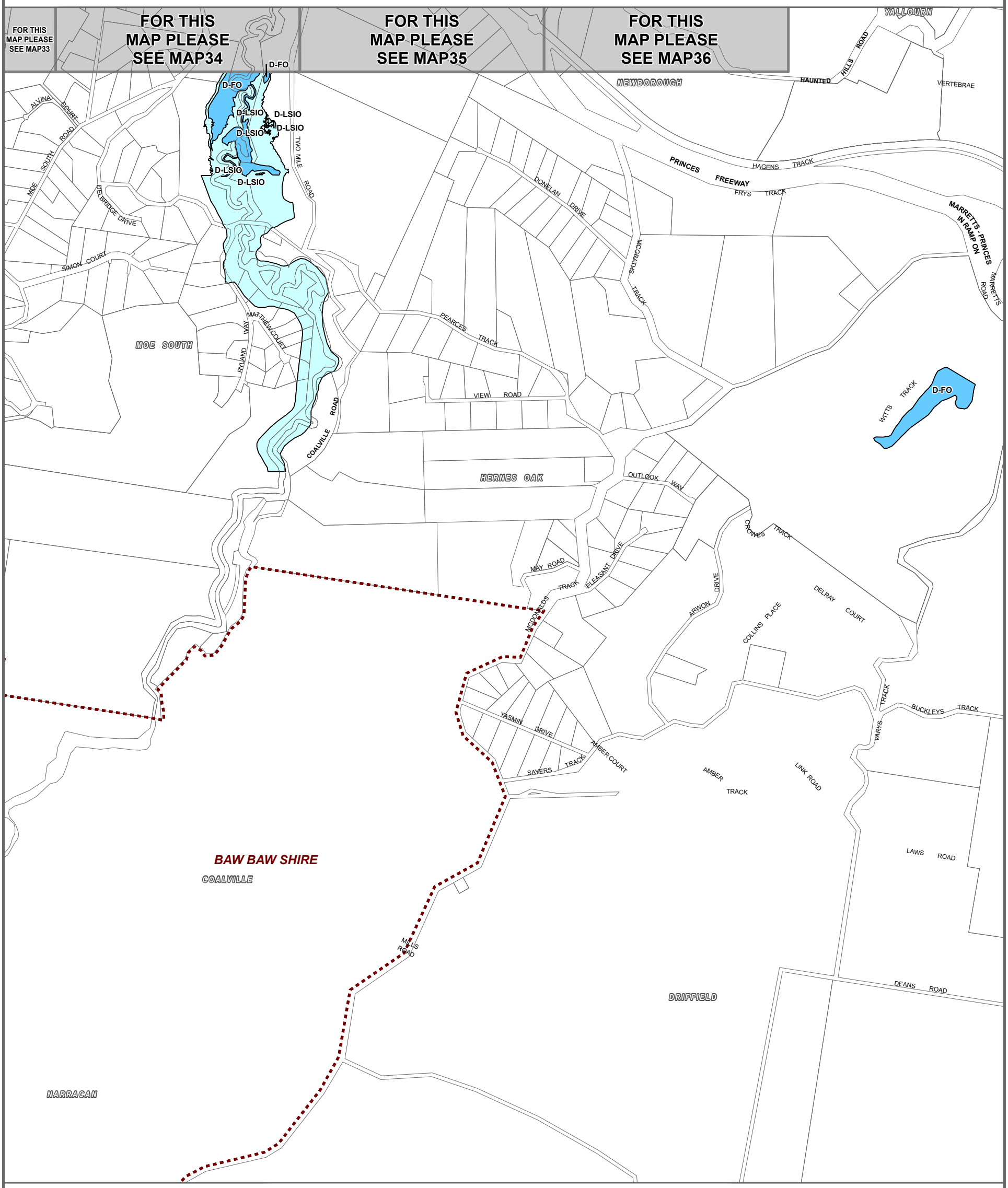
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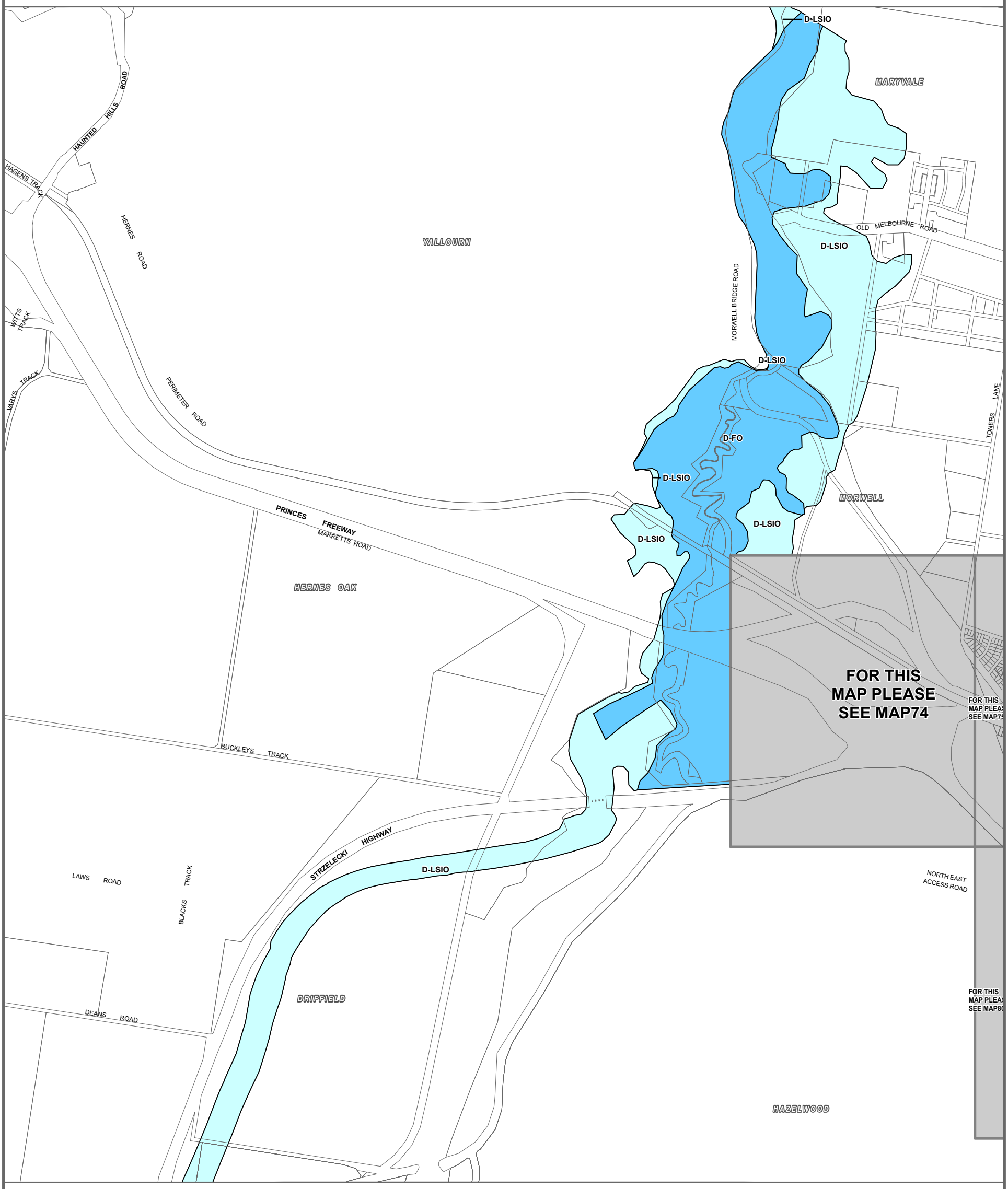
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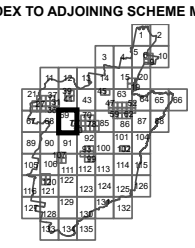
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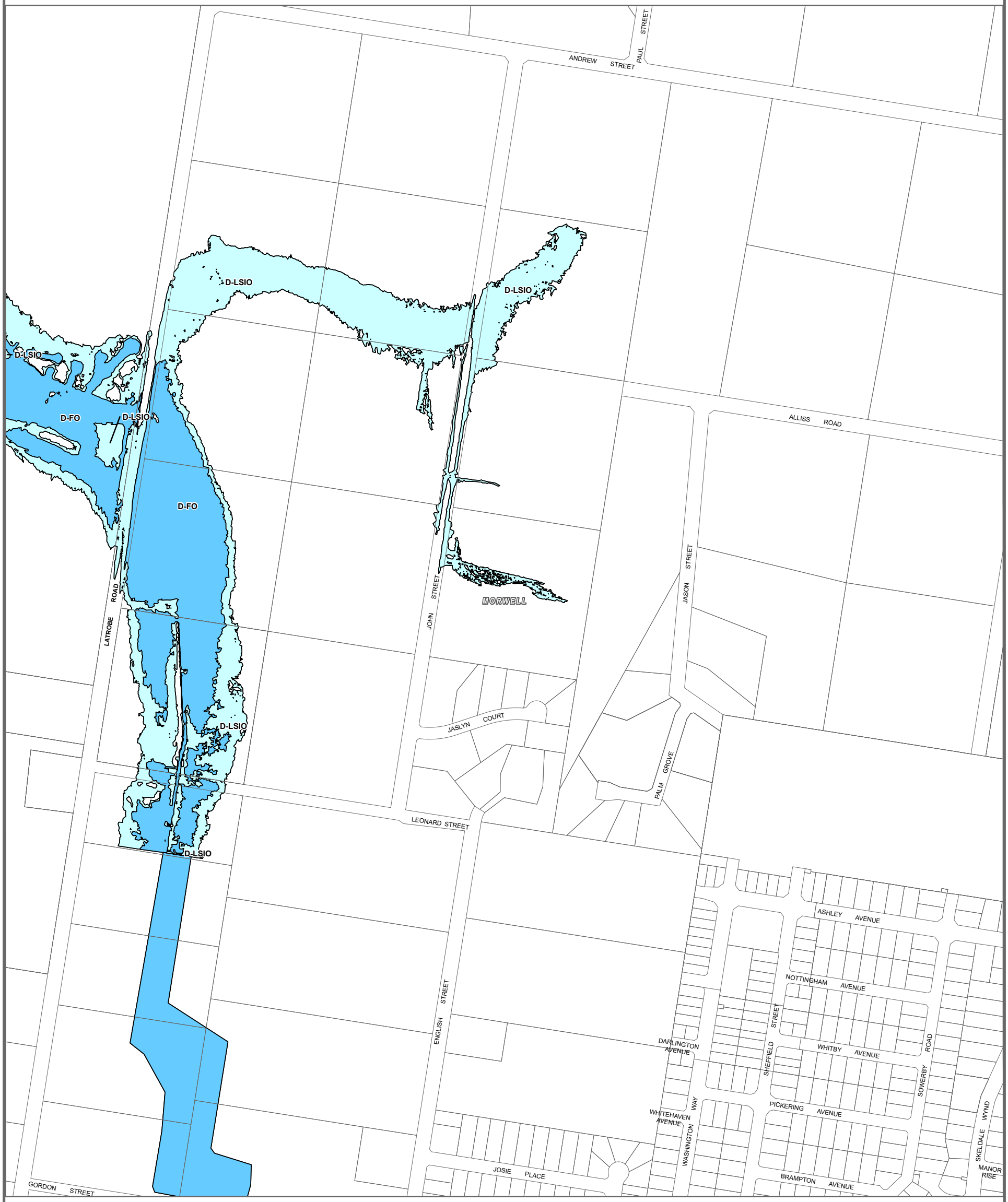
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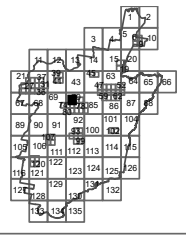
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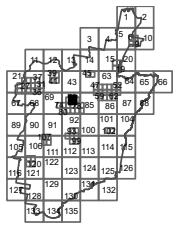
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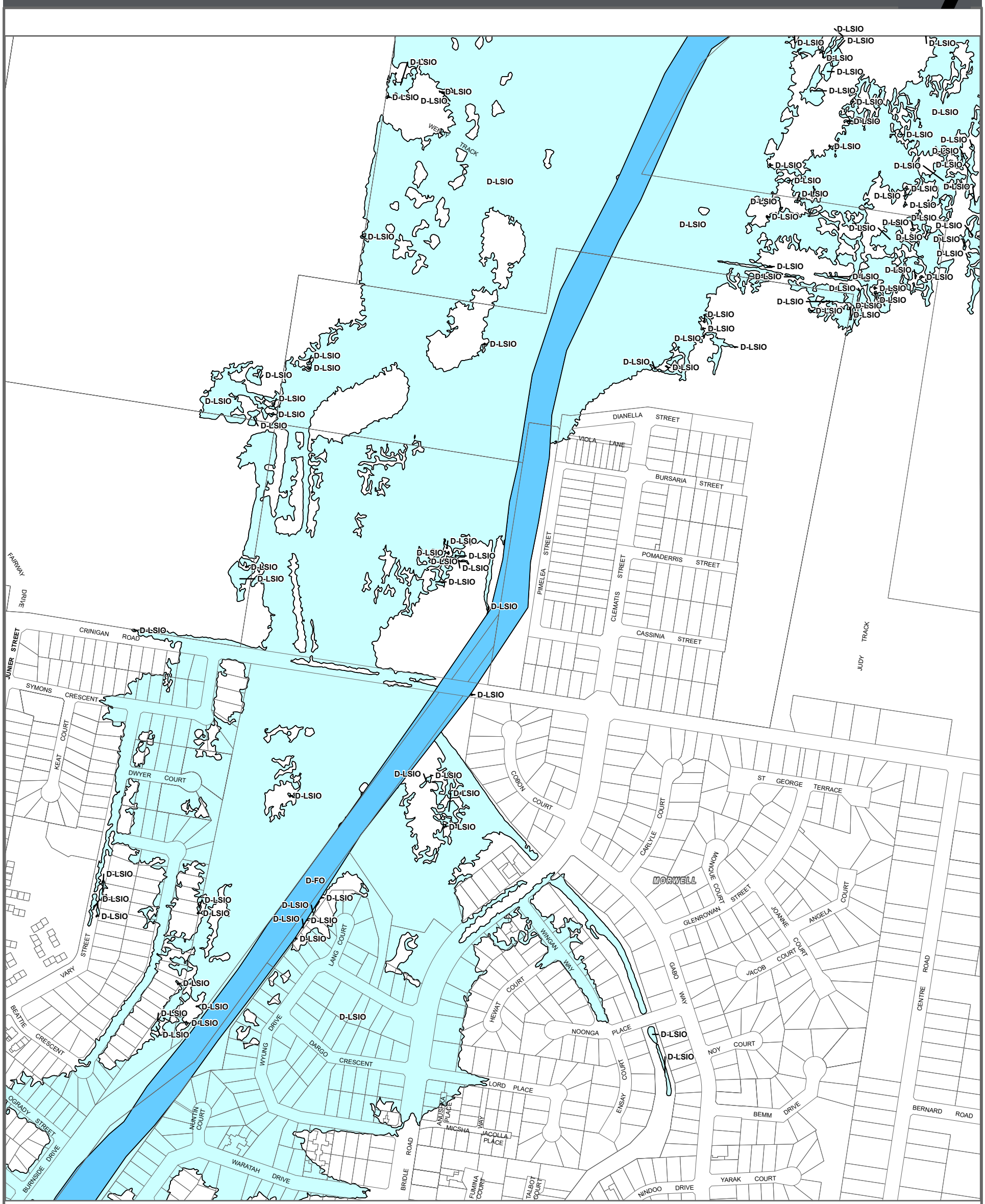
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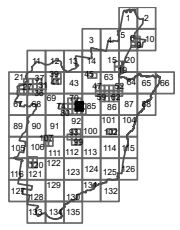
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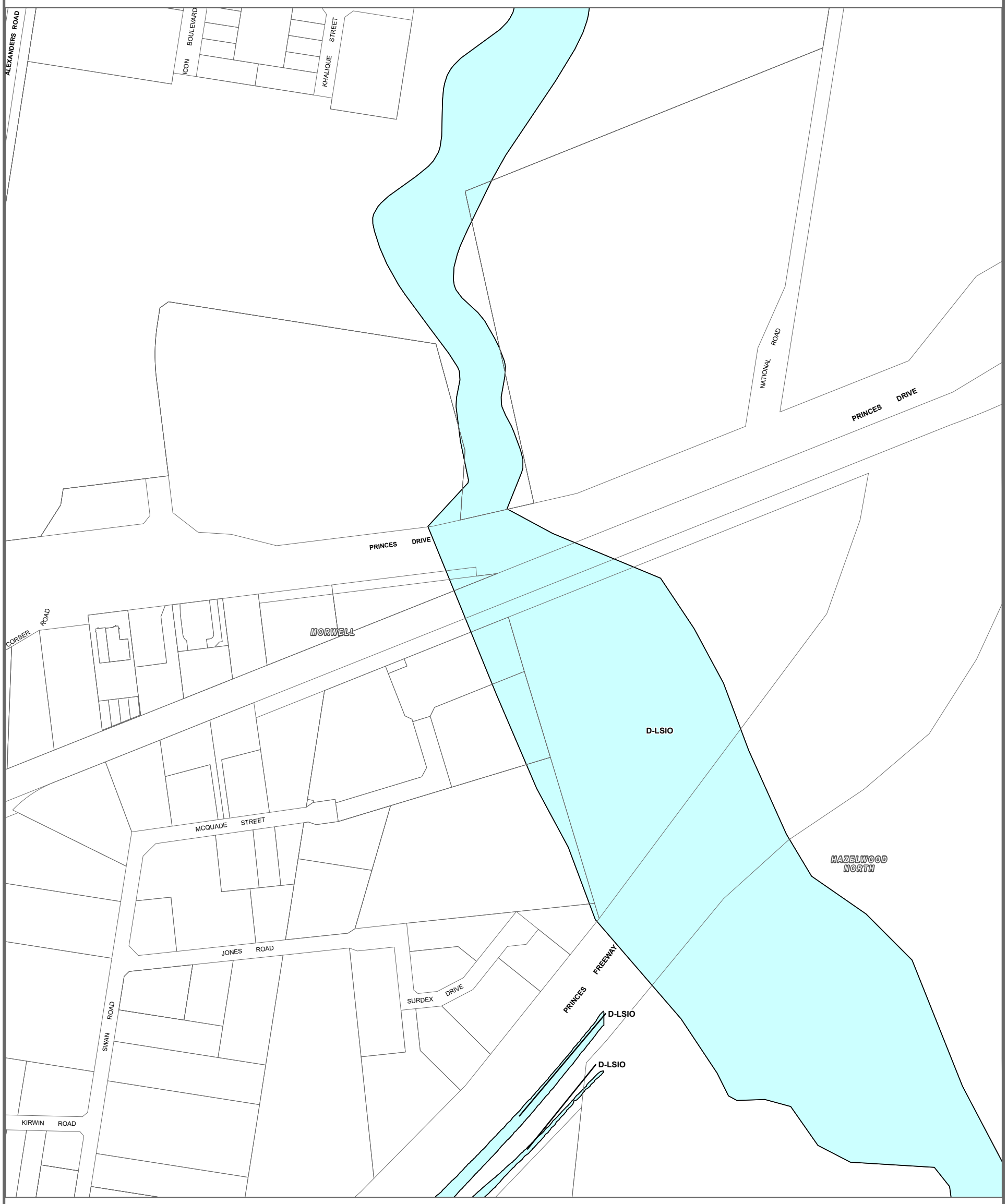
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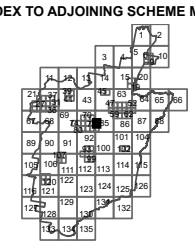
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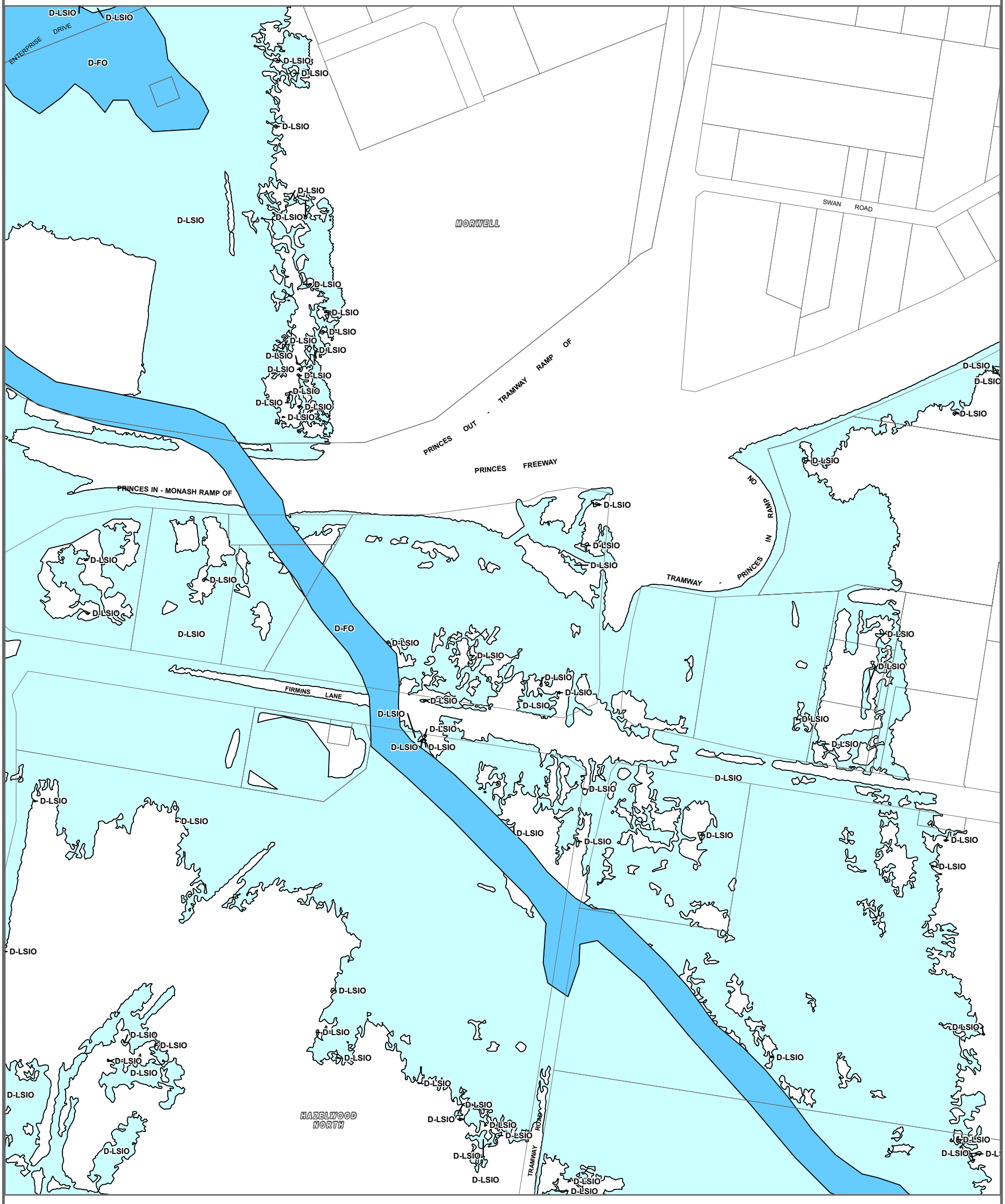
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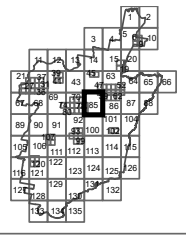
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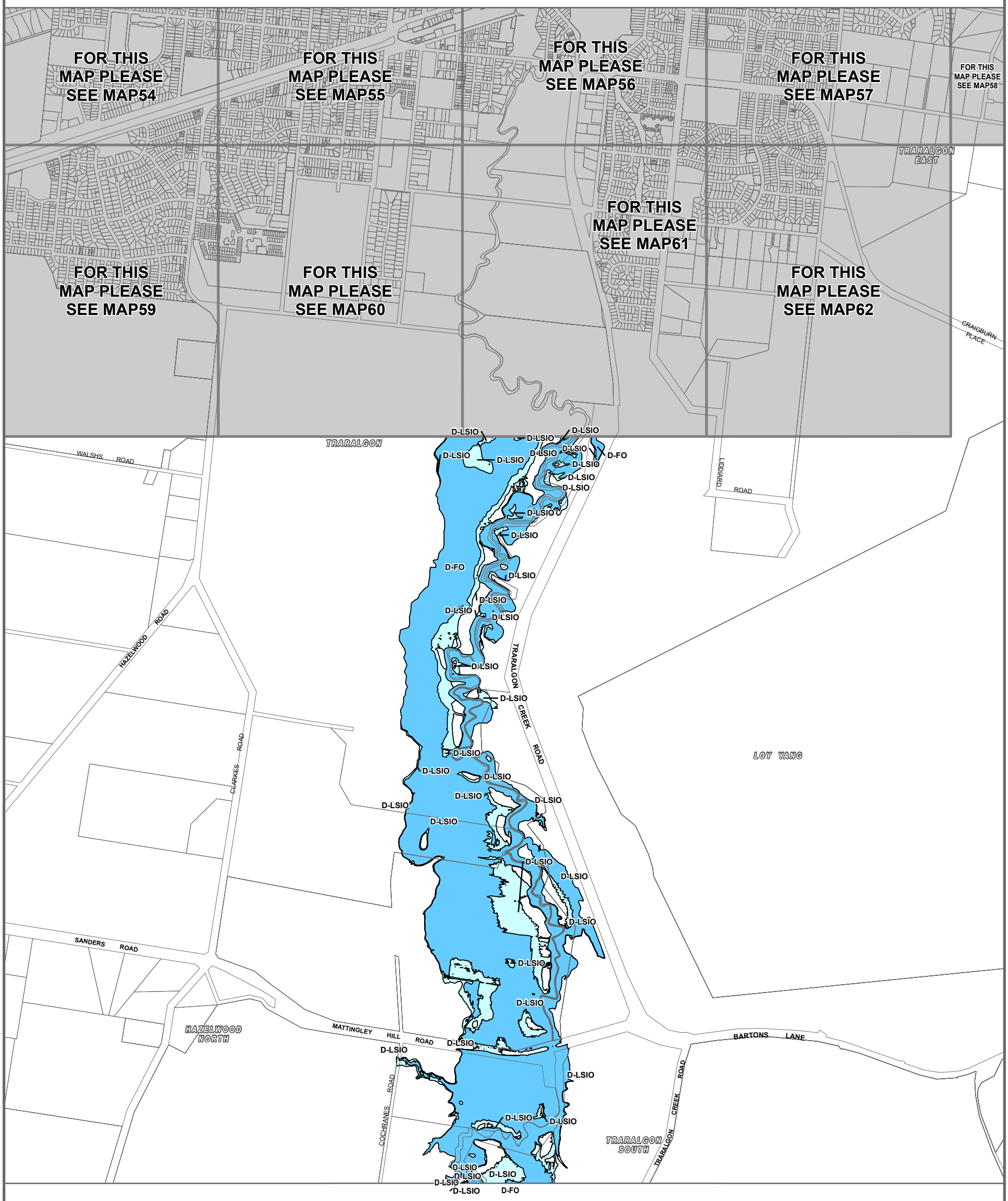
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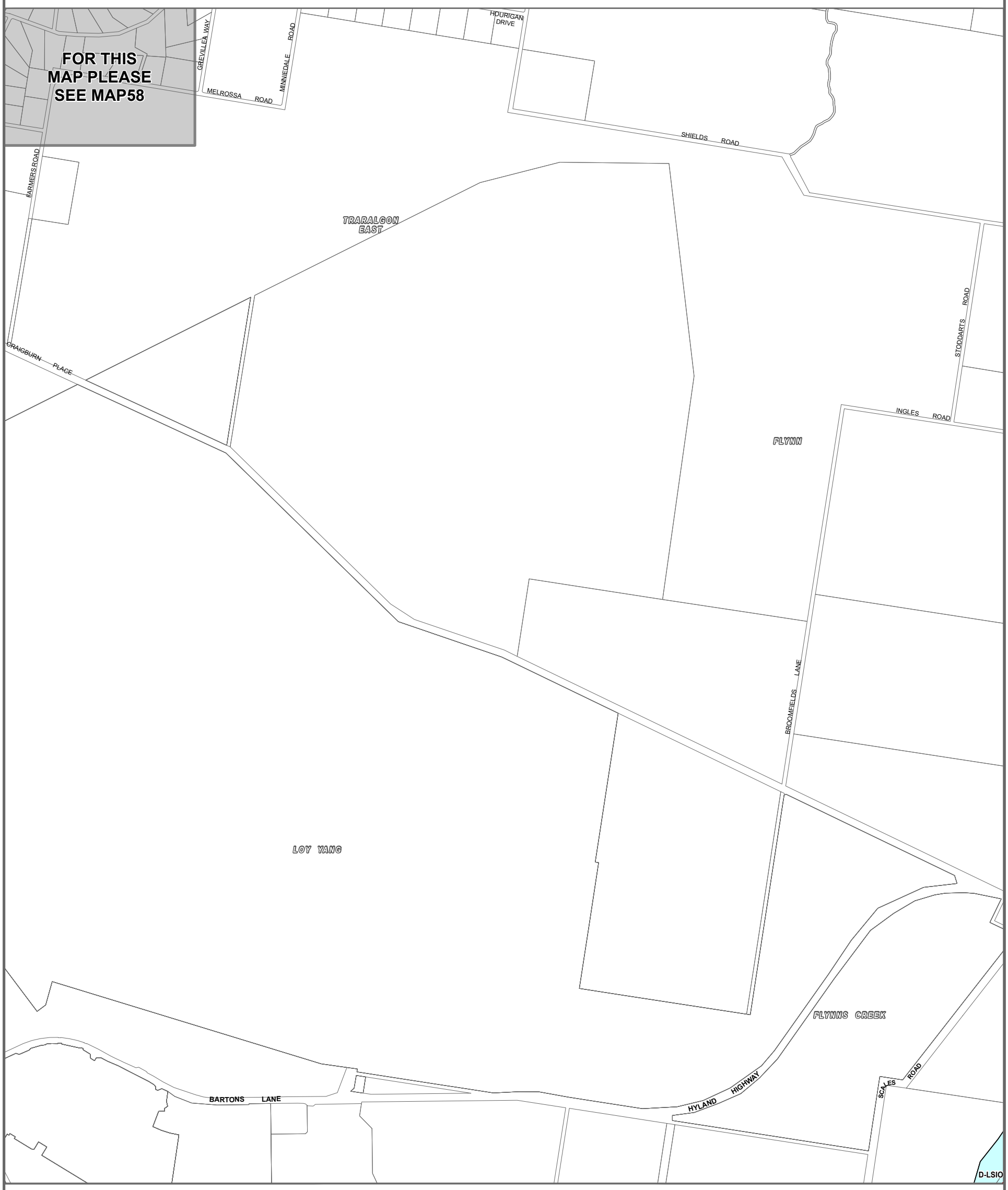
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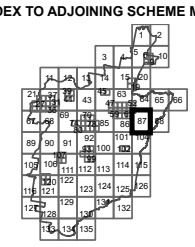
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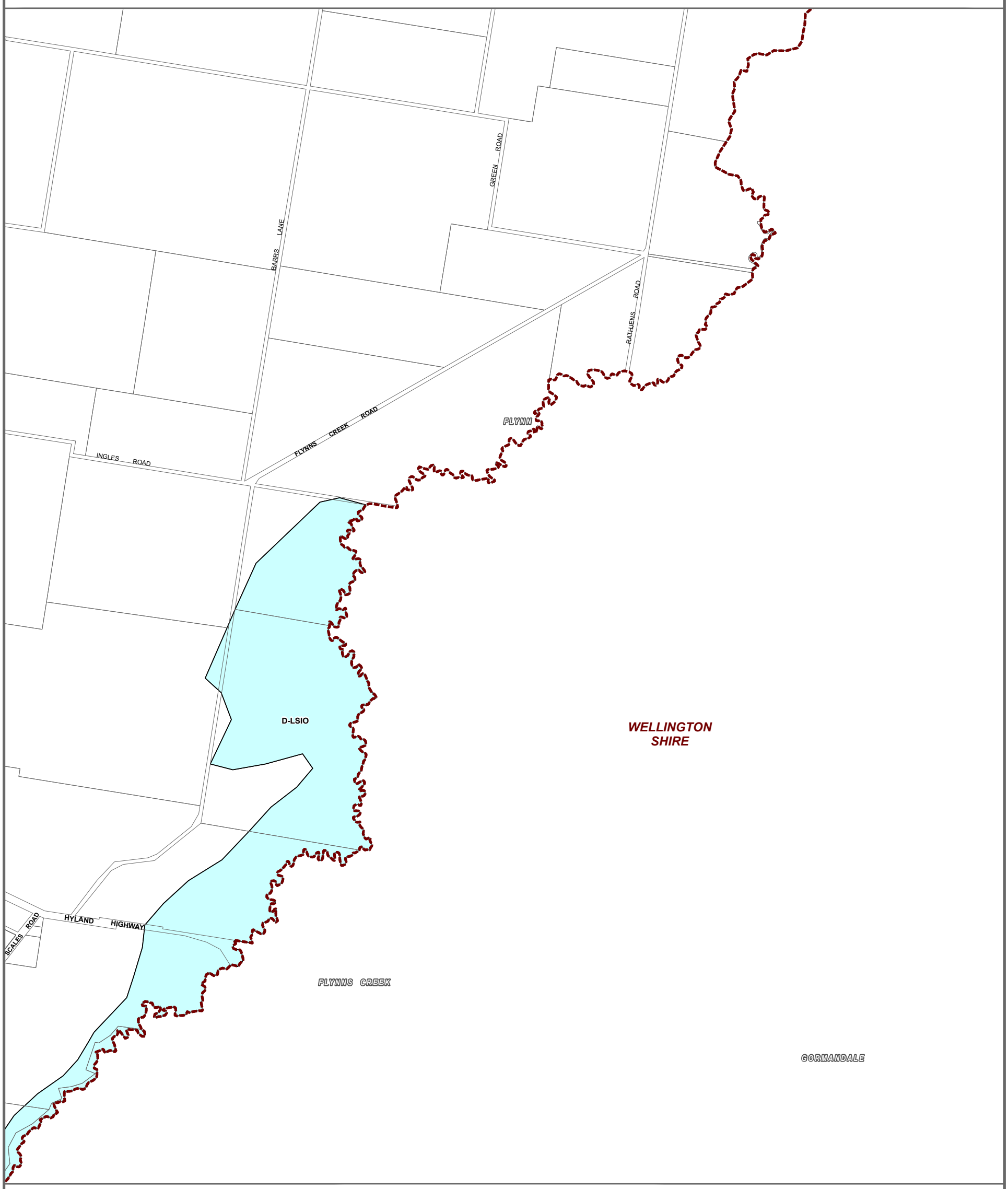
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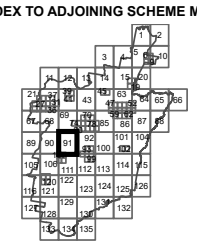
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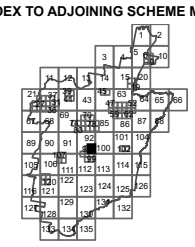
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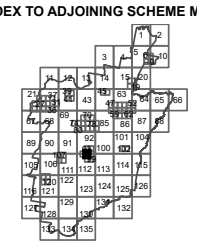
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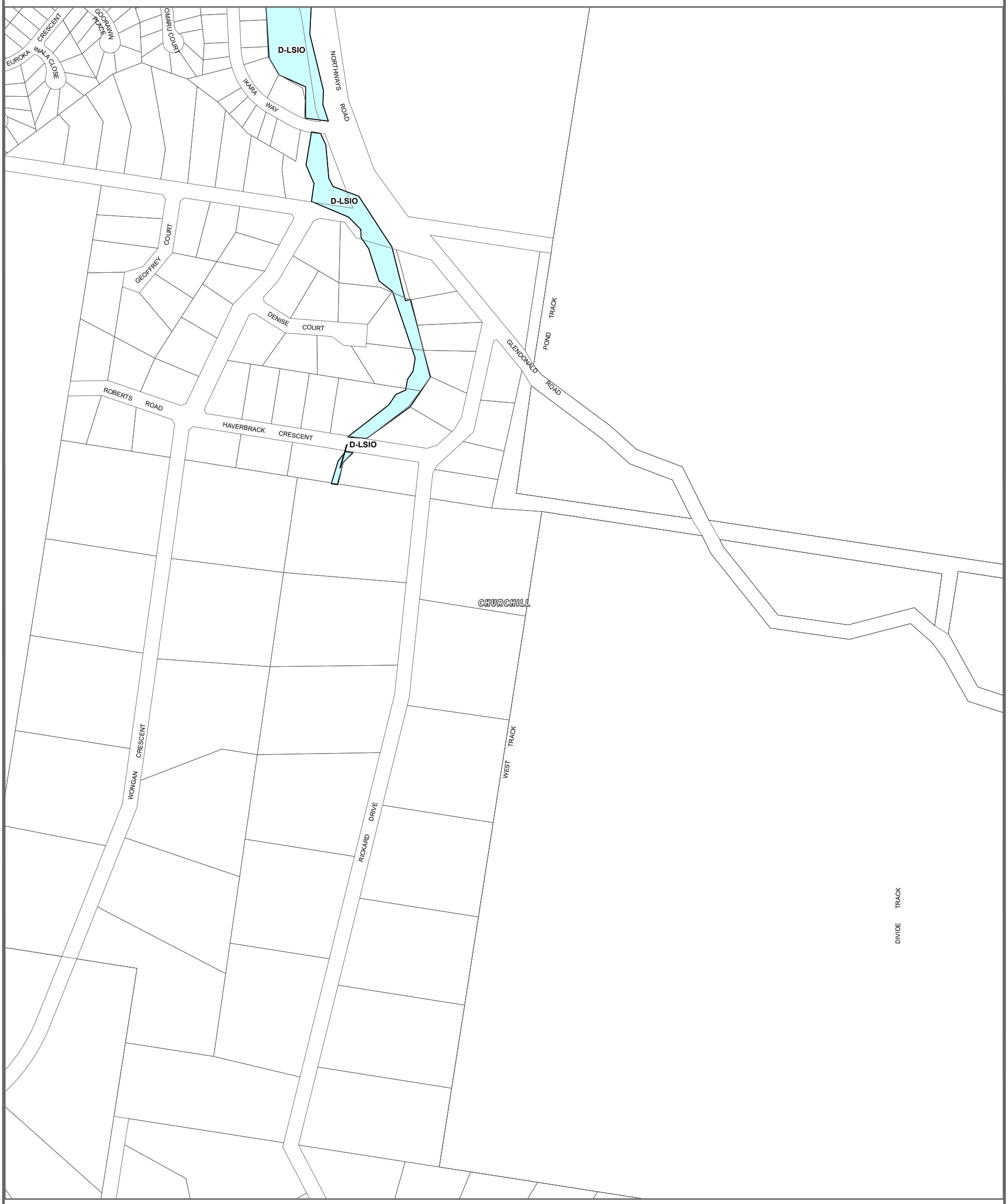
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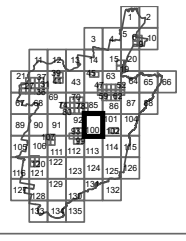
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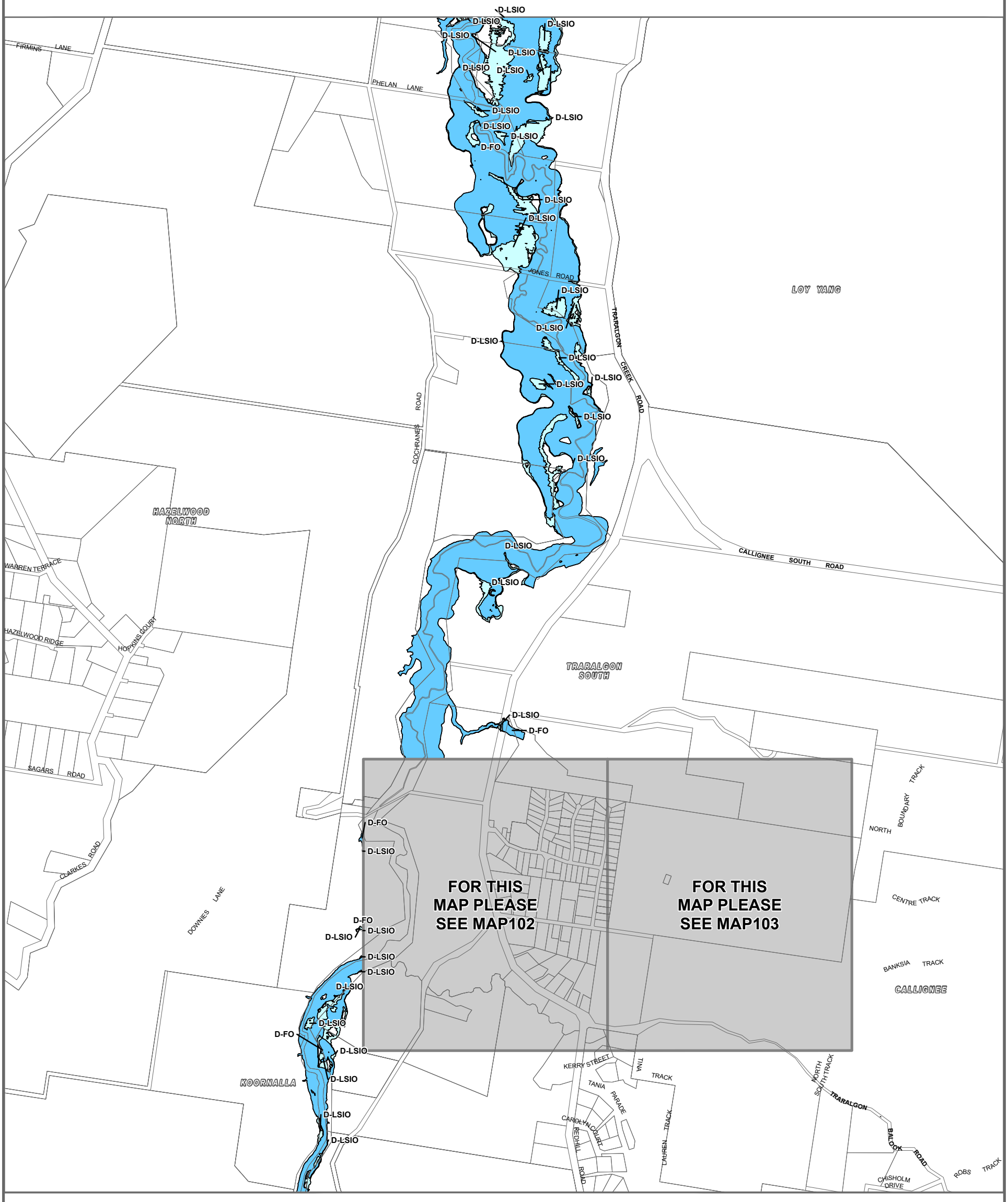
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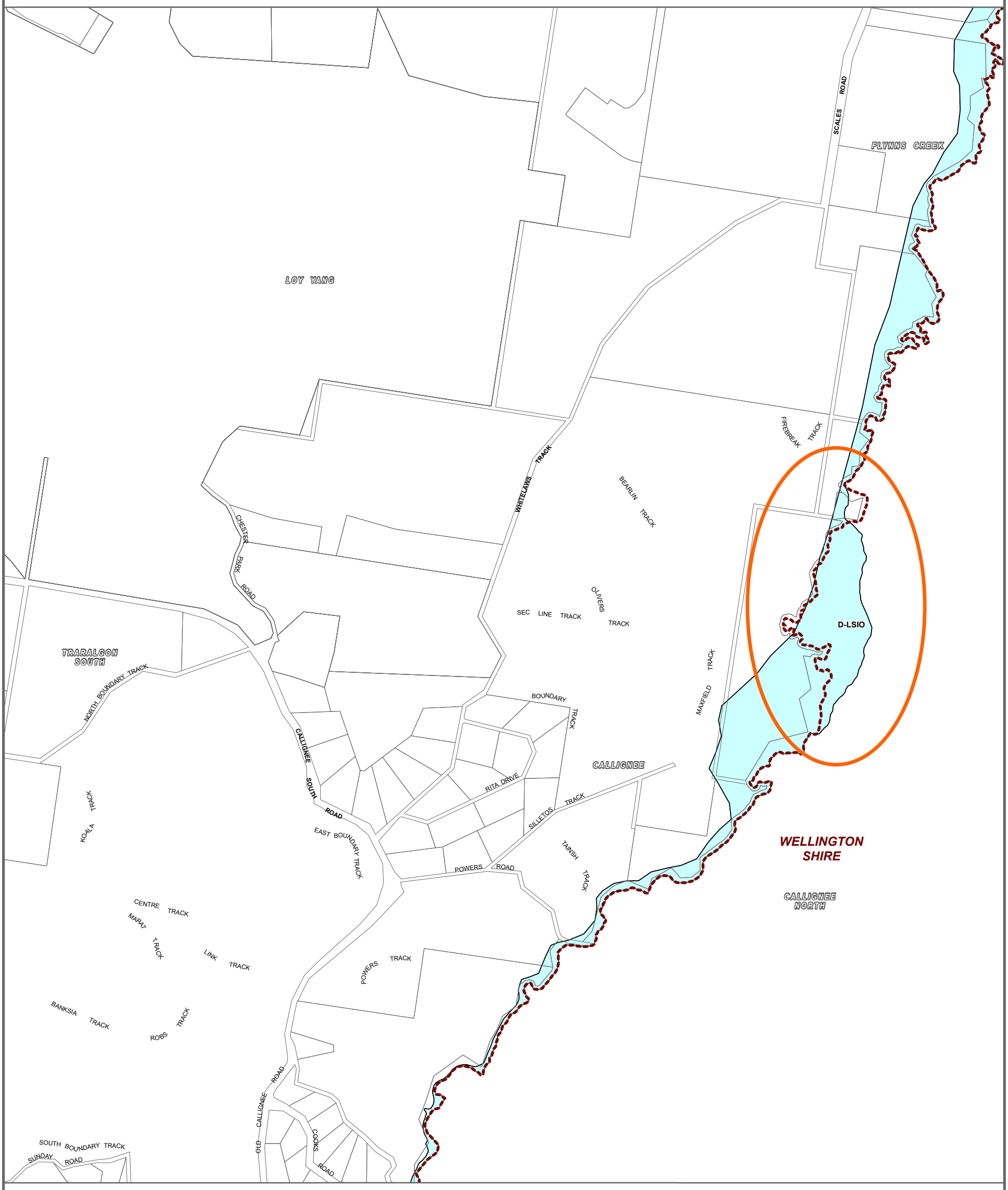
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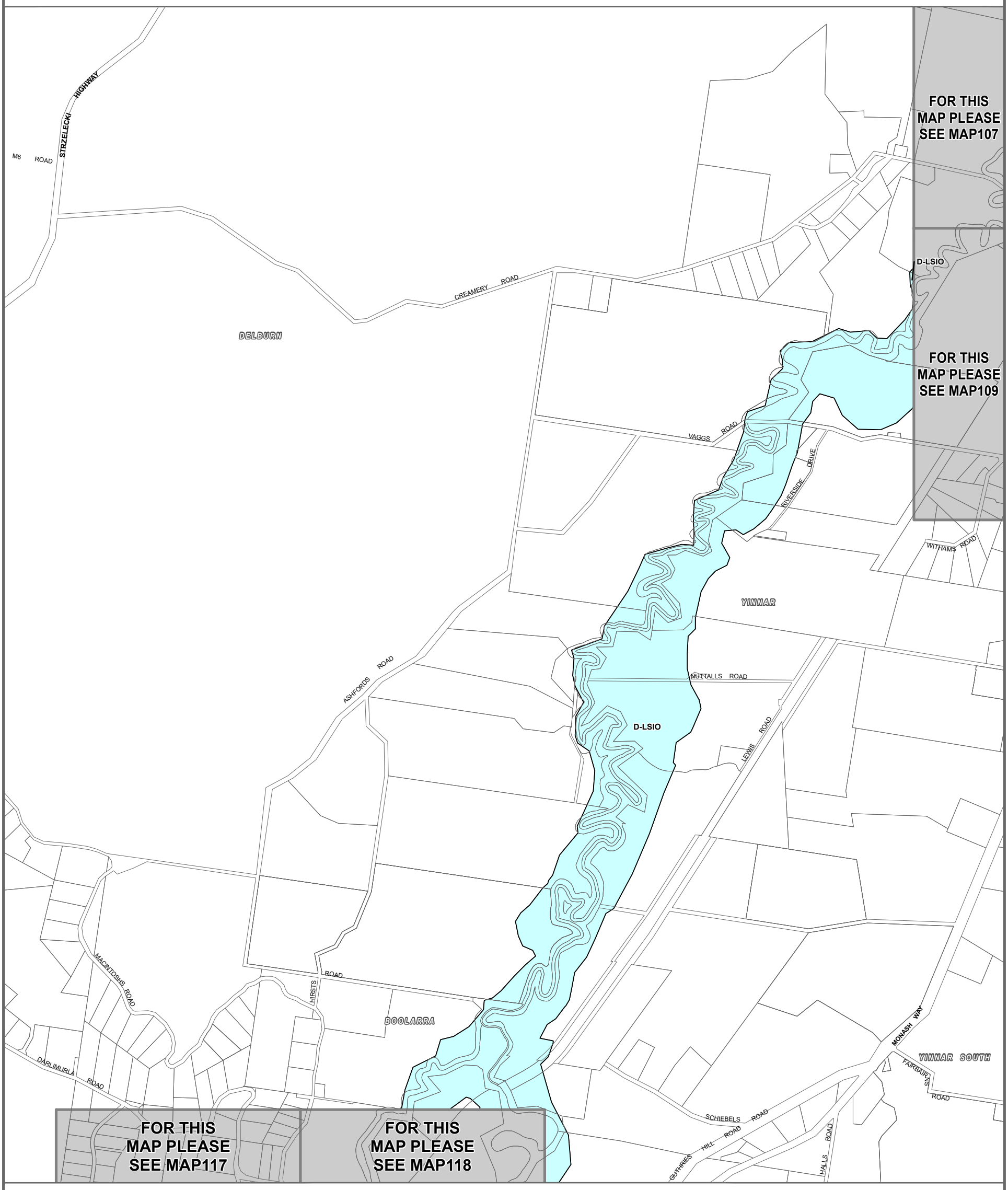
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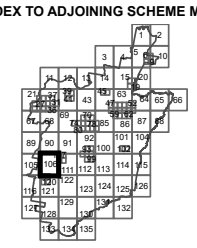
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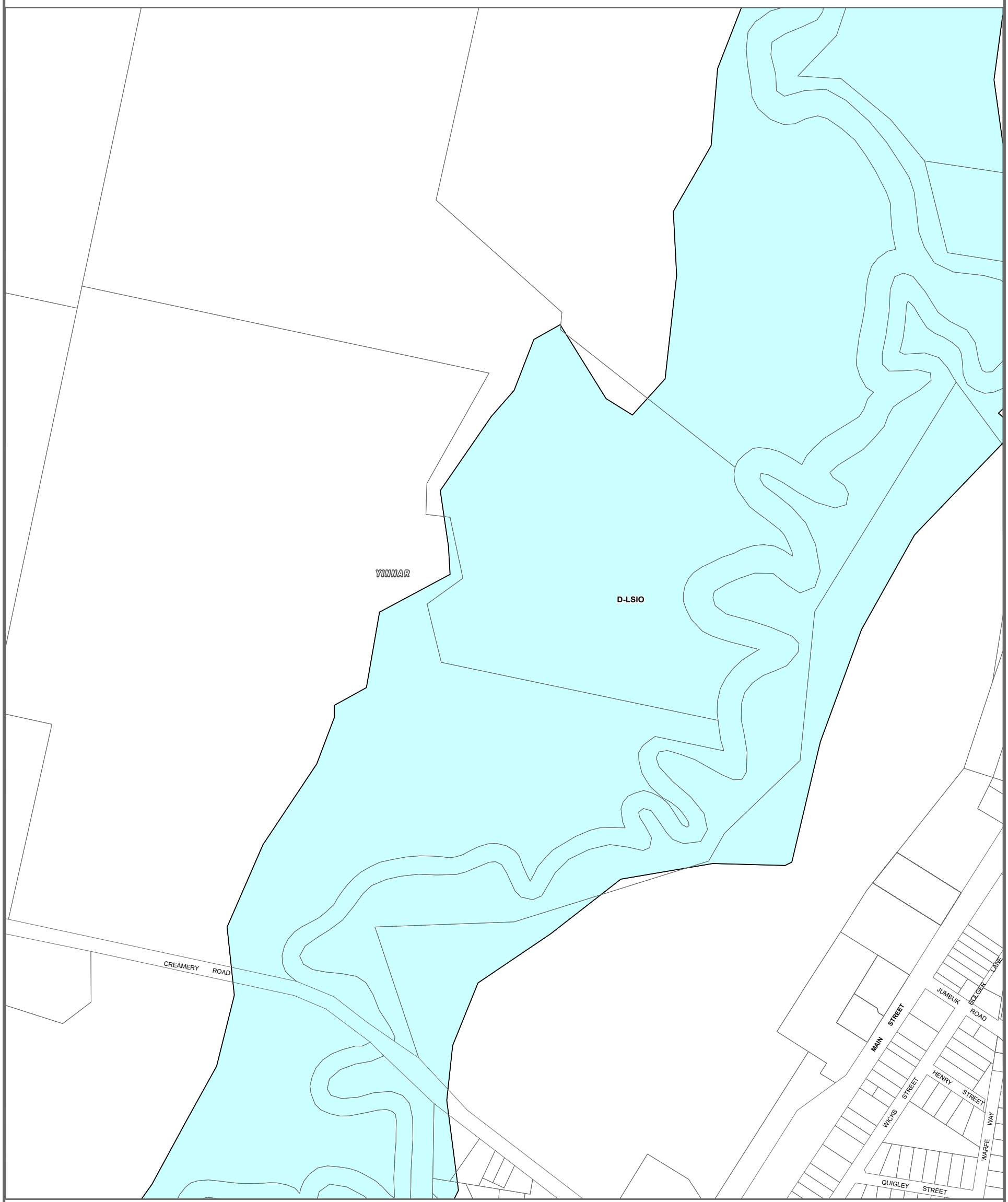
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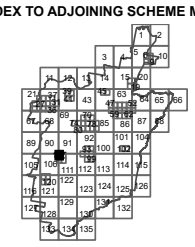
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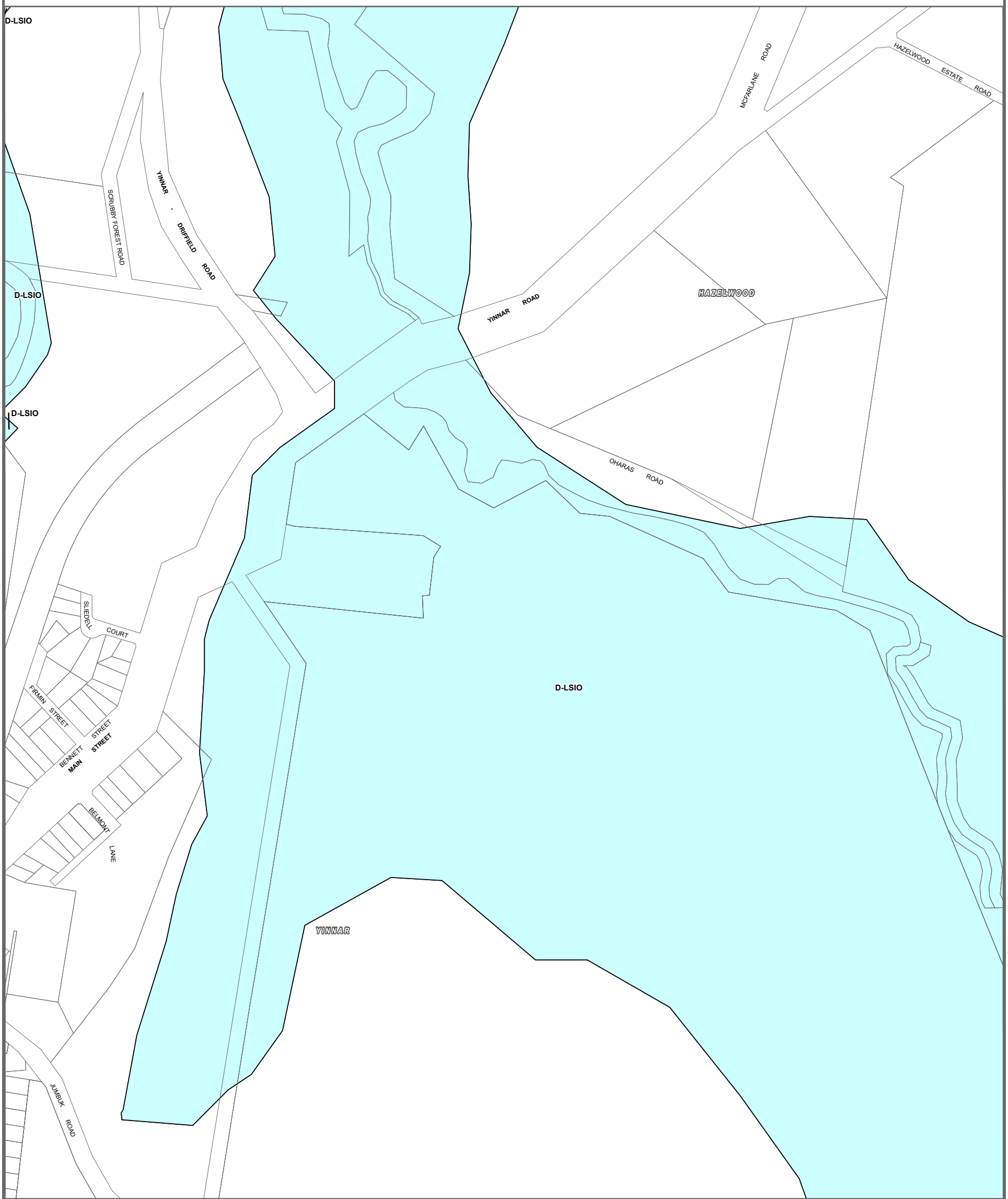
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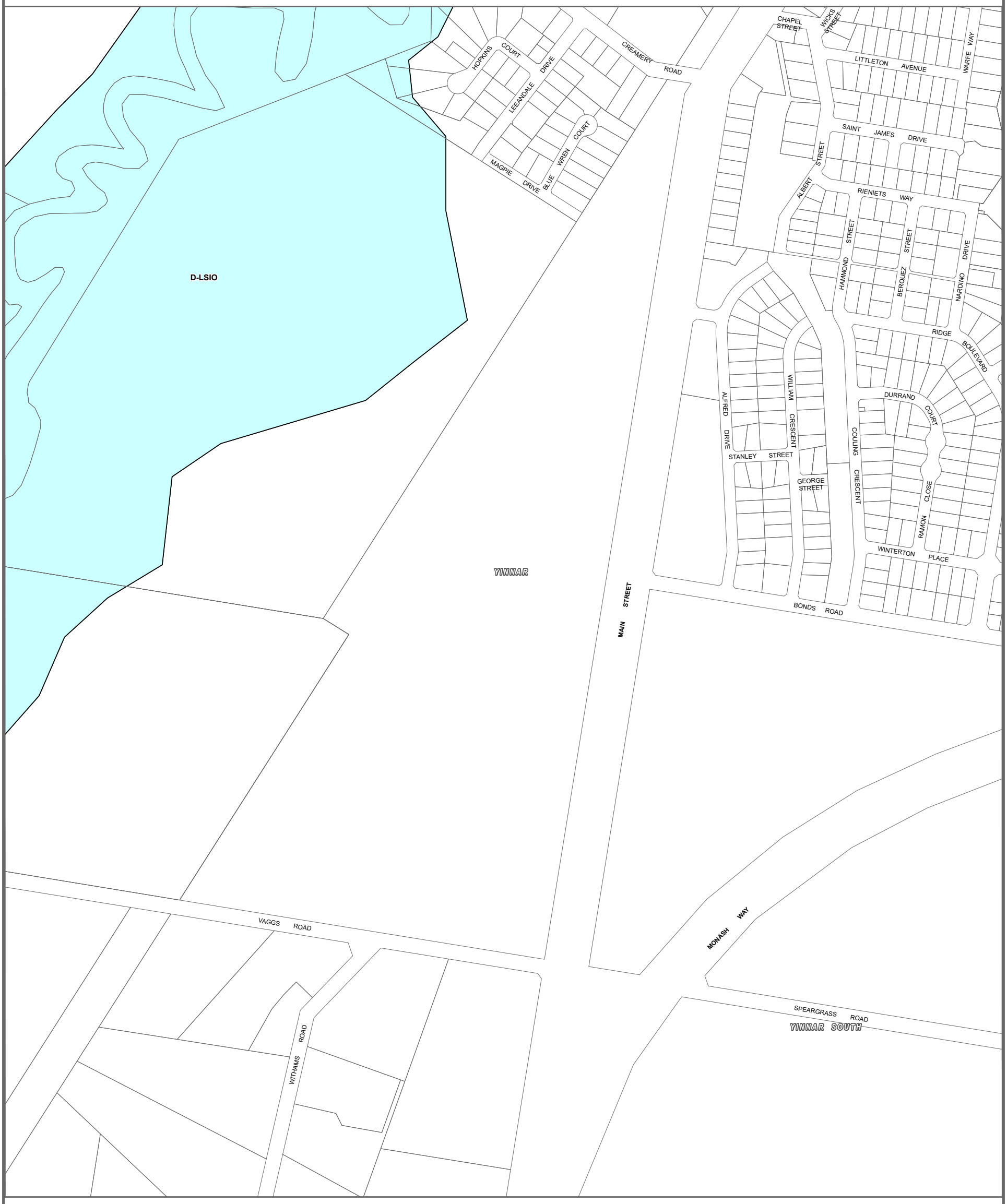
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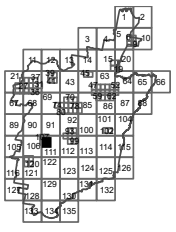
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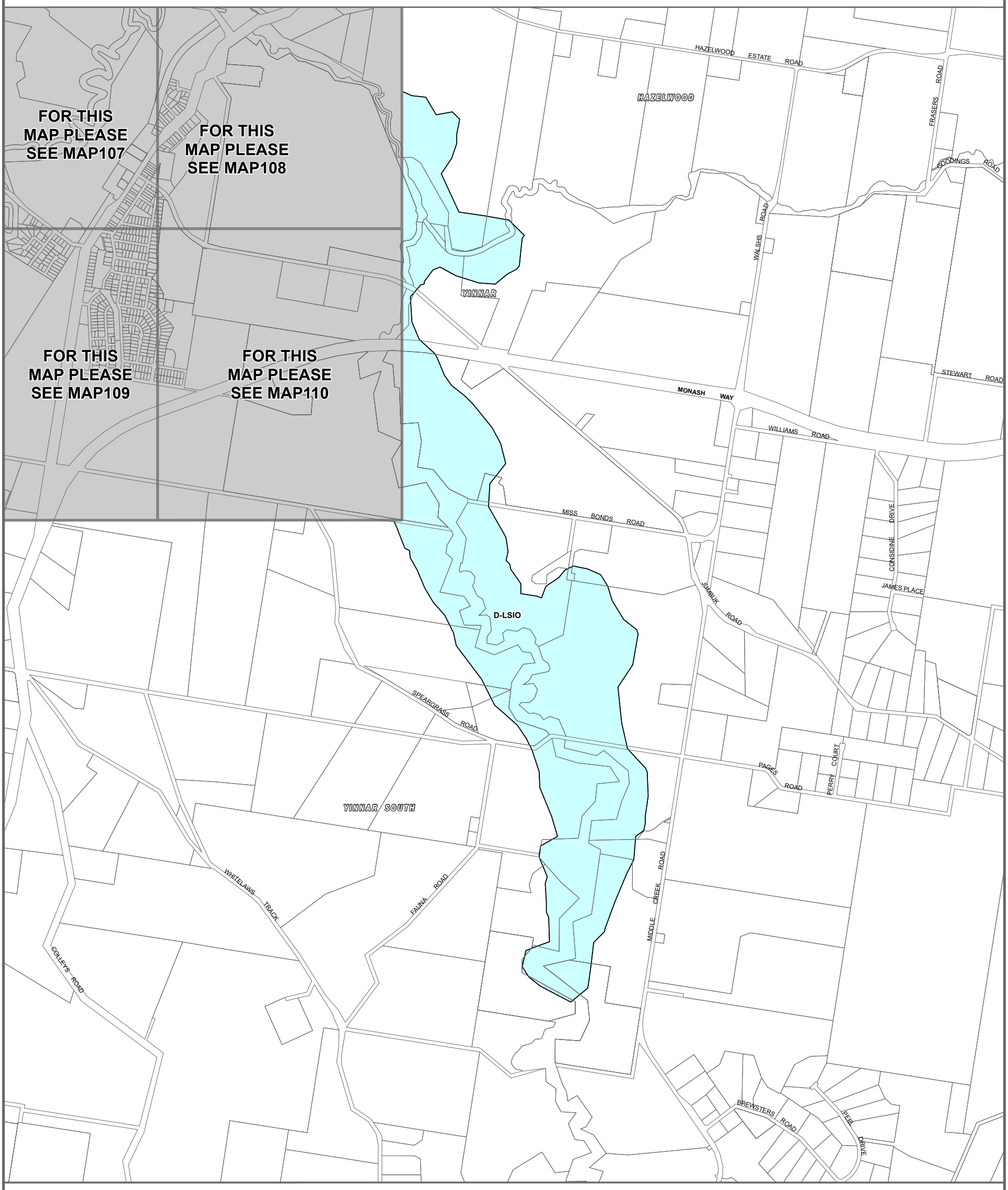
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D-LSIO - Area to be deleted from a Land Subject to Inundation Overlay

Municipal Boundary

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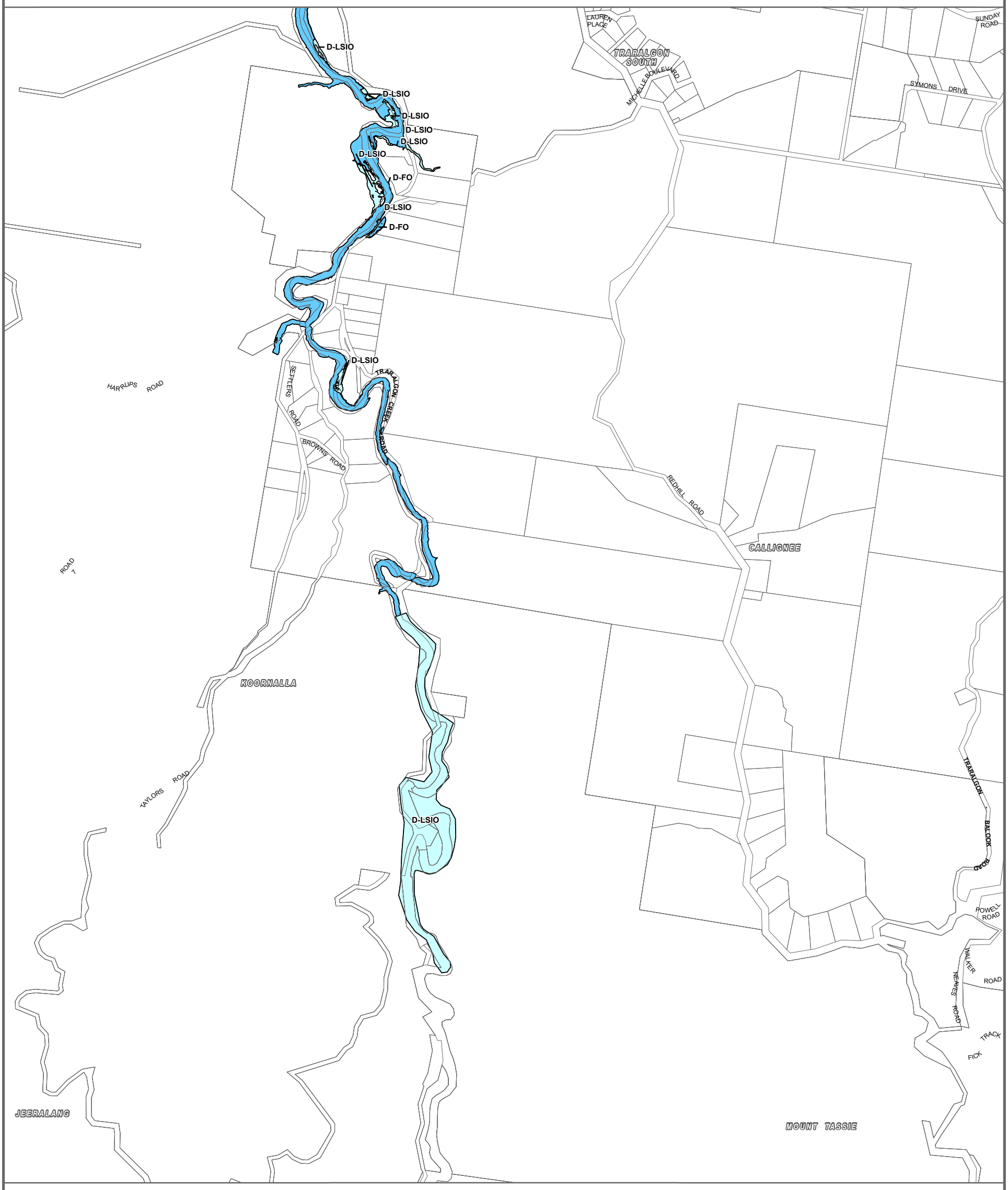
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D-LSIO - Area to be deleted from a Land Subject to Inundation Overlay

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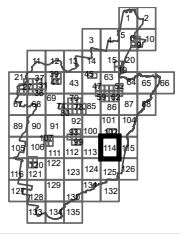
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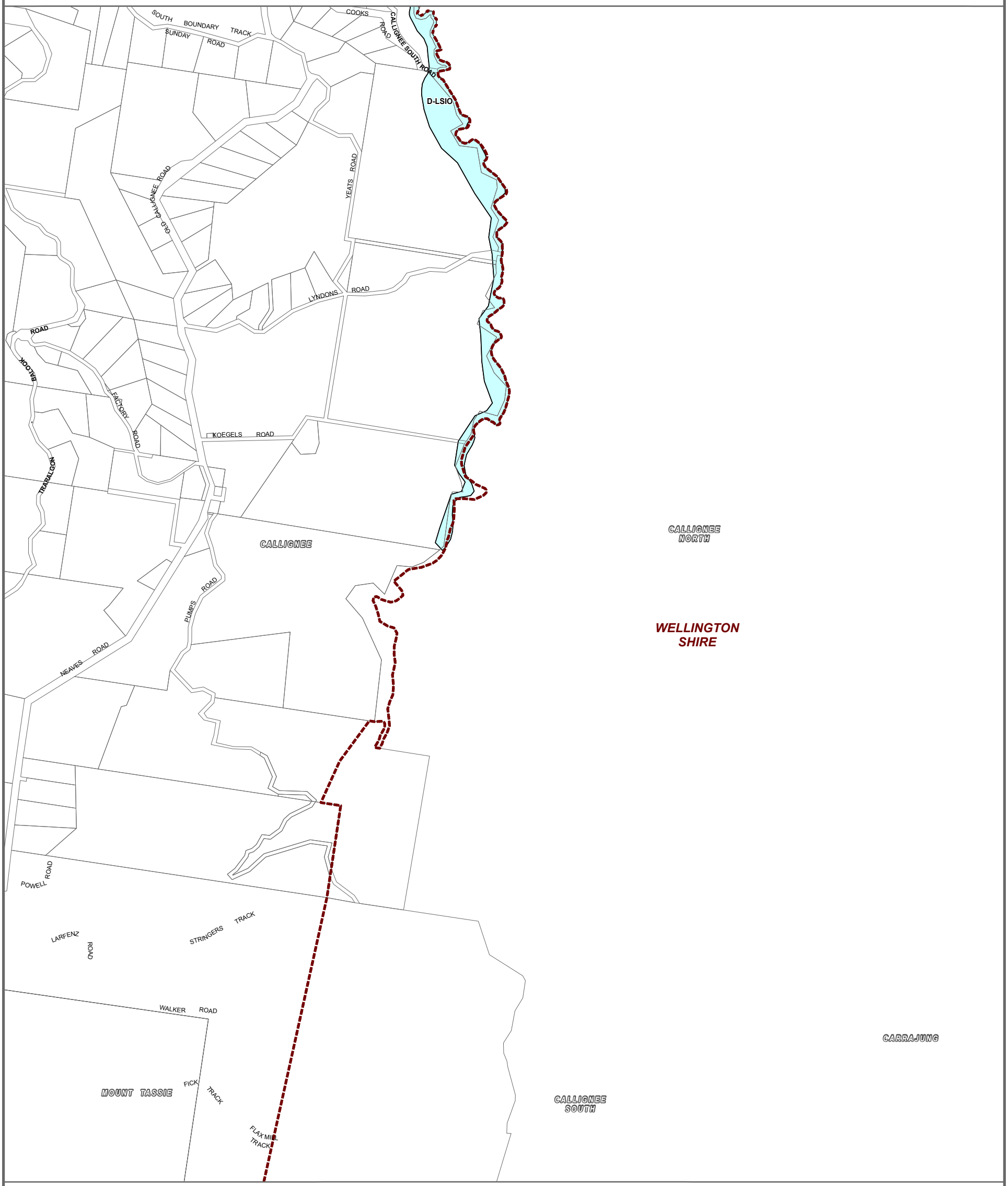
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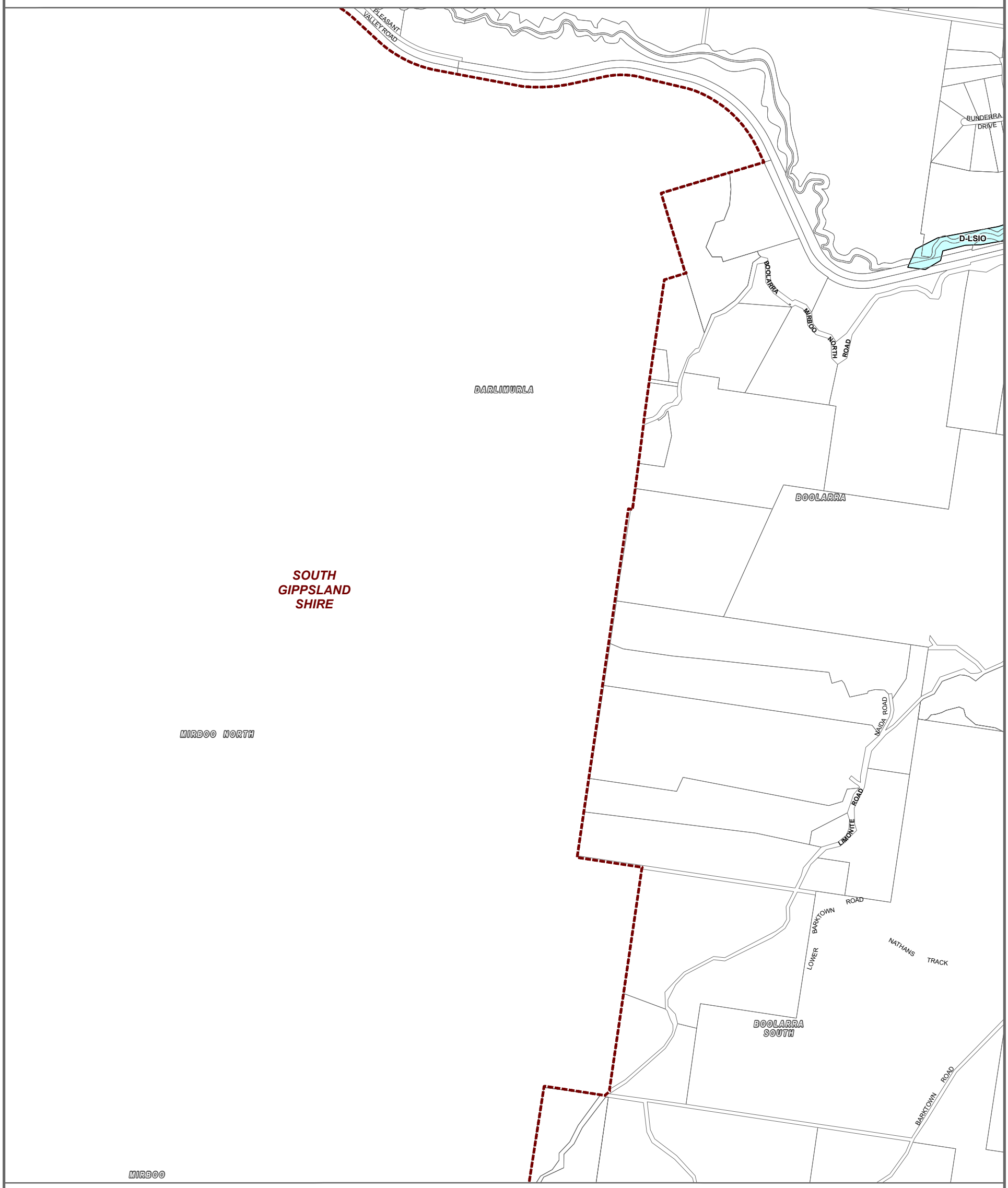
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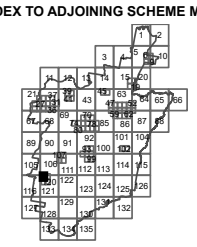
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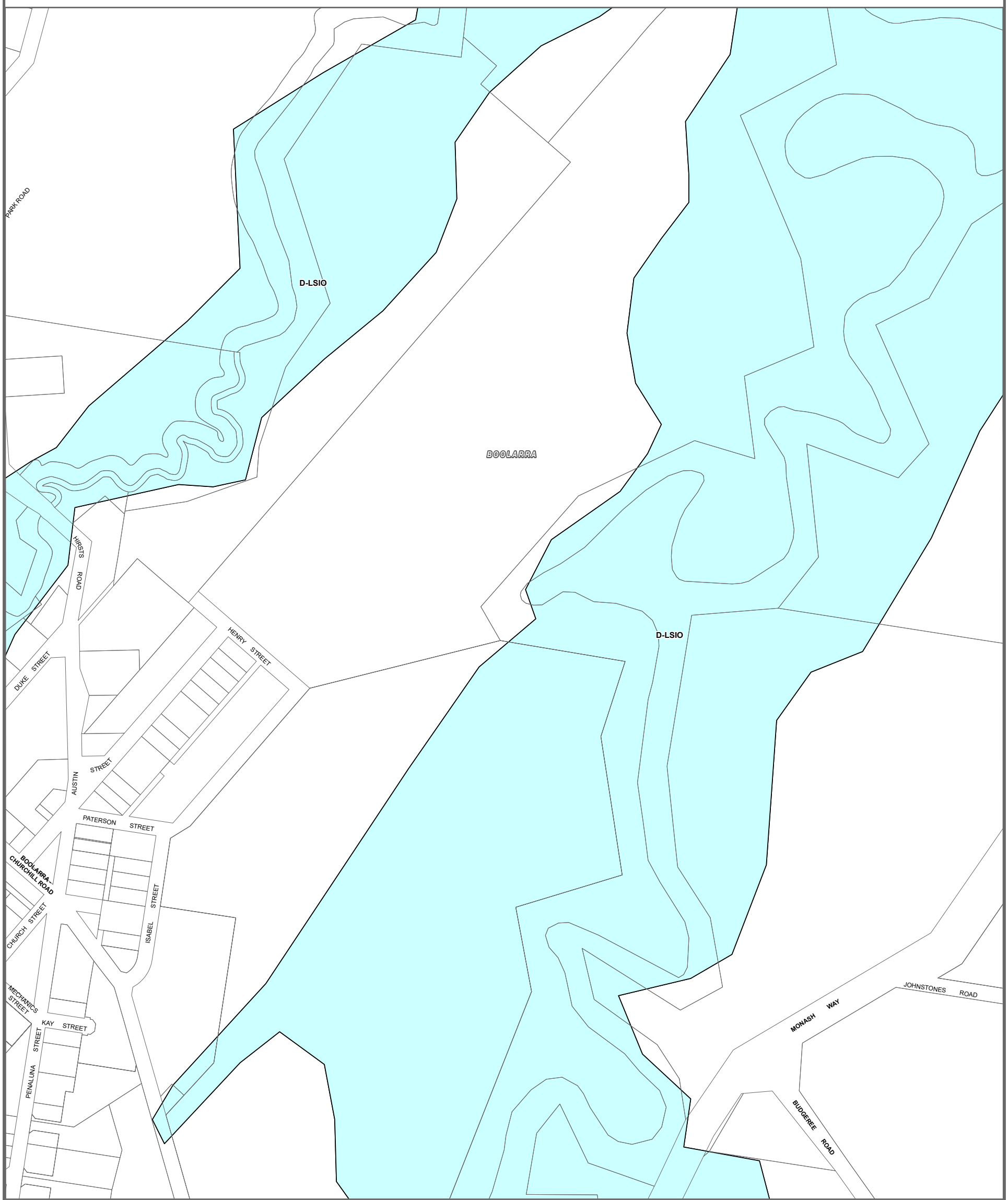
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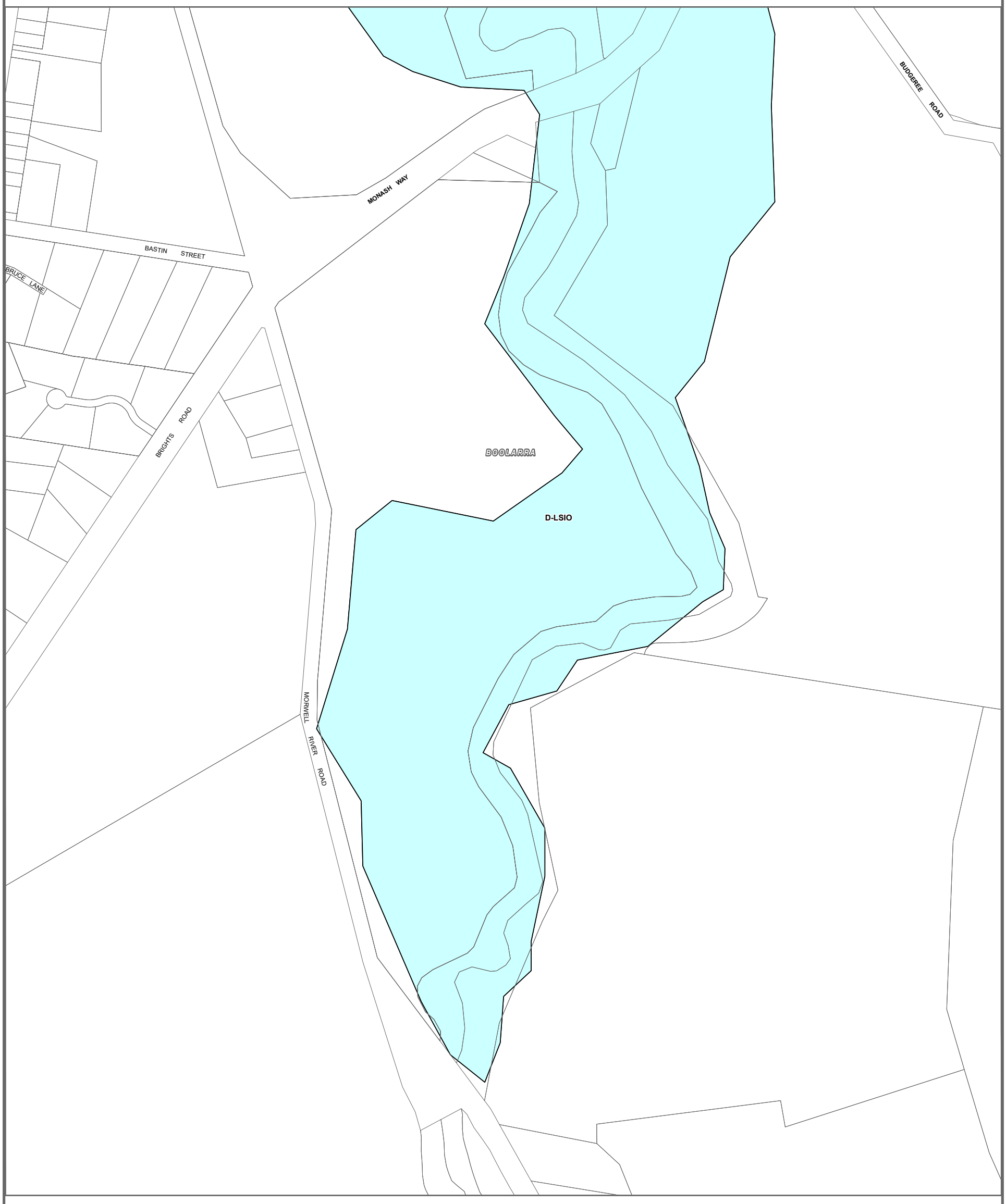
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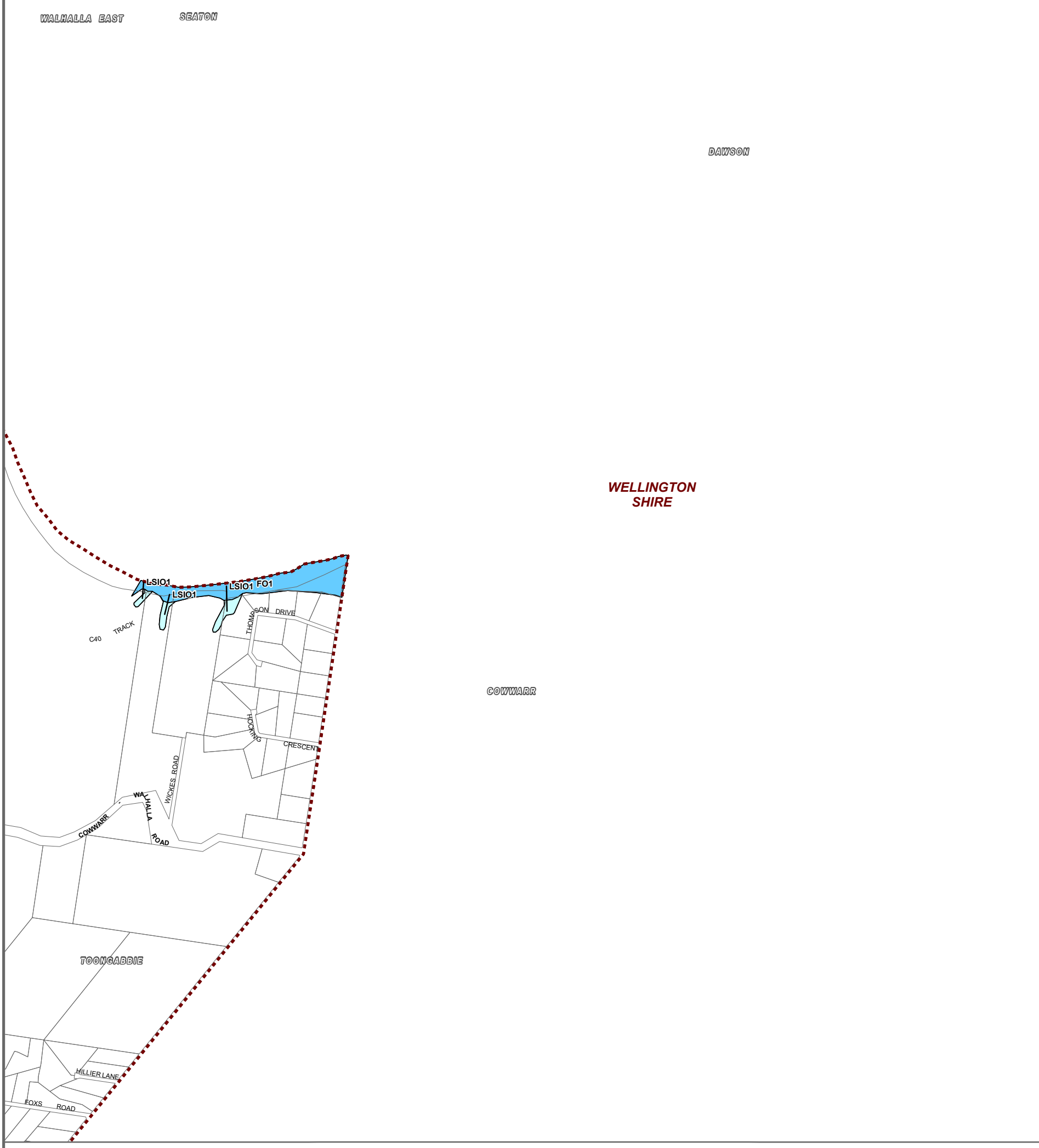
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FO1 - Floodway Overlay - Schedule 1

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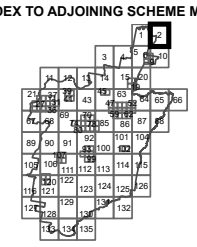
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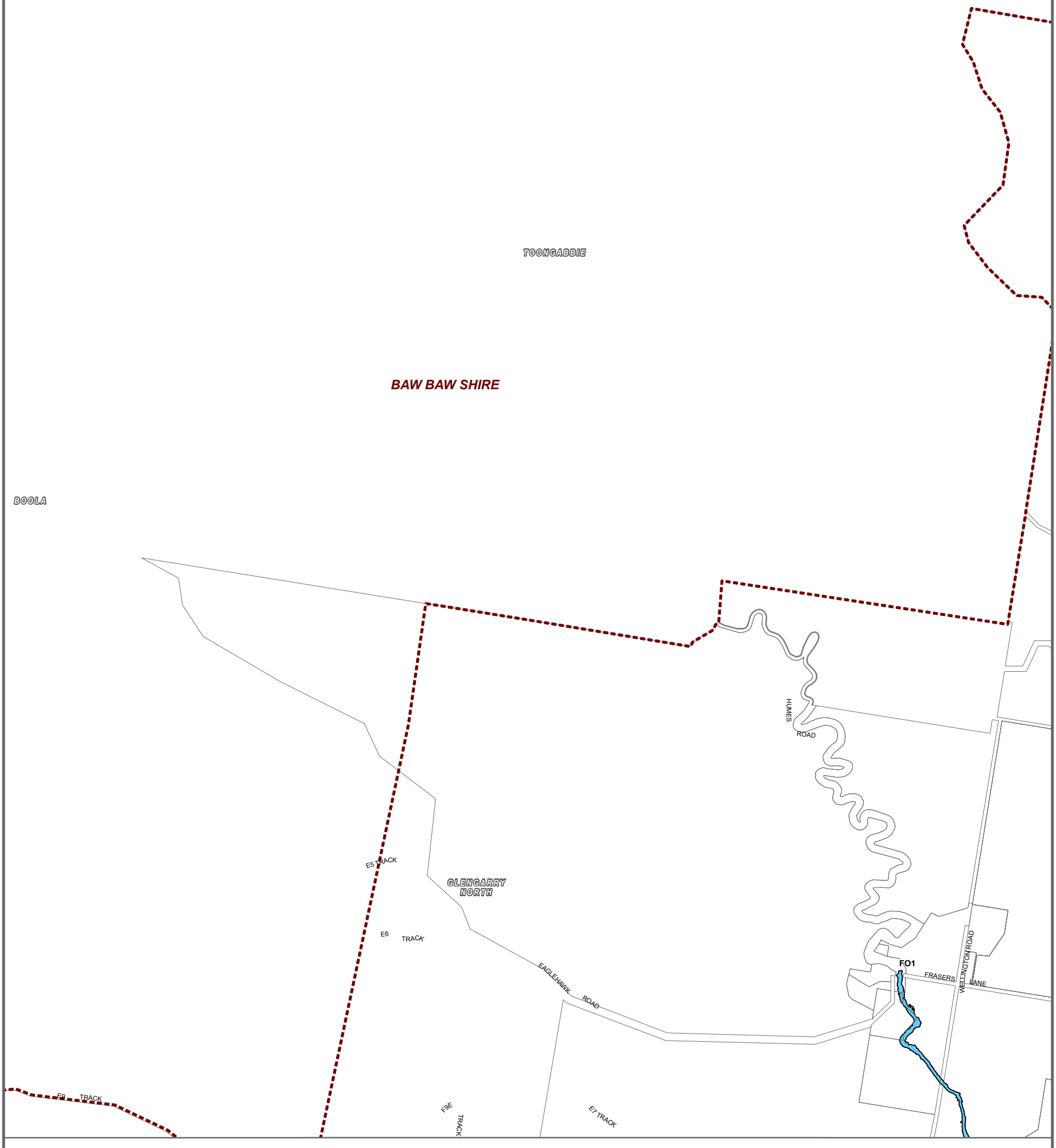
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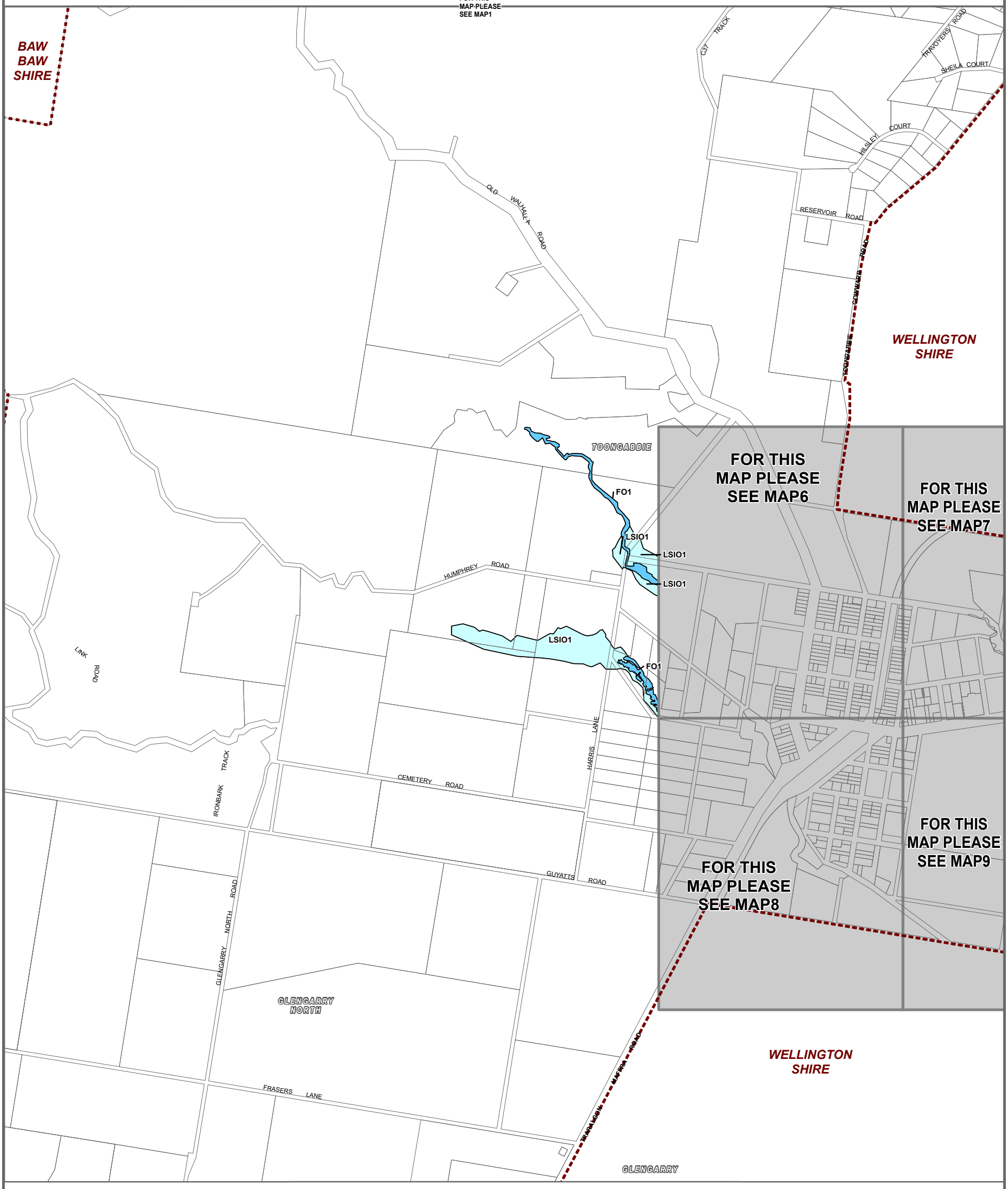
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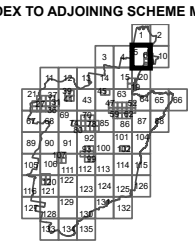
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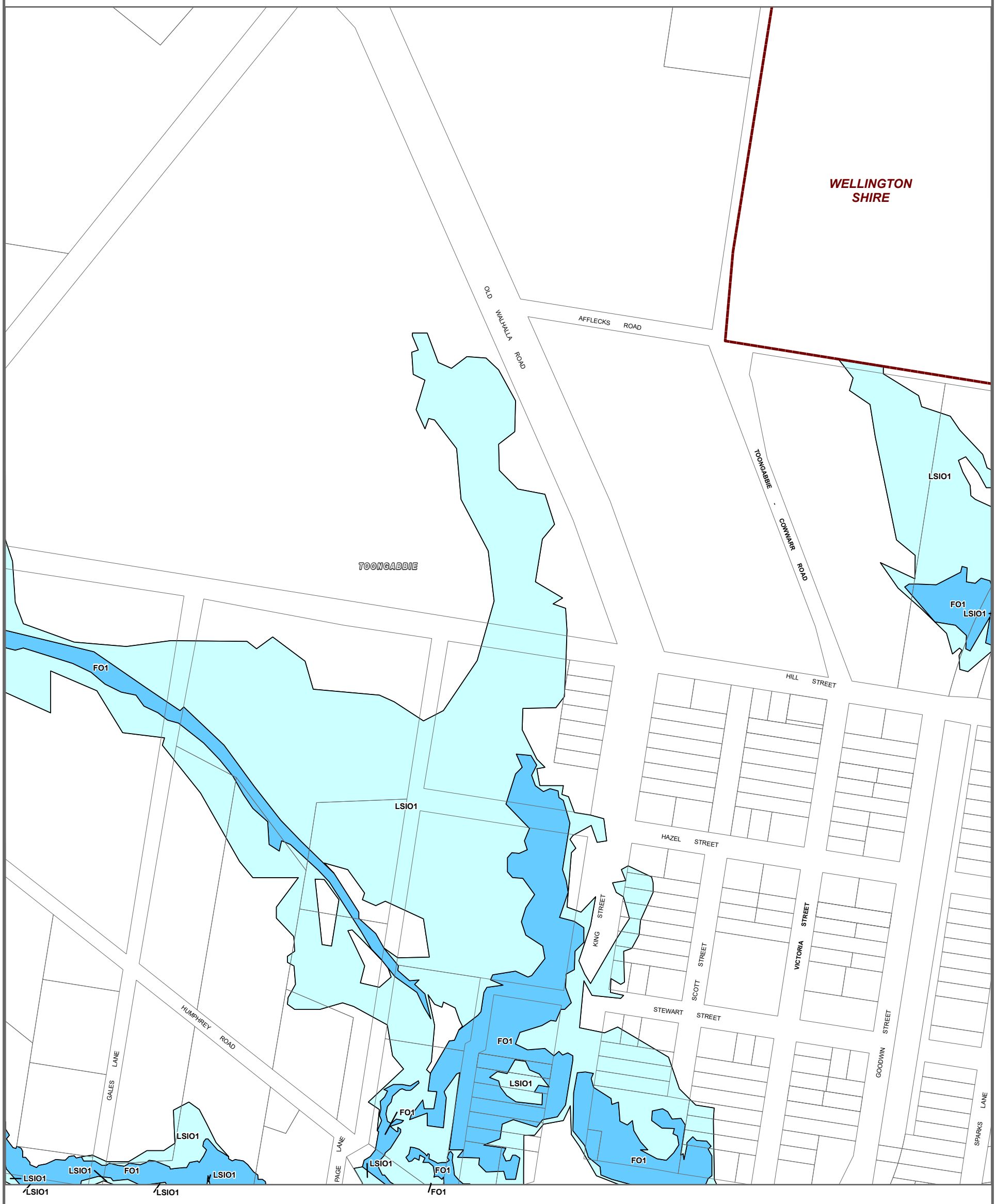
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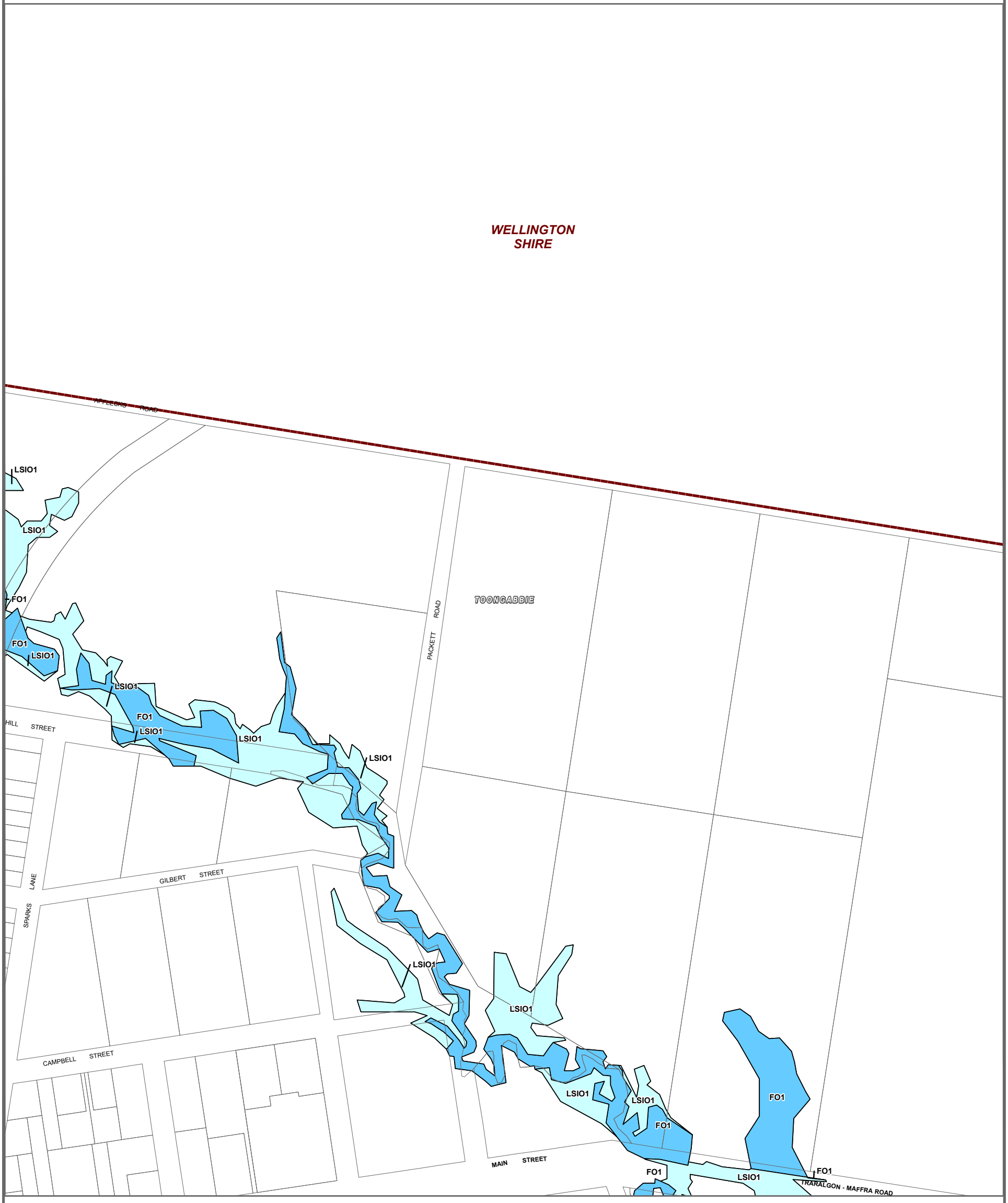
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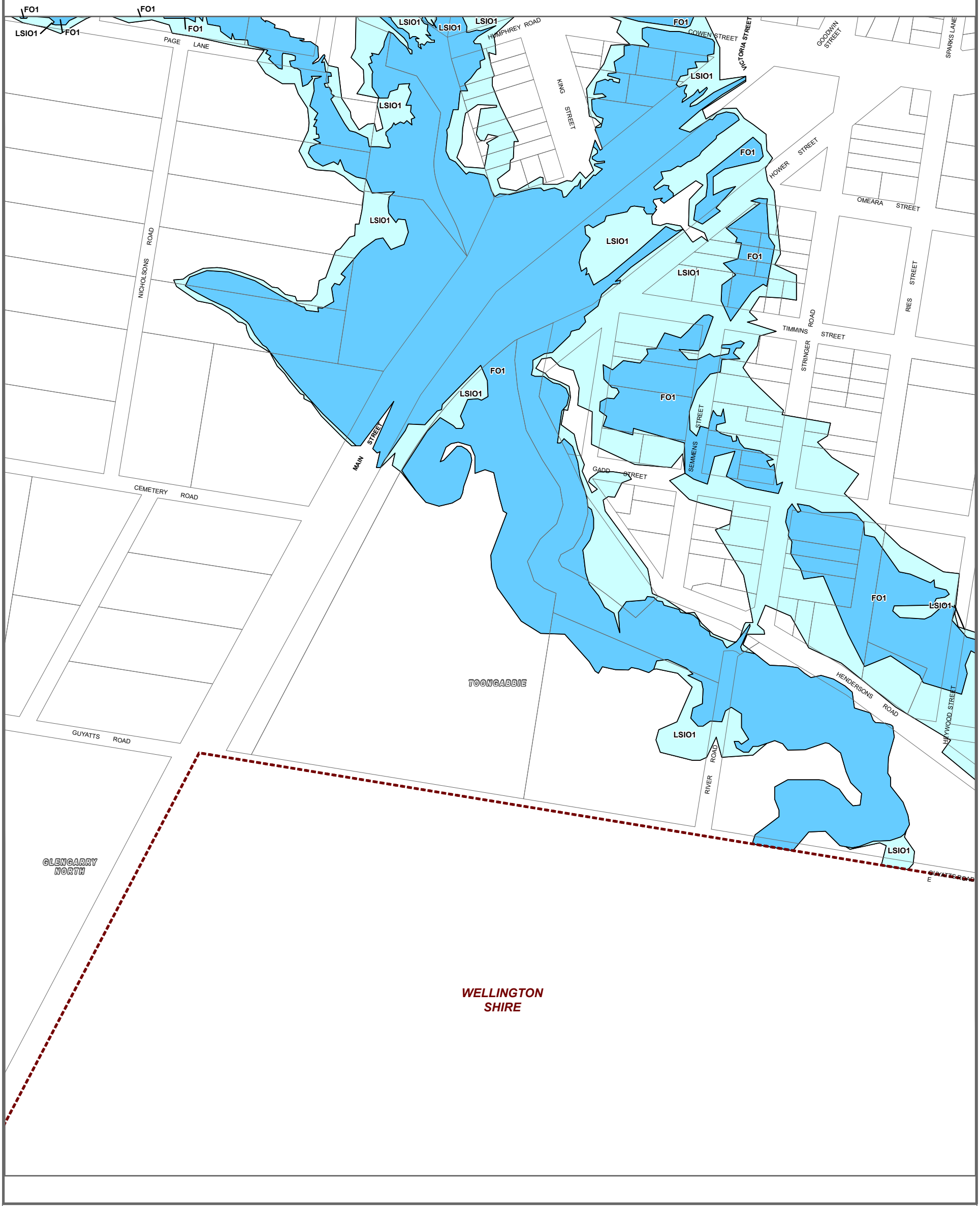
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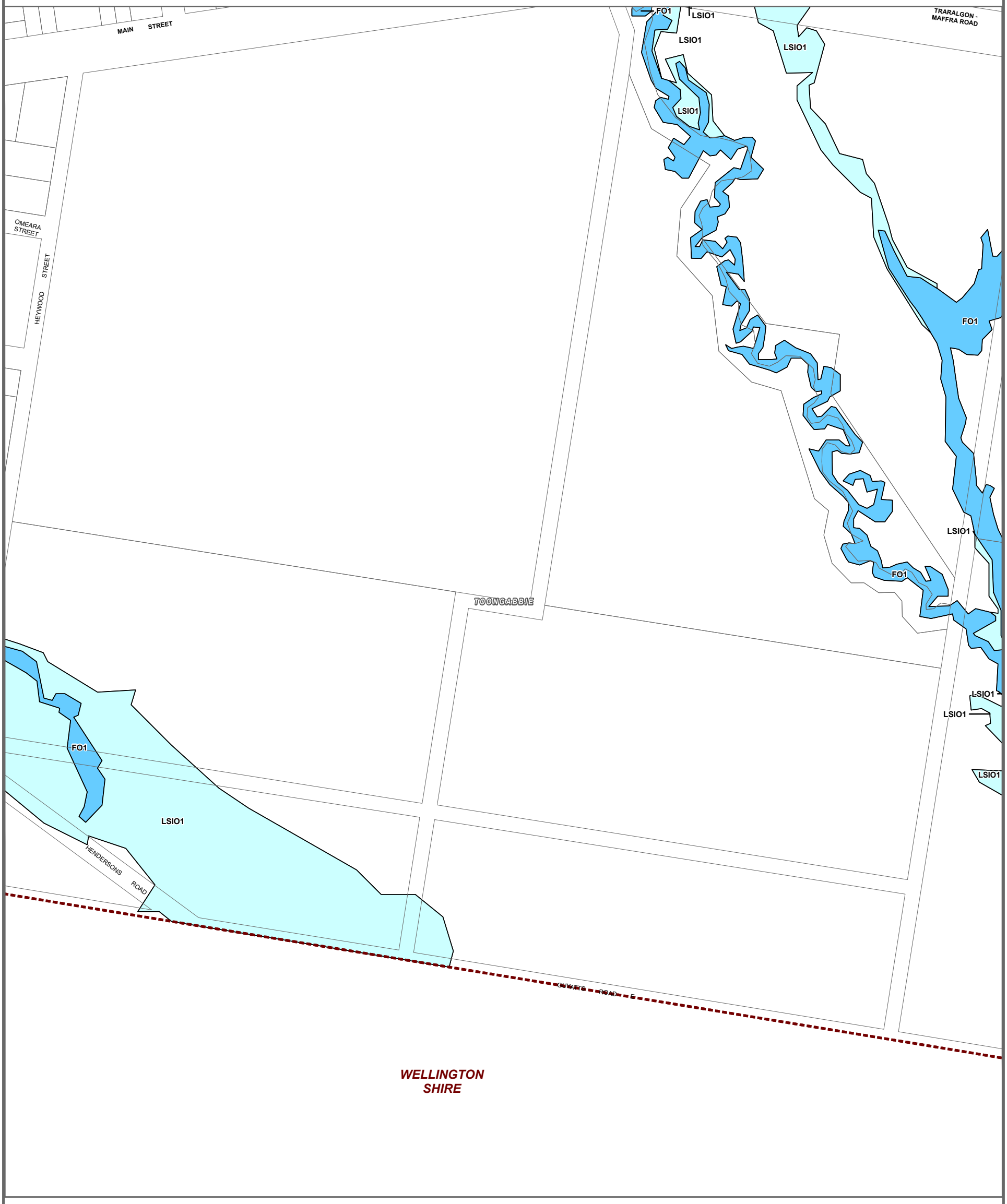
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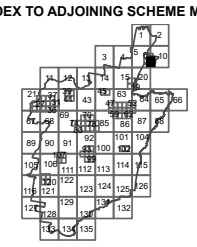
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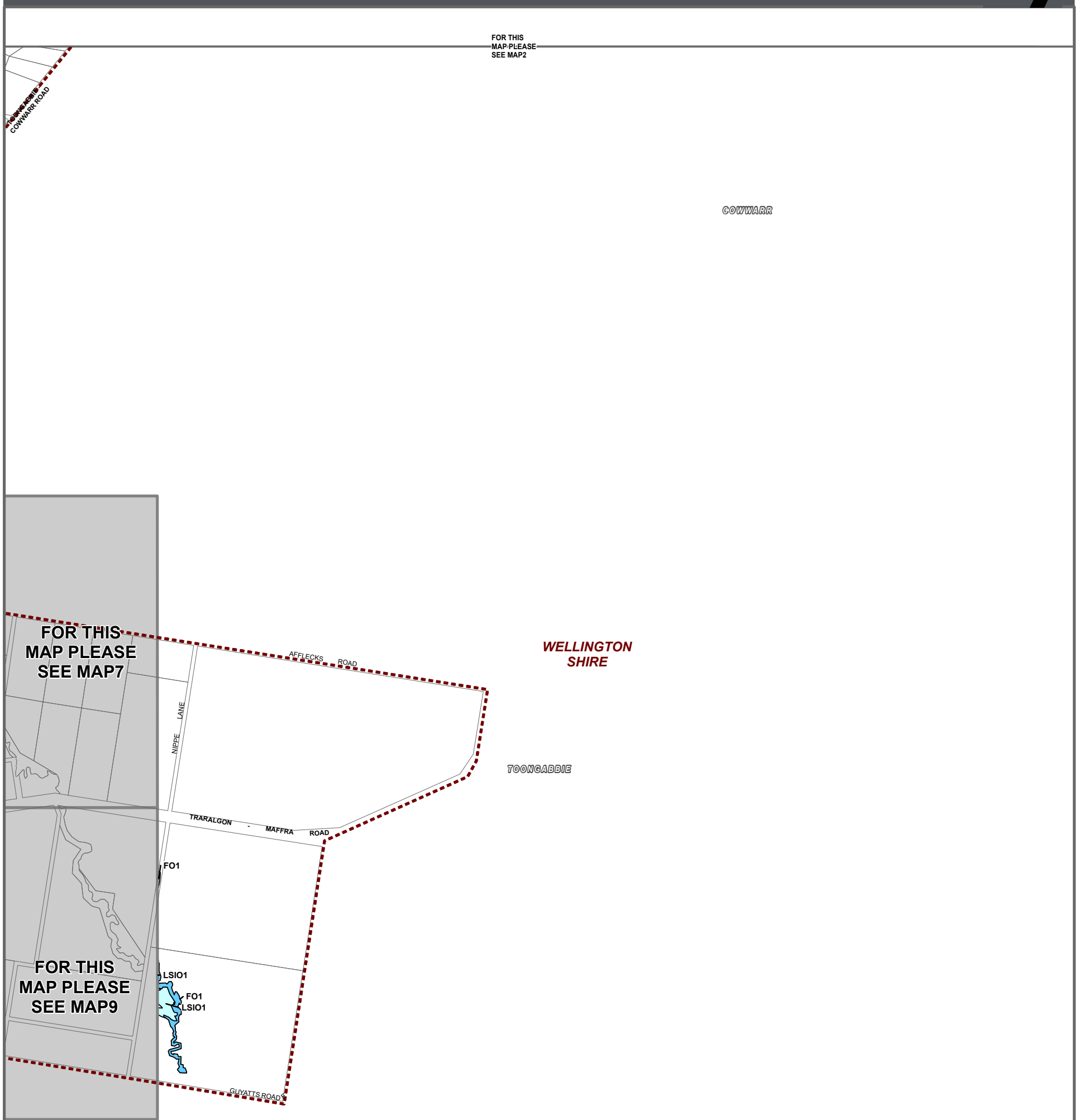
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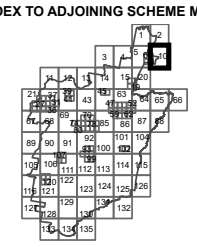
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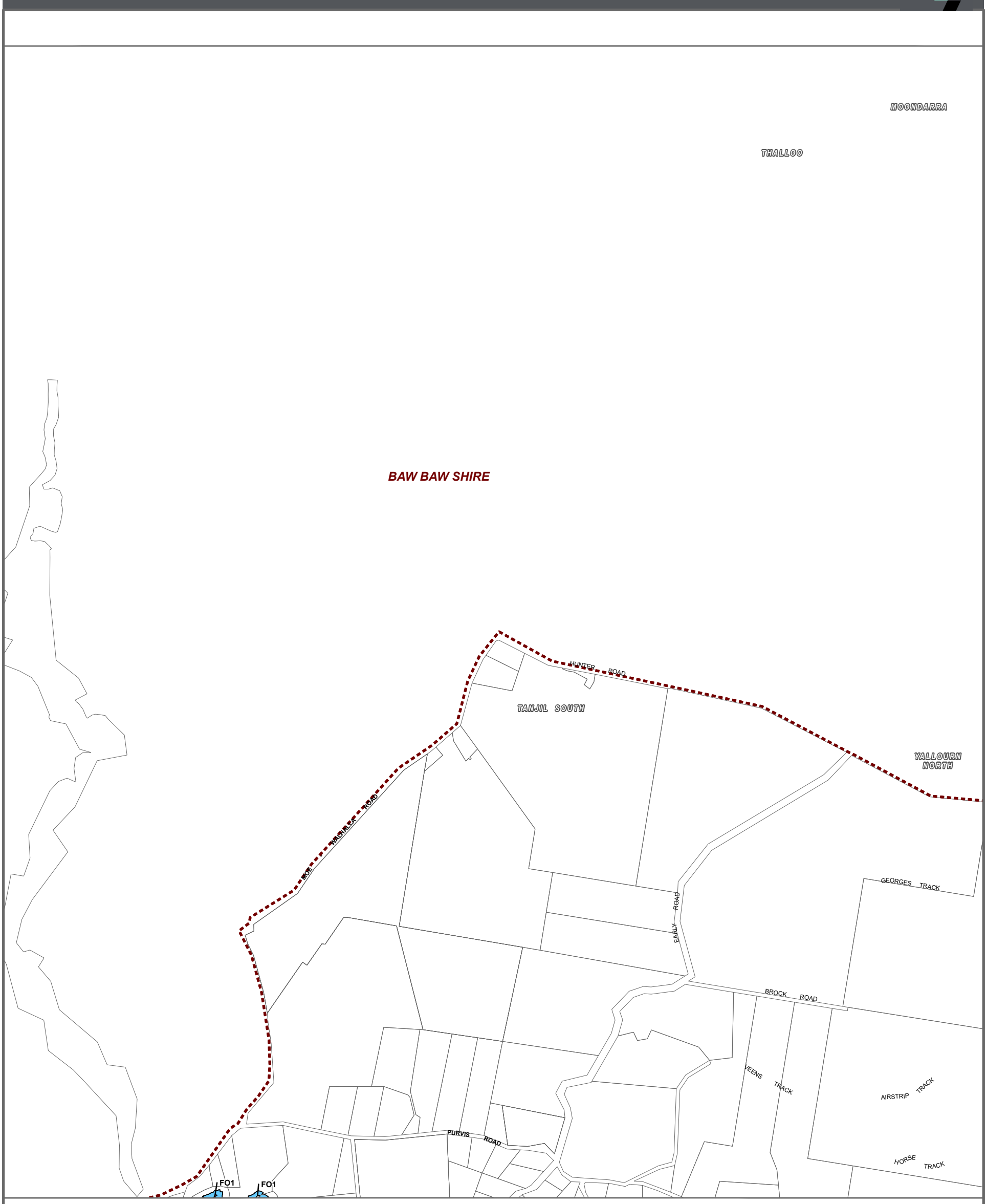
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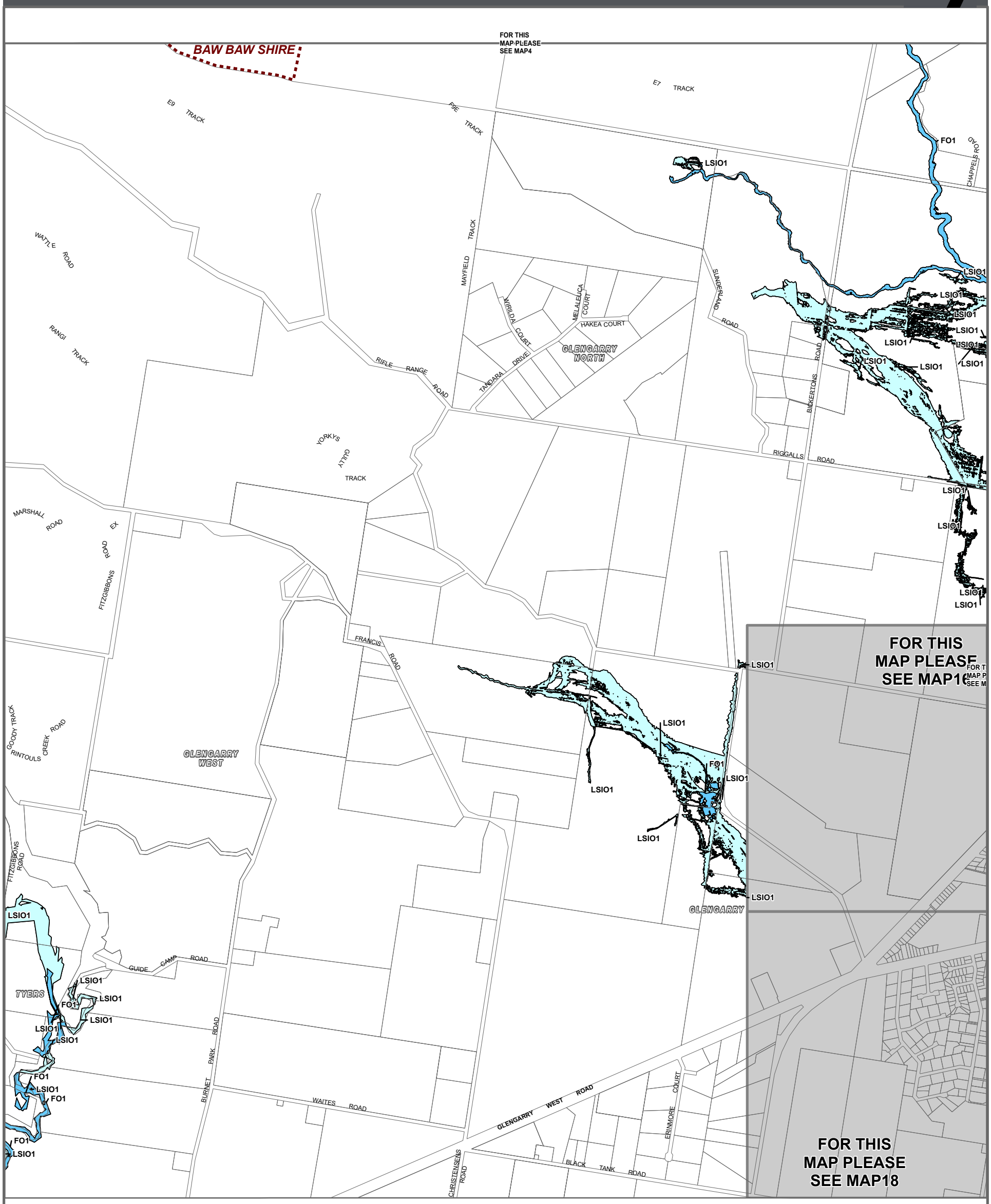
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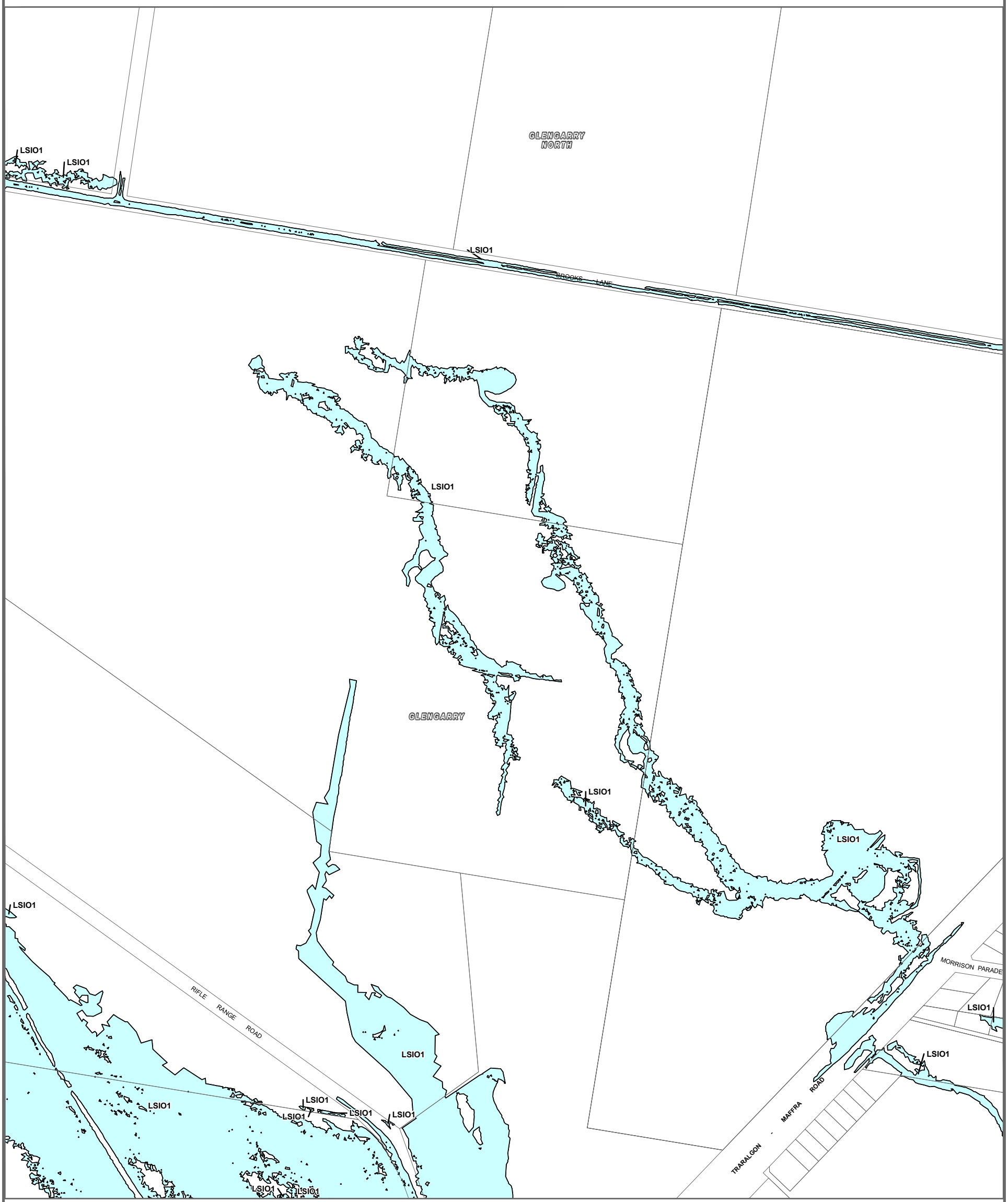
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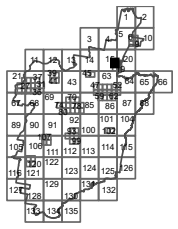
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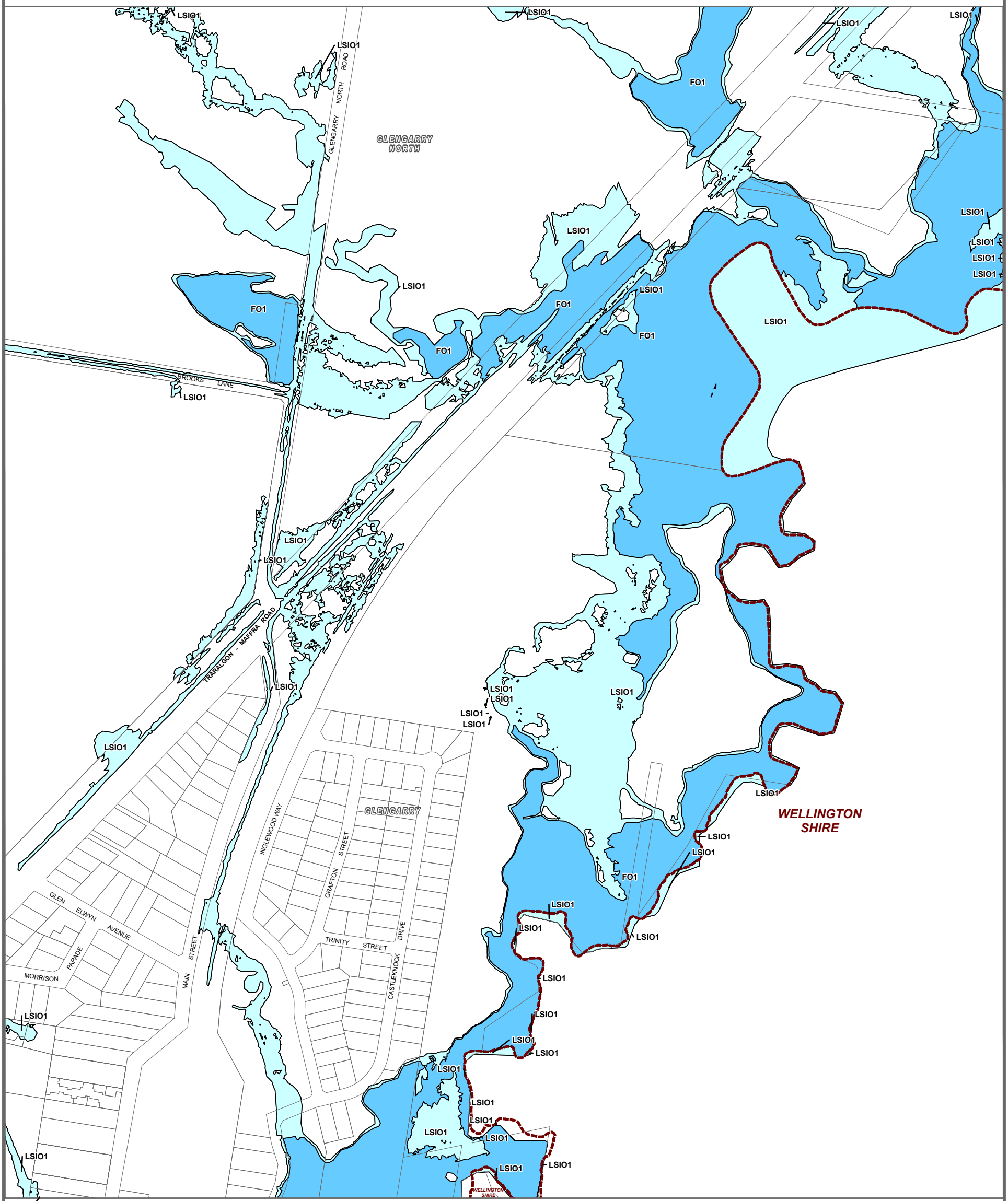
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LEGEND

FO1 - Floodway Overlay - Schedule 1

LSIO1 - Land Subject to Inundation Overlay - Schedule 1

Municipal Boundary

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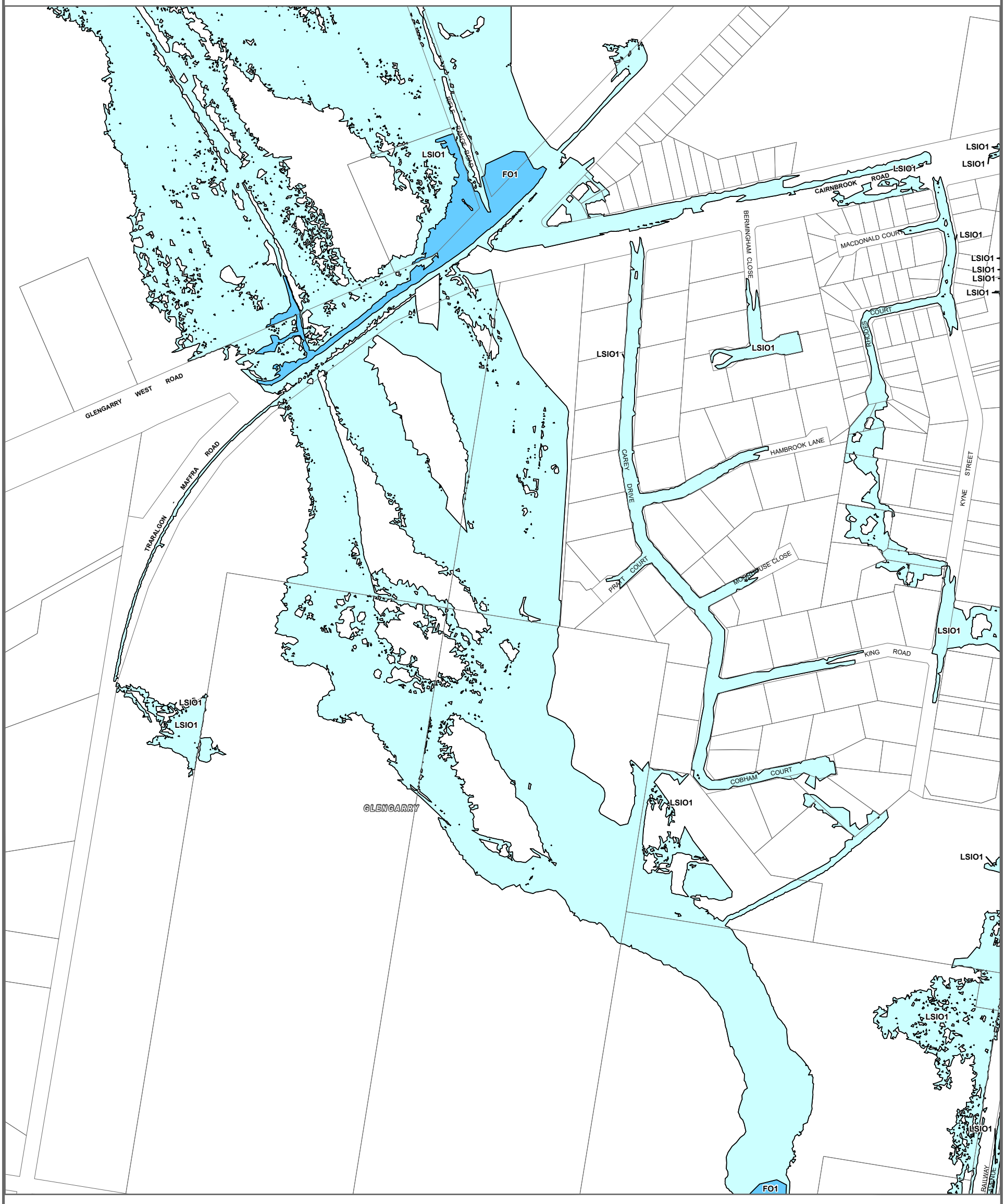
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LEGEND

FO1 - Floodway Overlay - Schedule 1

LSIO1 - Land Subject to Inundation Overlay - Schedule 1

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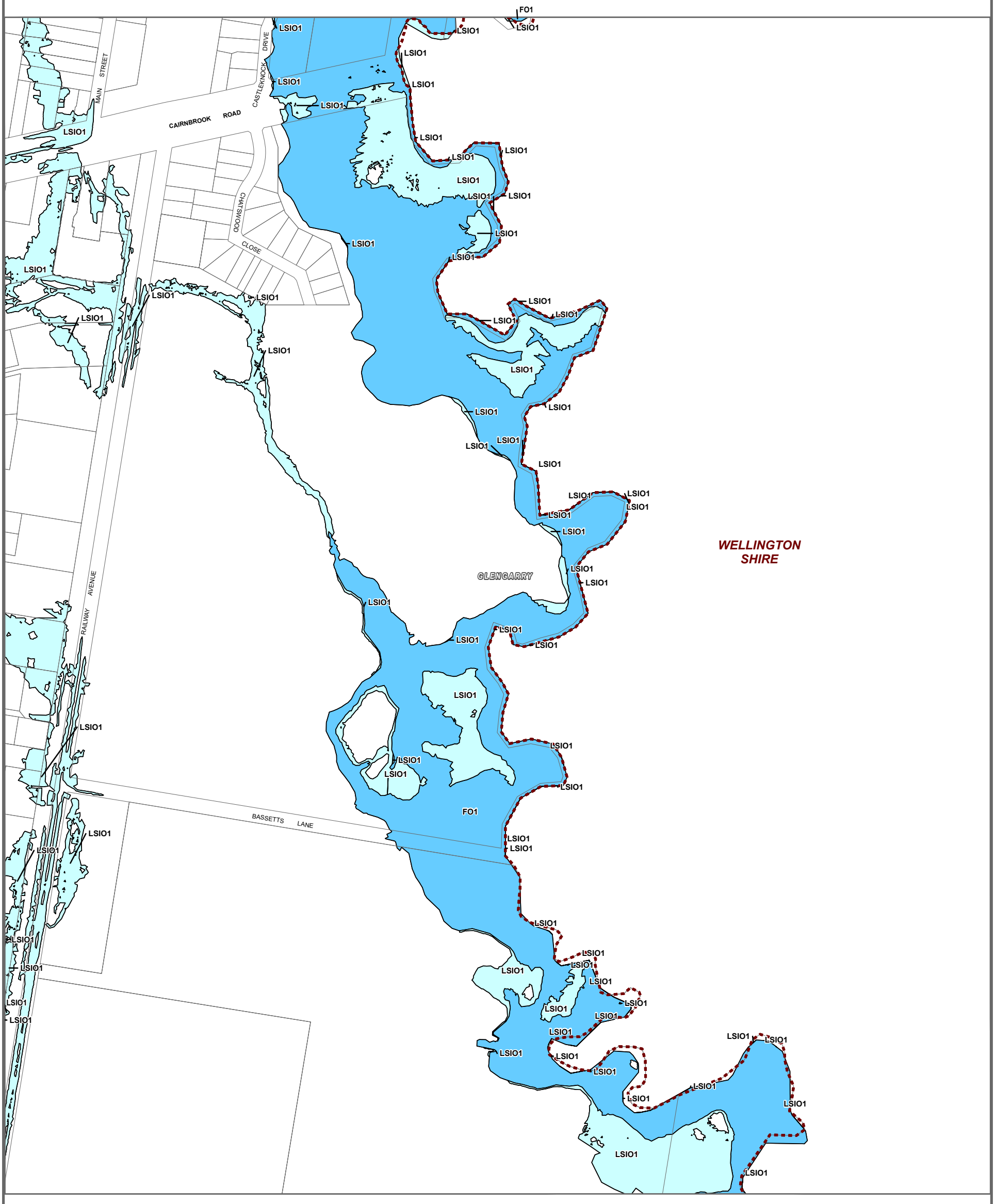
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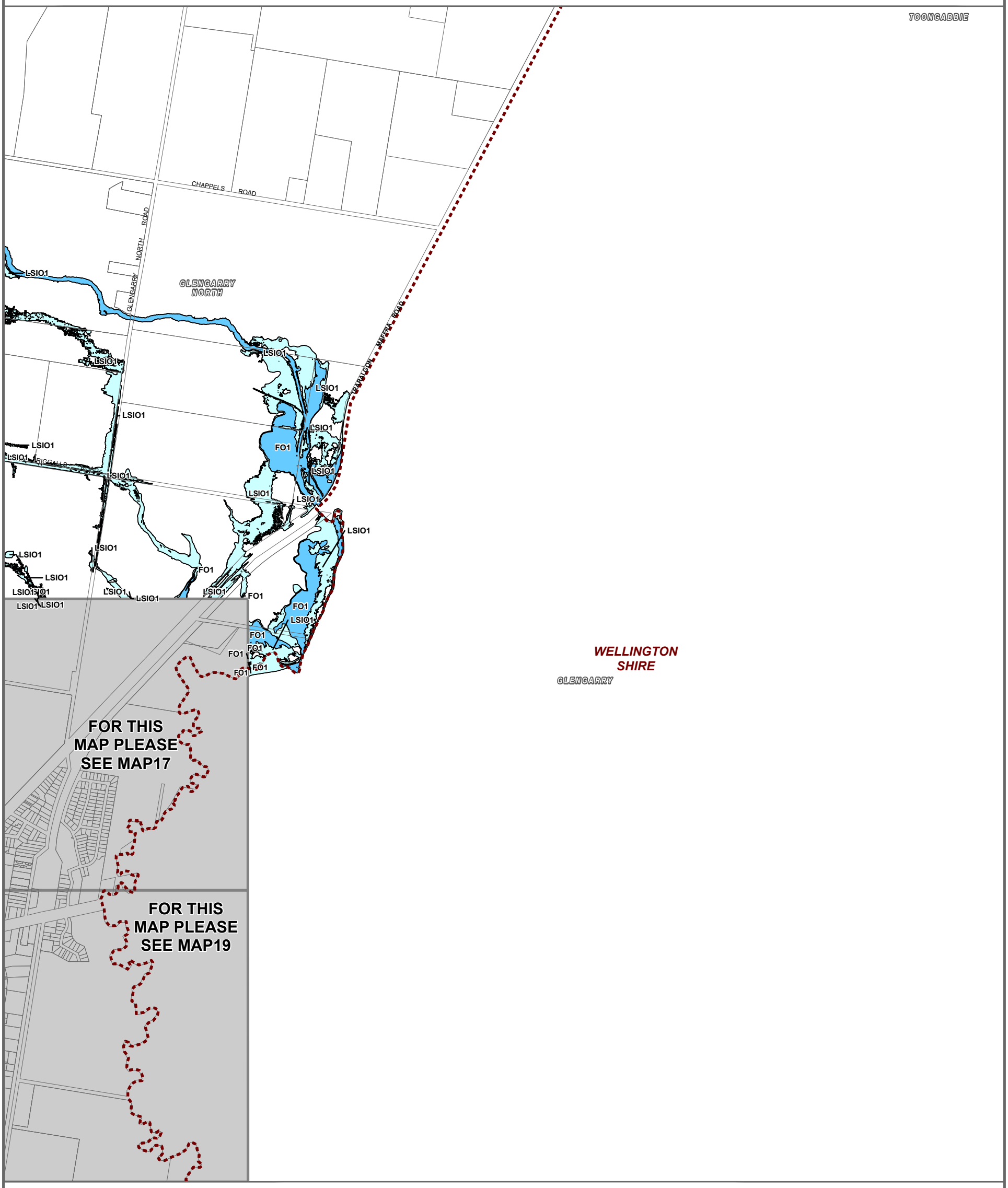
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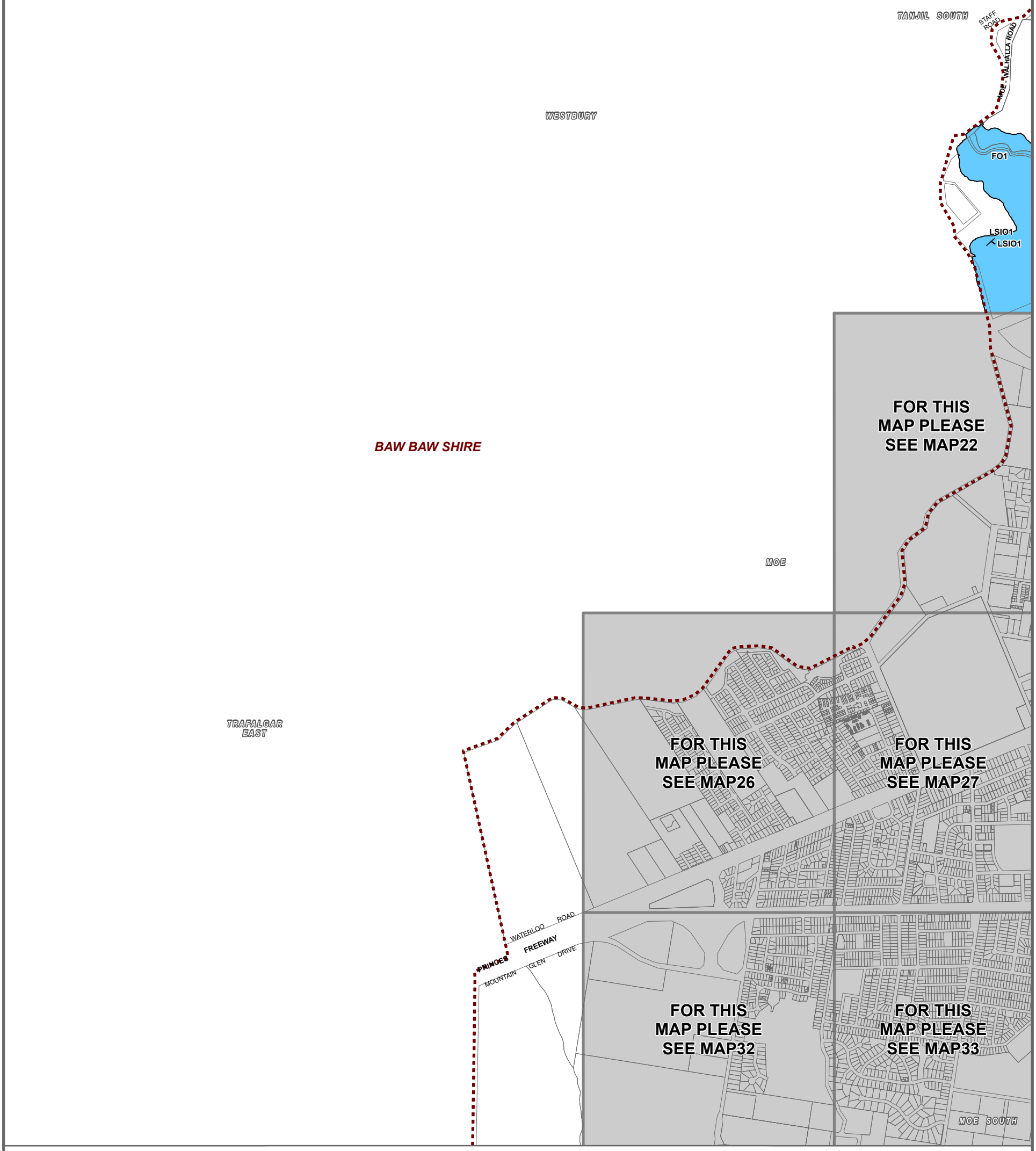
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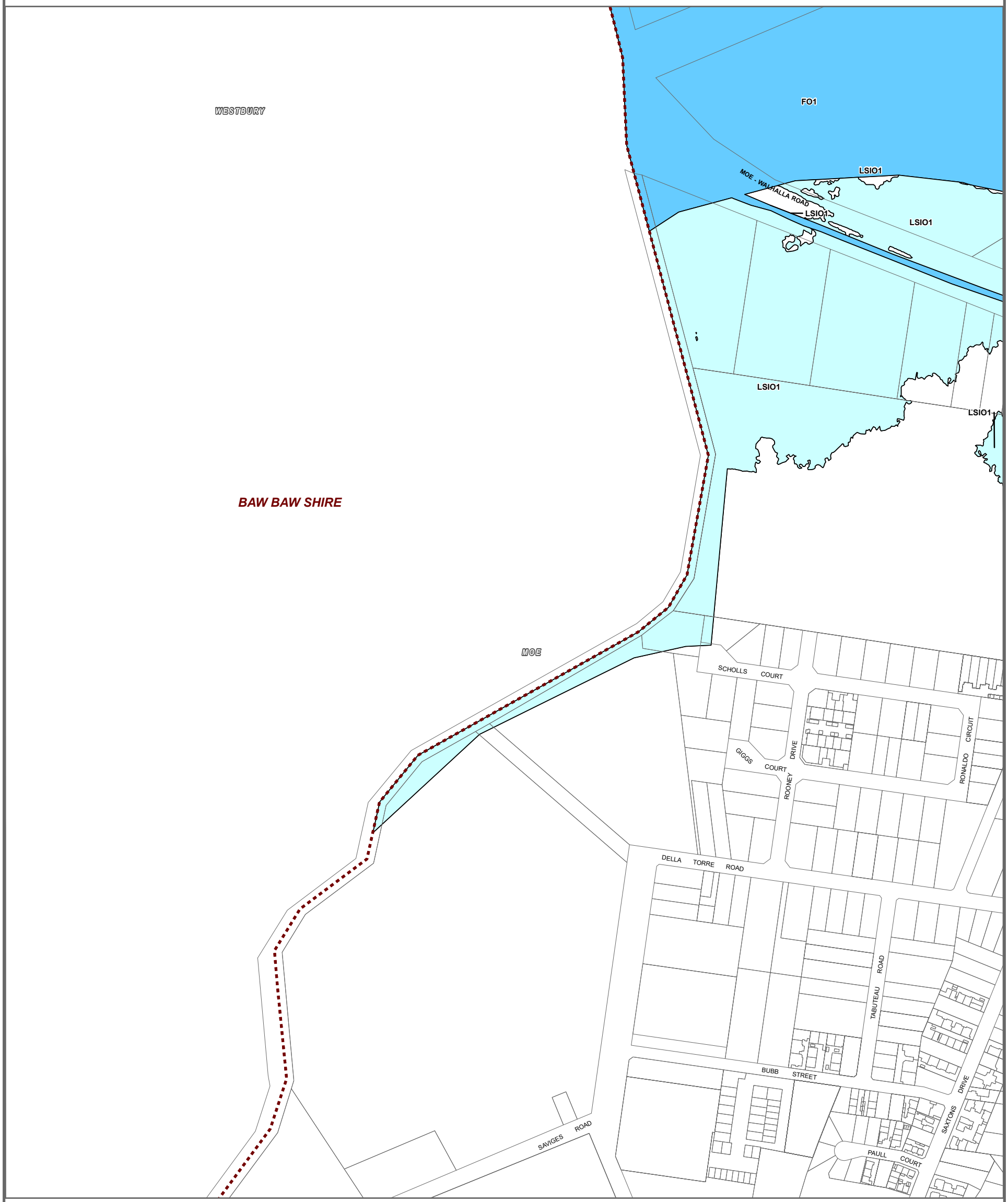
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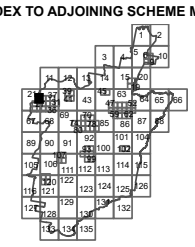
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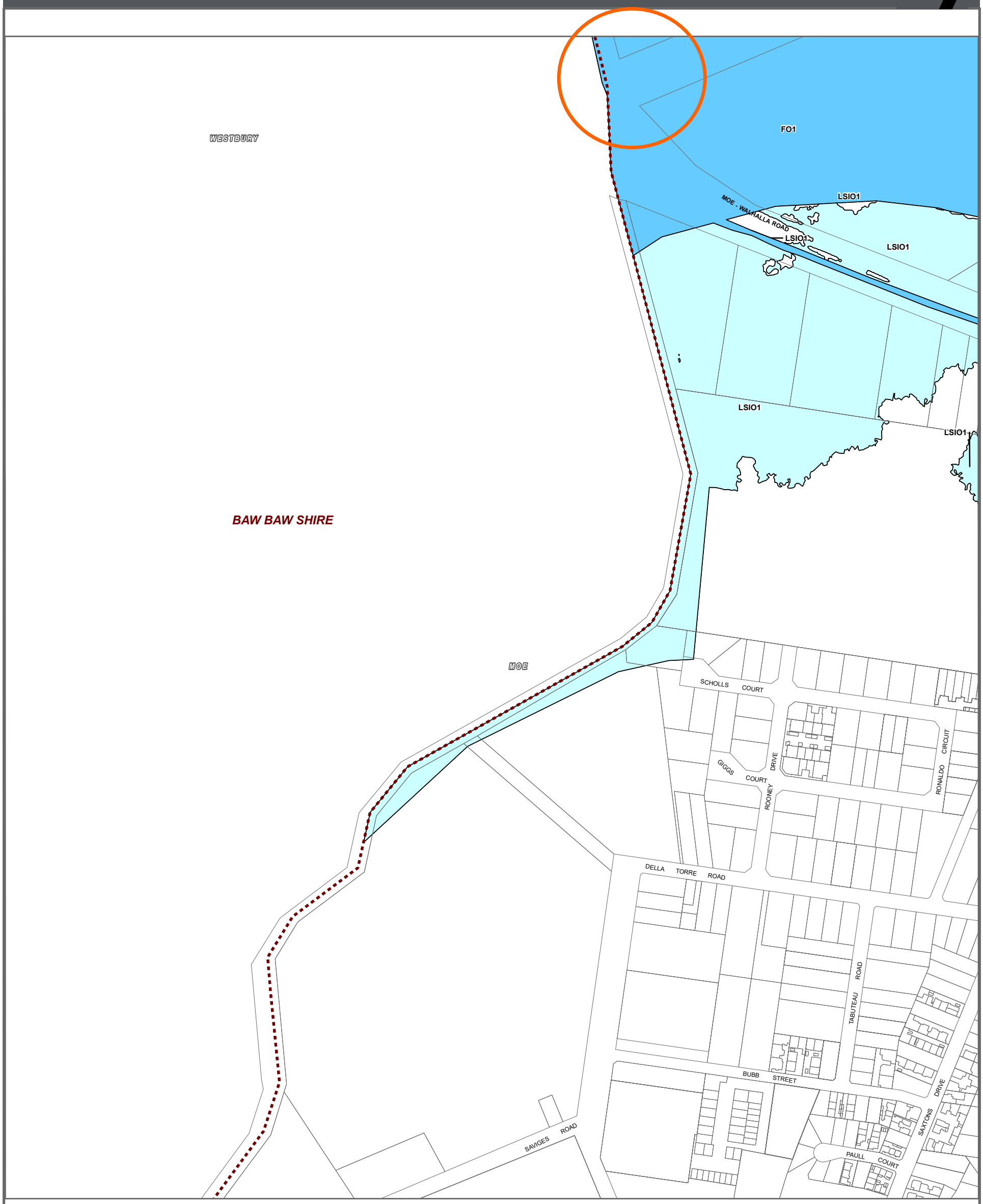
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LEGEND

FO1 - Floodway Overlay - Schedule 1

LSIO1 - Land Subject to Inundation Overlay - Schedule 1

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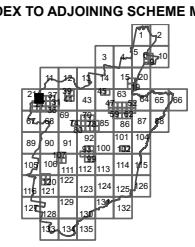
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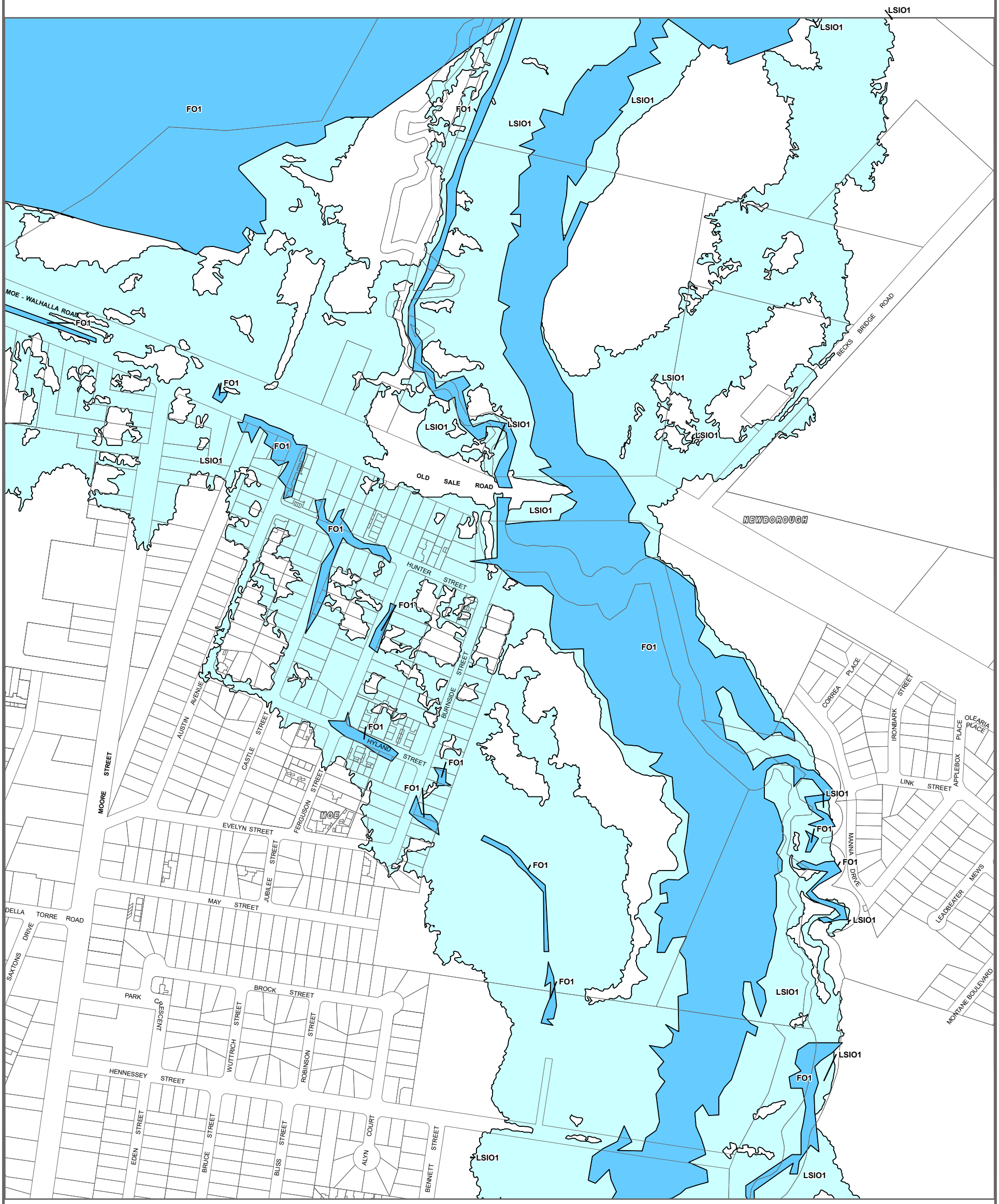
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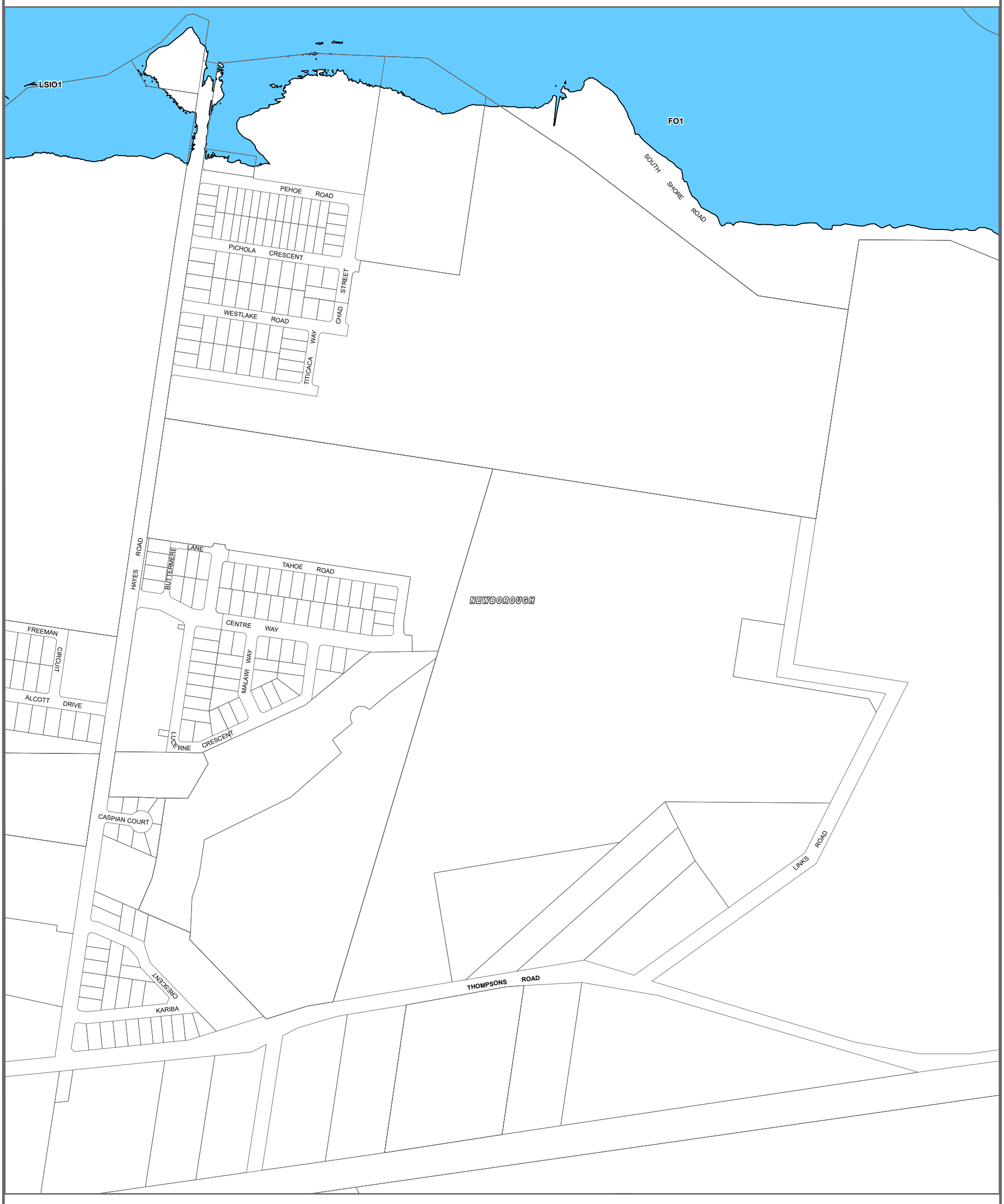
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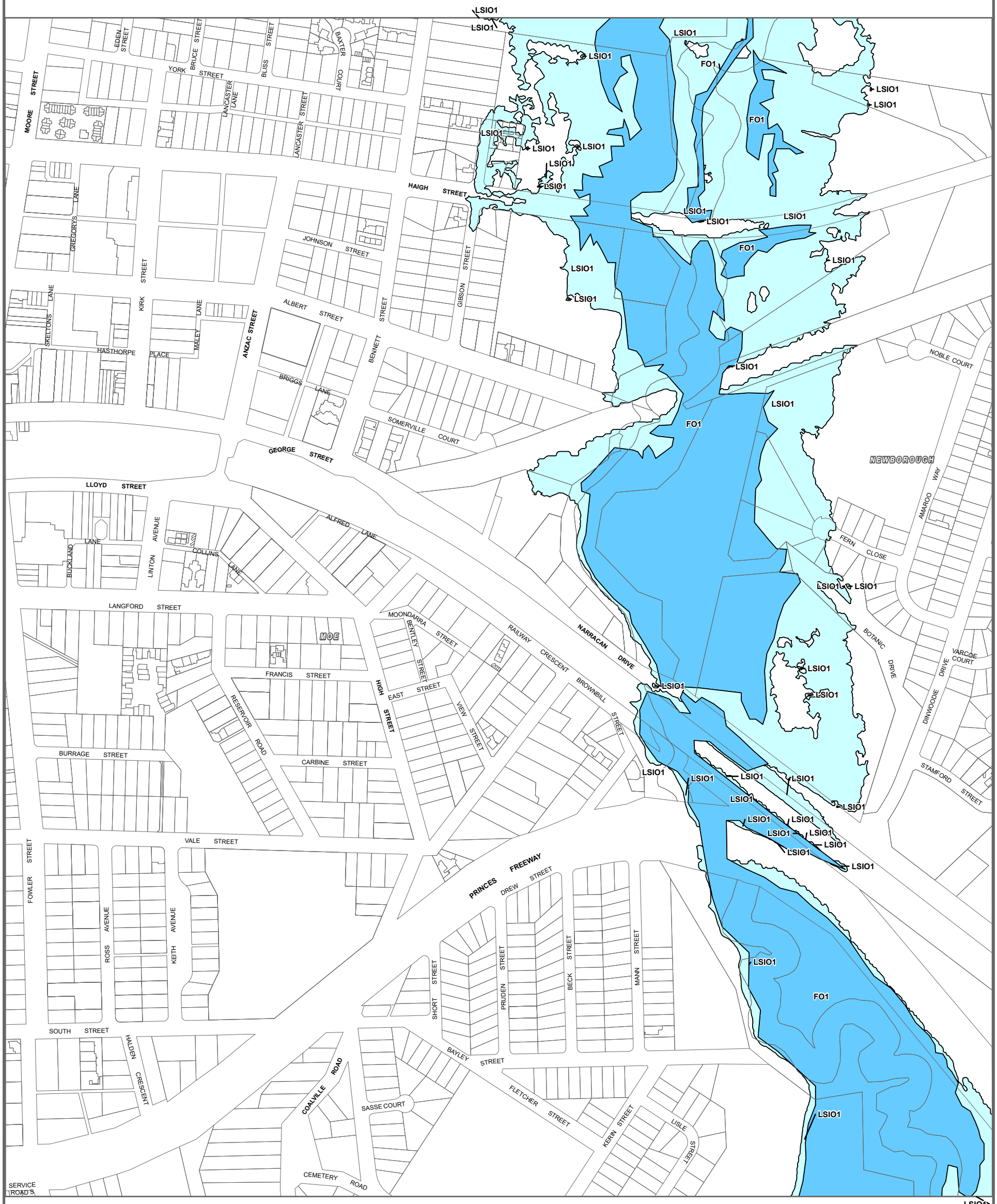
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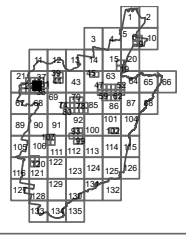
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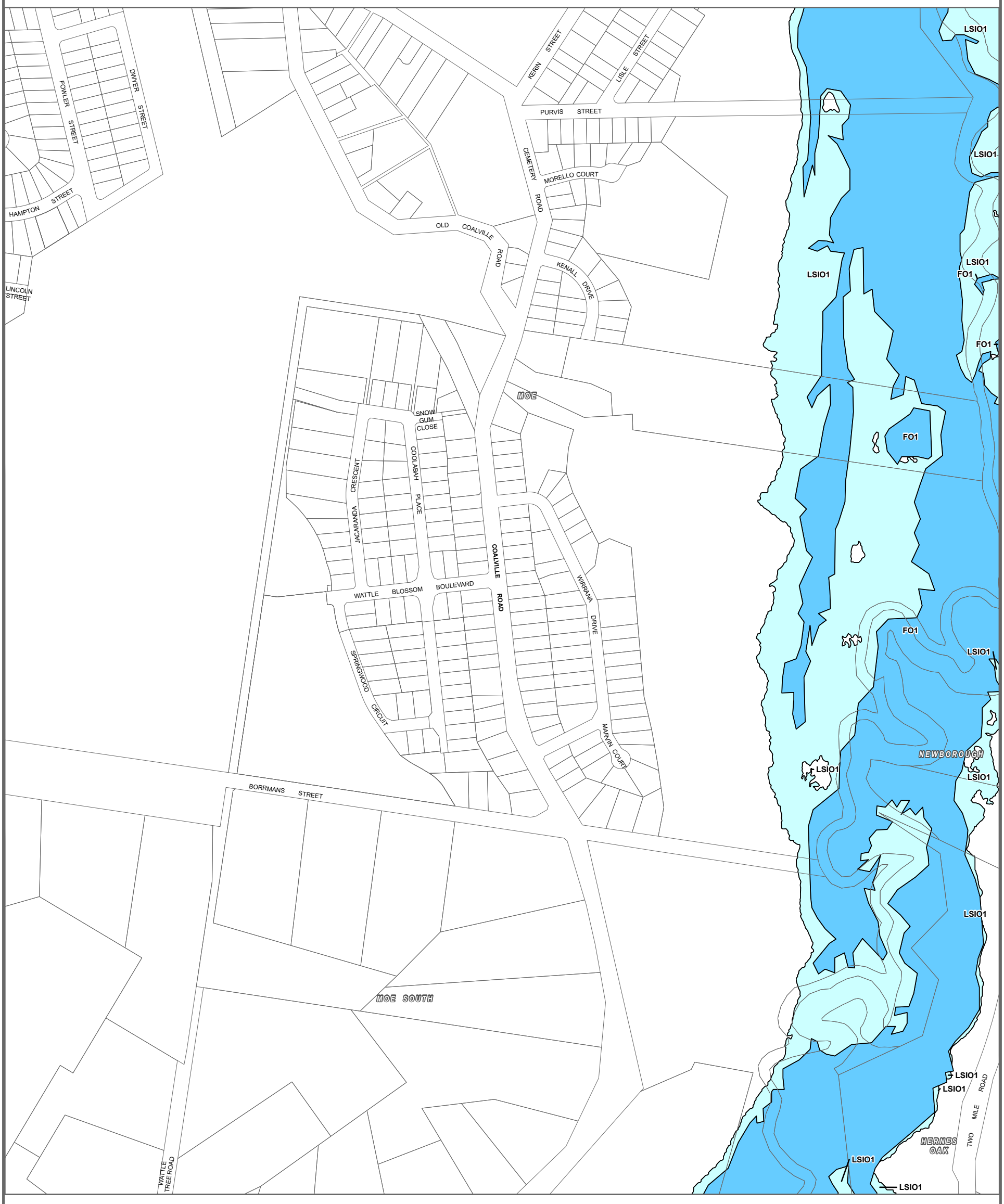
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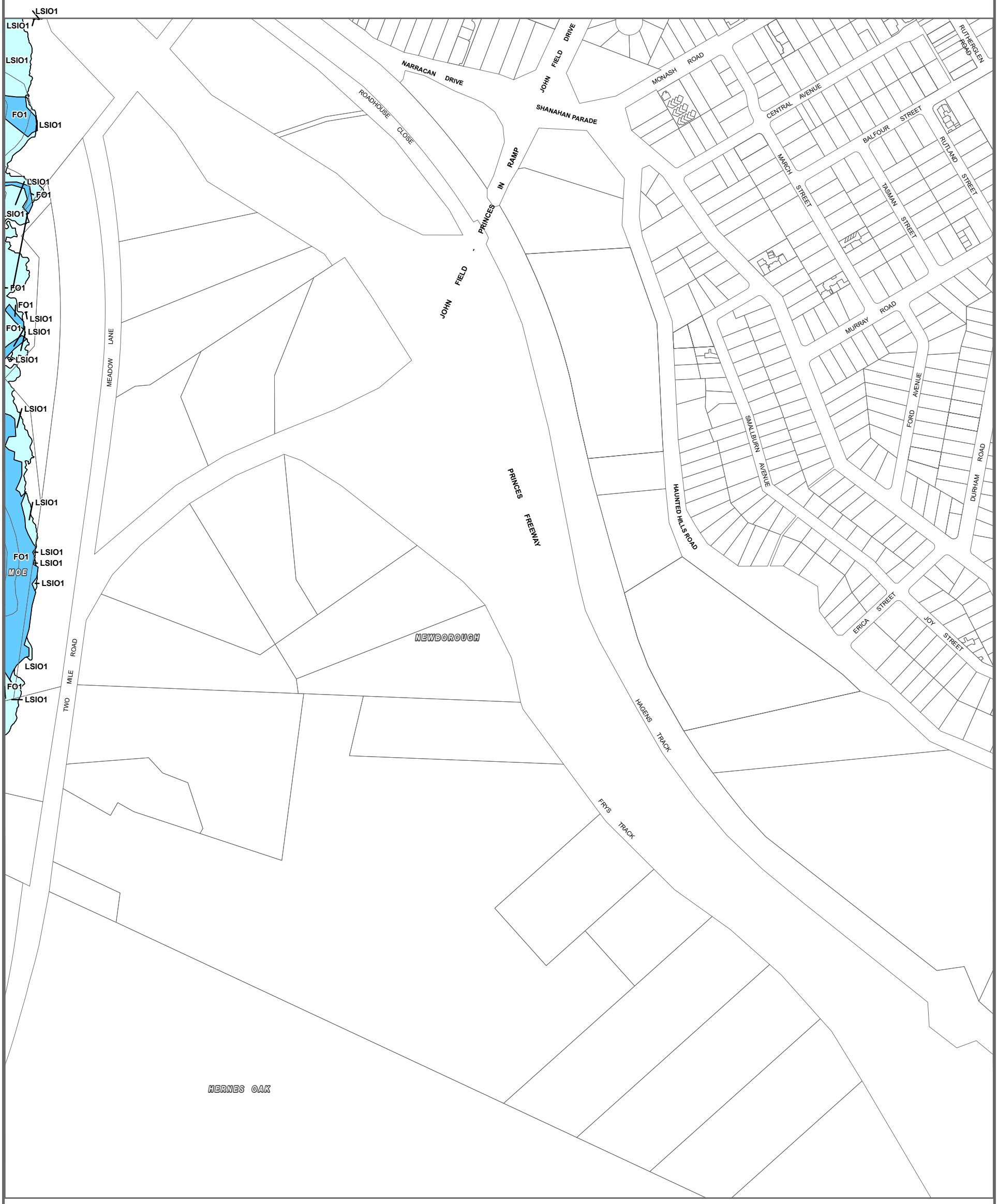
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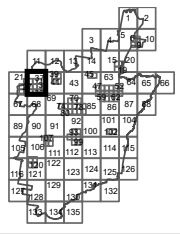
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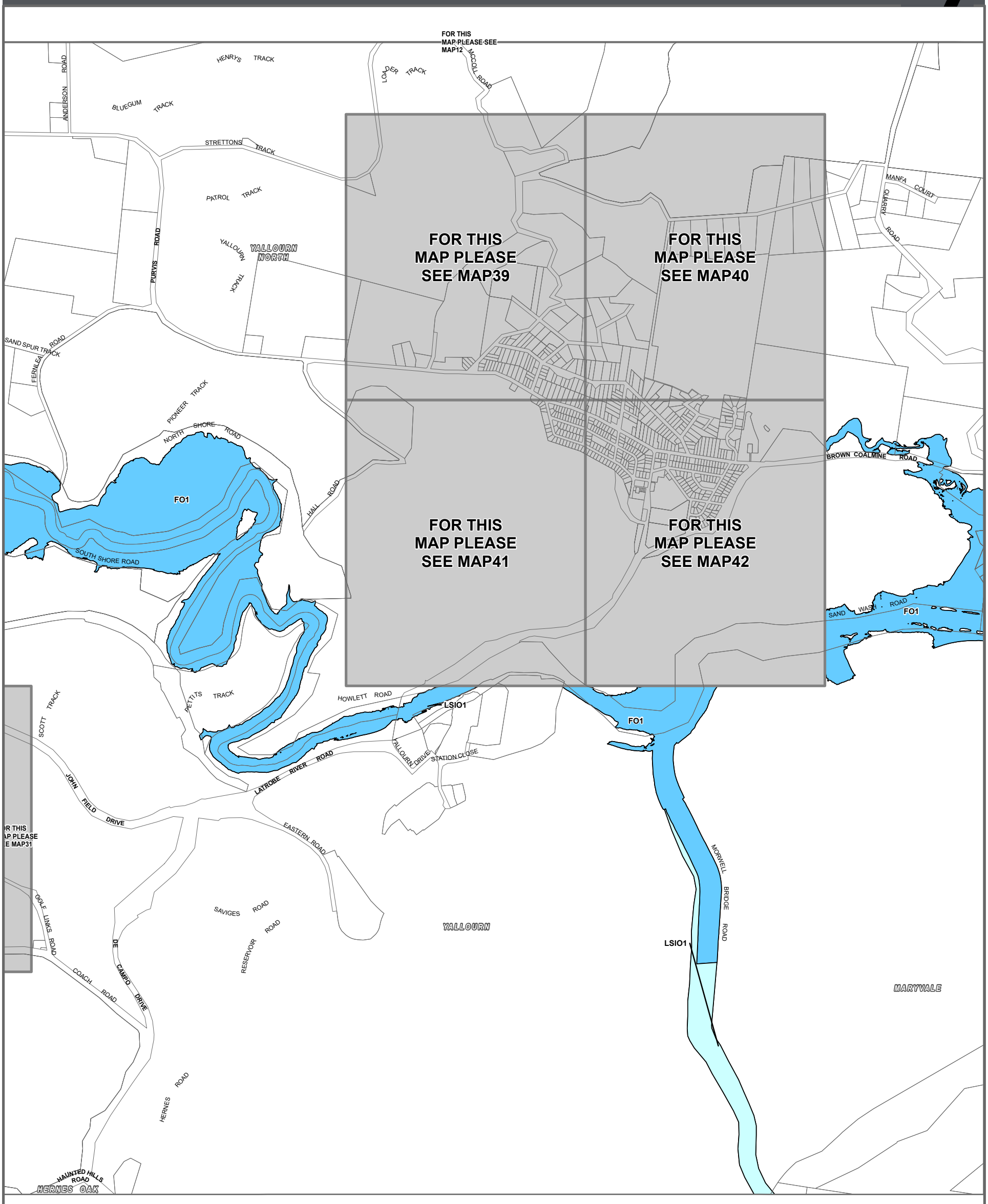
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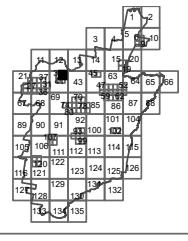
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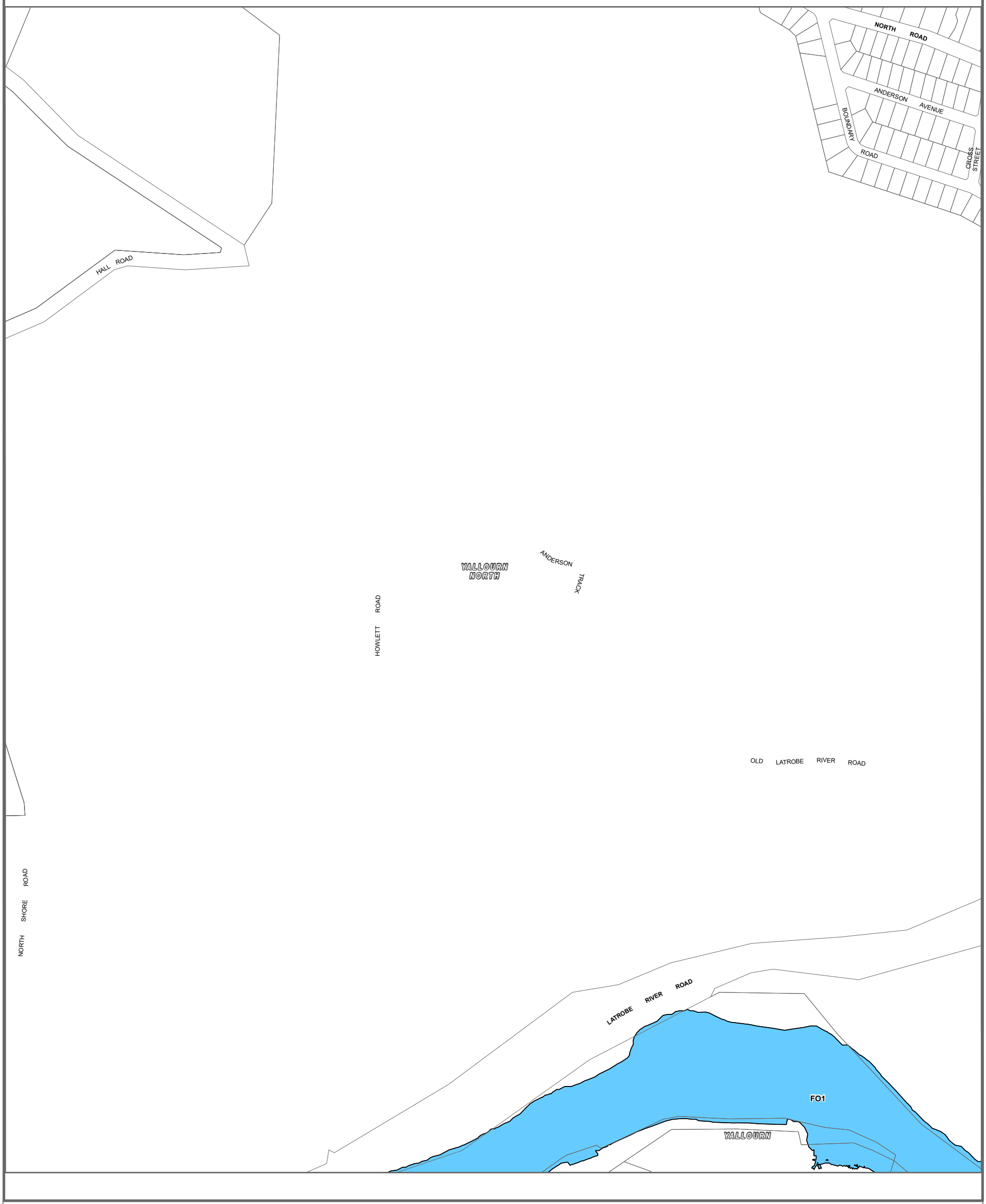
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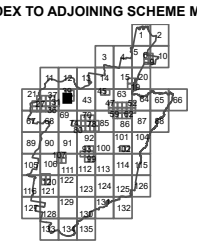
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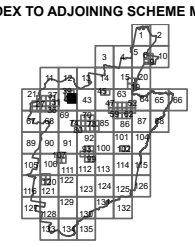
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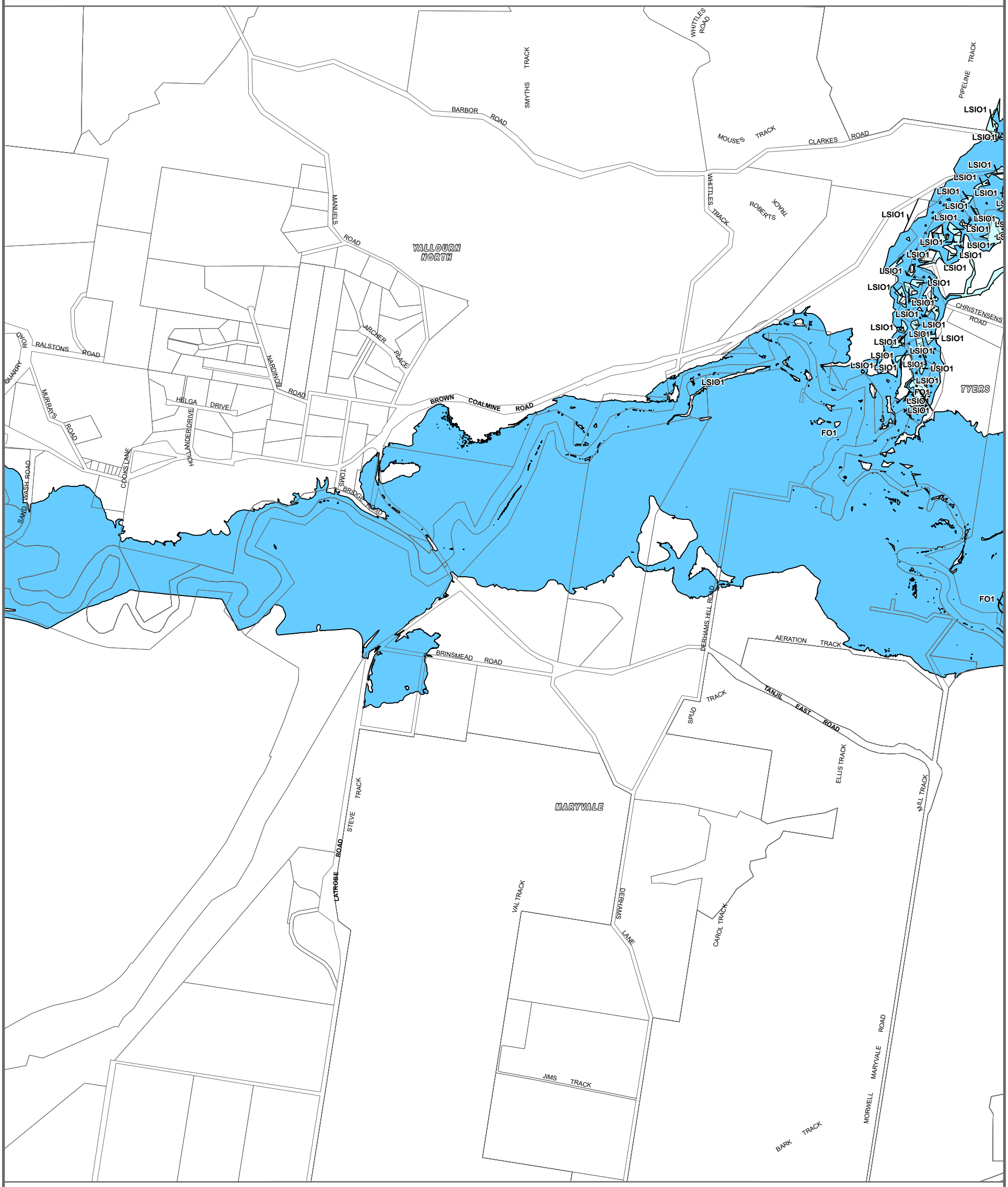
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LSIO1 - Land Subject to Inundation Overlay - Schedule 1

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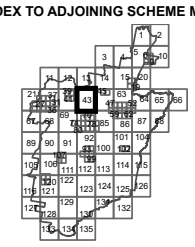
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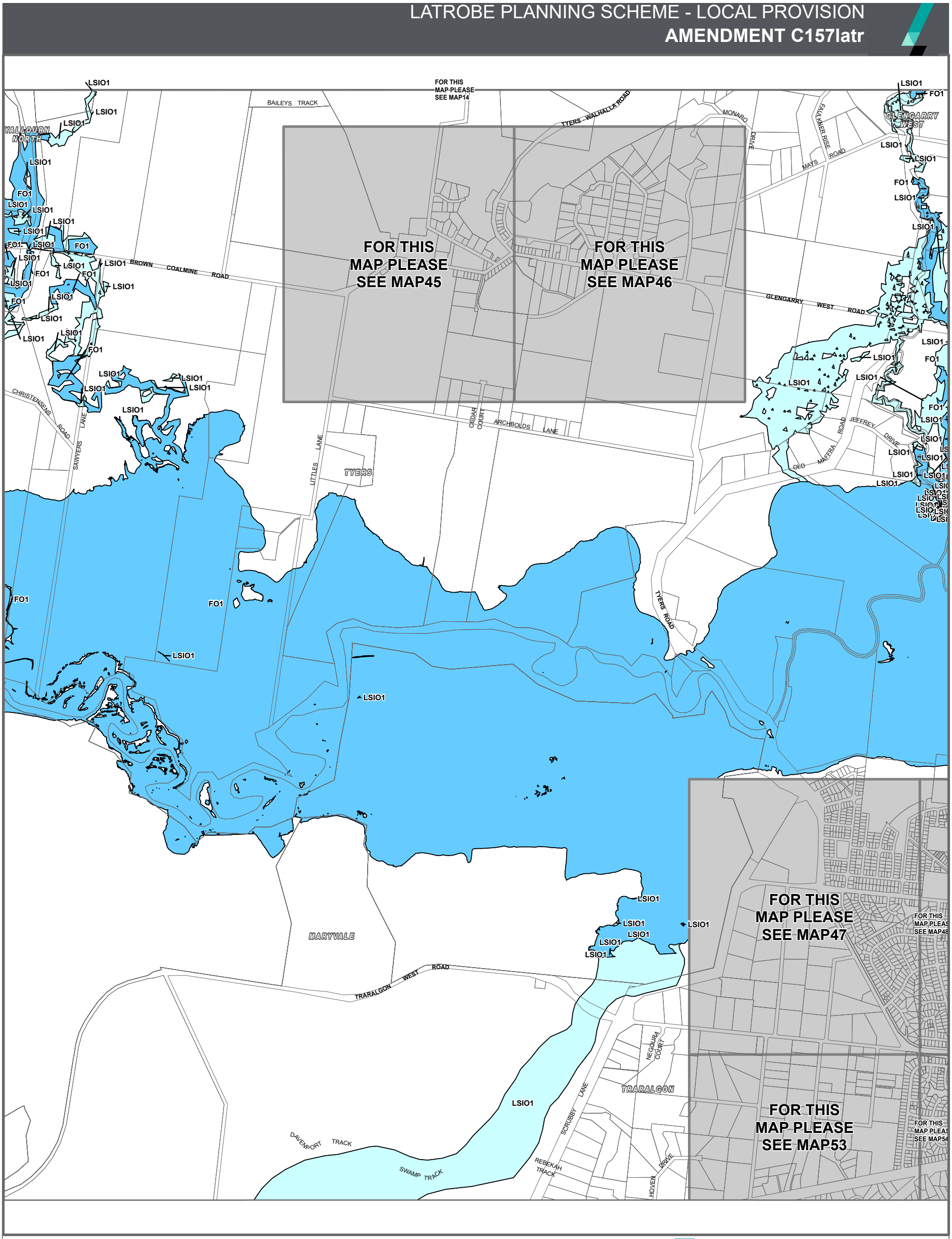
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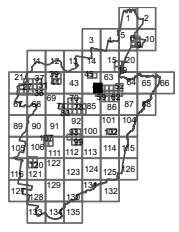
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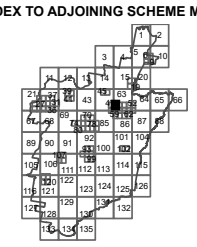
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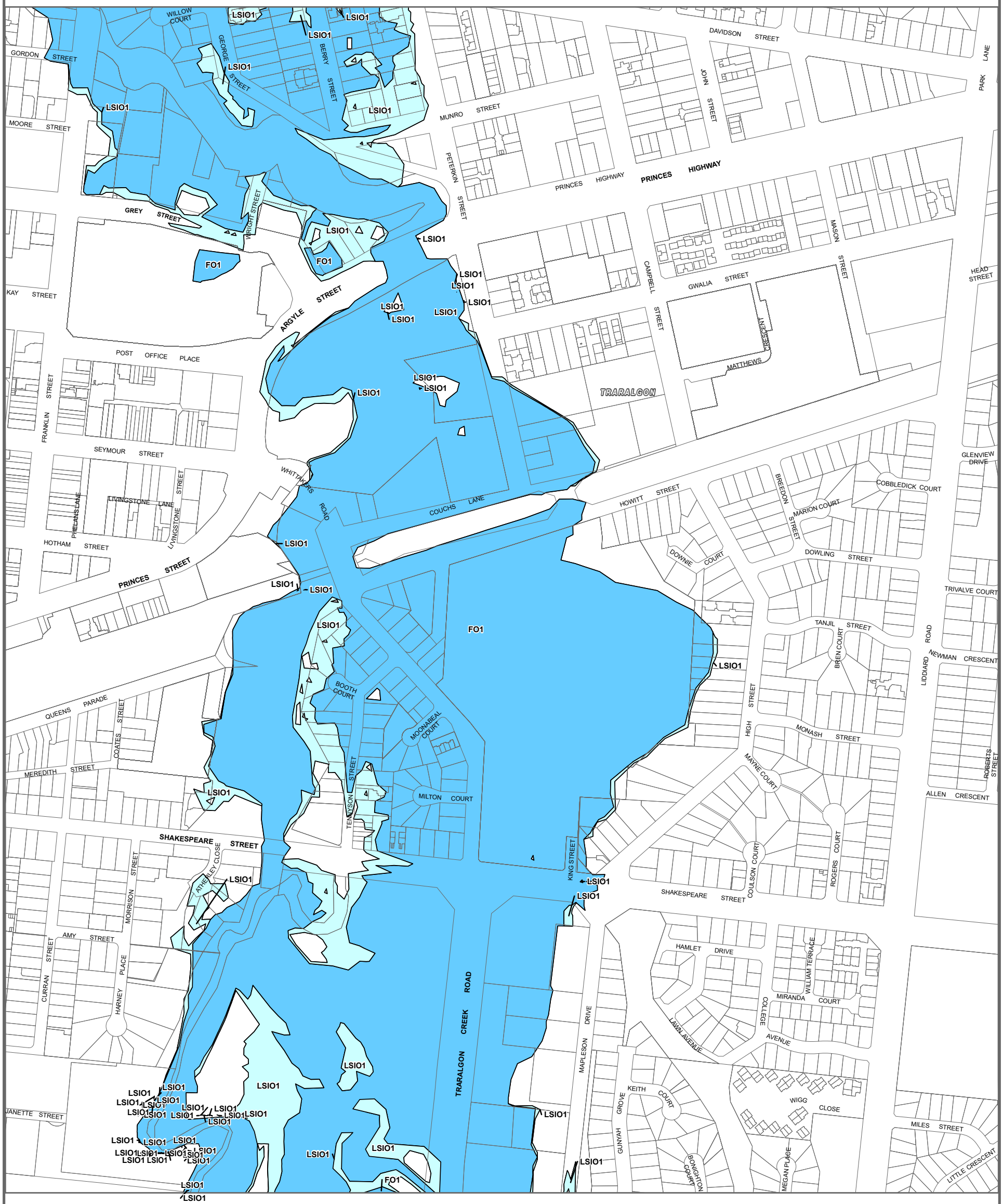
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FO1 - Floodway Overlay - Schedule 1

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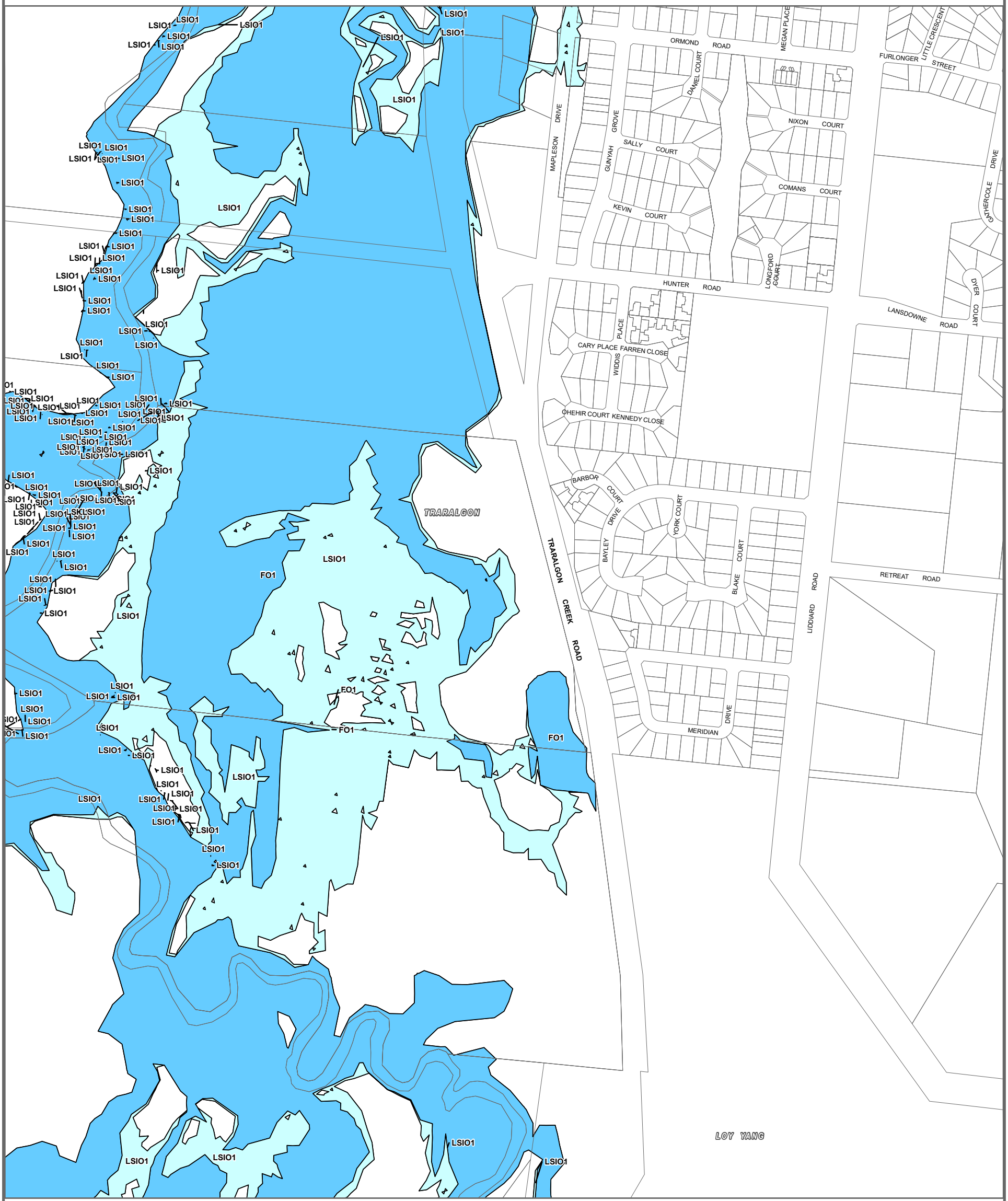
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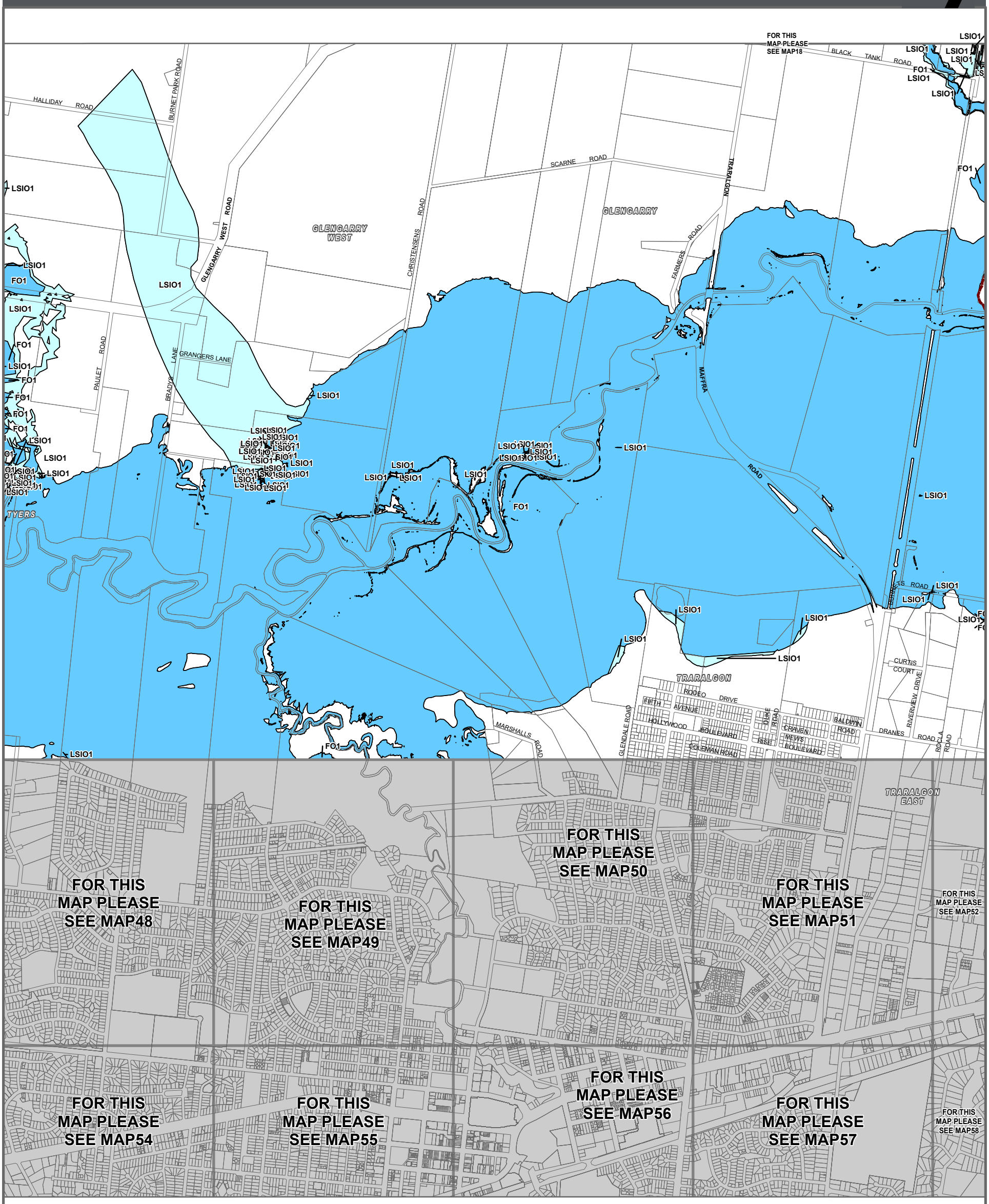
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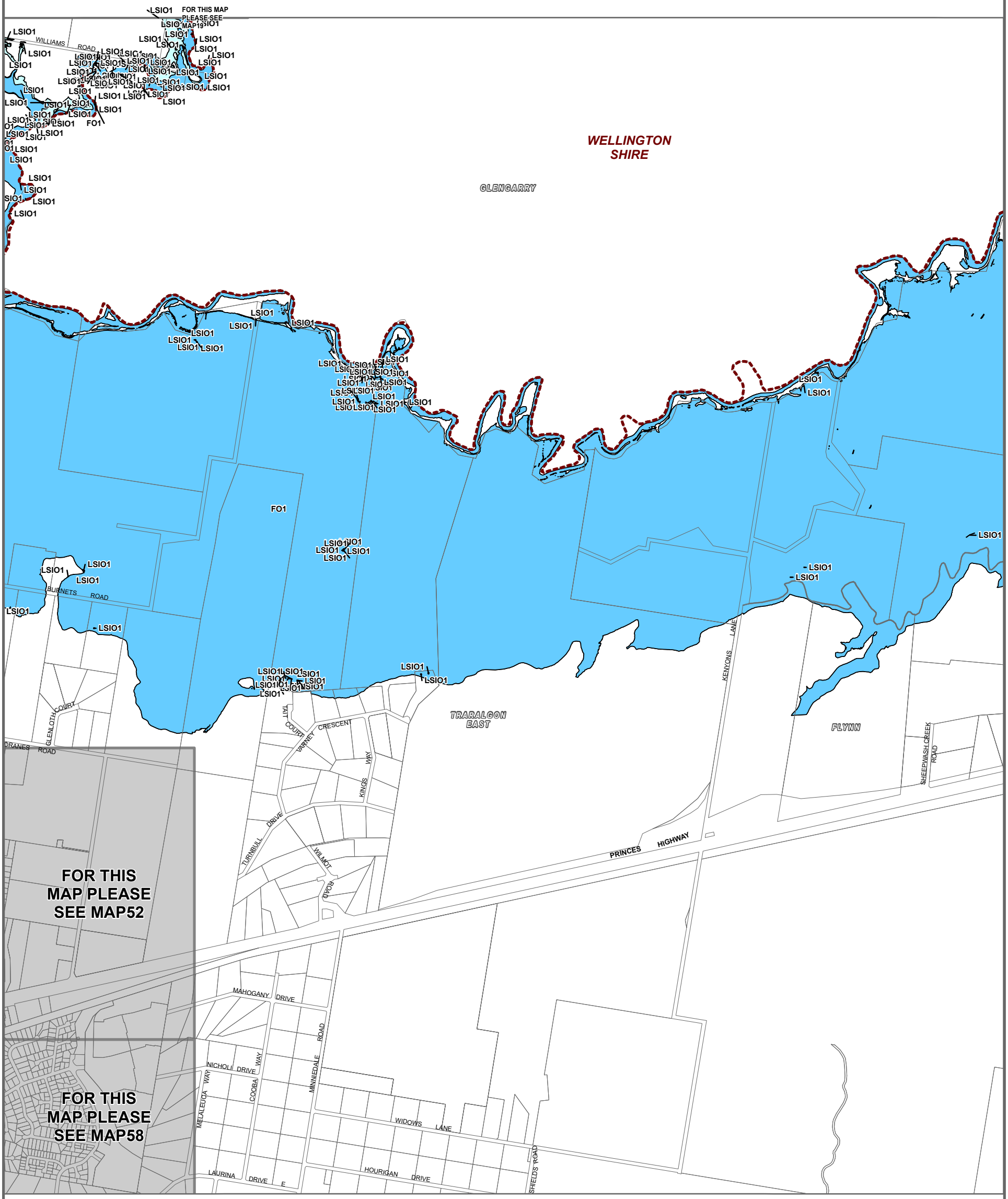
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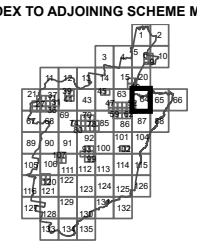
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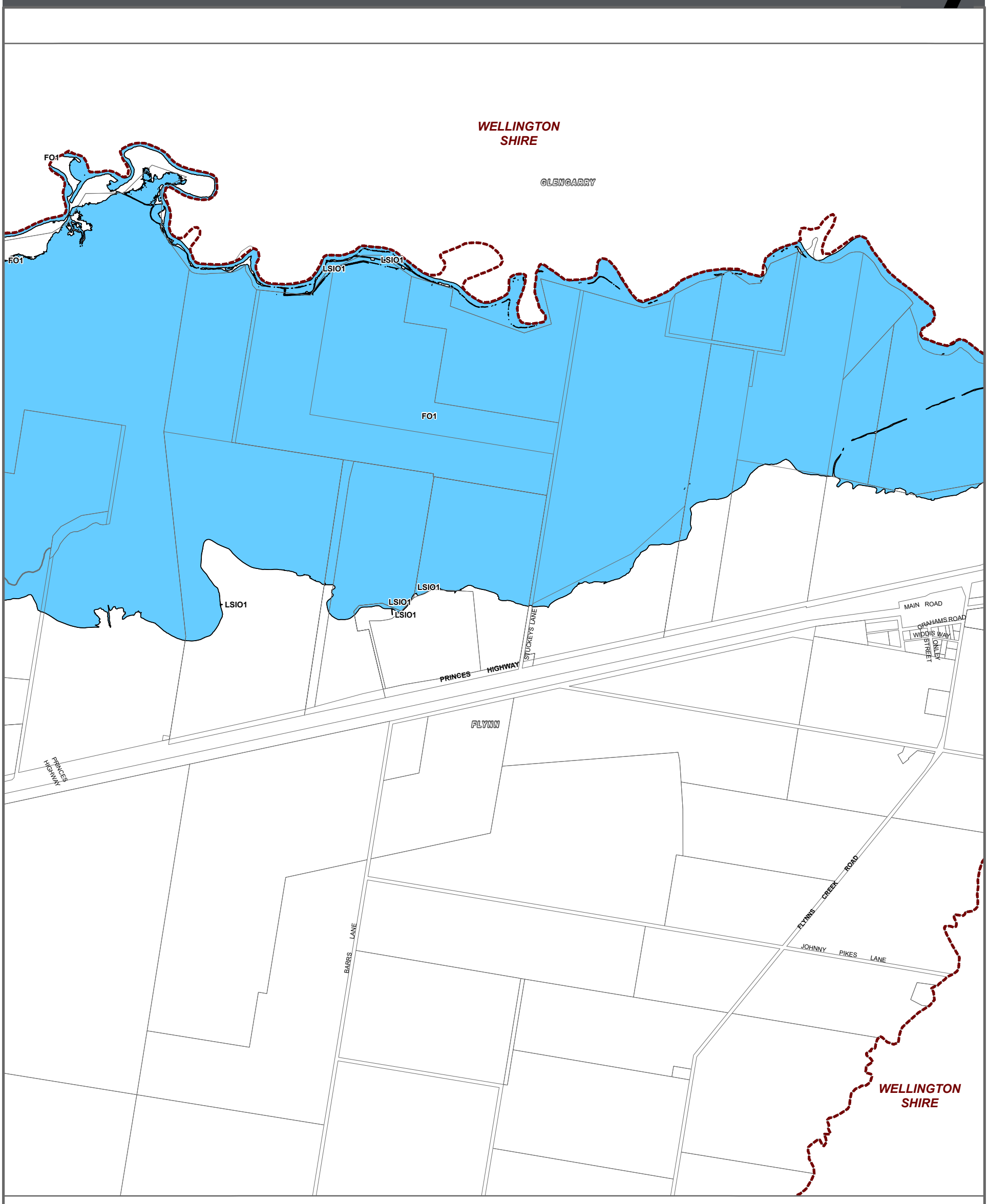
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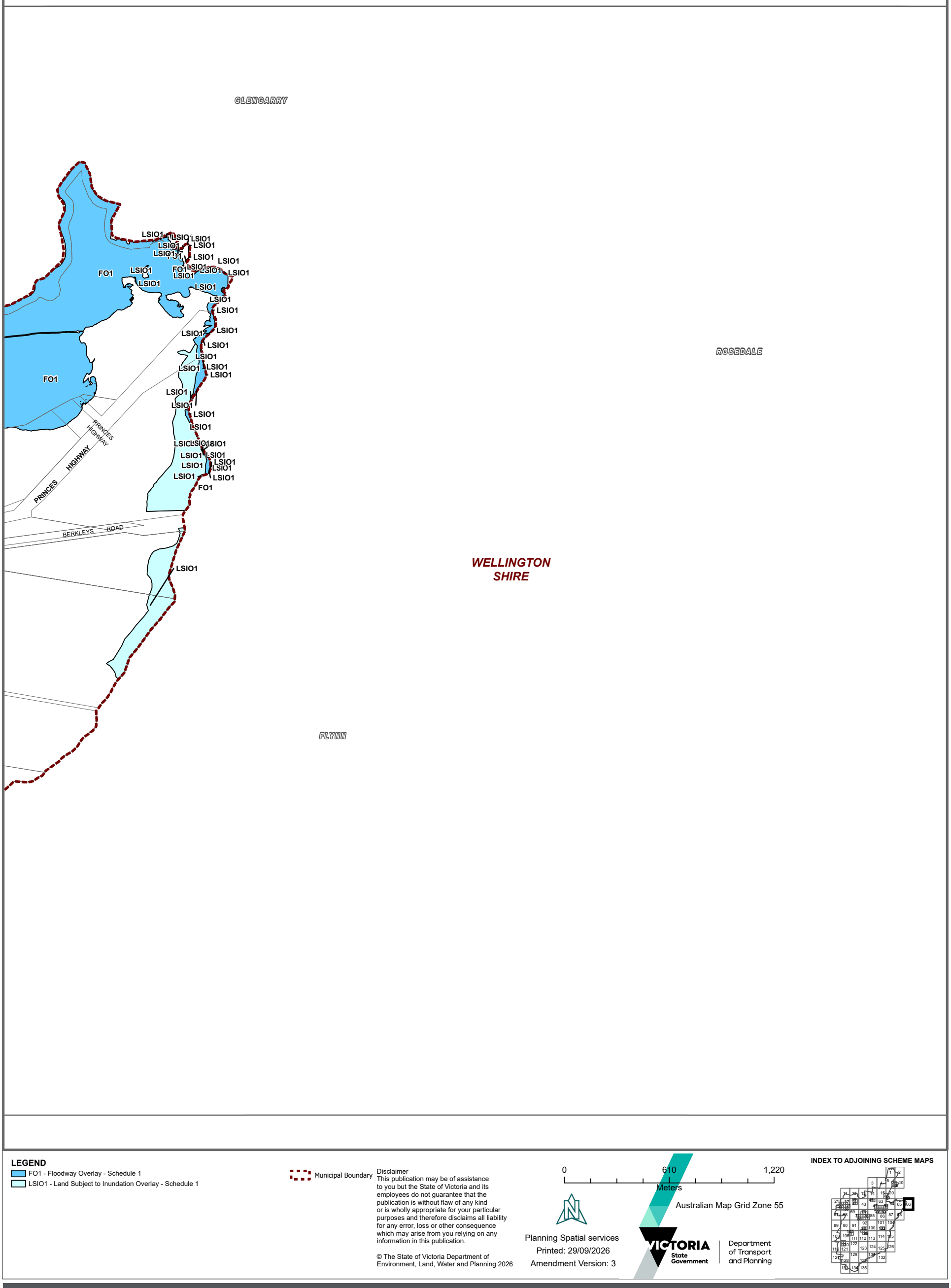
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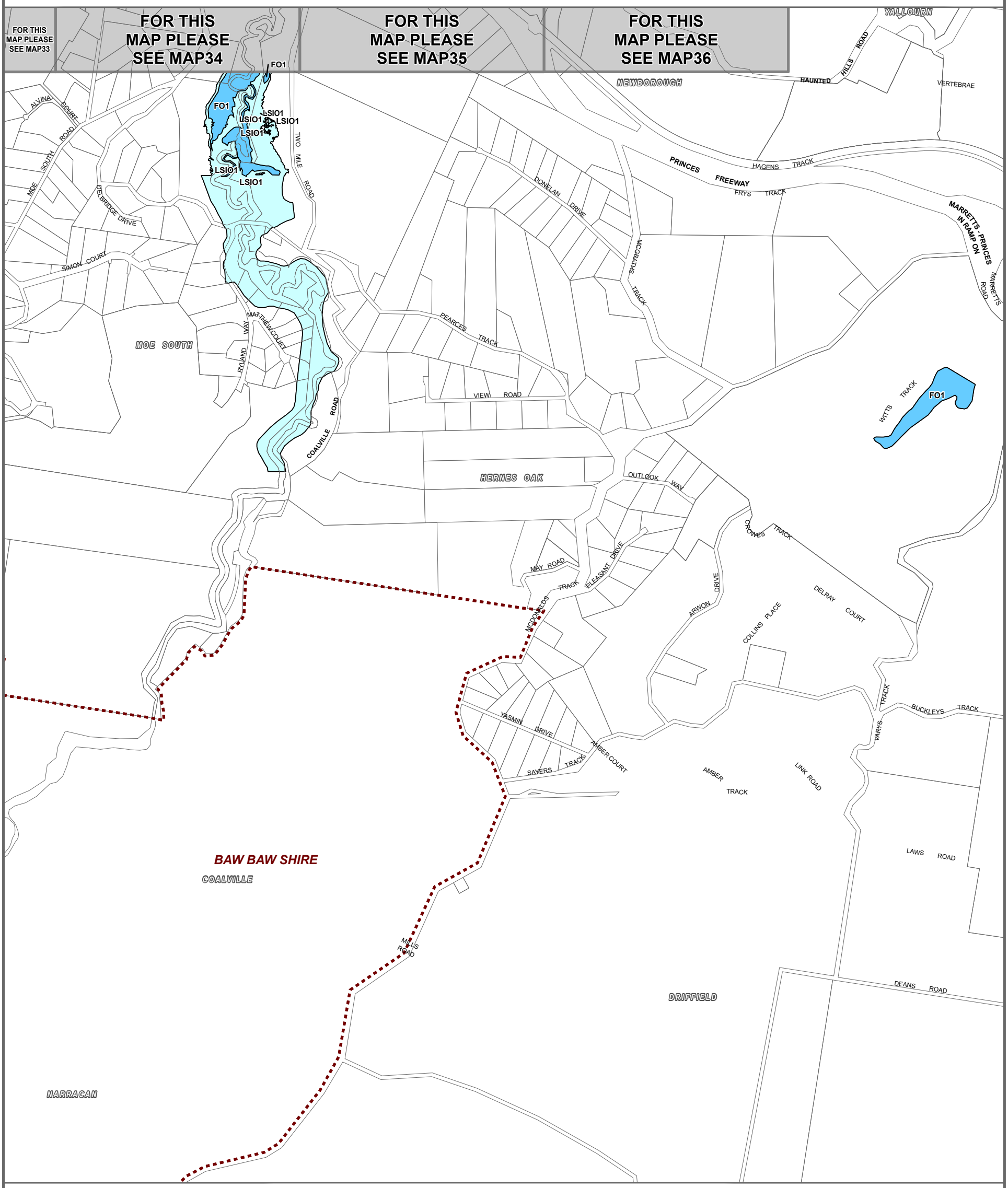
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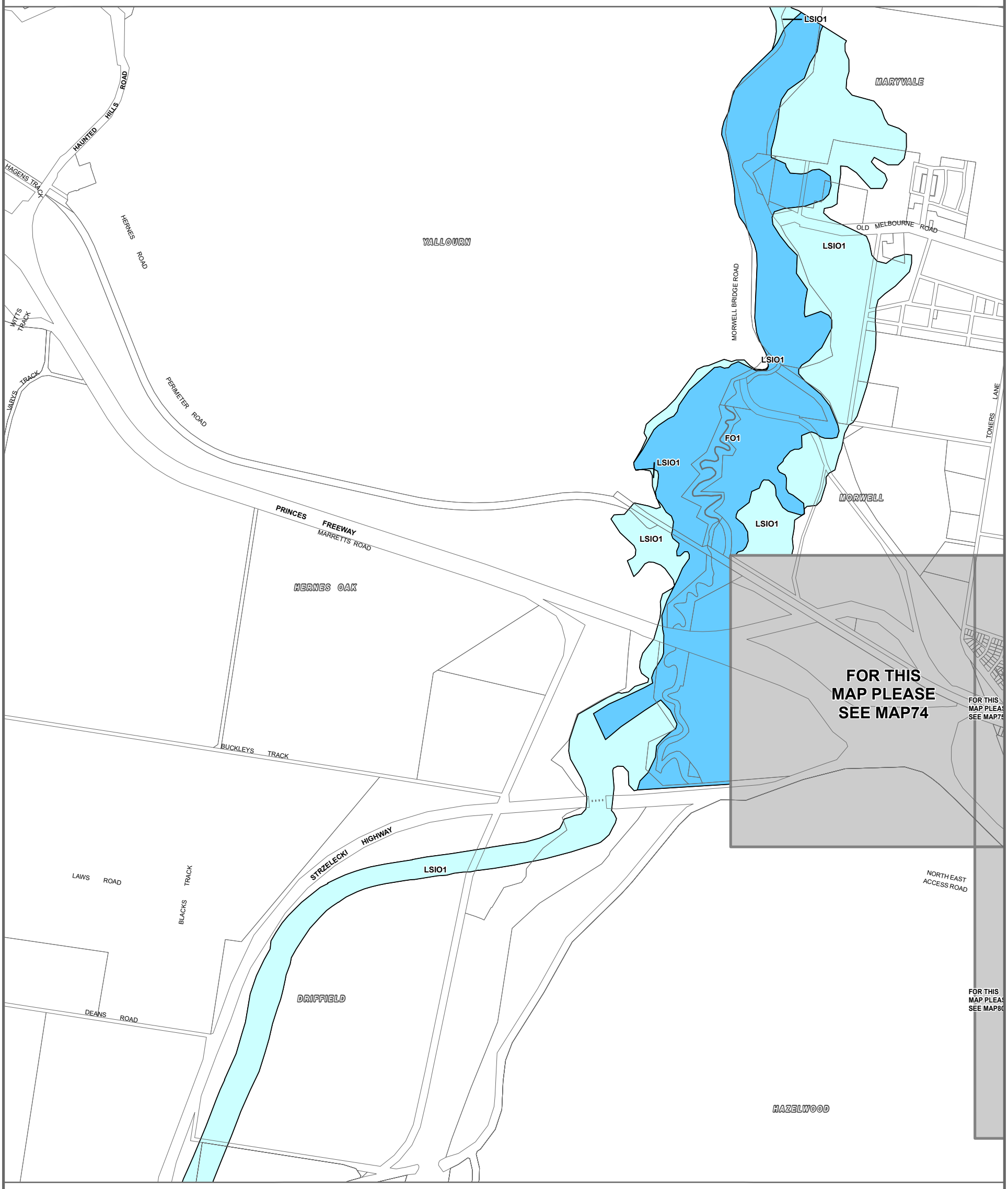
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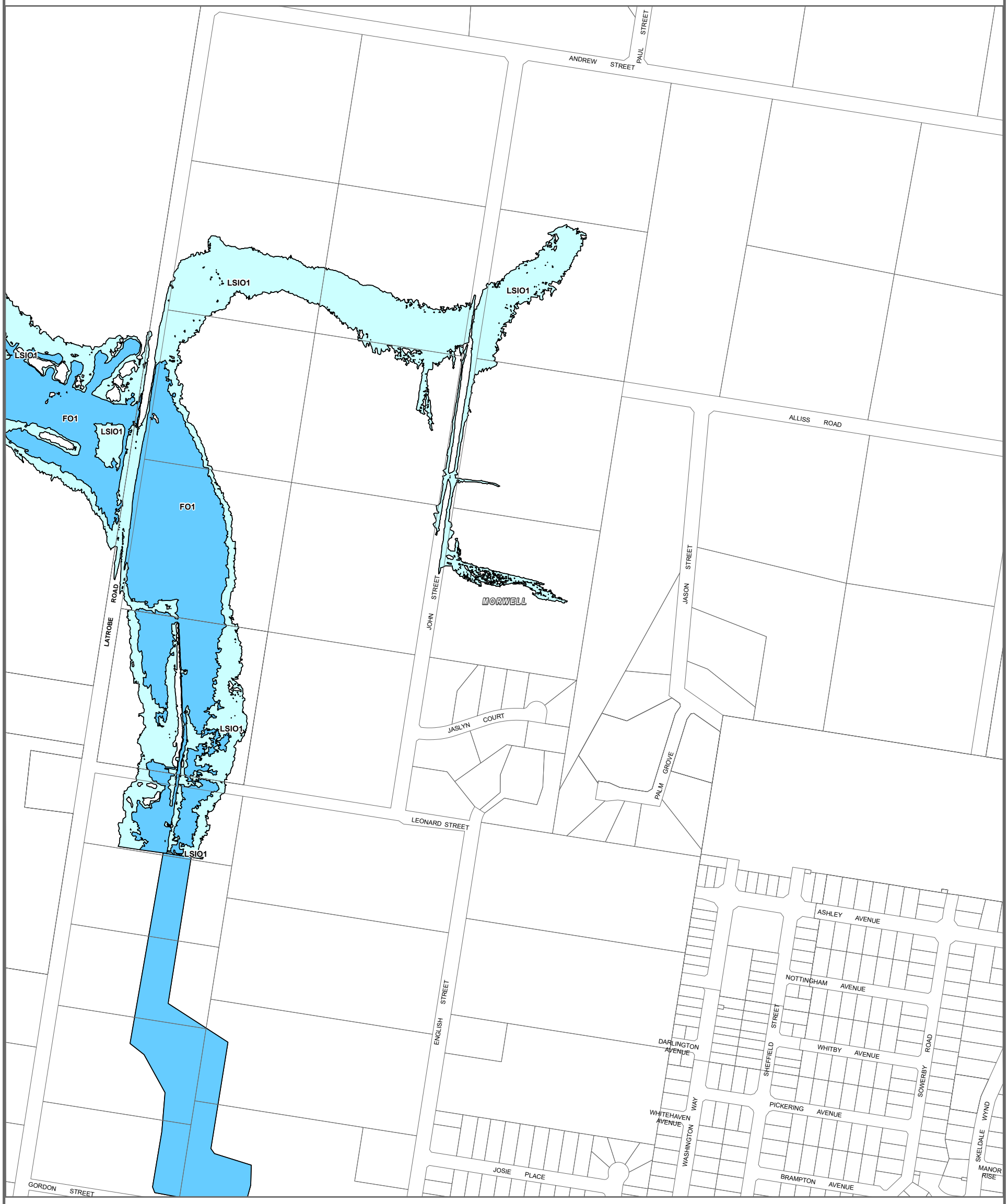
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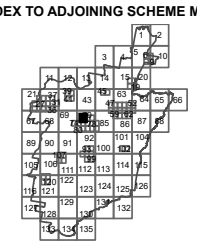
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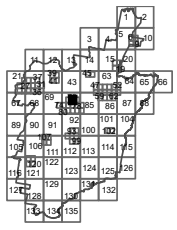
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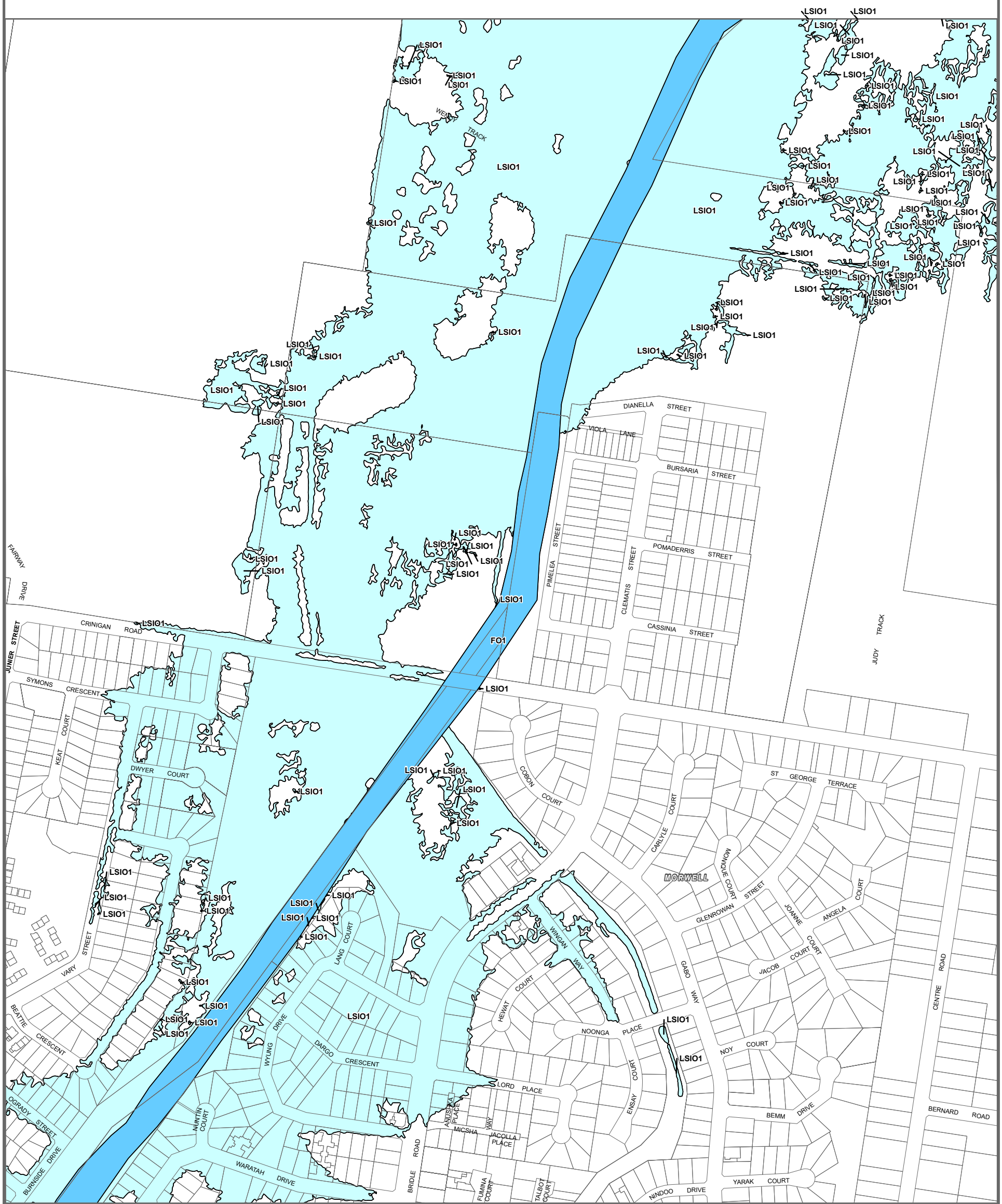


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LSIO1 - Land Subject to Inundation Overlay - Schedule 1

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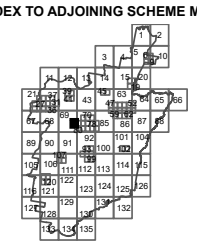
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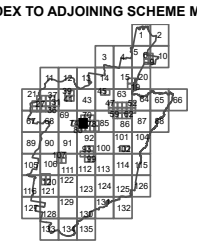
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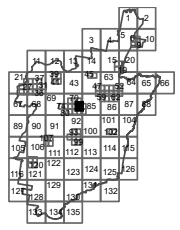
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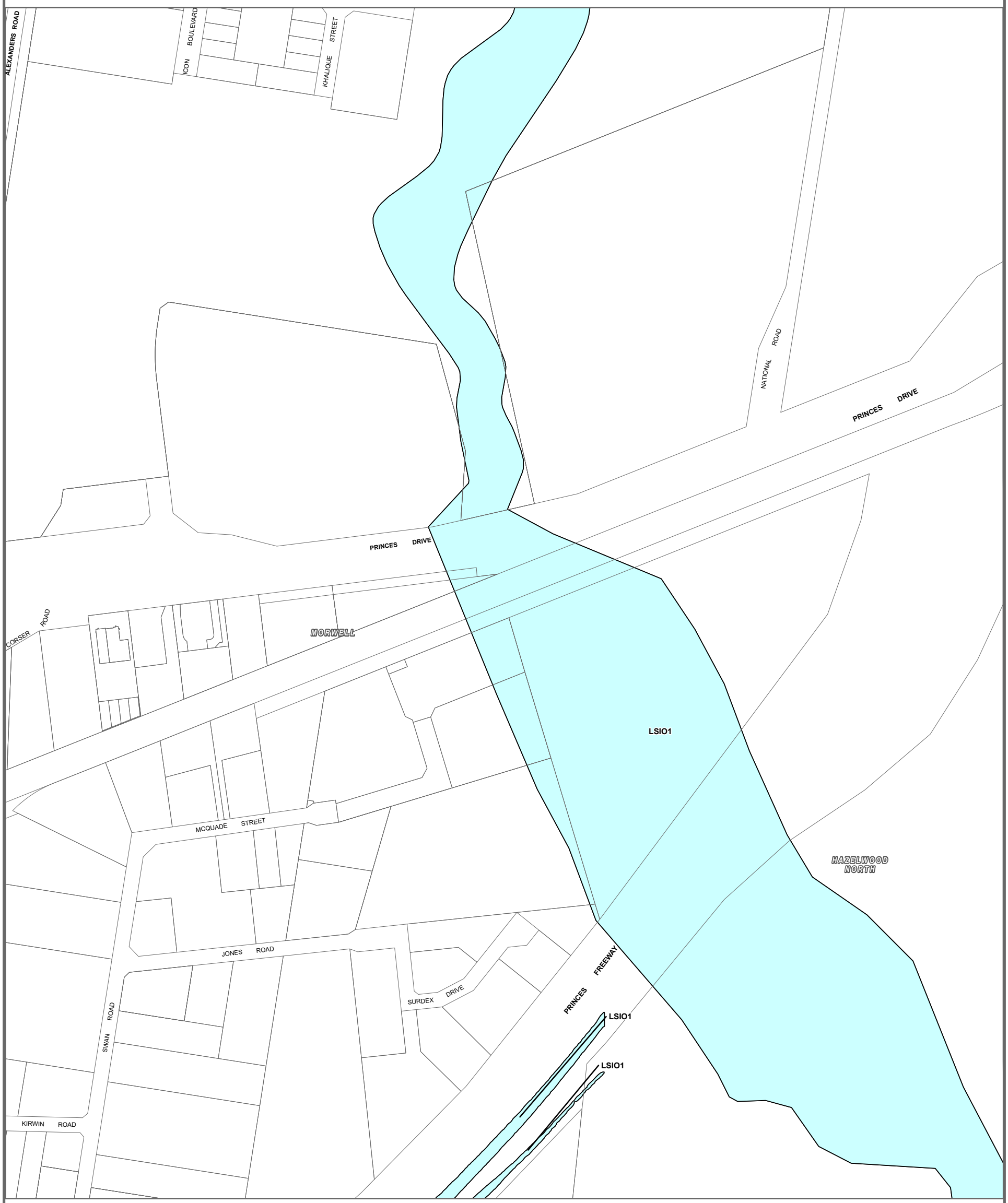
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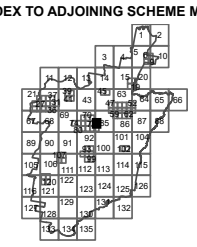
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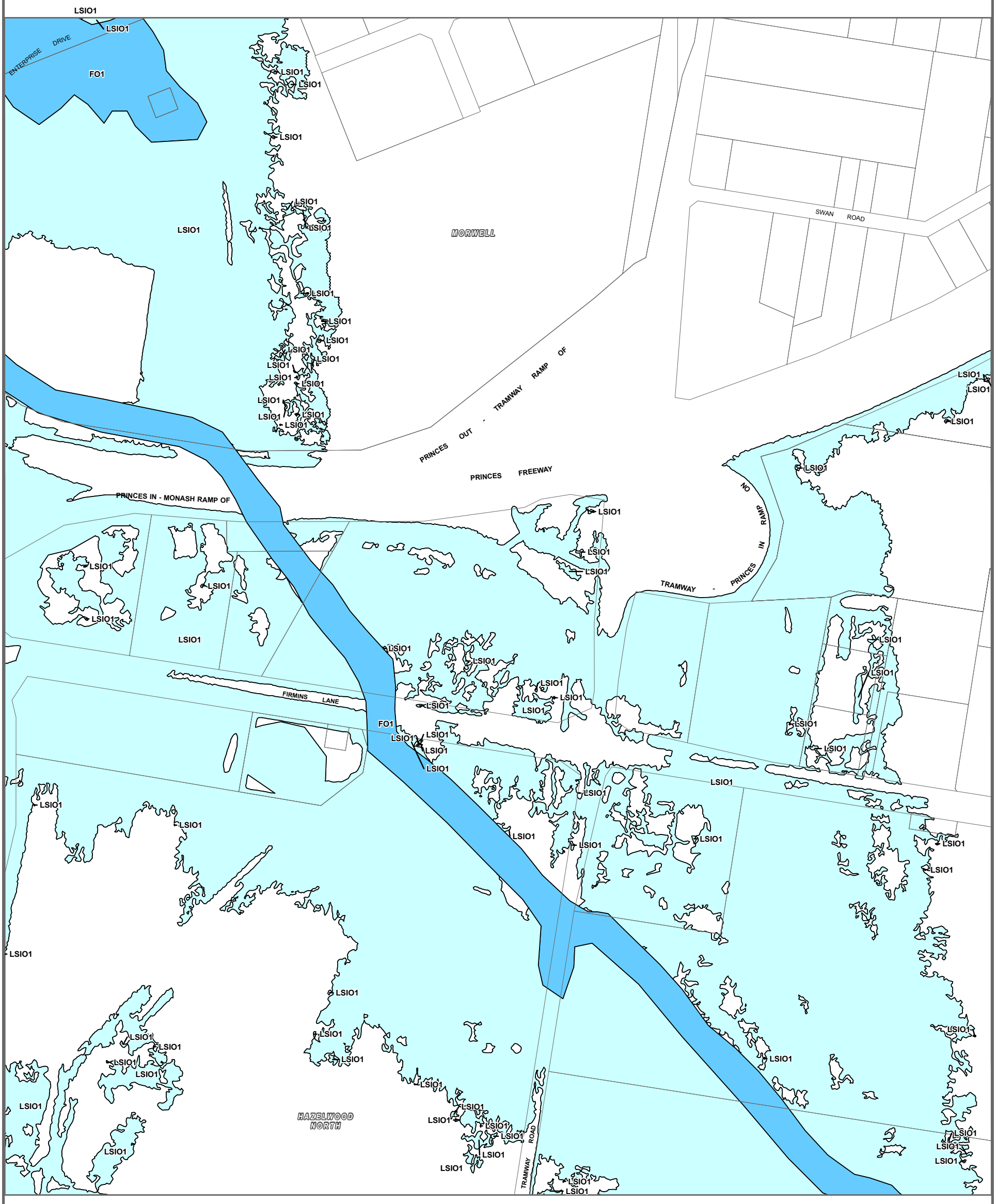
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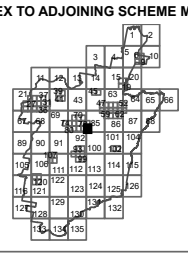
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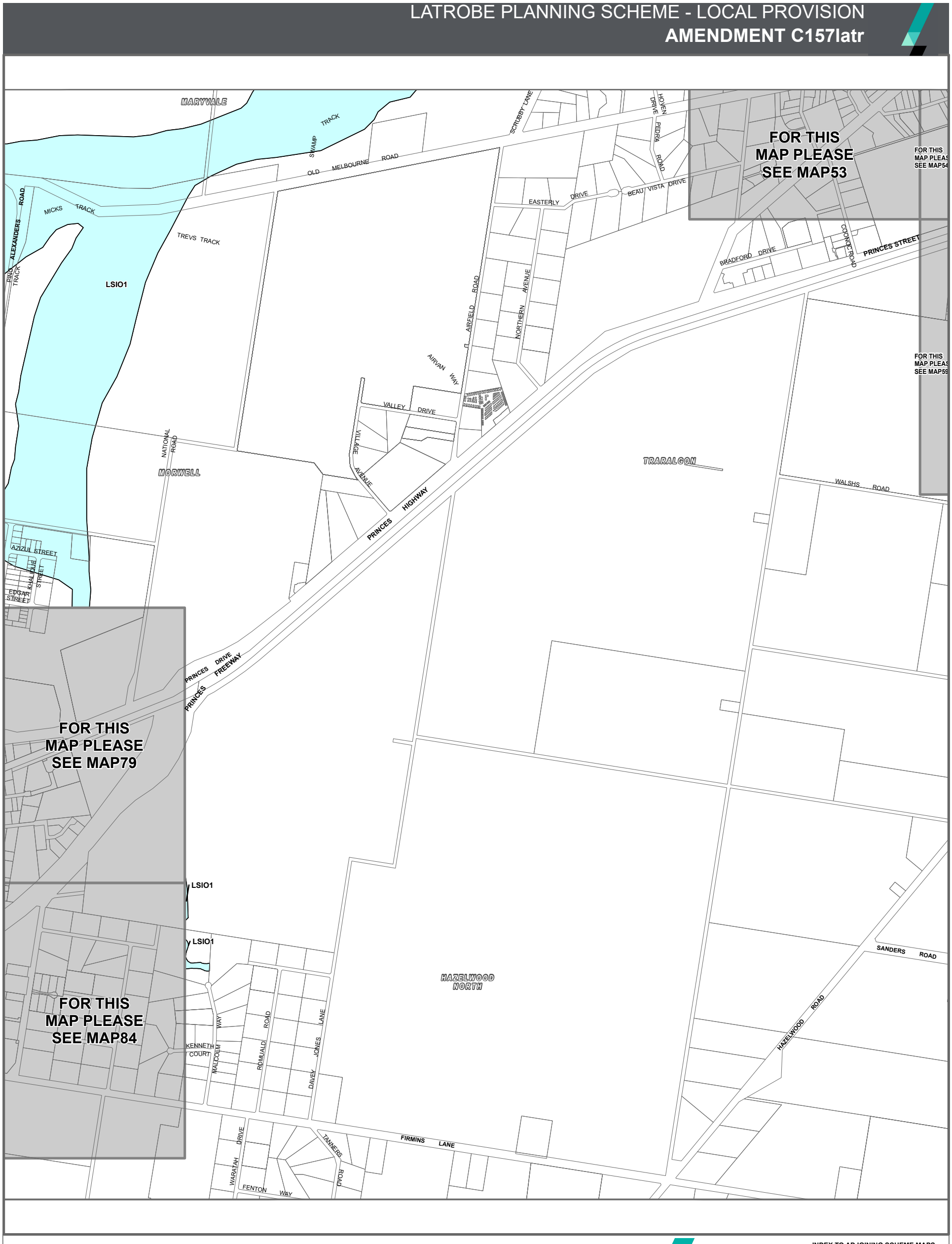
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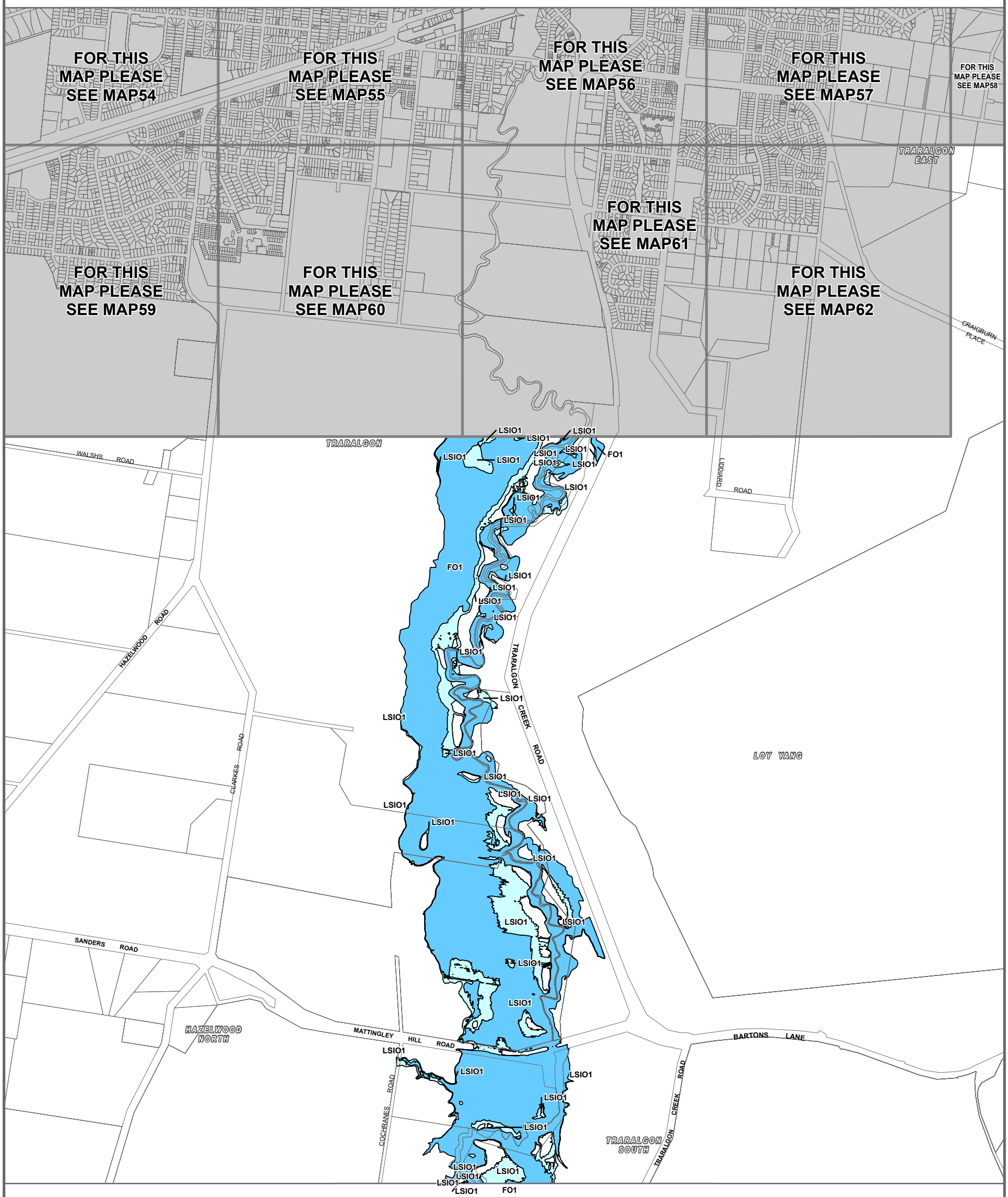


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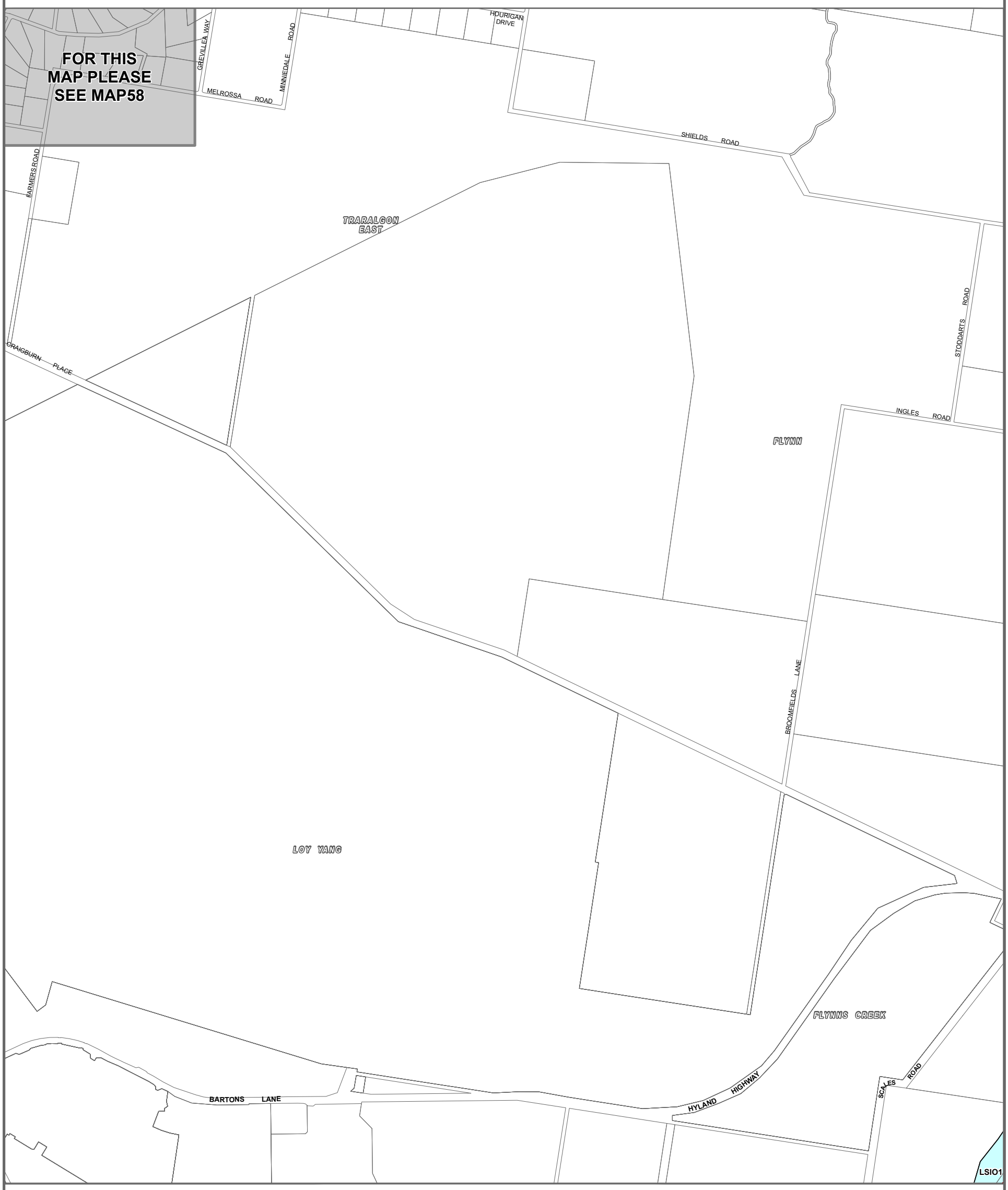
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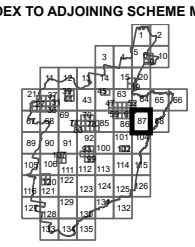
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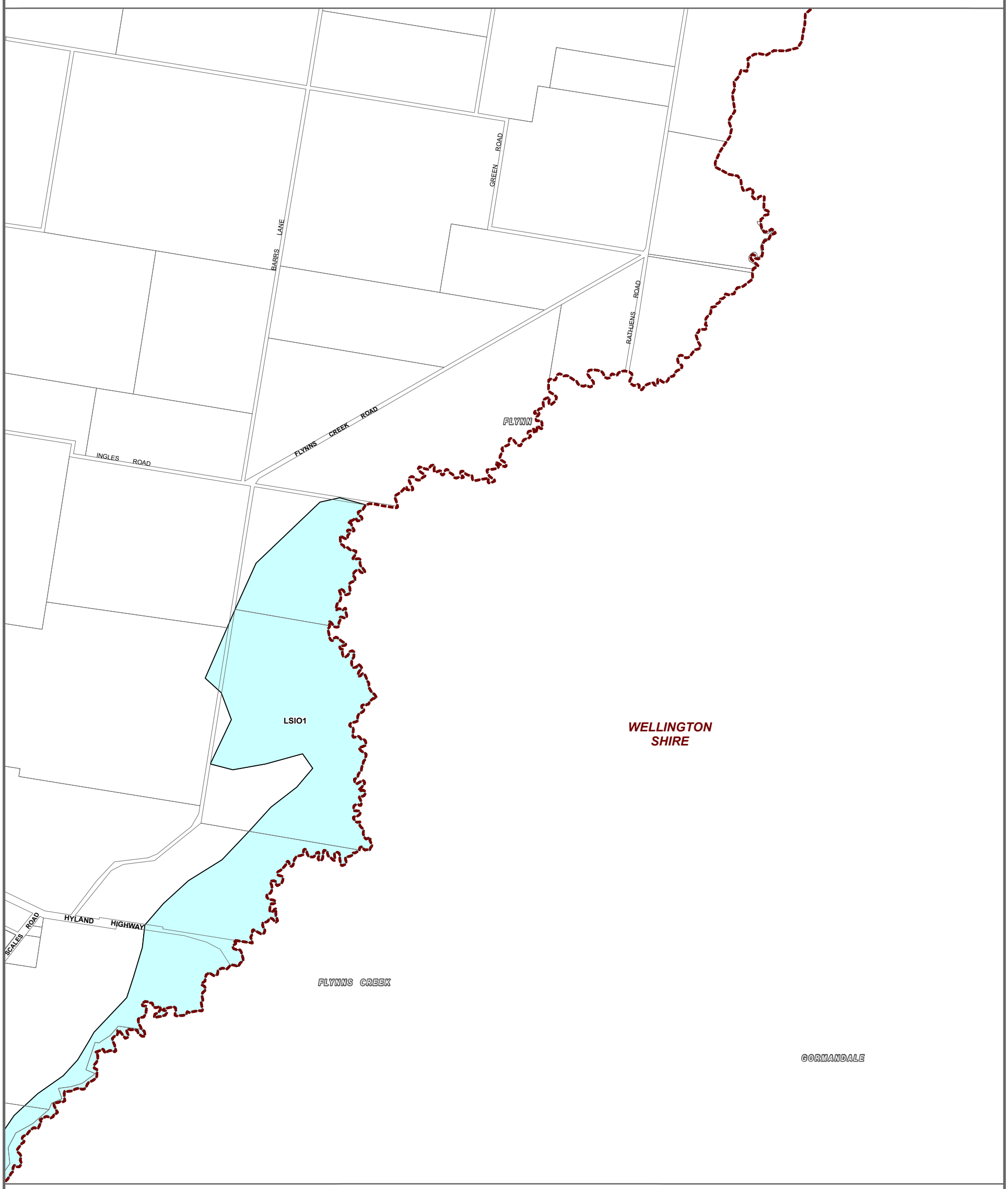
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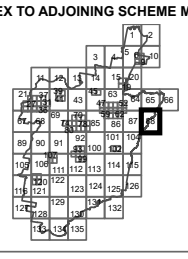
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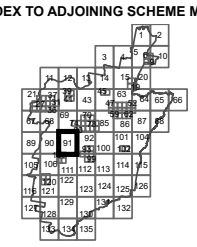
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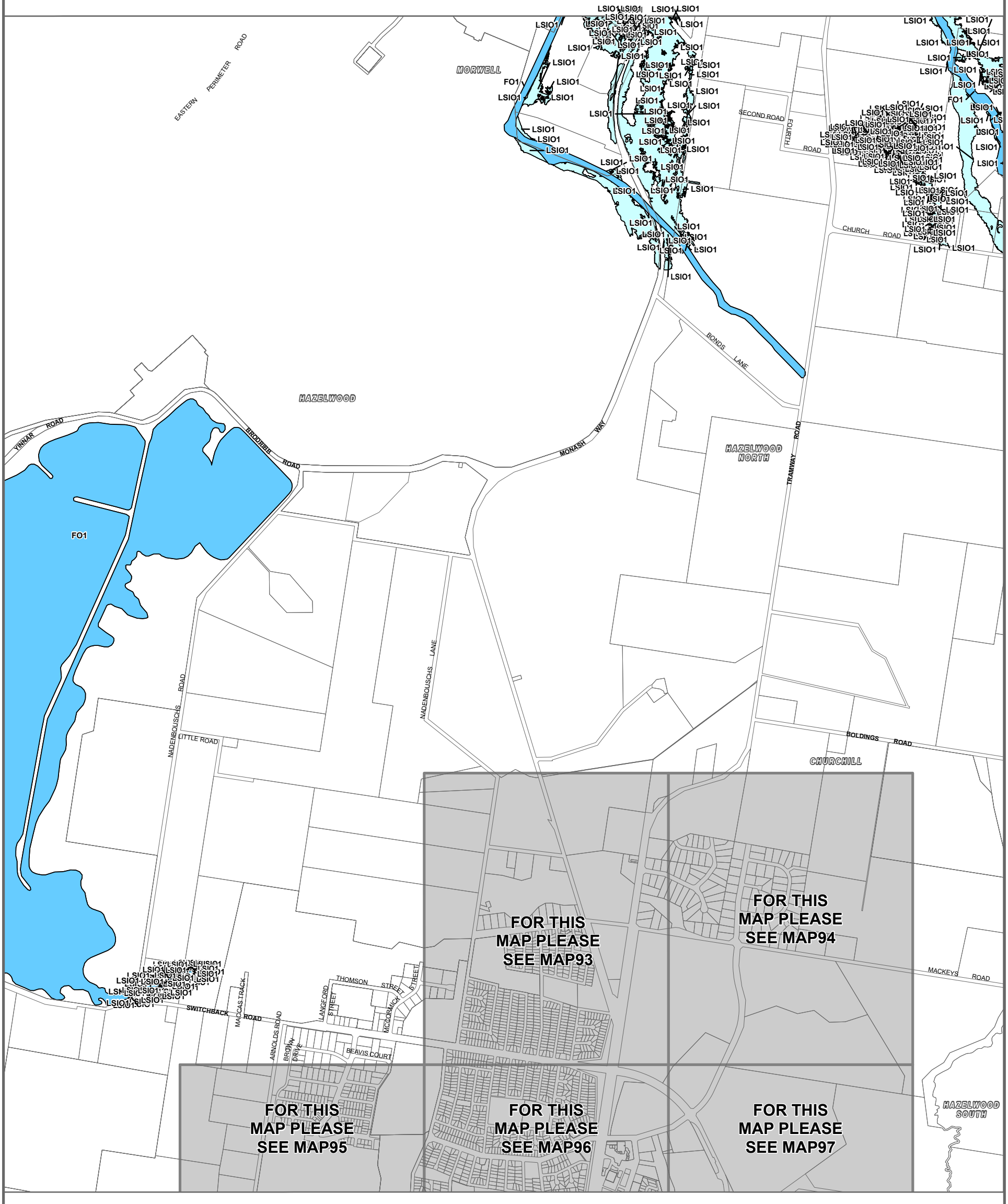
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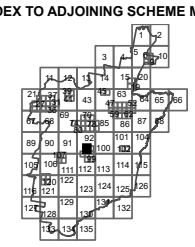
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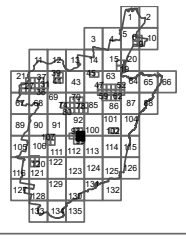
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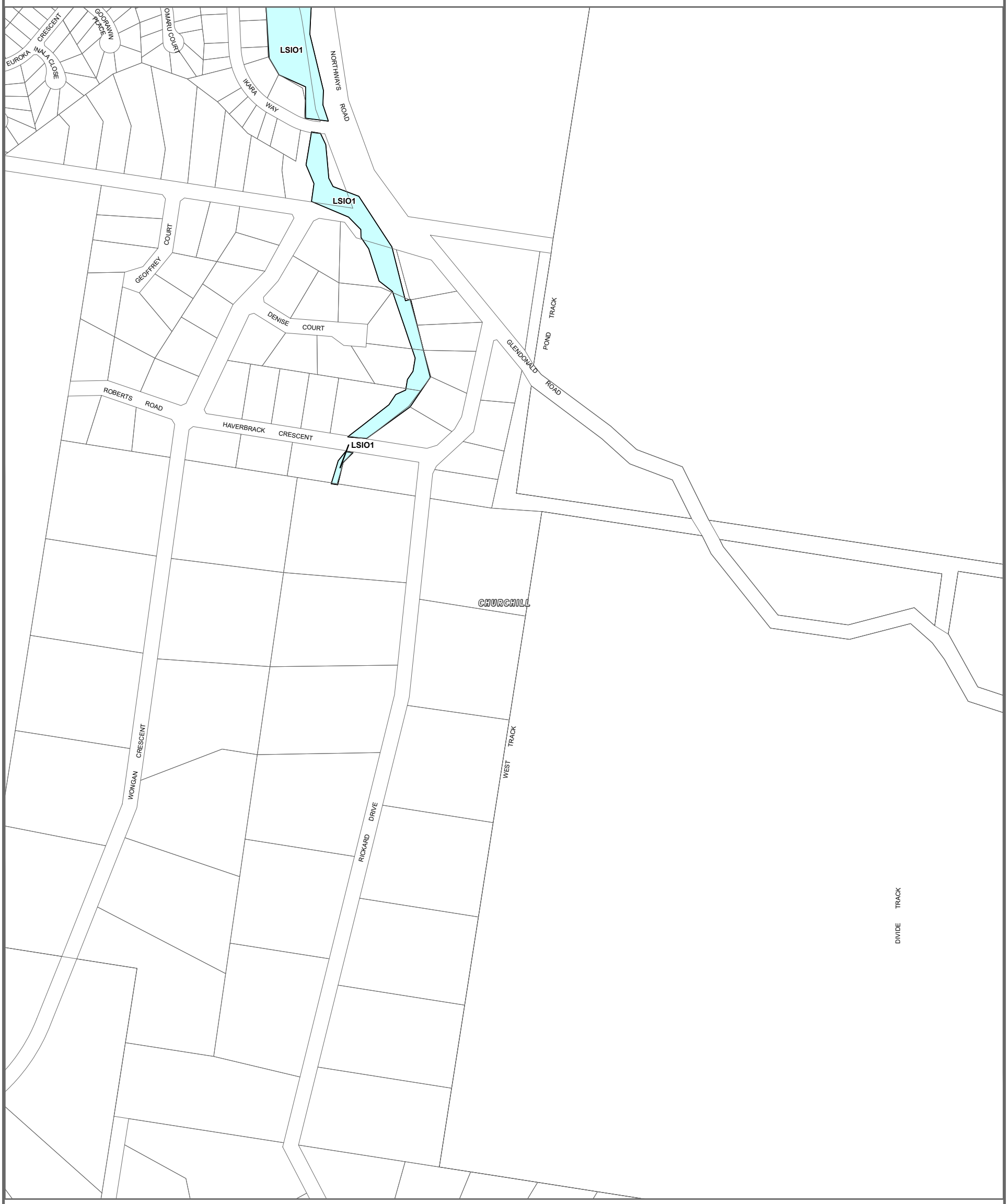
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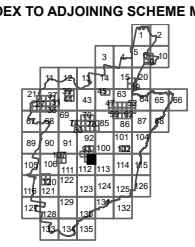
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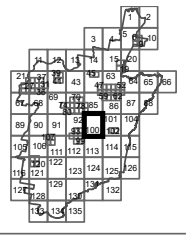
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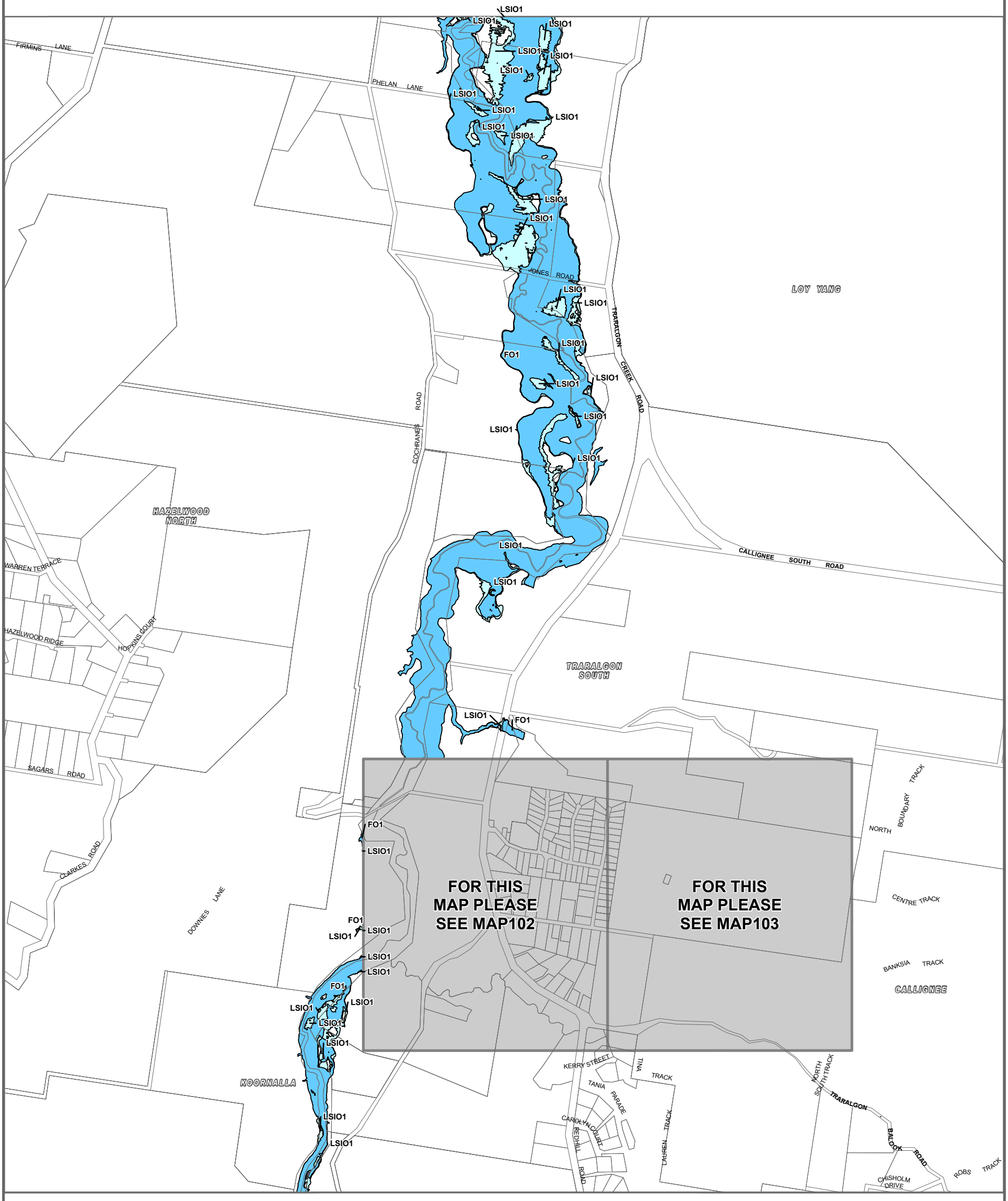
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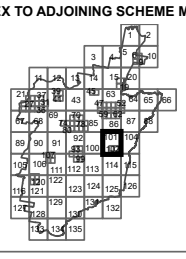
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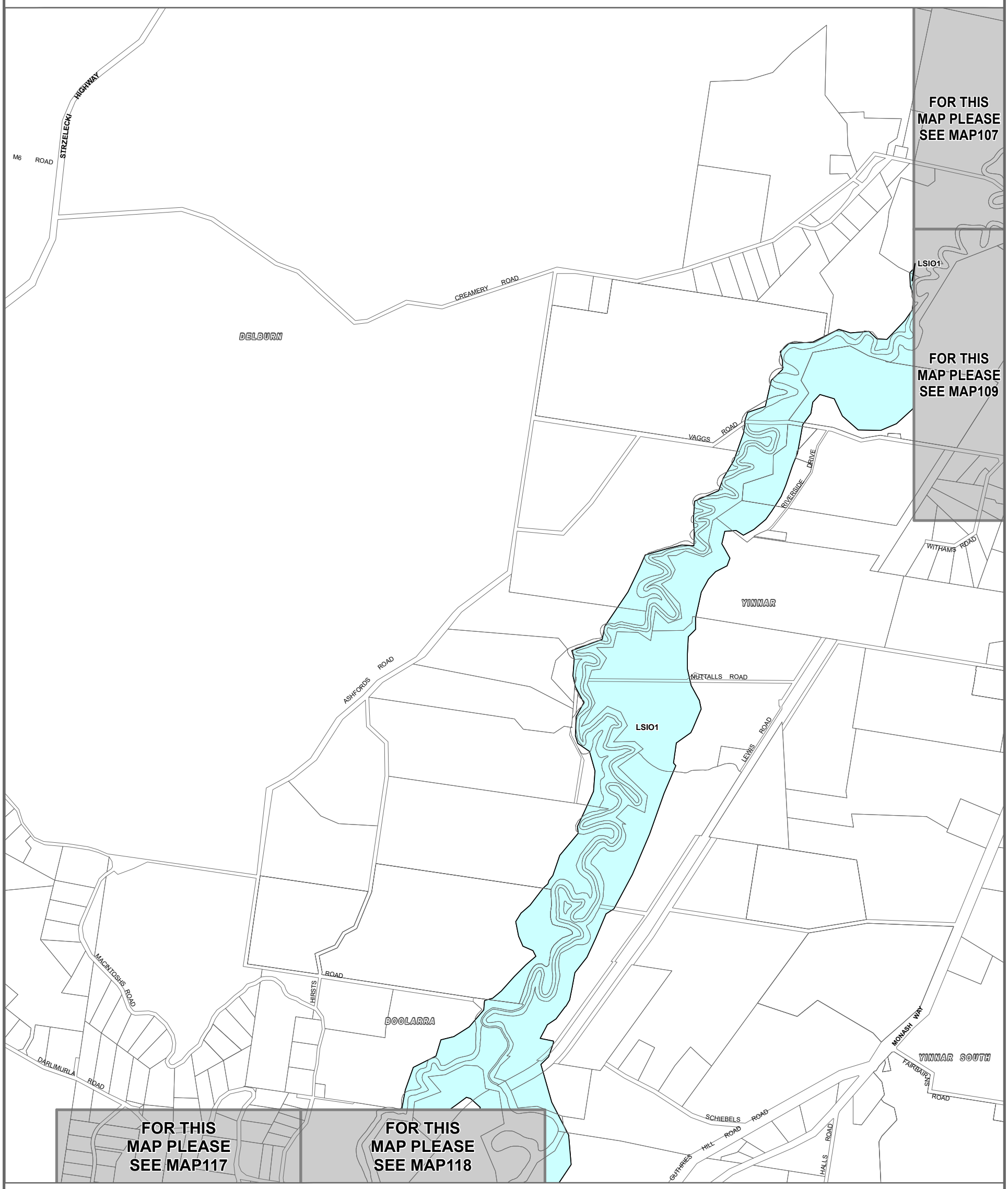
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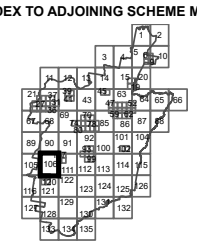
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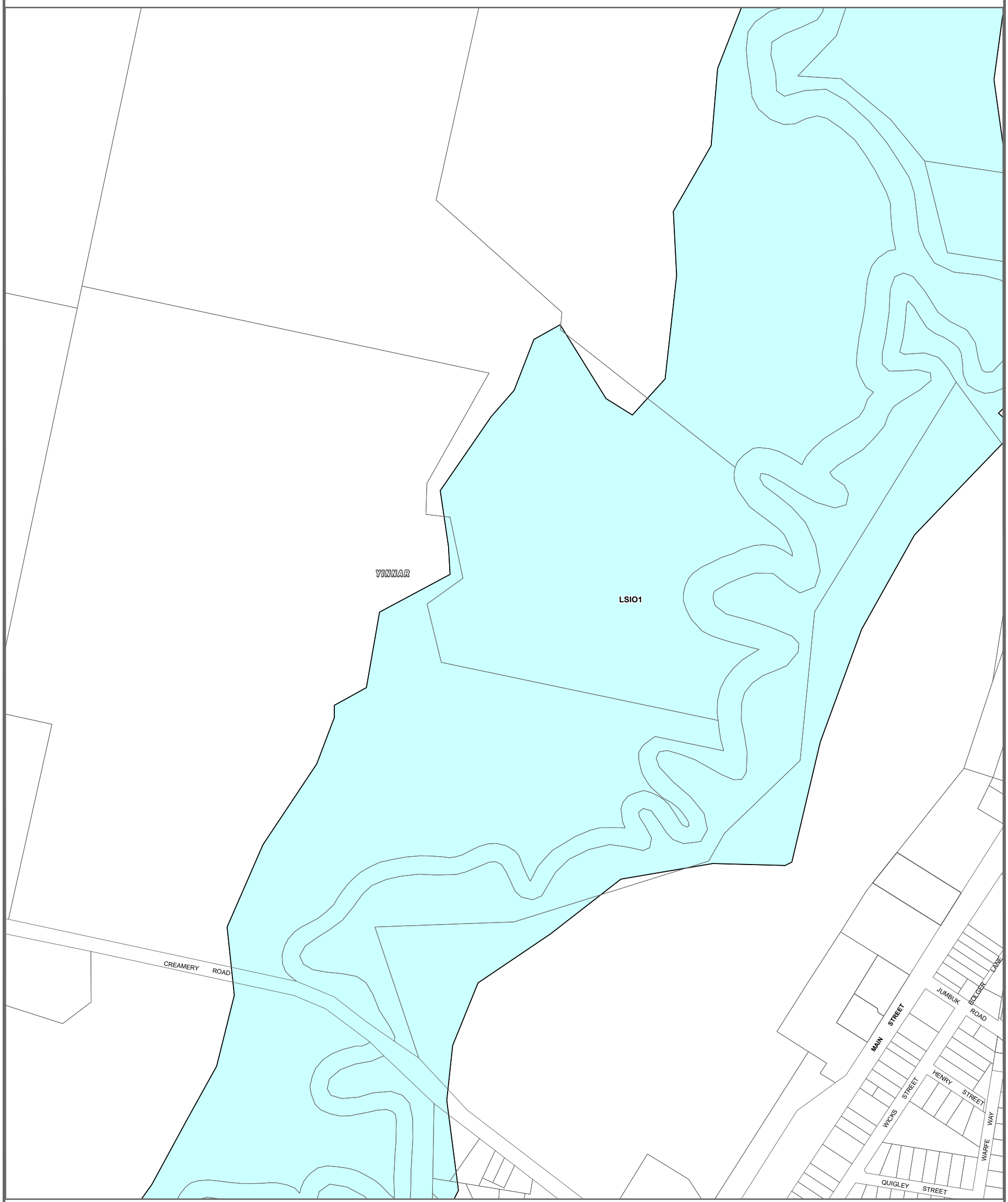
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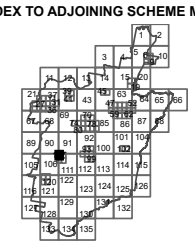
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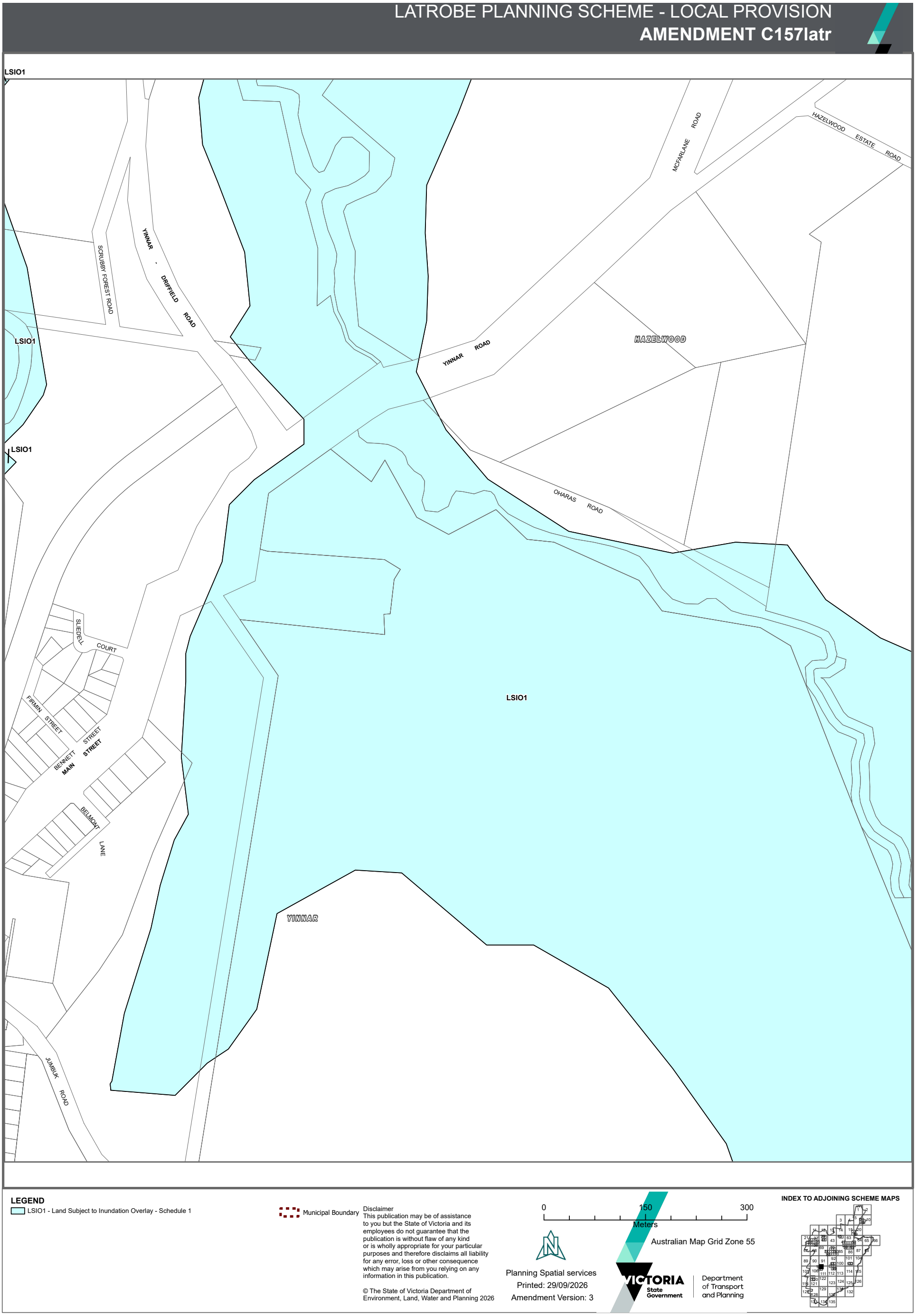
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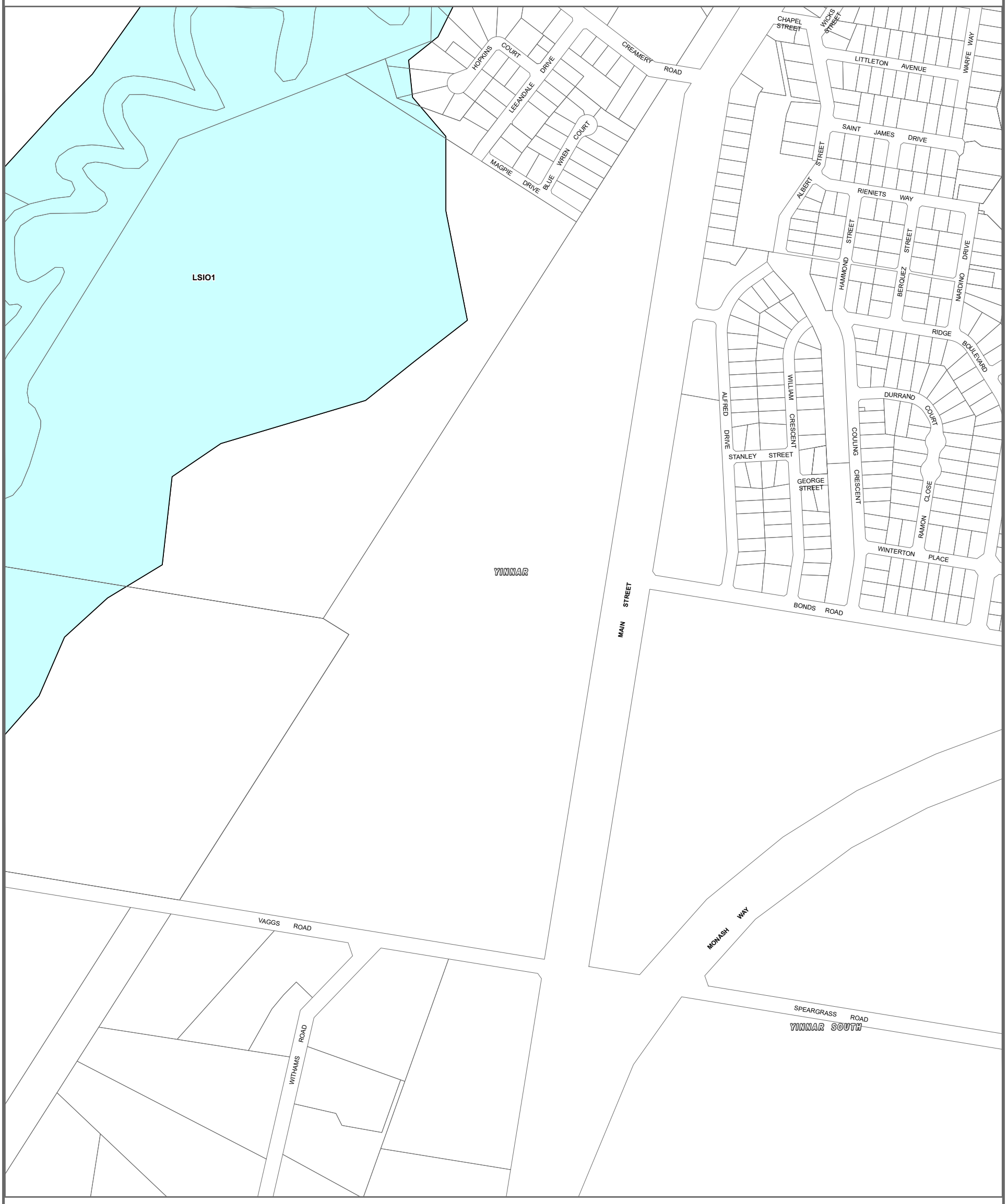


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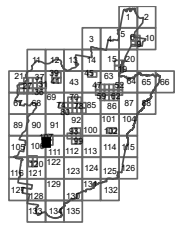
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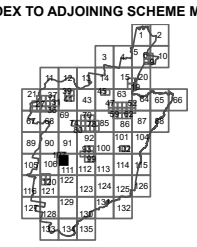
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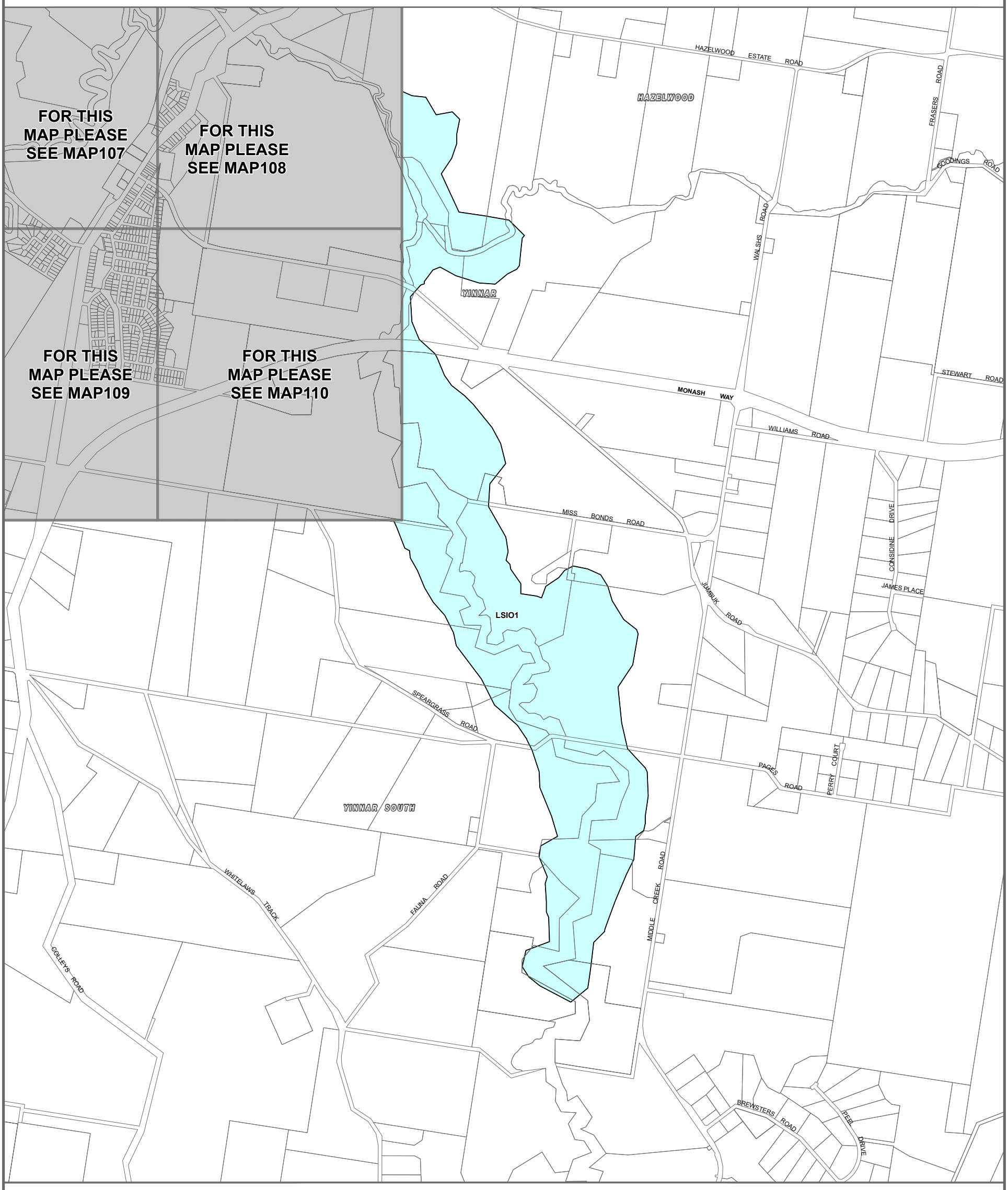
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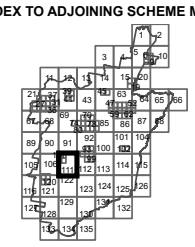
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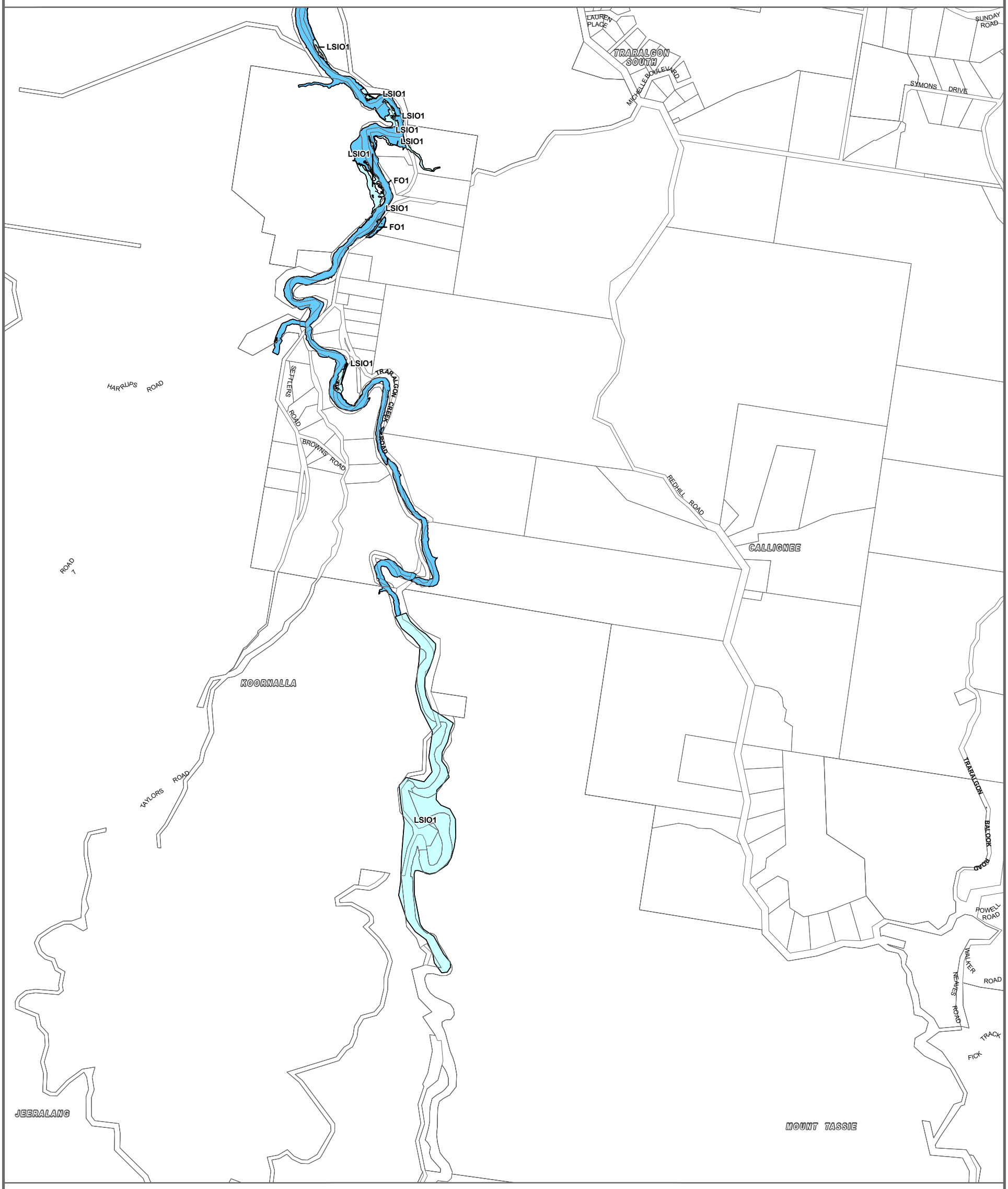
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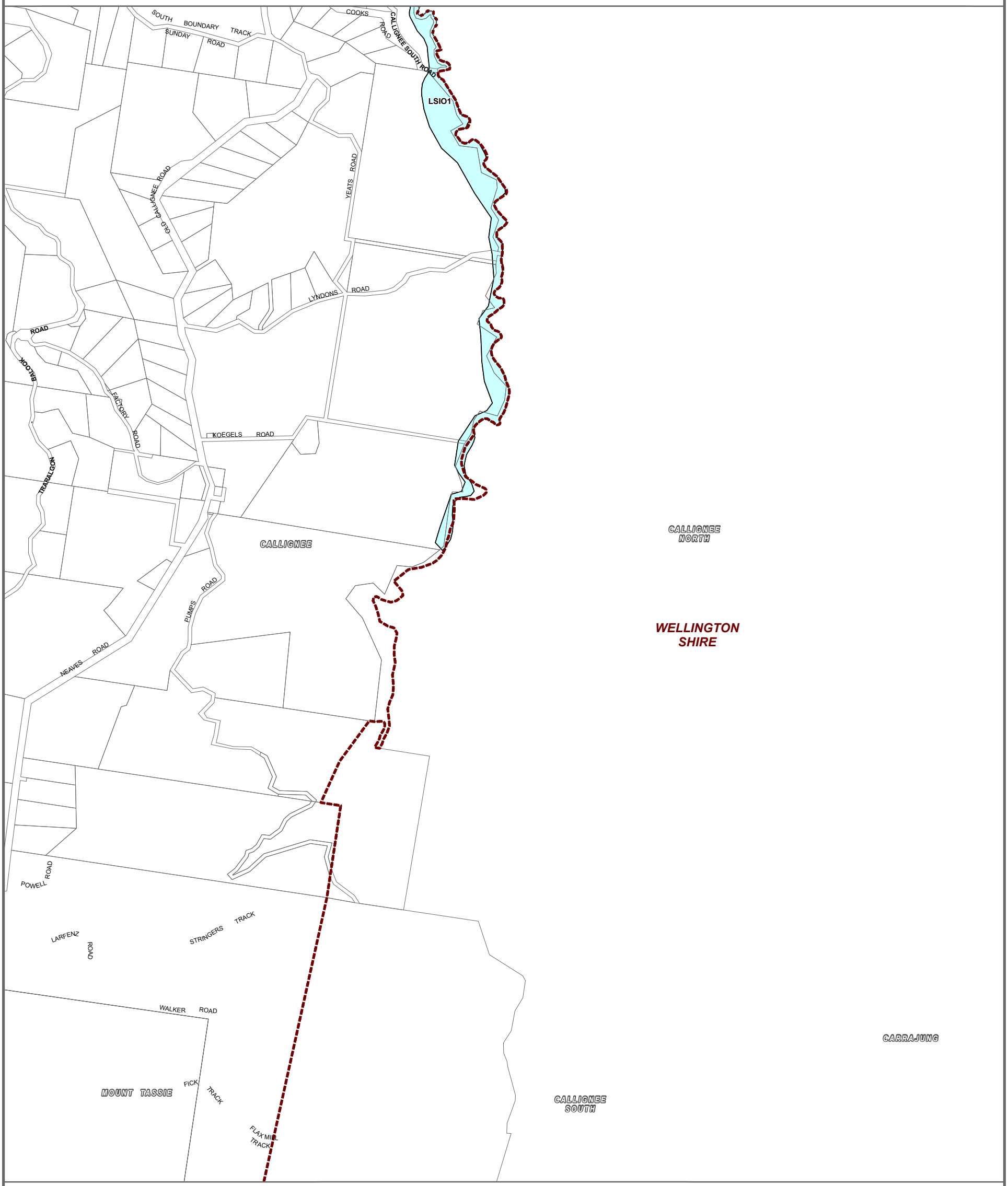
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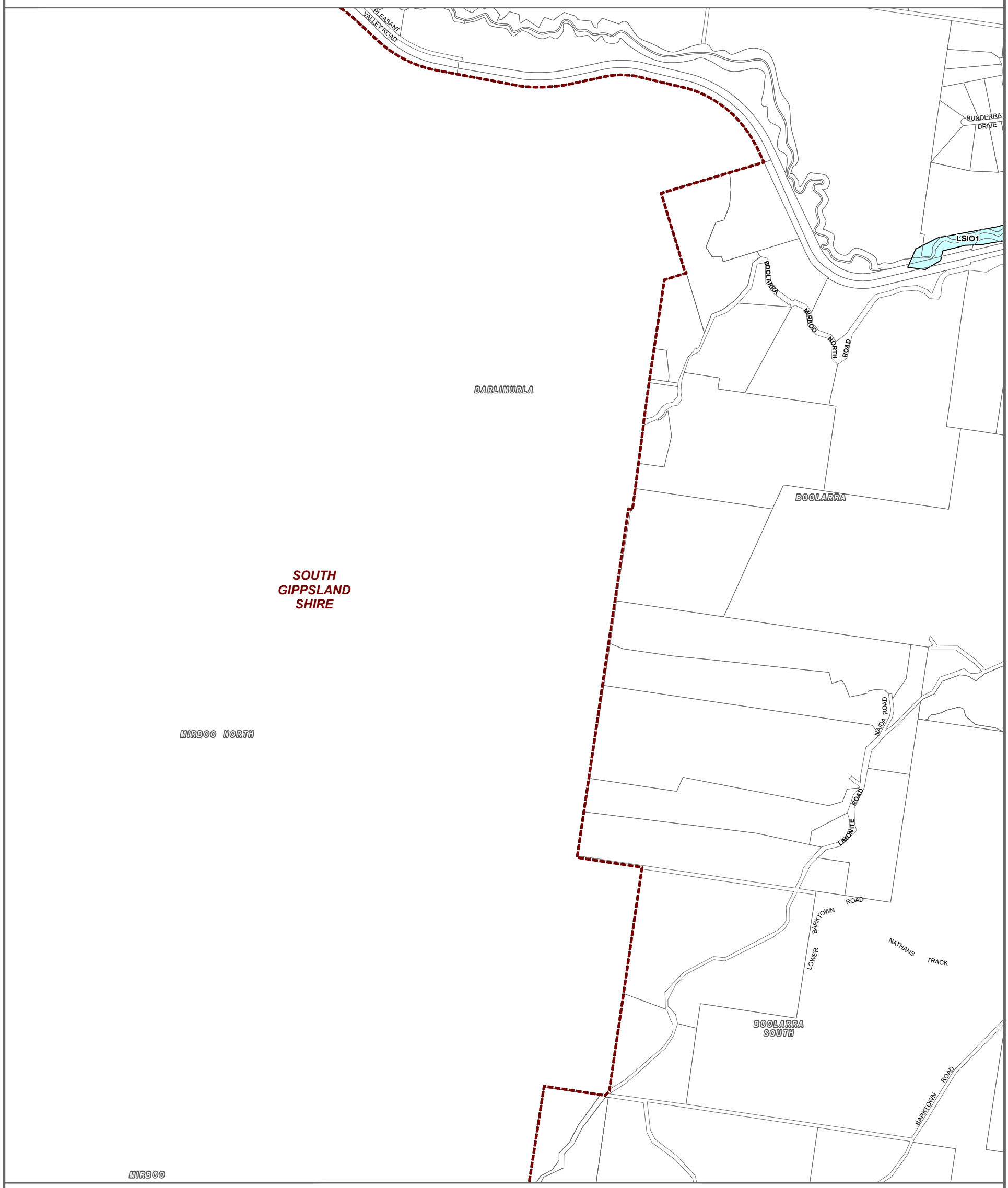
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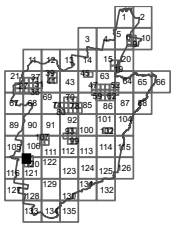
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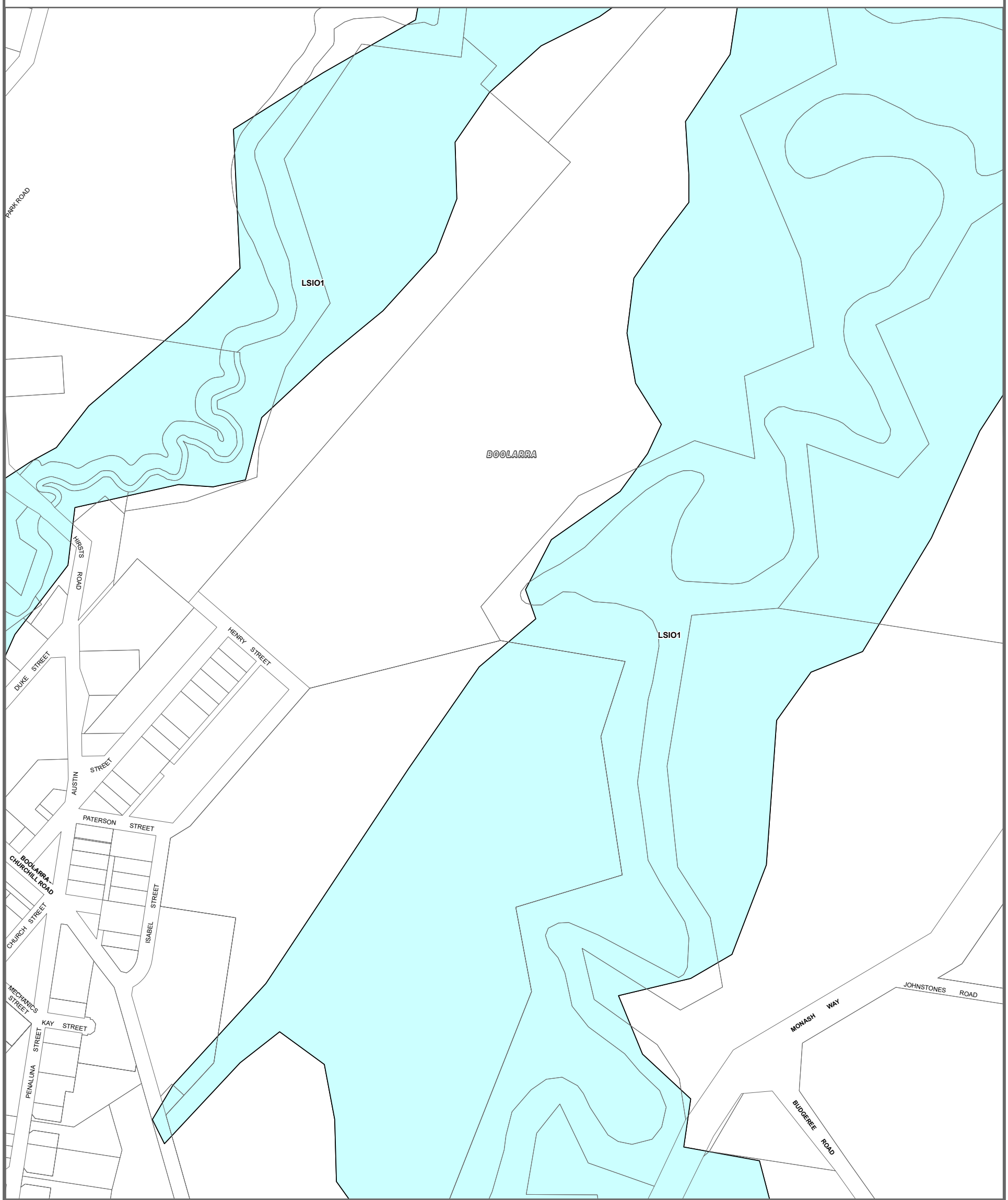
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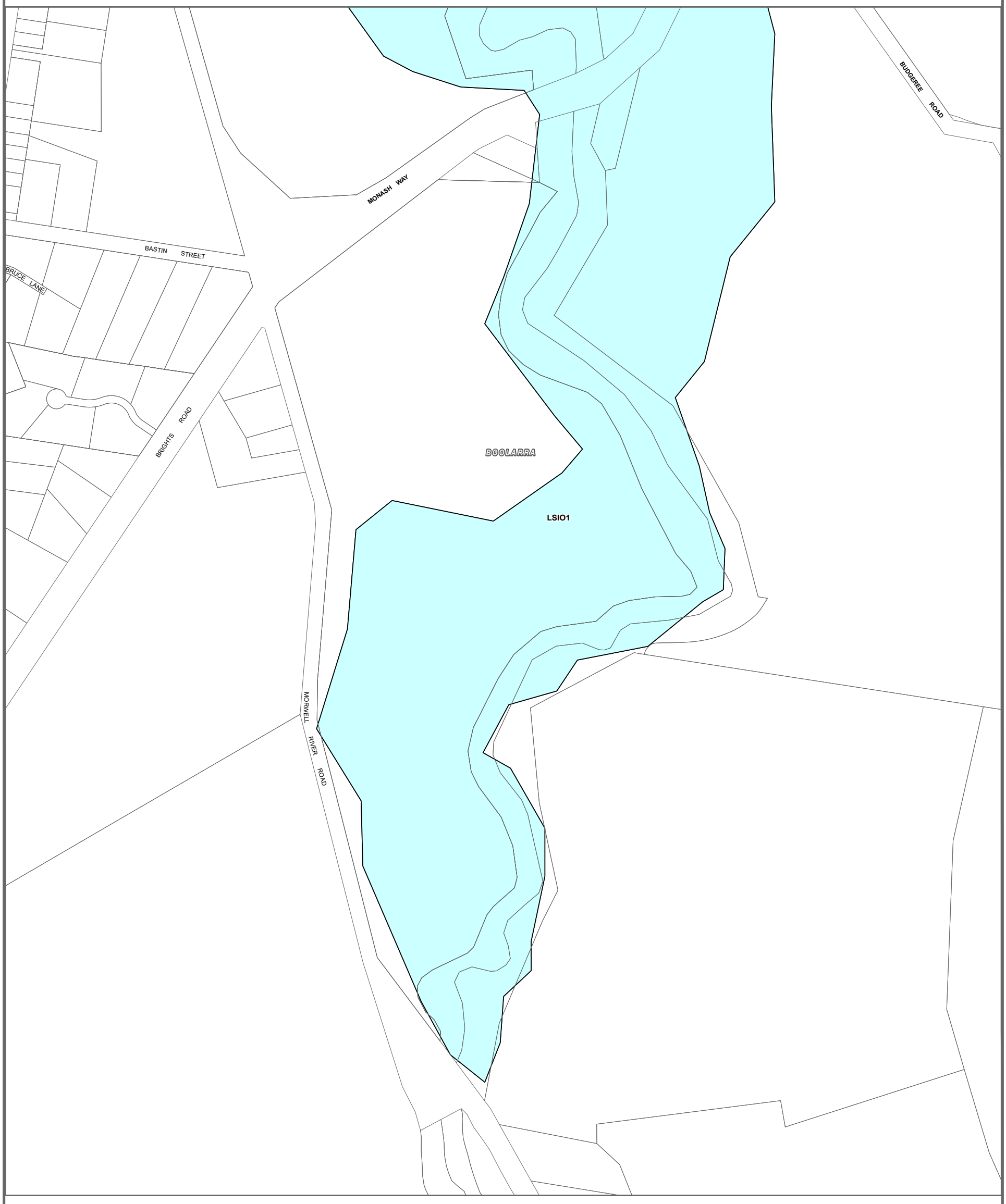
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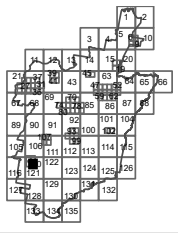
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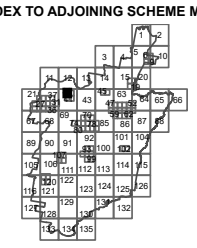
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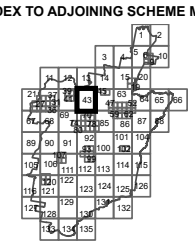
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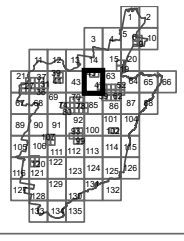
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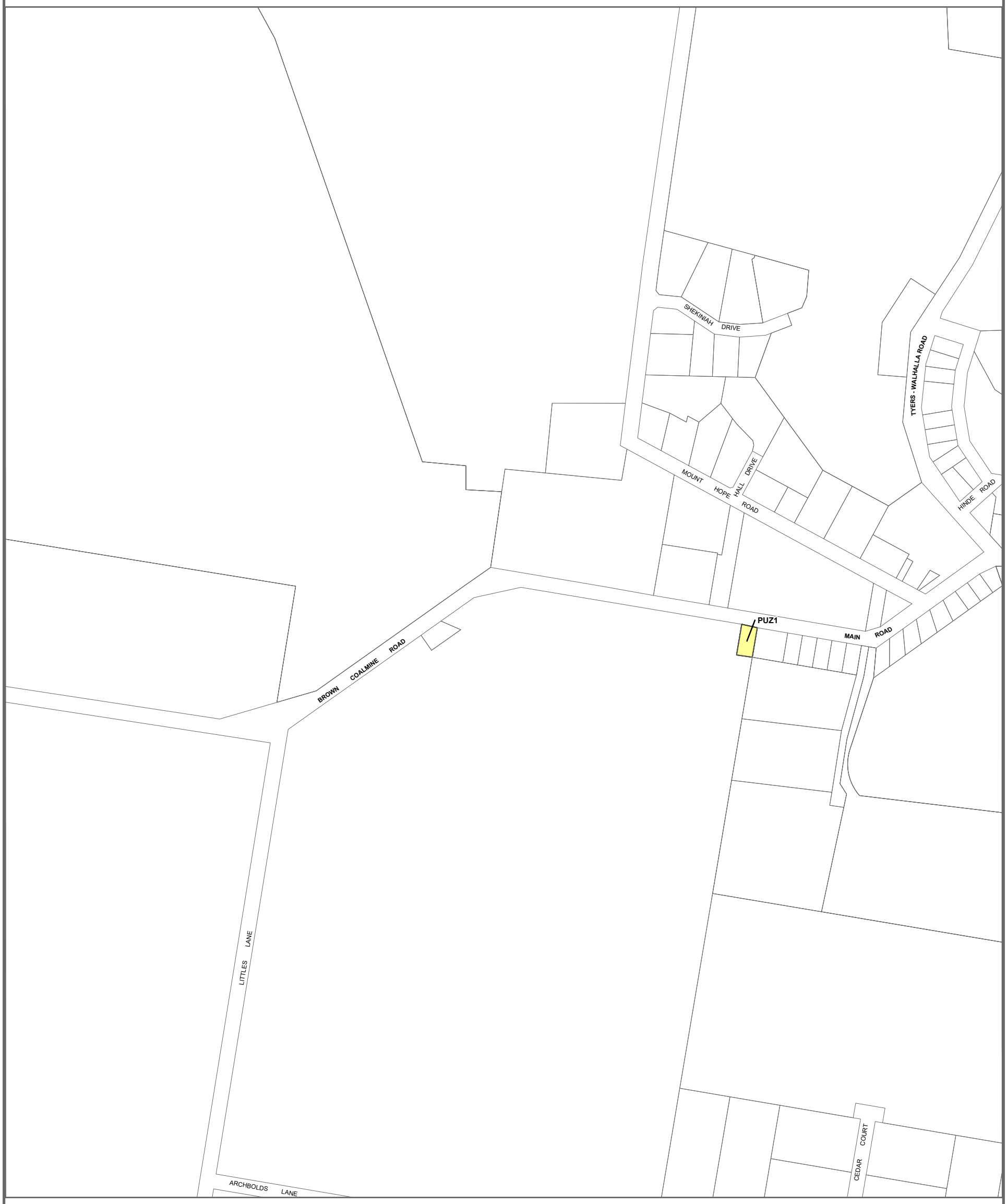
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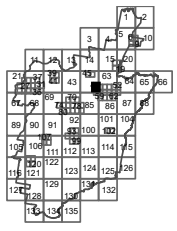
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LEGEND

PUZ1 - Public Use Zone - Service and Utility

Municipal Boundary

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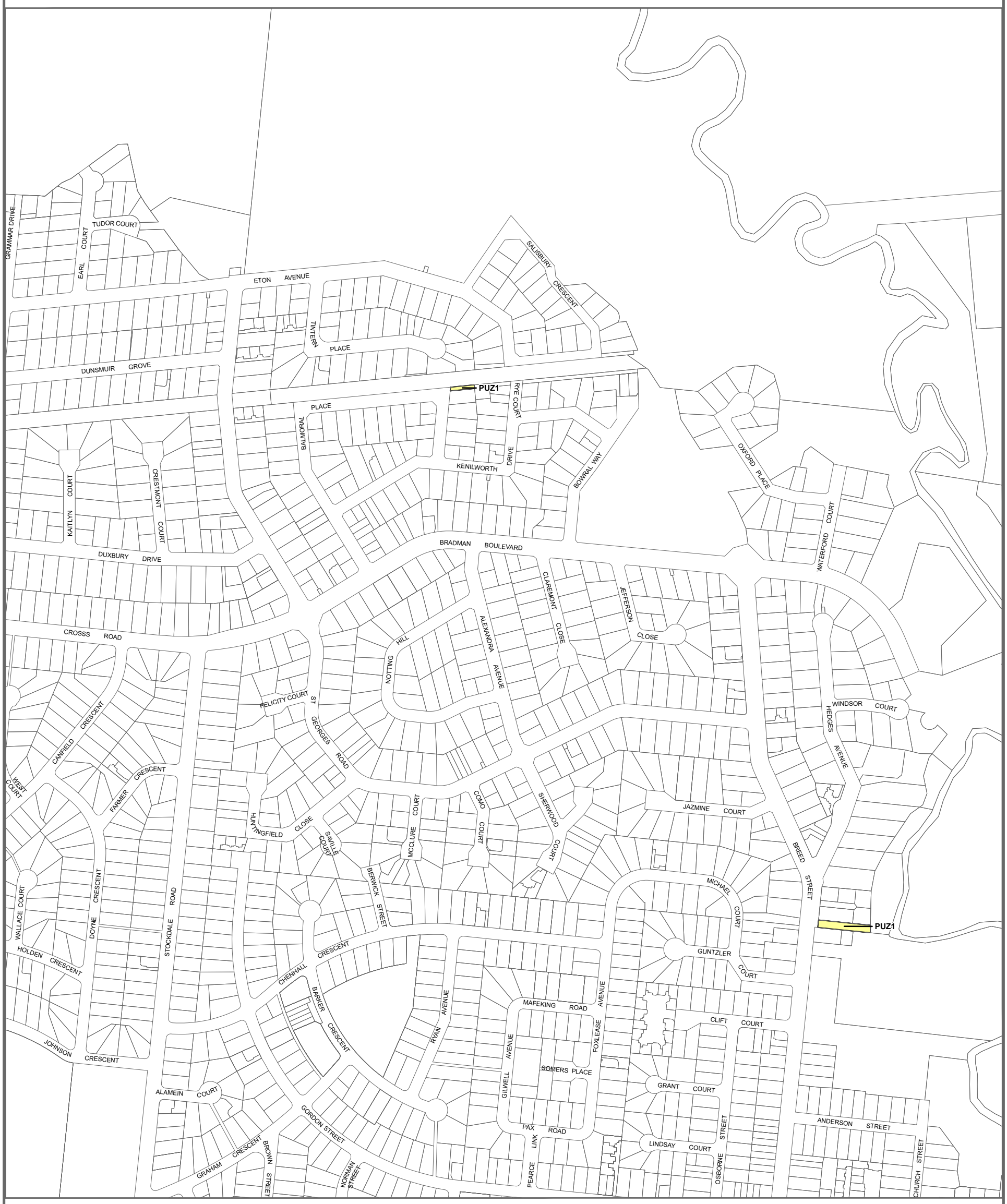
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 48**

LATROBE PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C157latr



LEGEND

PUZ1 - Public Use Zone - Service and Utility

Municipal Boundary

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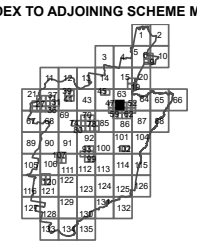
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ZONES **MAP No 49**

LATROBE PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C157latr



LEGEND

PUZ1 - Public Use Zone - Service and Utility

Municipal Boundary

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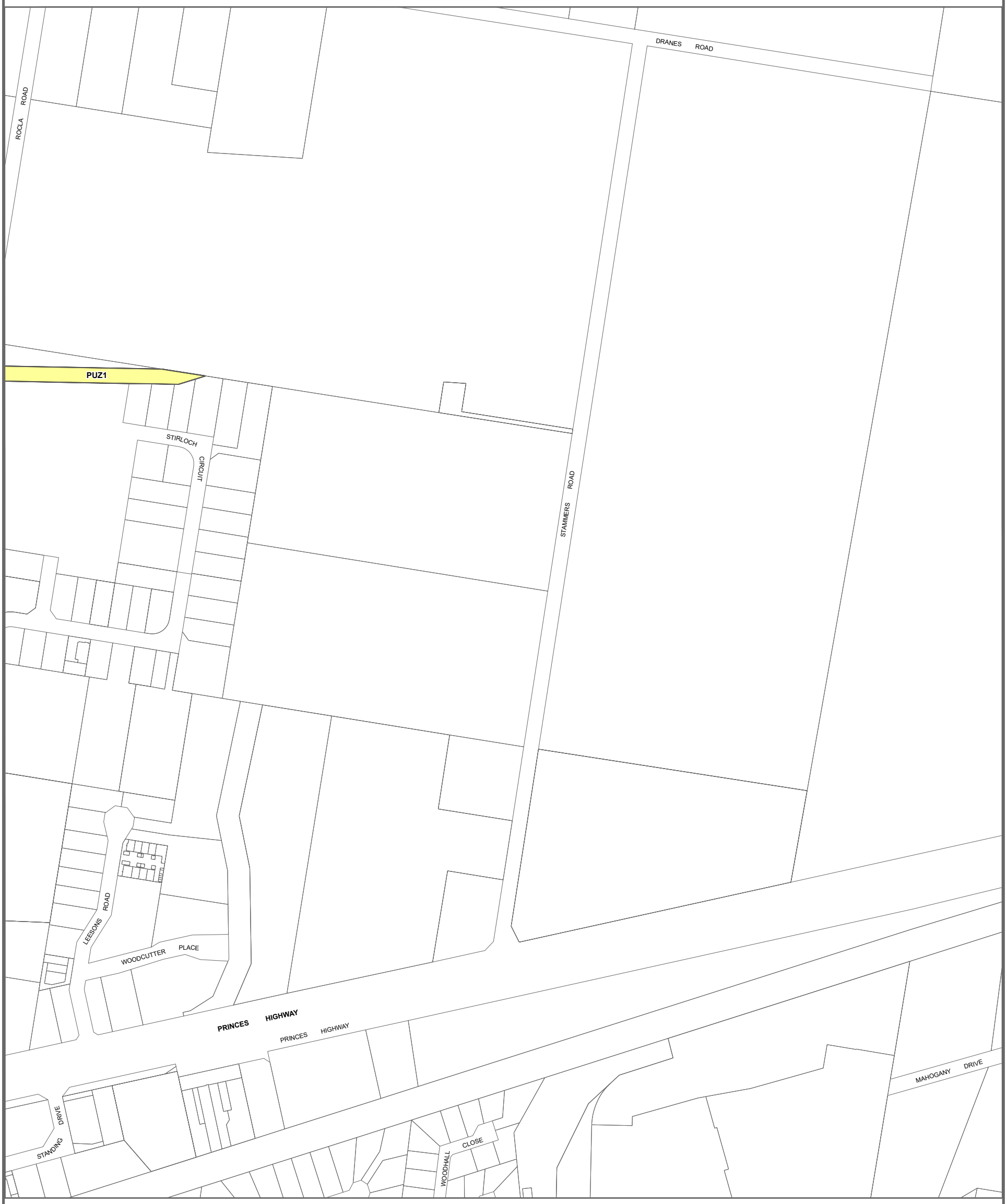
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ZONES **MAP No 51**

LATROBE PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C157latr



LEGEND

PUZ1 - Public Use Zone - Service and Utility

Municipal Boundary

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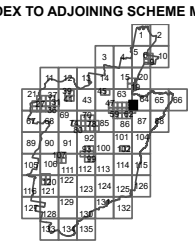
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ZONES **MAP No 52**

LATROBE PLANNING SCHEME - LOCAL PROVISION
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LEGEND

- FZ - Farming Zone
- PUZ1 - Public Use Zone - Service and Utility
- Municipal Boundary

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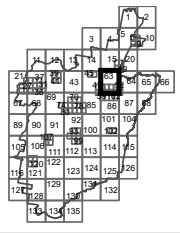
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ZONES **MAP No 63**

LATROBE PLANNING SCHEME - LOCAL PROVISION
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LEGEND

PUZ1 - Public Use Zone - Service and Utility

Municipal Boundary

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ZONES **MAP No 70**

LATROBE PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C157latr



LEGEND

PUZ1 - Public Use Zone - Service and Utility

Municipal Boundary

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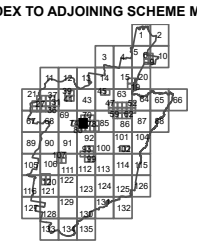
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ZONES **MAP No 76**

LATROBE PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C157latr



LEGEND

PUZ1 - Public Use Zone - Service and Utility

Municipal Boundary

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ZONES **MAP No 77**

LATROBE PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C157latr



LEGEND

IN1Z - Industrial 1 Zone

Municipal Boundary

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ZONES **MAP No 78**

LATROBE PLANNING SCHEME - LOCAL PROVISION

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LEGEND

IN1Z - Industrial 1 Zone

Municipal Boundary

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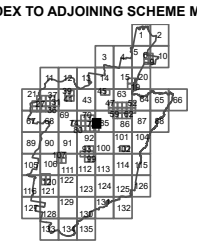
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ZONES **MAP No 79**

LATROBE PLANNING SCHEME - LOCAL PROVISION
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LEGEND

IN1Z - Industrial 1 Zone

Municipal Boundary

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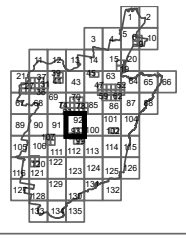
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ZONES **MAP No 92**

LATROBE PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C157latr



LEGEND

PUZ1 - Public Use Zone - Service and Utility

Municipal Boundary

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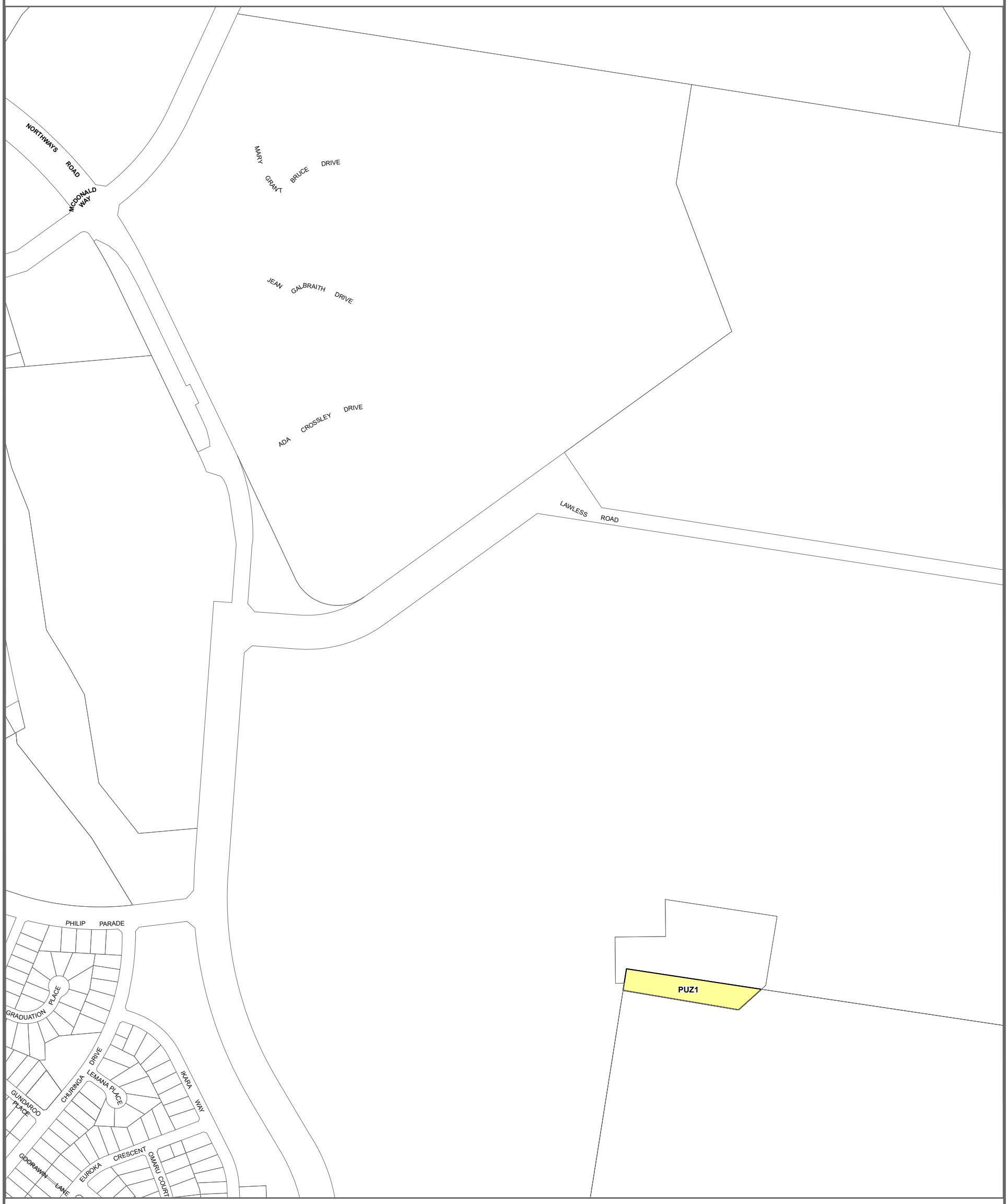
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ZONES **MAP No 96**

LATROBE PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C157latr



LEGEND

PUZ1 - Public Use Zone - Service and Utility

Municipal Boundary

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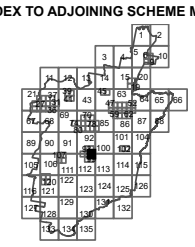
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ZONES **MAP No 97**

LATROBE PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C157latr



LEGEND

PUZ1 - Public Use Zone - Service and Utility

Municipal Boundary

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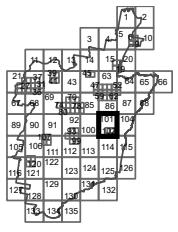
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ZONES **MAP No 101**

LATROBE PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C157latr



LEGEND

PUZ1 - Public Use Zone - Service and Utility

Municipal Boundary

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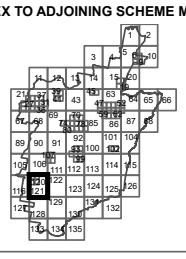
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ZONES **MAP No 121**

Planning and Environment Act 1987

Latrobe Planning Scheme

Amendment C157latr

Explanatory Report

Overview

The amendment implements the recommendations of *the Latrobe Planning Scheme Review 2026* (PSR) by introducing new and revised local content in the Municipal Planning Strategy and the Planning Policy Framework, amending the schedules to zones, overlays, general provisions and operational provisions and amending zone and overlay maps.

The changes are largely administrative in nature, ensuring the Planning Scheme conforms with the *Ministerial Direction: The Form and Content of Planning Schemes (MDFC)*.

Where you may inspect this amendment

The amendment can be inspected free of charge at the Latrobe City Council website at https://www.latrobe.vic.gov.au/Property/Development/Planning_Scheme_Amendments/Current_Planning_Scheme_Amendments.

or

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, Morwell

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

Churchill Service Centre

9-11 Philip Parade, Churchill

Office hours: 8.30am to 5.15pm, Monday and Friday

Moe Service Centre

1-29 George Street, Moe

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

Traralgon Service Centre

34-38 Kay Street, Traralgon

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

The amendment can also be inspected free of charge at the Department of Transport and Planning website at http://www.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 XX/XX/XXXX.

A submission must be sent to:

Post: Latrobe City Council

PO Box 264,

Morwell, Victoria, 3840

Attention: Strategic Planning

Or

Email: latrobe@latrobe.vic.gov.au

Attention: Strategic Planning

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: TBC
- Panel hearing: TBC

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 land throughout the municipality of Latrobe City.

A mapping reference table is attached at **Attachment A** to this Explanatory Report.

What the amendment does

The amendment implements the recommendations of the *Latrobe Planning Scheme Review 2026* through the inclusion of new or amended local information into the Municipal Planning Strategy (MPS), Planning Policy Framework (PPF), schedules to zones, overlays, general provisions and operational provisions, and zone and overlay mapping changes.

The amendment also includes relevant directions from the following adopted Council documents:

- Council Plan including Municipal Health and Wellbeing Plan 2025-2029, adopted in 2025
- Economic Development Strategy 2026-2031, adopted in 2026
- Events and Visitor Economy Strategy 2024-2028, adopted in 2024
- Latrobe City Council Housing Strategy, adopted in 2019
- Social and Affordable Housing Strategy, adopted in 2021
- Morwell to Traralgon Employment Corridor Investment Master Plan, adopted in 2020
- Morwell Activity Centre Plan, adopted in 2021
- Traralgon Activity Centre Plan, adopted in 2016

Specifically, the amendment makes the following changes to the Latrobe Planning Scheme:

Maps

Zone Maps

The amendment makes the following changes to zone maps in the planning scheme, as set out in Attachment 1. The changes are summarised as follows:

- Amend Planning Scheme Maps No 14 and 44 to correct schedule numbers over land zoned Rural Conservation Zone. These changes correct identified zoning errors and are policy neutral and administrative
- Amend Planning Scheme Map No 63 to rezone a section of privately owned farmland from Transport Zone Schedule 2 (TRZ2) to Farming Zone Schedule 1 (FZ1)
- Amend Planning Scheme Maps 78 and 79 to rezone a former rail siding used for industrial purposes from Transport Zone Schedule 1 (TRZ1) to Industrial Zone Schedule 1 (IN1Z)
- Amend Planning Scheme Map 92 to rezone a small section of land within a property from Special Use Zone Schedule 1 (SUZ1) to Industrial Zone

Schedule 3 (IN3Z); and

- Amend zone maps 39, 42, 43, 44, 45, 47, 48, 49, 51, 52, 63, 72, 77, 96, 97, 101 and 121 to rezone land in ownership of Gippsland Water from current various zones to Public Use Zone Schedule 1 (PUZ1) which is consistent with the zoning of other Gippsland Water assets and Ministerial Direction Form and Content section 19.
- These changes correct identified zoning errors and are policy neutral and administrative

Overlay Maps

The amendment makes changes to the various overlay maps in the planning scheme as set out in Attachment 1. The changes are summarised as follows:

- Amend all LSIO and FO overlay maps to change the reference to the Land Subject to Inundation Overlay from 'LSIO' to 'LSIO1', and the reference to the Floodway Overlay from 'FO' to 'FO1' to include the schedule number in the map code. This change is administrative only.
- Amend Planning Scheme Maps 95DPO, 96DPO, 98DPO, 112DPO to remove identified instance of Schedule 5 to the Development Plan Overlay (DPO5). The deletion of the DPO5 in this area of Churchill removes unnecessary red tape from a single site as development can be controlled through planning permits, and the property is only partially covered by the DPO5.

Ordinance

The amendment makes the following changes to ordinance in the planning scheme:

Municipal Planning Strategy

- Amend Clause 02.01 (Context) to reduce the word count to be in accordance with MDFC specified word limit.
- Amend Clause 02.02 (Vision) to incorporate Council's most up-to-date vision.
- Amend Clause 02.03 (Strategic Directions) to include or update data sources and align it with recent plans and strategies. Changes include:
    - The removal of and simplification of sentences to minimise the word count of the Municipal Planning Strategy (MPS) to comply with the MDFC.
    - Grammar and spelling fixes.
    - The inclusion of sources, updating information and increasing compliance with the Ministerial Direction on the Form and Content of Planning Schemes in Clause 02.03-7 Economic development and 02.03-8 Transport
    - Introducing a strategic direction in Clause 02.03-2 Environmental values and landscapes based on the West Gippsland Regional Catchment Strategy 2021-2027
    - Introducing a strategic direction in Clause 02.03-5 Built environment and heritage based on the West Gippsland Regional Catchment

Strategy 2021-2027
- Introducing a strategic direction in Clause 02.03-7 Economic development based on the Events and Visitor Economy Strategy 2024-2028 as outlined in the Latrobe Planning Scheme Review 2026 on page 85.
- Amends Clause 02.03-8 to correct errors and updates references to the Gippsland Logistics and Manufacturing Precinct

Planning Policy Framework

- Amend Clause 11.01-1L-01 to correct minor technical errors in accordance with the *Latrobe Planning Scheme Review 2026* and changes identified on page 37.
- Amends Clause 11.01-1L-02 Boolarra to correct spelling errors.
- Amend Clause 11.01-1L-04 Glengarry to update the Structure Plan map, to ensure the extent of flooding shown is consistent with the current overlays which was intended to be updated in Amendment C131latr, as a post-exhibition change, however, this change did not progress in error.
- Amend Clause 12.01-1L correct minor technical errors in accordance with the *Latrobe Planning Scheme Review 2026* and changes identified on page 38.
- Amend Clause 13.02-1L-02 to reflect how Fire rescue Victoria (FRV) and Country Fire Authority (CFA) operate within Latrobe City Council.
- Amend Clause 13.03-1L to make minor spelling corrections.
- Amend Clause 13.07-1L to make corrections to the policy application to match the areas where the strategies apply.
- Amend Clause 14.01-3L Forestry and timber production to make minor corrections to comply with the MDFC of Planning Schemes.
- Amend Clause 16.01-1L Housing supply correct minor technical errors in accordance with the *Latrobe Planning Scheme Review 2026* and changes identified on page 40. and updates the Toongabbie Housing Framework Plan to show an updated area of minimal change to other zoned land, to be consistent with the Toongabbie Town Structure Plan, which completes a Further Strategic Work item at Clause 74.02.
- Amend Clause 19.02-4L Social and cultural infrastructure to reword the strategy to be more relevant to planning as per the recommendations in the Latrobe Planning scheme Review 2026 on page 43.
- Amend Clause 19.03-2L Infrastructure design and provision to update references to the latest version of the Infrastructure Design Manual.

Zones

- Amends Schedule 1, 2, 3 and 4 to Clause 32.08 General Residential Zone to reword the decision guideline so that it reads like a test rather than a

requirement as per the *Latrobe Planning Scheme Review 2026* recommendations on page 44.

- Amends Schedule 1, 2, 3, 4 and 5 to Clause 32.09 Neighbourhood Residential Zone to reword the decision guideline so that it reads like a test rather than a requirement as per the *Latrobe Planning Scheme Review 2026* recommendations on pages 45-46.
- Amends Schedule 1, 2, 3, 7 and 8 to Clause 37.01 Special Use Zone to make minor corrections and to comply with the MDFC of Planning Schemes.
- Amends Schedule 1 to Clause 37.07 Urban Growth Zone to make minor corrections and to comply with the MDFC of Planning Schemes.
- Amends Schedule 1 and 2 to Clause 37.08 Activity Centre Zone to make minor corrections to comply with the MDFC of Planning Schemes.

Overlays

- Amends Schedule to Clause 43.01 Heritage Overlay to add 'Yes' to prohibited for HO115, 11 Janette Street, Traralgon.
- Amends Schedule 1, 5, 6, 8 and 9 to Clause 43.04 Development Plan Overlay to make minor corrections, renames Schedule 6 to match the area that it is applied to, and ensures all schedules comply with the MDFC of Planning Schemes.
- Amends Schedule 1 to Clause 44.03 Floodway Overlay to make minor corrections to comply with the MDFC of Planning Schemes.
- Amends Schedule 1 to Clause 44.04 Land subject to inundation overlay to make minor corrections to comply with the MDFC of Planning Schemes.
- Amends Schedule 1 to Clause 45.02 Airport Environs Overlay to make minor corrections to comply with the MDFC of Planning Schemes.

Particular Provisions

- Amends Schedule to Clause 51.01 Specific Sites and Exclusions to remove the Princes Highway duplication project and Morwell Temporary Diesel-Powered Electricity Generation project, because these projects are complete.
- Amend Clause 59.15 to remove references to in the schedule to Clause 52.17 and Clause 52.27 from the local VicSmart applications.
- Delete schedule 1 to Clause 59.16 Information requirements and decision guidelines for VicSmart applications because of the it only refers to the deleted Clause 52.17 provisions
- Renumber schedule 2 to Clause 59.16 Information requirements and decision guidelines for VicSmart applications to schedule 1.

General Provisions

- Amend the Schedule to Clause 66.04 Referral of permit applications under local provisions to include the WGCMA, which is referred to in an informal referral requirement in schedule 1 to the UGZ.
- Amend the Schedule to Clause 66.06 Notice of permit applications under local

provisions to include the WGCMA, which is referred to in an informal referral requirement in schedule 1 in the UGZ.

Operational Provisions

- Amend the Schedule to Clause 72.08 (Background Documents) to include the update the Economic Development Strategy 2016-2020 to Latrobe City Economic Development Strategy 2026-2031 (2026), update the Latrobe Council Plan including Municipal Health and Wellbeing Plan 2025-2029 (2025), add West Gippsland Floodplain Management Strategy 2018-2027 (2017), add West Gippsland Regional Catchment Strategy 2021-2027 (2024); Update the Events and Tourism strategy to Latrobe City Events and Visitor Economy Strategy 2024-2028 (2024); removed the Latrobe City Bicycle Plan 2007-2010 (2007); removed the Latrobe City Council Disability Action Plan 2018-2020 (2018); updated the Infrastructure Design Manual from the 2022 version to the 2025 version. This is in accordance with the recommendations outlined in the Latrobe Planning Scheme Review 2026 and updates references to new versions of documents and includes strategies that inform the application of overlays while removing redundant or out of date strategies.
- Amend the Schedule to Clause 72.03 (What does this planning scheme consist of) to update contents to the changes included in Amendment C157latr.
- Amend the Schedule to Clause 72.04 to remove reference to the Morwell Temporary Diesel-Powered Electricity Generation Incorporated Document 2017 as it has expired.
- Amend the Schedule to Clause 74.02 Further Strategic Work to include recommended changes from the 2026 Planning Scheme Review.

Strategic assessment of the amendment

Why is the amendment required?

Council, as the planning authority for the Latrobe Planning Scheme is required to complete a Planning Scheme Review every four years under Section 12(B) of the Planning and Environment Act 1987 (P&E Act). The Review was prepared and provided to the Minister for Planning in October 2026.

The amendment is required to implement the majority of the recommendations of the *Latrobe Planning Scheme Review 2026,* where they could be implemented without requiring additional strategic work. The recommendations relate to review findings for administrative matters based on the Ministerial Direction on the Form and Content of Planning Schemes, policy neutral changes and to incorporate Council or State adopted strategic planning work into the Scheme.

How does the amendment implement the objectives of planning in

Victoria?

The amendment implements the following objectives of planning in Victoria included at Section 4(1) of the P&E Act:

- *Section 4(1)(a) - to provide for the fair, orderly, economic and sustainable use, and development of land.*
- *Section 4(1)(b) - to provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity.*
- *Section 4(1)(c) - to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.*
- *Section 4(1)(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.*
- *Section 4(1)(e) - to protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community.*
- *Section 4(1)(f) - to facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e).*
- *Section 4(1)(g) - to balance the present and future interests of all Victorians.*

The amendment implements the PSR by making mapping and ordinance corrections and updating the Latrobe Planning Scheme to reflect the key strategic directions established for the municipality. This will provide certainty for all users of the planning system by ensuring the fair, orderly, economic and sustainable development of land in the municipality, which is consistent with the objectives of planning in Victoria.

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

Environmental

There will be positive environmental impacts from updating schedules that control forestry within significant habitats within the municipality. The amendment also identifies further strategic work to develop Environmental Significance Overlays (ESO) to protect natural assets, facilitate the formal recognition of the Strzelecki-Alpine Biolink, preparing an urban forest strategy, investigating the implementation of a Vegetation Protection Overlay (VPO) in Low Density Residential (LDRZ) and Rural Living Zone (RLZ) areas and investigating the potential to increase the increase of the RCZ to areas containing native vegetation.

Social

The amendment identifies further strategic work to prepare additional work to support the implementation for social and affordable housing, the identification and documentation of places of indigenous cultural heritage significance and the

implementation of a municipality-wide social infrastructure plan.

Economic

The updated and improved local policy content in the MPS, PPF and amended local schedules will provide certainty to the users of the planning system and promote fair economic outcomes and land use and development objectives. As well as amending the Municipal Planning Strategy (MPS), the amendment introduces the Latrobe City Economic Development Strategy 2026-2031 to replace the Economic Development Strategy 2016-2026 at Clause 72.08 Background Documents and updates the context within Clause 02.03-7 to be consistent with the new economic development strategy. The amendment also identifies further strategic work to prepare a policy to assist with the assessment of non-residential uses in a residential zone and review areas affected by DPO5. The completion of these projects in the future will further improve the efficiency of planning permit approvals and facilitate growth in the municipality.

Does the amendment address climate change?

The policy neutral changes in this amendment means that it will have a neutral impact on climate change mitigation and adaptation and alignment with climate change policies on all levels.

Does the amendment address relevant bushfire risk?

The amendment is administrative in nature and does not impact bushfire risk. The amendment is consistent with the objective and strategies at Clause 13.02-1S of the Victoria Planning Provisions

Council offered the Country Fire Authority (CFA) an opportunity to provide comments on the draft reports, however no feedback was provided.

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

The amendment complies with the following Ministerial Directions:

- The Ministerial Direction on the Form and Content of Planning Schemes as required under Section 7(5) of the P&E Act. The amendment was drafted using the correct templates and the appropriate provisions.
- Ministerial Direction No. 11 (Strategic Assessment of Amendments) under Section 12 of the P&E Act. The amendment is consistent with this direction which seeks to ensure that a comprehensive strategic evaluation of a Planning Scheme Amendment is undertaken.
- Ministerial Direction No. 15 (The Planning Scheme Amendment Process) under Section 12 of the P&E Act. The amendment is able to comply with the timeframes and processes set out in this direction.
- Ministerial Directions No. 22 (Climate Change considerations) under Section

12 of the P&E Act. The amendment only proposes policy neutral changes, meaning that there are no significant changes to the use and development of urban land or a new use and development of land. This means that the amendment is outside the application of this direction.

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

The amendment is consistent with and supportive of the PPF by including or updating local policies that build upon and support the State and regional policies in the PPF. The minor changes that are included in relevant policies ensure there is no duplicated or competing policy content included in the Latrobe Planning Scheme.

This ensures that local planning policy in the PPF responds to a demonstrated need, is linked to a strategic direction in the MPS and is designed to assist the responsible authority in assessing planning permit applications and proponents in understanding whether a proposal is likely to be supported or not.

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

The amendment makes policy neutral changes in the Latrobe Planning Scheme to align it with the Practitioner's Guide to Victorian Planning Schemes, a document issued by the Department of Transport and Planning (DTP) to guide the preparation of new provisions in the Scheme.

The review has considered Plan for Victoria and its implications, the West Gippsland Floodplain Management Strategy 2018-2027 (2017) and the West Gippsland Regional Catchment Strategy 2021-2027 (2024). It identified parts of the MPS and PPF that can be edited to align with these strategies, and the amendment implements these changes.

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

The review considers the requirement for Latrobe City Council to meet its housing target of 13,000 new dwellings by 2051. This amendment seeks to implement policy neutral changes, and it would therefore have a neutral impact on housing supply in the municipality.

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

The *Council Plan and Municipal Health and Wellbeing Plan 2025-2029* is a key document that drives the strategic directions of Council. The proposed amendment seeks to update specific clauses of the MPS to ensure adopted strategies are reflected in the Latrobe Planning Scheme. Adopted strategies include the *Council Plan and Municipal Health and Wellbeing Plan 2025-2029*, the *Events and Visitor Economy Strategy 2024-2028* (2024), and the *Economic Development Strategy 2026-2031* (2026). The amendment also supports the MPS by updating and the content within it to the latest information.

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

The amendment makes mostly policy neutral changes to the Scheme, although there are instances where land has been rezoned to support mostly administrative changes.

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

The amendment makes proper use of the Victoria Planning Provisions by utilising the most appropriate zones and overlays to guide the use and development of land in the municipality. The amendment also ensures that the ordinance is accurate for the intended purpose through updated information and corrections to form and content.

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

The Planning Scheme Review process followed the template documents and guide provided through *A Good Practice Guide: Planning Scheme Reviews*. This included consultation with the following relevant referral authorities and agencies:

- West Gippsland Catchment Management Authority (WGCMA)
- Environment Protection Authority
- Gippsland Water

There were several agencies and authorities (Latrobe Regional Airport Board, Latrobe Regional Health, Department of Health, Department Environment, Energy and Climate Action (DEECA) Resources, Head - Transport for Victoria, Energy Safe Victoria, Gunaikurnai Land and Waters Aboriginal Corporation (GLAWAC) who did not provide a response, although multiple opportunities and reminders were provided to allow time to respond.

In May 2026, workshops were held with planning and other internal staff to discuss survey results, confirm data and ensure the information was provided to the consultant. At the meetings, these issues included:

- The need to update requirements in Development Plan Overlay (DPOs) to match best practices;
- Adding the West Gippsland Catchment Management Authority (WGCMA) to the schedule to Clause 66.04; and
- The need to replace Environmental Significance Overlay Schedule 3 (ESO3) with a Buffer Area Overlay (BAO). This change is not policy neutral, and the investigation of this option has been done through a separate project and amendment.

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

The amendment has no impact on the transport system or the decision-making principles of the *Transport Integration Act 2010*.

How does the amendment have regard to the principles set out in the *Yarra River Protection (Wilip-gin Birrarung murron) Act 2017* in relation to Yarra River land and other land, the use or development of which may affect Yarra River land?

Land within Latrobe City Council is not subject to the Yarra River Protection Act 2017.

Resource and administrative costs

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

The amendment has no significant effect on the resource and administrative costs of the responsible authority as it implements policy neutral changes and administrative corrections and updates to the Latrobe Planning Scheme.

Attachment A – Mapping reference table

Location	Land /Area Affected	Mapping Reference	Address	Proposed Overlay changes	Proposed deletion changes
City-wide	City-wide	Latrobe C157latr 2LSIO-FO, 4LSIO-FO to 10LSIO-FO, 11LSIO-FO, 14LSIO-FO to 25LSIO-FO, 28LSIO-FO to 29LSIO-FO, 34LSIO-FO to 35LSIO-FO, 37LSIO-FO to 38LSIO-FO, 40LSIO-FO to 44LSIO-FO, 47LSIO-FO to 50LSIO-FO, 56LSIO-FO, 60LSIO-FO to 61LSIO-FO, 63LSIO-FO to 66LSIO-FO, 68LSIO-FO to 74LSIO-FO, 76LSIO-FO to 79LSIO-FO, 82LSIO-FO to 88LSIO-FO, 91LSIO-FO to 94LSIO-FO, 96LSIO-FO to 97LSIO-FO, 99LSIO-FO to 102LSIO-FO, 104LSIO-FO, 106LSIO-FO to 111LSIO-FO, 114LSIO-FO to 121LSIO-	Various	Change LSIO to LSIO1 Change FO to FO1	

		FO maps (x86) Authorisation			
Churchill	Monash Way	Latrobe C157latr 95DPO, 96DPO, 98DPO and 112DPO Authorisation	Various		Remove DPO5

Location	Land /Area Affected	Mapping Reference	Address	Proposed Zone changes
Tyers	Areas zoned RCZ2	Latrobe C157latr ZN14, ZN44 Authorisation	87 Bradys Road, 147 Mays Road, 26 Faulkner Rise	RCZ2 to RCZ3
Yallourn North	Property on corner of Mills Road and Purvis Road	Latrobe C157latr ZNMap39 Authorisation	Purvis Road	PUZ1
Yallourn North	Various	Latrobe C157latr znMap42 Authorisation	PUZ1 property at 7A Marshall Street	PUZ1
Maryvale	2 Gippsland water owned properties joined to Latrobe River and Pine Gully Reservoir	Latrobe C157latr ZNMap43 Authorisation	50 Derhams Hill Road	PUZ1
Traralgon	PUZ1 property is located to North of Bartholomew Circuit	Latrobe C157latr ZNMap44 Authorisation	Tyers Road Traralgon	PUZ1
Tyers	1 PUZ1 property located on South of Main Street	Latrobe C157latr ZNMap45 Authorisation	36 Main Road	PUZ1
Traralgon	Gippsland water properties run in line that include outfall system assets	Latrobe C157latr ZNMap47 Authorisation	3 Properties owned by Gippsland Water	PUZ1

Location	Land /Area Affected	Mapping Reference	Address	Proposed Zone changes
Traralgon	4 properties owned by Gippsland water that include outfall system asset	Latrobe C157latr ZNMap48 Authorisation	Murray Grey Avenue	PUZ1
Traralgon	Single property East of Breed Street	Latrobe C157latr ZNMap49 Authorisation	108 Breed street	PUZ1
Traralgon East	1 property East of Rocla Road	Latrobe C157latr ZNMap51 Authorisation	RES R1 PS 637632 Rocla Road	PUZ1
Traralgon East	1 property East of Rocla Road	Latrobe C157latr ZNMap52 Authorisation	RES R1 PS 637632 Rocla Road	PUZ1
Glengarry West	Area of site zoned TRZ2 and 1 property North to Baldwin North	Latrobe C157latr ZN Map63 Authorisation	13 Bradys Lane and RES4/PS 904008 Baldwin Road	TRZ2 to FZ1 and PUZ1
Morwell	1 property to the South on Porters Road	Latrobe C157latr ZNMap70 Authorisation	L1 LP 91437 Porters Road	PUZ1
Morwell	1 property located to the South of Alliss Road	Latrobe C157latr ZNMap72 Authorisation	RES 1 PS 621885 Alliss Road	PUZ1
Morwell	1 property in Morwell	Latrobe C157latr ZNMap77 Authorisation	LOT 501 LP31243 Tolmie Street	PUZ1
Morwell	Former railway siding	Latrobe C157latr ZN78. ZN79 Authorisation	Land between 23-29 Swan Road and 8 Minchington Road	TRZ1 to IN1Z
Morwell	Area of site zoned SUZ1	Latrobe C157latr ZN92 Authorisation	2\PS725239 Monash Way, Morwell	SUZ1 to IN1Z

Location	Land /Area Affected	Mapping Reference	Address	Proposed Zone changes
Churchill	4 properties owned by Gippsland Water	Latrobe C157latr ZNMap96 Authorisation	RES 4 PS 823970 and RES 1 PS 634901 McCarthy Street, RES 1 LP 137912 and RES 1 PS 537560 Canterbury Way	PUZ1
Churchill	1 property located in Churchill	Latrobe C157latr ZNMap97 Authorisation	L1 TP 512497 Lawless Road,	PUZ1
Hazelwood North	1 property located on intersection of Firmins Lane and Clarkes Road	Latrobe C157latr ZNMap101 Authorisation	L1 TP 101260	PUZ1
Boolarra South	2 properties located to the East of Fishers Road	Latrobe C157latr ZNMap121 Authorisation	L1 TP 171871	PUZ1

Planning and Environment Act 1987

Latrobe Planning Scheme

Amendment C157latr

Instruction sheet

The planning authority for this amendment is the Latrobe City Council.

The Latrobe Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 111 attached map sheets.

Zoning Maps

1. Amend Planning Scheme Maps 14ZN, 39ZN, 42ZN, 43ZN, 44ZN, 45ZN, 47ZN, 48ZN, 49ZN, 51ZN, 52ZN, 63ZN, 70ZN, 72ZN, 77ZN, 78ZN, 79ZN, 92ZN, 96ZN, 97ZN, 101ZN, 121ZN in the manner shown on the attached maps marked “Latrobe Planning Scheme, Amendment C157latr.

Overlay Maps

2. Amend Planning Scheme Maps 95DPO, 96DPO, 98DPO and 112DPO in the manner shown on the attached maps marked Latrobe Planning Scheme, Amendment C157latr.

3. Amend Planning Scheme Maps 2LSIO-FO, 4LSIO-FO to 10LSIO-FO, 11LSIO-FO, 14LSIO-FO to 25LSIO-FO, 28LSIO-FO to 29LSIO-FO, 34LSIO-FO to 35LSIO-FO, 37LSIO-FO to 38LSIO-FO, 40LSIO-FO to 44LSIO-FO, 47LSIO-FO to 50LSIO-FO, 56LSIO-FO, 60LSIO-FO to 61LSIO-FO, 63LSIO-FO to 66LSIO-FO, 68LSIO-FO to 74LSIO-FO, 76LSIO-FO to 79LSIO-FO, 82LSIO-FO to 88LSIO-FO, 91LSIO-FO to 94LSIO-FO, 96LSIO-FO to 97LSIO-FO, 99LSIO-FO to 102LSIO-FO, 104LSIO-FO, 106LSIO-FO to 111LSIO-FO, 114LSIO-FO to 121LSIO-FO in the manner shown on the attached maps marked Latrobe Planning Scheme, Amendment C157latr.

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

4. **In Purpose and Vision -** replace Clause 02.01 with a new Clause 02.01 in the form of the attached document.

5. **In Purpose and Vision -** replace Clause 02.02 with a new Clause 02.02 in the form of the attached document.

6. **In Purpose and Vision -** replace Clause 02.03 with a new Clause 02.03 in the form of the attached document.

7. In **Planning Policy Framework**- replace Clause 11.01 with a new Clause 11.01 in the form of the attached document.

8. In **Planning Policy Framework**- replace Clause 12.01 with a new Clause 12.01 in the form of the attached document.

9. In **Planning Policy Framework**- replace Clause 13.02 with a new Clause 11.01 in the form of the attached document.

10. In **Planning Policy Framework**- replace Clause 13.03 with a new Clause 11.01 in the form of the attached document.

11. In **Planning Policy Framework**- replace Clause 13.07 with a new Clause 11.01 in the form of the attached document.

12. In **Planning Policy Framework**- replace Clause 14.01 with a new Clause 14.01 in the form of the attached document.

13. In **Planning Policy Framework**- replace Clause 16.01 with a new Clause 14.01 in the form of the attached document.

14. In **Planning Policy Framework**- replace Clause 19.02 with a new Clause 19.02 in the form of the attached document.

15. In **Planning Policy Framework**- replace Clause 19.03 with a new Clause 19.03 in the form of the attached document.

16. In **Zones** – Clause 32.08, replace Schedule 1 with a new Schedule 1 in the form of the attached document.

17. In **Zones** – Clause 32.08, replace Schedule 2 with a new Schedule 2 in the form of the attached document.

18. In **Zones** – Clause 32.08, replace Schedule 3 with a new Schedule 3 in the form of the attached document.

19. In **Zones** – Clause 32.08, replace Schedule 4 with a new Schedule 4 in the form of the attached document.

20. In **Zones** – Clause 32.09, replace Schedule 1 with a new Schedule 1 in the form of the attached document.

21. In **Zones** – Clause 32.09, replace Schedule 2 with a new Schedule 2 in the form of the attached document.

22. In **Zones** – Clause 32.09, replace Schedule 3 with a new Schedule 3 in the form of the attached document.

23. In **Zones** – Clause 32.09, replace Schedule 4 with a new Schedule 4 in the form of the attached document.

24. In **Zones** – Clause 32.09, replace Schedule 5 with a new Schedule 5 in the form of the attached document.

25. In **Zones** – Clause 37.01, replace Schedule 1 with a new Schedule 1 in the form of the attached document.

26. In **Zones** – Clause 37.01, replace Schedule 2 with a new Schedule 2 in the form of the attached document.

27. In **Zones** – Clause 37.01, replace Schedule 3 with a new Schedule 3 in the form of the attached document.

28. In **Zones** – Clause 37.01, replace Schedule 7 with a new Schedule 7 in the form of the attached document.

29. In **Zones** – Clause 37.01, replace Schedule 8 with a new Schedule 8 in the form of the attached document.

30. In **Zones** – Clause 37.07, replace Schedule 1 with a new Schedule 1 in the form of the attached document.

31. In **Zones** – Clause 37.08, replace Schedule 1 with a new Schedule 1 in the form of the attached document.

32. In **Zones** – Clause 37.08, replace Schedule 2 with a new Schedule 2 in the form of the attached document.

33. In **Overlays** – Clause 43.01, replace Schedule with a new Schedule in the form of the attached document.

34. In **Overlays** – Clause 43.04, replace Schedule 1 with a new Schedule 1 in the form of the attached document.

35. In **Overlays** – Clause 43.04, replace Schedule 5 with a new Schedule 5 in the form of the attached document.

36. In **Overlays** – Clause 43.04, replace Schedule 6 with a new Schedule 6 in the form of the attached document.

37. In **Overlays** – Clause 43.04, replace Schedule 8 with a new Schedule 8 in the form of the attached document.

38. In **Overlays** – Clause 43.04, replace Schedule 9 with a new Schedule 9 in the form of the attached document.

39. In **Overlays** – Clause 44.03, replace Schedule 1 with a new Schedule 1 in the form of the attached document.

40. In **Overlays** – Clause 44.04, replace Schedule 1 with a new Schedule 1 in the form of the attached document.

41. In **Overlays** – Clause 45.02, replace Schedule 1 with a new Schedule 1 in the form of the attached document.

42. In **Particular Provisions** – Clause 51.01, replace the Schedule with a new Schedule in the form of the attached document.

43. In **Particular Provisions** – Clause 59.15, replace the Schedule with a new Schedule in the form of the attached document.

44. In **Particular Provisions** – Clause 59.16, delete schedule 1

45. In **Particular Provisions** – Clause 59.16, replace Schedule 2 with the new Schedule 1 in the form of the attached document.

46. In **General Provisions**– Clause 66.04, replace the Schedule with a new Schedule in the form of the attached document.

47. In **General Provisions** – Clause 66.06, replace the Schedule with a new Schedule in the form of the attached document.

48. In **Operational Provisions** - Clause 72.03, replace the Schedule with a new Schedule in the form of the attached document.

49. In **Operational Provisions** - Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document.

50. In **Operational Provisions** – Clause 72.08, replace the Schedule with a new Schedule in the form of the attached document.

51. In **Operational Provisions** – Clause 74.02, replace the Schedule with a new Schedule in the form of the attached document.

End of document

CORPORATE ITEMS FOR DECISION

REQUEST TO ENTER INTO LONG TERM LEASE AT 81-89 HOTHAM STREET, TRARALGON

PURPOSE

To seek Council endorsement to undertake community consultation on the proposal to enter into a new long-term lease with Body Corporate Strata Plan 35615M (Body Corporate) for part of the road reserve adjacent to 81-89 Hotham Street, Traralgon.

EXECUTIVE SUMMARY

- The former City of Traralgon entered a 30-year lease with A.H.J Investments Pty. Ltd. for a portion of the road reserve on 1 October 1989, later transferred to Body Corporate Strata Plan No. 35615M.
- The current Lease expired on 30 September 2019 and has continued on a monthly overholding basis thereafter.
- The annual rent of $5,200 per annum has remained unchanged throughout the lease term and overholding period, with no provision for rent review in the lease.
- Since 2025, the tenant has sought a new 21-year lease, initially proposing a reduced rent. Following a market rent valuation of $7,500 per annum obtained in July 2025, the offer was revised to $6,750 per annum with CPI-based annual reviews capped at 2.75%, which officers deem acceptable.
- An initial market rent valuation was obtained in July 2025 and due to the time that had elapsed, a subsequent valuation obtained in August 2026 with the assessment remaining unchanged at $7,500 per annum.
- Given the proposed term exceeds nine years, Council is required to give public notice in accordance with the *Local Government Act 2020*

OFFICER'S RECOMMENDATION

That Council:

1. **in accordance with Section 115 of the *Local Government Act 2020* and Council's Community Engagement Policy, gives public notice of its intention to enter into a long-term lease with Body Corporate Strata Plan 35615M for the tenancy area identified at Confidential Attachment 1; and**
2. **upon completion of the community consultation and assessment of any submissions received, notes that a further report will be presented for consideration and decision.**

BACKGROUND

The Body Corporate has leased the portion of the road reserve containing the stairwell tower since 20 July 1990, following a transfer of lease from the previous leaseholder.

The lease expired on 30 September 2019 and the tenancy has continued on a monthly overholding basis, thereafter.

The annual rent has been $5,200 per annum since year 1 – the lease does not provide for a rent review.

In April 2025, the tenant requested a new, 21 year lease at a reduced rent of $2,316 per annum.

In July 2025, officers received a market rent valuation that assessed the value at $7,500 per annum, which was presented to the tenant in September 2025 at a meeting to discuss a new lease.

In February 2026, the tenant revised their original proposal and requested a new, 21 year lease, with a rental of $6,750 per annum (10% reduction on the valuation to account for the inclusion of airspace) with annual CPI reviews capped at 2.75% (**Confidential Attachment 2**).

As the original market rent valuation was 12 months old, officers received an update in August 2026 and the assessed value remains unchanged (**Confidential Attachment 3**).

See below summary table:

	CURRENT	TENANT REQUEST (Apr 2025)	OFFICERS PROPOSAL (Sep 2025)	TENANT REQUEST (Feb 2026)
Lease Term	30 years	21 years	21 years	21 years
Rental	$5,200 per annum	$2,316 per annum	$7,500 per annum	$6,750 per annum
Rental Review	No review	No review	5% annual increase	CPI (capped at 2.75%) annual increase

Figure 1: Summary of current and potential lease options.

ANALYSIS

The tower is located within the road reserve and provides stair access to the first-floor tenancies at 81–89 Hotham Street. While alternative access is available from the rear of the building, the tower may be required as a means of egress and therefore may need to remain in place.

Under the lease, the tenant is responsible for the tower's maintenance, insurance and, if required, removal and reinstatement of the road reserve.

Subject to the tenant accepting the market rent, officers recommend proceeding with a new 21-year lease for the site.



Figure 2: Image of the stairwell tower

RISK ASSESSMENT

RISK	RISK RATING	TREATMENT
COMPLIANCE Lease is noncompliant with legislative requirements of the *Local Government Act 2020*.	**Medium** *Unlikely x Moderate*	Ensure community consultation process is undertaken in alignment with the requirements of the *Local Government Act 2020* and Council's Community Engagement Policy.

RISK	RISK RATING	TREATMENT
COMPLIANCE Failure to meet statutory obligations relating to public safety and land management.	**Low** *Unlikely x Minor*	Ensure there is a current lease that places all maintenance and liability obligations on the tenant, or the tenant removes the tower.
FINANCIAL Possible exposure to financial costs if the tenant fails to maintain, remove or reinstate infrastructure.	**Medium** *Unlikely x Moderate*	Ensure the new lease places all financial obligations for the repair, maintenance and future removal and reinstatement onto the tenant.

CONSULTATION

A community engagement process will be undertaken in accordance with Council's Community Engagement Policy and the requirements of Section 115 of the *Local Government Act 2020*.

Community engagement will include:

- Public Notice (Intention to Enter Into a Long Term Lease) in the Latrobe Valley Express
- Public Notice in Council's website
- A letter to adjoining property owners

COMMUNICATION

The tenant's representatives have been advised of the statutory process and anticipated timeframe for Council consideration of the long-term lease request.

DECLARATIONS OF INTEREST

Officers preparing this report have declared they do not have a conflict of interest in this matter under the provisions of the *Local Government Act 2020*.

APPENDIX 1 IMPACT ASSESSMENT

Gender

A Gender Impact Assessment (GIA) under the *Gender Equality Act 2020* has not been conducted as this matter does not involve a program, service or policy with a significant and direct impact on the community.

Social

The stairwell primarily provides access to the first-floor tenancies and does not perform a direct community function. As the structure is already established, the proposal is not expected to result in any material change to community access, public amenity or the use and availability of the surrounding road reserve.

Cultural

N/A

Health

N/A

Environmental

N/A

Economic

N/A

Financial

Where possible, costs associated with the preparation of new lease documentation will be recovered from the tenant.

Attachments

1. Proposed Tenancy Area (Published Separately)

   This attachment is designated as confidential under subsection (a) of the definition of confidential information contained in section 3(1) of the Local Government Act 2020, as it relates to Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released. Publishing the proposed tenancy area may disclose information relevant to negotiations before Council has determined its position.

2. Request for New Lease (Published Separately)

   This attachment is designated as confidential under subsection (a) of the definition of confidential information contained in section 3(1) of the Local Government Act 2020, as it relates to Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released. Publishing the request could disclose information relevant to negotiations before Council has determined its position.

3. Valuation Certificate - August 2026 (Published Separately)

This attachment is designated as confidential under subsection (a) of the definition of confidential information contained in section 3(1) of the Local Government Act 2020, as it relates to Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released. Contains commercially sensitive information which, if prematurely released, may affect Council's position in negotiations regarding the proposed lease..

ANIMALS IN COUNCIL FACILITIES POLICY

PURPOSE

To seek Council's endorsement of the Animals in Council Facilities Policy 2026.

EXECUTIVE SUMMARY

- The Animals in Council Facilities Policy (the Policy) (**Attachment 1**) is a proposed new policy and has been created to establish clear expectations and guidelines for the presence of animals within Council facilities (buildings).
- As outlined in the Policy scope, the Policy does not apply to Council reserves and other outdoor areas. Refer to Council's Domestic Animal Management Plan 2026 - 2029 for details.
- The Policy supports existing Conditions of Entry signage at Council's facilities.
- Staff can refer to the Policy for situations where customers challenge Conditions of Entry and attempt to bring pets into facilities. This supports Council officers' right to feel safe and supported in the workplace.
- Accredited Assistance Animals are permitted access in line with the *Disability Discrimination Act 1992* (Cth) (DDA).
- Accredited Assistance Animals are defined under the DDA. These are animals accredited under a law of a State or Territory that have been trained to assist a person with a disability. Sometimes referred to as a Service Animal depending on the State and Territory.
- Under Australian law, unless they are Accredited Assistance Animals, therapy, emotional support, and companion animals are considered pets and do not have public access rights. As a result, they will be denied entry to ensure the health and safety of our staff and visitors.
- Special circumstances have been included in the Policy to allow events and activities which include animals to take place with approval from the General Manager responsible for the facility.
- Exceptions have been included in the Policy to ensure services can run effectively.

OFFICER'S RECOMMENDATION

That Council:

1. **adopts the Animals in Council Facilities Policy 2026; and**
2. **notes that the Animals in Council Facilities Policy 2026 will be made available on Council's website.**

BACKGROUND

Occasionally customers attempt to enter Council facilities with a pet which is not an Accredited Assistance Animal within the meaning of the DDA. Some customers are unwilling to accept that they are not permitted to bring their pet into the facility and display unacceptable behaviour. The Policy establishes clear expectations for the presence of animals within Council facilities that staff can direct customers to when required. The Policy supports existing Conditions of Entry signage at Council's facilities.

ANALYSIS

Council has an obligation to ensure staff feel safe and supported. Council's Customer Behaviour Policy outlines Council's expectation that all customers behave in a respectful and reasonable manner. Most high traffic Council facilities, such as Leisure Centres, Libraries and Customer Service locations have Conditions of Entry signage which states that no animals are permitted in Council facilities except for assistance animals within the meaning of the DDA. The Policy supports these existing controls, provides clarity for staff and can be referred to when de-escalating customer interactions where customers challenge Conditions of Entry.

The Policy was written to ensure that all individuals, including those with disabilities, are accommodated in compliance with relevant legislation. This includes ensuring animals meet standards of hygiene and behaviour that are appropriate for animals in a public place.

A special circumstances clause has been included in the Policy to ensure activities, programs and events involving animals can still take place by obtaining the approval of relevant facility's General Manager.

The following exceptions have been included in the Policy, to ensure services can continue to run effectively. The Policy does not apply to:

- **Family Services:** The Family Services team has a risk assessment process in place for in-service activities that include animals.
- **Animal Pound:** The Council operated Animal Pound, including the Animal Pound reception.
- **Emergency Relief Centres:** Council operated Emergency Relief Centres (ERC) activated during an emergency. If an ERC is activated, the conditions under which non-assistance animals are able to be kept on site will be communicated to the community.
- **Council Events:** Events delivered or supported by Council's internal Events team, which has a risk assessment process in place to determine suitable terms of entry.

- **Council reserves and other outdoor areas:** as this is covered in Council's Domestic Animal Management Plan 2026 - 2029.
- **Government Operational Canines:** As there are specific legislative requirements for these as set out in table below.

Agency	Primary Governing Legislation	Access to Public Buildings
Victoria Police	*Victoria Police Act 2013* (Vic)*; Crimes Act 1958* (Vic)	Can enter when exercising a lawful police power or performing police duties.
Australian Border Force (ABF)	*Customs Act 1901* (Cth)	Can enter when exercising a specific lawful Commonwealth power or with the council's permission.
Australian Federal Police (AFP)	*Crimes Act 1914* (Cth)	Can enter when exercising a specific lawful Commonwealth power or with the council's permission.

The Policy does apply to Councillors, employees, volunteers, contractors, patrons, customers, and visitors at Council facilities.

RISK ASSESSMENT

RISK	RISK RATING	TREATMENT
COMPLIANCE Council has obligations under the OHS Act to provide and maintain a working environment that is safe and without risks to health. Staff at risk of injury due to inappropriate behaviour of customers.	**Medium** *Likely x Minor*	Adopt a new Animals in Council Facilities Council Policy that establishes clear expectations for the presence of animals within Council facilities and ensures that all individuals, including those with disabilities, are accommodated in compliance with relevant legislation.

RISK	RISK RATING	TREATMENT
SERVICE DELIVERY Unacceptable customer behaviour disrupts service delivery while staff respond to the behaviour.	**Medium** *Likely x Insignificant*	Adopt a new Animals in Council Facilities Council Policy that establishes clear expectations for the presence of animals within Council facilities and ensures that all individuals, including those with disabilities, are accommodated in compliance with relevant legislation.
STRATEGIC Customers not accepting Conditions of Entry and making complaints of perceived unfair treatment and posting comments on social media.	**Medium** *Possible x Minor*	Adopt a new Animals in Council Facilities Council Policy that establishes clear expectations for the presence of animals within Council facilities and ensures that all individuals, including those with disabilities, are accommodated in compliance with relevant legislation.

CONSULTATION

Key stakeholders from impacted Council facilities/services provided information to inform the development of the Policy.

The Policy was shared with the Community Strengthening team seeking their feedback and recommendations.

All staff were given an opportunity and have provided feedback on the Policy.

COMMUNICATION

If the Policy is adopted, it will be communicated internally to staff and be available on Council's website.

DECLARATIONS OF INTEREST

Officers preparing this report have declared they do not have a conflict of interest in this matter under the provisions of the *Local Government Act 2020*.

APPENDIX 1 IMPACT ASSESSMENT

Gender

A Gender Impact Assessment (GIA) under the *Gender Equality Act 2020* has been conducted as this new policy has a significant and direct impact on the community.

The overall impact is positive. It supports equitable, safe, and inclusive community outcomes. No changes were recommended from the GIA.

Social

The Policy provides a framework to ensure that Latrobe City Council services and facilities remain safe for all community members in our facilities while abiding by the *Disability Discrimination Act* and providing special circumstances and exceptions when deemed appropriate.

Cultural

N/A

Health

The Policy abides by the DDA ensuring customers with an accredited assistance animal can access our services. Conditions associated with their access help ensure the health and safety of others in the facility.

Environmental

Assessment of impact in short and longer term on sustainability

Economic

N/A

Financial

N/A

Attachments

1. Animals in Council Facilities Policy 2026

11.2

Animals in Council Facilities Policy

1 Animals in Council Facilities Policy 2026..... 913

LATROBE CITY COUNCIL

Animals in Latrobe City Council Facilities Policy

Version no.1

Approval date: 00/00/0000

Review date: 00/00/0000



Document control

Responsible GM	Alba Elling	
Division	Organisational Performance	
Last updated (who and when)		

Document history		
Authority	**Date**	**Description of change**
Council	<Day, month and year>	Adoption of Policy
References	Refer to section 8 and 9 of this policy	
Next review date	<Month and year>	
Published on website	Yes	
Document reference no.		

1. Background

Latrobe City Council (Council) facilities aim to provide a safe, clean, and welcoming environment for all visitors and employees. This policy establishes clear expectations for the presence of animals within Council facilities and ensures that all individuals, including those with disabilities, are accommodated in compliance with relevant legislation.

2. Objectives

The objective of this policy is to:

a) ensure the health, safety, and comfort of all persons within Council facilities (buildings).
b) outline clear guidelines regarding the presence of animals, ensuring the responsible and respectful inclusion of assistance animals.
c) comply with relevant health and safety regulations and legislation concerning animals in Council public spaces.
d) provide clarity on what constitutes acceptable behaviour regarding animals in Council facilities.

3. Scope

This policy applies to all Councillors, employees, volunteers, contractors, patrons, customers, and visitors at Council facilities.

Note: this policy does not apply to Council reserves and other outdoor areas. Refer to Council's Domestic Animal Management Plan 2026 - 2029 for details.

4. Principles of management

Policy Statement:

Employees, volunteers, contractors, patrons, customers, and visitors are not permitted to bring non-Accredited Assistance Animals into a Council building or facility except where written approval has been provided by the General Manger responsible for the space.

Councillors must obtain approval from the CEO to bring non-Accredited Assistance Animals into a Council building or facility.

Assistance Animals:

Assistance Animals, as defined by the *Disability Discrimination Act 1992*, are permitted in Council facilities when they are with their handler.

a) Assistance animals, including those designated as 'in training' must be:

    i. accredited under a law of a State or Territory that provides for the accreditation of animals trained to assist a person with a disability to alleviate the effect of the disability; *or*
    ii. accredited by an animal training organisation prescribed by the regulations for the purposes of the above; *and*
    iii. meet standards of hygiene and behaviour that are appropriate for an animal in a public place as defined by the *Disability Discrimination Act.*

b) Handlers of Accredited Assistance Animals in Council facilities are required to provide proof of accreditation upon request, see appendix 1. Failure to do so will be deemed as non-compliance.

c) Handlers must ensure that their Accredited Assistance Animal always remains under control, posing no risk to the health or safety of others.

d) Handlers are responsible for providing their Accredited Assistance Animal with water and toileting their Accredited Assistance Animal.

e) Accredited Assistance Animals must be kept on a leash, harness, or another appropriate form of restraint while in Council facilities, unless specified otherwise in their accreditation or in emergency situations.

f) Handlers may be asked to temporally remove their Accredited Assistance Animal from a facility if their behaviour or hygiene poses a potential risk to the health or safety of others. They may re-enter once the risk has been addressed and resolved.

NOTE: Under Australian law, therapy, emotional support, and companion animals are considered pets and do not have public access rights. As a result, they will be denied entry to ensure the health and safety of our staff and visitors.

Government Operational Canines:

The following table outlines legislative requirements for Government Operational Canines:

Agency	Primary Governing Legislation	Access to Public Buildings
Victoria Police	*Victoria Police Act 2013* (Vic)*; Crimes Act 1958* (Vic)	Can enter when exercising a lawful police power or performing police duties.
Border Force (ABF)	*Customs Act 1901* (Cth)	Can enter when exercising a specific lawful Commonwealth power or with the council's permission.
Federal Police (AFP)	*Crimes Act 1914* (Cth)	Can enter when exercising a specific lawful Commonwealth power or with the council's permission.

Special Circumstances:

The CEO or a Council General Manager may grant written permission for individuals or premises to allow non-Accredited Assistance Animals to enter designated Council facilities for a specific duration and purpose. Such circumstances may include, but are not limited to:

a) Animal shows/events.
b) Animals involved in performances/events at the Gippsland Performing Arts Centre.
c) Educational purposes.

Child & Family Services:

This policy does not apply to the Family Services team who have a risk assessment process in place for in-service activities that include animals.

Council Animal Pound:

This policy does not apply to the Council operated Animal Pound, including the Animal Pound reception.

Emergency Relief Centres:

This policy does not apply to Council operated Emergency Relief Centres (ERC) activated during an emergency. If an ERC is activated, the conditions under which non-assistance animals are able to be kept on site will be communicated to the community.

Events Team:

This policy does not apply to events delivered or supported by Councils internal Events team as they have a risk assessment process in place to determine suitable terms of entry.

Non-Compliance:

Individuals who violate this policy by bringing non-Accredited Assistance Animals into Council facilities without the appropriate written approval, or who are unable to provide proof of accreditation, will be asked to remove the animal immediately. Non-compliance may result in further action, which may include exclusion from Council facilities in line with the Customer Behaviour Policy.

5. Accountability and responsibility

Accountability and responsibility for this policy is outlined below.

5.1 General Managers, Managers, Coordinators, Supervisors and Team Leaders

- Demonstrating full commitment to this policy and its principles.
- Communicating the objectives and requirements of this policy.
- Enforcing accountability of this policy.

5.2 Employees, Councillors, Contractors and Volunteers

- Comply with this policy and procedures to achieve compliance with this policy.

6. Evaluation and Review

This policy will be reviewed in the event of significant changes to legislation applicable to the subject matter of the policy or, in any other case, during each Council term (generally four years).

7. Definitions

Accredited Assistance Animal: refers to an animal accredited under a law of any State or Territory that has been trained to assist a person with a disability. Sometimes referred to as a Service Animal depending on state and territory.

Council Facilities: refers to facilities (buildings) that are managed and operated by Latrobe City Council. This includes, but is not limited to, venues such as libraries/service centres, leisure centres, creative arts venues, early learning centres, preschools, works depots, headquarters and town halls.

8. Related Documents

Customer Behaviour Policy
Occupational Health and Safety Operational Policy
Preventing and Responding to Occupational Violence Policy
Customer and Community Behaviour Procedure

9. Reference Documents

Disability Discrimination Act Disability Discrimination Act 1992 (Cth)
Occupational Health and Safety Act 2004 (Vic)
The Domestic Animals Act 1994 (Vic)
The Equal Opportunity Act 2010 (Vic)
Victoria Police Act 2013 (Vic)
Crimes Act 1958 (Vic)
Customs Act 1901 (Cth)
Crimes Act 1914 (Cth)

10. Appendices

Appendix 1 – Valid forms of accreditation

Appendix 2 – Entry conditions sign

Organisational Performance
Approved: 00/00/0000 | Review: 00/00/0000

Appendix 1 – Valid forms of accreditation

Proof of assistance dog accreditation can include identification and documentation from an accredited training organisation, and/or registration with a local council. In Victoria, accredited training organisations issue accredited assistance animal identification to handlers.

There are numerous accredited providers throughout Australia, and the list may change over time.

Commonly seen identification cards are issued by Guide Dogs Australia and Assistance Dogs Australia, as shown in the diagrams below, and typically include key details.

At a minimum, identification should feature the handler's name, a photo of both the handler and their dog, the issuing organisation's information, period of validation and a clear indication that the card is certifying an assistance animal.

If you are uncertain about the validity of the identification, it's advisable to verify the accreditation with the issuing organisation.





Organisational Performance
Approved: 00/00/0000 | Review: 00/00/0000

Appendix 2 – Entry conditions sign



Organisational Performance
Approved: 00/00/0000 | Review: 00/00/0000

AUTHORISATION OF COUNCIL OFFICER UNDER THE PLANNING & ENVIRONMENT ACT 1987

PURPOSE

To seek authorisation of Tara Membery, Planning Compliance Officer under section 147(4) of the *Planning and Environment Act 1987* and section 313 of the *Local Government Act 2020*.

EXECUTIVE SUMMARY

- Through Instruments of Appointment and Authorisation, Council appoints specific officers to be authorised officers for the administration and enforcement of legislation under applicable Acts.
- By authorising Tara Membery, the officer will be able to perform their duties with respect to the planning powers and functions of the Council.

OFFICER'S RECOMMENDATION

That Council, in the exercise of the powers conferred by section 147(4) of the *Planning and Environment Act 1987*, resolves that:

1. **Tara Membery be appointed and authorised as set out in the Instrument of Appointment and Authorisation at Attachment 1;**
2. **the Instrument of Appointment and Authorisation comes into force immediately after the common seal of Council is affixed to the Instrument of Appointment and Authorisation, and remains in force until Council determines to vary or revoke it; and**
3. **the Instrument of Appointment and Authorisation be sealed.**

BACKGROUND

There are often clauses within Acts or Regulations that state an “authorised officer” can undertake a specific function and therefore the authorised officer needs to be identified by role and officer name.

Section 147(4) of the *Planning and Environment Act 1987* provides for the following:

> *Any reference in this Act to an Authorised officer of a responsible authority or of the Department is a reference to an officer or employee of the authority or employee of the Department whom the authority or the Secretary to the Department (as the case requires) authorises in writing generally or in a particular case to carry out the duty or function or to exercise the power in connection with which the expression is used.*

Section 313 of the *Local Government Act 2020* provides for the following:

> *(1) The Secretary, a Council or a person authorised by the Council either generally or in a particular case may institute proceedings in the corporate name of the Council for—*
>
> *(a) the recovery of any municipal rates, service charges, special purpose charges, fees or other money due to the Council under any Act, regulation or local law; or*
>
> *(b) the enforcement of any provision of any Act, regulation or local law for which the Council is responsible; or*
>
> *(c) the recovery of any penalty or surcharge in relation to any offence under any Act, regulation or local law the enforcement of which is the responsibility of the Council; or*
>
> *(d) any other purpose specified by the Council.*
>
> *(2) A Chief Executive Officer or person authorised by the Council either generally or in a particular case may represent the Council in all respects as though the Chief Executive Officer or person authorised by the Council was the party concerned in any proceedings in which the Council is a party or has an interest.*
>
> *(3) Proceedings for a summary offence under this Act may be commenced within the period of 3 years after the commission of the alleged offence.*

ANALYSIS

Section 147(4) of the *Planning and Environment Act 1987* and section 313 of the *Local Government Act 2020* specifically require that the appointment of an authorised officer must come from Council.

RISK ASSESSMENT

RISK	RISK RATING	TREATMENT
COMPLIANCE Officers not authorised by Council; officers will be unable to adequately perform their duties.	**Medium** *Possible x Minor*	Provide authorisation to Planning Officer.
SERVICE DELIVERY Delays in processing decisions on planning applications.	**Medium** *Possible x Minor*	Provide authorisation to Planning Officer.
STRATEGIC Permit applicants may become frustrated with delays and appeal to the Victorian Civil and Administrative Tribunal.	**Medium** *Likely x Moderate*	Provide authorisation to Planning Officer.

CONSULTATION

Not applicable.

COMMUNICATION

Not applicable.

DECLARATIONS OF INTEREST

Officers preparing this report have declared they do not have a conflict of interest in this matter under the provisions of the *Local Government Act 2020*.

APPENDIX 1 IMPACT ASSESSMENT

Gender

A Gender Impact Assessment (GIA) under the *Gender Equality Act 2020* has not been conducted as this matter does not involve a program, service or policy with a significant and direct impact on the community.

Social

Nil

Cultural

Nil

Health

Nil

Environmental

Nil

Economic

The authorisation of officers enables Council to support private and public investment.

Financial

The authorisation of the officer ensures that the officer is able to perform duties that they are required to undertake as part of their role.

Attachments

1. S11A - Tara Membery

11.3

Authorisation of Council Officer under the Planning & Environment Act 1987

1 S11A - Tara Membery 925

Maddocks Delegations and Authorisations

S11A Instrument of Appointment and Authorisation (Planning and Environment Act 1987)

Latrobe City Council

Instrument of Appointment and Authorisation

(*Planning and Environment Act 1987* only)

October 2026

Tara Membery

Planning Compliance Officer

Maddocks

Instrument of Appointment and Authorisation (*Planning and Environment Act 1987*)

In this instrument "**officer**" means -

Tara Membery

By this instrument of appointment and authorisation Latrobe City Council -

1. under s 147(4) of the *Planning and Environment Act 1987* - appoints the officer to be an authorised officer for the purposes of the *Planning and Environment Act 1987* and the regulations made under that Act; and

2. under s 313 of the *Local Government Act 2020* authorises the officer either generally or in a particular case to institute proceedings for offences against the Acts and regulations described in this instrument.

It is declared that this instrument -

- comes into force immediately upon its execution;
- remains in force until varied or revoked.

This instrument is authorised by a resolution of the Council on the Monday, 26 October 2026.

The Common Seal of LATROBE CITY COUNCIL

was affixed in accordance with Local Law No. 1

this day of 2026 in the presence of:

_____

Steven Piasente – Chief Executive Officer

URGENT BUSINESS

12. URGENT BUSINESS

Business may be admitted to the meeting as urgent business in accordance with clause 20 of the Governance Rules, by resolution of the Council and only then if it:

20.1 Relates to or arises out of a matter which has arisen since distribution of the agenda; and

20.2 Cannot reasonably or conveniently be deferred until the next Council meeting.

REPORTS FOR NOTING

TABLING OF AUDIT AND RISK COMMITTEE BI-ANNUAL REPORT

PURPOSE

To fulfil the Chief Executive Officer's (CEO's) legislated requirement to table the Audit and Risk Committee (ARC) bi-annual report at a Council Meeting.

EXECUTIVE SUMMARY

- The *Local Government Act 2020* (Act) sets out that an ARC must:
    - prepare a Bi-Annual Audit and Risk report describing the activities of the committee and including its findings and recommendations; and
    - provide the report to the CEO for tabling at the next Council meeting.
- The Bi-Annual Report at **Attachment 1** found that it is the independent view of the ARC that the governance culture of the Council remains strong with no significant issues identified through internal or external audit during the reporting period.

OFFICER'S RECOMMENDATION

That Council receives and notes the Audit and Risk Committee Bi-Annual Report for the period of 1 January 2026 to 30 June 2026.

BACKGROUND

The ARC is formally established under Section 53 of the Act.

The ARC's purpose is to support Council in discharging its oversight responsibilities related to:

- financial and performance reporting;
- risk management;
- fraud prevention systems and control;
- maintenance of a sound internal control environment;
- assurance activities including internal and external audit, and
- Council's performance with regard to compliance with its policies and legislative and regulatory requirements.

The ARC acts in this capacity by monitoring, reviewing, endorsing, and advising on the above matters.

ANALYSIS

The ARC Bi-Annual Report at **Attachment 1** is provided to fulfil a legislative requirement of the Act and the ARC Charter.

The Report provides a summary of the work performed by the ARC for the period 1 January 2026 to 30 June 2026. The ARC considers Council's governance and risk culture, and commitment to continuous improvement, to remain strong. The Committee also appreciates Council's support for and understanding of the ARC's role as an independent advisory committee. There have been no substantial issues raised by Internal or External Audit that were a great surprise to the Executive or would give rise to undue concern. Where opportunities for improvement have been identified, Council has responded positively and constructively to recommendations.

RISK ASSESSMENT

RISK	RISK RATING	TREATMENT
COMPLIANCE Non-compliance with the ARC charter, therefore requirements of the *Local Government Act 2020.*	**Medium** *Possible x Minor*	Bi-annual ARC reporting requirements are monitored, and reports are scheduled for tabling at the next available Council Meeting in accordance with the ARC Charter and *Local Government Act 2020*.

CONSULTATION

The bi-annual report was considered and endorsed by the ARC at its meeting on 14 September 2026.

COMMUNICATION

No communication is proposed or required.

DECLARATIONS OF INTEREST

Officers preparing this report have declared they do not have a conflict of interest in this matter under the provisions of the *Local Government Act 2020*.

APPENDIX 1 IMPACT ASSESSMENT

Gender

A Gender Impact Assessment (GIA) under the *Gender Equality Act 2020* has not been conducted as this matter does not involve a program, service or policy with a significant and direct impact on the community.

Social

Strong governance, risk oversight and internal controls support community confidence in Council decision making and help ensure services are delivered effectively and responsibly.

Cultural

There is no direct cultural impact arising from noting the report.

Health

There is no direct health impact arising from this report.

Environmental

There is no direct environmental impact arising from this matter.

Economic

Strong governance and effective risk management support efficient use of public resources, reduce the likelihood of financial loss, and strengthen community and investor confidence in Council.

Financial

The ARC is managed through existing budget provisions. Recommendations and actions arising from meetings are considered by management within existing budget restraints. Effective assurance and risk management practices support the appropriate management of financial risks and liabilities.

Attachments

1. ARC Bi-Annual Report Jan - June 2026

13.1

Tabling of Audit and Risk Committee Bi-Annual Report

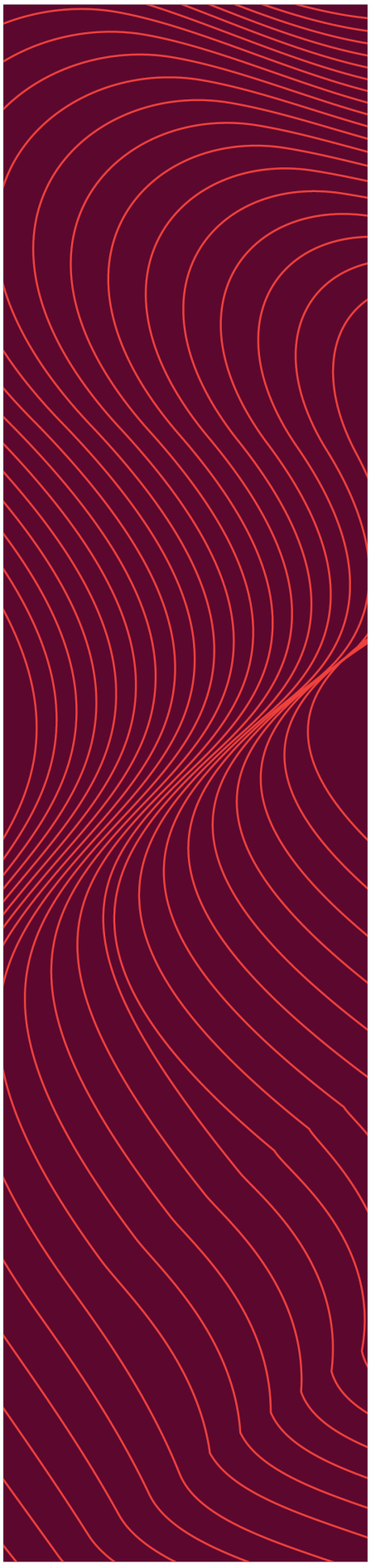
1 ARC Bi-Annual Report Jan - June 2026 935

LATROBE CITY COUNCIL

Audit and Risk Committee

Biannual Report

2026 Year (January to June)



Dear Councillors,

As part of the Audit and Risk Committee Charter, I am pleased to present to you the Biannual Report of the Audit and Risk Committee for the period January to June 2026.

The report contains details of:
1. Purpose of the Audit and Risk Committee
2. Committee Membership
3. A Summary of Work Performed by the Audit and Risk Committee
4. Overall Conduct of the Audit and Risk Committee

Mr. David Kortum

Chair, Audit and Risk Committee

10 August 2026

Purpose of the Audit and Risk Committee

The Audit and Risk Committee is formally established under Section 53 of the Local Government Act 2020.

The Audit and Risk Committee's purpose is to support Council in discharging its oversight responsibilities related to financial and performance reporting, risk management, fraud prevention systems and control, maintenance of a sound internal control environment, assurance activities including internal and external audit and Council's performance with regard to compliance with its policies and legislative and regulatory requirements. It acts in this capacity by monitoring, reviewing, endorsing and advising on the above matters.

Audit and Risk Committee Membership

In the last six month period the Audit and Risk Committee Membership has not changed.

I would like to thank Councillor Joanne Campbell and Leanne Potter for their contribution to the Audit and Risk Committee in the last period.

We would also like to extend our thanks to other Councilors who have attended Audit and Risk Committee meetings within the last period.

A Summary of Work Performed by the Audit and Risk Committee

In the January to June period, the Audit and Risk Committee held two meetings. The meetings were held on 11 March 2026 and 10 June 2026.

Risk Management

Management continues to report on the progress and initiaitives with regards to Risk Management at each meeting. In the past period, there has been considerable activities aimed at improving controls, assigning risk ownership and enhancing various risk sub-disciplines.

Within the reporting period the Audit and Risk Committee has reviewed and continues to monitor Strategic and Operational Risks with a High Residual Risk.

The Audit and Risk Committee have reviewed the adopted Business Continuity Framework and reviewed the Cyber Security Risk Profile.

Financial Statements

In alignment with the Audit and Risk Committee Work Plan, in March and June meetings we continued to review the Quarterly Budget Reports.

At the upcoming September meeting, we will be presented with the Financial and Performance Statements and also have a scheduled meeting for an extraordinary meeting to sign off on the Financial Statements.

Internal Audit

Throughout the year the Committee reviewed regular status reports from the Internal Auditor on their work and continued a practice of endorsing audit scopes in advance of commencement.

In the reporting period, the Committee reviewed the the Leases and Licences Plan Report.

A key focus for the Committee remains reviewing the organisation's audit action compliance through regular reporting to the committee. The Committee recognises Management's focus on the review and close out of aging and overdue audit actions, to ensure risks have been mitigated.

Other Audits and Information Presented

In addition, the Audit and Risk Committee have had information presented on the following audits, investigations, and internal projects, including some that have been conducted by other agencies:

- Council's quarterly Performance and Budget Reports;
- Gifts, Benefits and Hospitality Compliance Reporting;
- VAGO, Ombudsman, Inspectorate and IBAC Reports;

- Fraud and Corruption Reporting;
- Conflict of Interest – Compliance;
- People and Workcover Reports;
- Update on compliance and internal control activities; and
- Asset accounting update.

The Committee advises it continues to get value from the review of integrity agency reports and these are produced to a high quality.

Overall Conduct of the Audit and Risk Committee

The Committee discharged its duties during the following meetings:

- 11 March 2026;
- 10 June 2026.

Attendance

Attendance at the meetings for each independent and Councillor members is in the following table.

Committee Member	March 2026	June 2026
David Kortum	✓	✓
Jane Watson	✓	✓
Leigh Berrell	✓	✓
Cr Joanne Campbell	✓	✓
Cr Leanne Potter	✓	✓

Conclusion

The Committee is of the view that the governance / risk culture and commitment to continuous improvement of Council remains strong. There have been no substantial issues raised by Internal Audit or External Audit that were a great surprise to the Executive or would give rise to undue concern. Moreover, as opportunities to improve have been identified, Council has been open to the suggestions.

The Committee appreciates that council does understand the important role the Committee plays as an independent committee of Council, through the diverse experience and knowledge of its members. It helps council to fulfil its responsibilities via many key functions including external financial and performance reporting, maintenance of strong and effective governance and control frameworks, management of key risks and Council's compliance with legislation and regulation.

I would like to thank the management team for their support in running the Committee and thank my colleagues, both the independent members and the Councillors, for their contribution to a strong Committee.

David Kortum

External Chair

Audit and Risk Committee, Latrobe City Council

10 August 2026

PRESENTATION OF AUDIT AND RISK COMMITTEE MEETING MINUTES - 14 AND 21 SEPTEMBER 2026

PURPOSE

To present the Audit and Risk Committee (ARC) Minutes at **Attachment 1** and **Attachment 2** for the meeting held on 14 September and special meeting held on 21 September 2026, as required under the *Audit and Risk Committee Charter.*

EXECUTIVE SUMMARY

- The ARC is a statutory advisory committee of Council under *the Local Government Act 2020* (the Act).
- The ARC's purpose is to support Council in discharging its oversight responsibilities related to financial and performance reporting, risk management, fraud prevention systems and control, maintenance of a sound internal control environment, assurance activities including internal and external audit and Council's performance with regard to compliance with its policies and legislative and regulatory requirements.
- The ARC held its last regular meeting on 14 September 2026, at which 17 reports were presented. The outcomes are in line with its Charter, as summarised in this report and set out in minutes at **Attachment 1**.
- The ARC held a special meeting on 21 September, to consider the annual financial report and annual performance statement, and review Victorian Auditor General's Officer (VAGO) (the external auditors) annual financial audit. The outcomes are in line with its Charter, as summarised in this report and set out in minutes at **Attachment 2**.

OFFICER'S RECOMMENDATION

That Council receives and notes the Audit and Risk Committee Minutes for the 14 September and 21 September 2026 meeting at Attachment 1 and Attachment 2, respectively.

BACKGROUND

The ARC meets quarterly, with minutes tabled at a following Council meeting, as per its Charter, adopted March 2025. Detailed resolution details are contained within the attached minutes for each meeting.

ANALYSIS

Reports tabled at the 14 September 2026 meeting included:

- Standing administrative reports including probity questions to the ARC, confirmation of minutes, and status of actions arising;
- Monitoring of the internal audit program;
- Risk management activities including quarterly reporting, business continuity activities, monitoring of internal control environment;
- Periodic reports including review of strategic risks, Gifts Benefits and Hospitality reporting, ARC Biannual report;
- Fraud and corruption and non-compliance reporting;
- Proposed approach to annual review of the Internal Auditor's performance and ARC self-assessment;
- Response to integrity body reports; and
- Reporting on major initiatives performance, People and Workcover, and financial performance.

Reports tables at the 21 September 2026 meeting included:

- Draft Financial Report & Performance Statement for the year ended 30 June 2026.

All recommendations agreed to at the meeting and any corresponding actions can be found in the full minutes at **Attachment 1** and **Attachment 2**.

RISK ASSESSMENT

RISK	RISK RATING	TREATMENT
COMPLIANCE Council practices are not compliant with legislation.	**Low** *Unlikely x Minor*	Ensure that the ARC minutes are tabled at the next possible Council Meeting.

CONSULTATION

The draft minutes were provided to the ARC Chairperson for feedback and circulated to all ARC members prior to being presented.

COMMUNICATION

The provision and circulation of the minutes to Council provides reassurance and awareness as a communication loop back to Council as part of good governance practices.

DECLARATIONS OF INTEREST

Officers preparing this report have declared they do not have a conflict of interest in this matter under the provisions of the *Local Government Act 2020*.

APPENDIX 1 IMPACT ASSESSMENT

Gender

A Gender Impact Assessment (GIA) under the *Gender Equality Act 2020* has not been conducted as this matter does not involve a program, service or policy with a significant and direct impact on the community.

Social

N/A

Cultural

N/A

Health

N/A

Environmental

N/A

Economic

N/A

Financial

The ARC oversees the required budget provisions. Recommendations and actions arising from the meeting are considered by management within the constraints of budget requirements.

Attachments

1. Audit and Risk Committee minutes 14.9.2026
2. Audit and Risk Committee minutes 21.9.2026

13.2

Presentation of Audit and Risk Committee Meeting Minutes - 14 and 21 September 2026

1 Audit and Risk Committee minutes 14.9.2026..... 945

2 Audit and Risk Committee minutes 21.9.2026..... 954

LATROBE CITY COUNCIL

Audit and Risk Committee Meeting

Minutes - 14 September 2026

I hereby designate that all matters in this agenda and any discussion about or arising from any such matters will remain confidential until:

- Council passes a resolution that the information is not confidential; or,
- a report on the matter has been released in a subsequent meeting agenda, minute's paper or is approved in writing by the Chief Executive Officer.

Steven Piasente, Chief Executive Officer

Date 14 September 2026

Nambur Wariga Meeting Room, Council Headquarters,

141 Commercial Road, Morwell

Meeting commenced at 10:17 AM

Attendance

Members in person:	Leigh Berrell Cr Joanne Campbell, Cr Leanne Potter
In Attendance in person:	• Steven Piasente (CEO) • James Rouse (General Manager Community Liveability) • Alba Elling (Interim General Manager Organisational Performance) • Tim Ellis (General Manager Investment and Growth) • Kapil Kukreja (HLB Mann Judd) • Chelsea Paynter (Coordinator Audit, Risk and Compliance) • Louise Van Der Velden (Senior Compliance Officer)
In Attendance online	• David Kortum (Chairperson) • Jane Watson

LATROBE CITY COUNCIL

Audit and Risk Committee Meeting

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- Jody Riordan (General Manager Infrastructure and Sustainability)
- Meldra Zenija Cifersone (HLB Mann Judd)
-

IN CAMERA MEETING

THE AUDIT AND RISK COMMITTEE (ARC) MET IN CAMERA FROM 10AM TO 10.15AM, AND AT TIMES CONSULTED THE CHIEF EXECUTIVE OFFICER FOR UPDATES ON VARIOUS MATTERS.

1. OPENING AND WELCOME

The Chairperson opened the meeting and welcomed all present.

2. APOLOGIES

- Matthew Rogers (Manager Financial Support)
- Chris Wong (VAGO)

3. DECLARATIONS OF INTEREST

Nil.

4. PROBITY QUESTIONS

The ARC Chair asked if the CEO was aware of any legislative non-compliance issues, any fraud incidents that have occurred or if there were any strategic risks been triggered since the last ARC meeting.

The CEO responded No.

The ARC Chair asked the Councillors:

a. If there was any matter arising from the Council meetings that needed to be brought to the attention of the ARC; and

b. If there was any feedback or direction required from Council relating to the Audit Committee members.

The Councillors responded No.

The ARC Chair then asked the auditor representatives if they were satisfied that their work had not been impeded.

The auditor representatives responded Yes.

5. CONFIRMATION OF MINUTES

RECOMMENDATION
That the ARC confirms the minutes of its Meeting held 10 June 2026.
OUTCOME Minutes confirmed. Moved Jane Watson, seconded Leigh Berrell.

6. ITEMS REFERRED BY THE COMMITTEE TO THIS MEETING FOR CONSIDERATION

There are no Items Referred by the Committee to this Meeting for Consideration.

7. STATUS OF ACTIONS ARISING

7.1 Status of ARC Actions Arising

RECOMMENDATION
That the ARC receives and notes the status report.
OUTCOME: Recommendation agreed.

LATROBE CITY COUNCIL

Audit and Risk Committee Meeting

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8. EXTERNAL AUDIT

There are no External Audit reports tabled for this meeting.

9. INTERNAL AUDIT

9.1 Quarterly Internal Audit Report - Internal Audit Status

RECOMMENDATION

That the ARC notes the:

1. HLB Mann Judd status report on the internal audit program at **Attachment 1**;
2. Review of Regulating Food Safety – Final report, at **Attachment 2**;
3. Review of Workforce Planning – Final report, at **Attachment 3**; and
4. Follow up Review (Completed Actions Only) – Final report, at **Attachment 4**

OUTCOME: Recommendation agreed.

ACTIONS ARISING:

1. Review the Information Asset Register to ensure Personal Information is appropriately classified and controls are identified.
2. Review the Workforce Planning Recommendation 2 due date relating to identifying critical roles. Consider revising the completion date from 2028 to 2027 and align critical roles with the critical functions identified in the Business Impact Analysis (BIA).

10. FINANCE

There are no Finance reports tabled for this meeting.

LATROBE CITY COUNCIL

Audit and Risk Committee Meeting

Minutes - 14 September 2026

11. RISK

11.1 Strategic & Operational Risks with a High Residual Rating

RECOMMENDATION

That the ARC provides feedback on and notes management's acceptance of the risks with High Residual Rating.

OUTCOME: Recommendation agreed.

ACTIONS ARISING:

1. A high-level Airport Operations briefing, including key findings from the external review and any resulting risk treatment actions, to be presented to the December 2026 ARC meeting.

11.2 Risk Management Quarterly report - September 2026

RECOMMENDATION

That the ARC receives and notes the Quarterly Risk Management Report and provides any relevant feedback.

OUTCOME: Recommendation agreed.

ACTIONS ARISING:

1. Consider whether Council's Local Law could assist in managing risks associated with e-bikes and e-scooters around Council facilities and within the CBD.
2. Include a Red-Amber-Green (RAG) status column within the BCP Architecture map to support reporting of implementation status to future ARC Meetings.

LATROBE CITY COUNCIL

Audit and Risk Committee Meeting

Minutes - 14 September 2026

12. MONITORING

12.1 Fraud and Corruption Reporting

RECOMMENDATION That the ARC receives and notes this report.
OUTCOME: Recommendation agreed.

12.2 Review of Internal Auditor's Performance - proposed process

RECOMMENDATION That the ARC approves the proposed process for the annual review of the internal auditor’s performance.
OUTCOME: Recommendation agreed. **ACTIONS ARISING:** 1. Add a question about whether the audit/audit function provided actionable and insightful recommendations. 2. Add a comment field asking how Council has used audit findings to improve governance, controls or service delivery.

12.3 Non-Compliance Reporting

RECOMMENDATION That the ARC receives and notes the report and provides any relevant insights.
OUTCOME: Recommendation agreed.

LATROBE CITY COUNCIL

Audit and Risk Committee Meeting

Minutes - 14 September 2026

12.4 Internal Control Environment Plan and Reporting

RECOMMENDATION
That the ARC receives and notes the updates on the delivery and findings of the Internal Control Environment – Rolling Four Year Plan.
OUTCOME: Recommendation agreed.

12.5 Audit Compliance Report - September 2026

RECOMMENDATION
That the ARC: 1. receives and notes the report; and 2. endorses the extension to the audit action due dates as proposed in **Attachment 2.**
OUTCOME: Recommendation agreed.

12.6 Review of Compliance systems and processes to monitor compliance

RECOMMENDATION
That the ARC receives and notes the report.
OUTCOME: Recommendation agreed.

12.7 Gifts, Benefits and Hospitality Compliance Reporting January to July 2026

RECOMMENDATION

That the ARC receives and notes this report.
OUTCOME: Recommendation agreed.

13. PERFORMANCE REPORTING

13.1 Major Initiatives Performance Summary Report - Q4 2025/26

RECOMMENDATION That the ARC notes the Major Initiatives Performance Summary Report for Quarter 4 2025/26.
OUTCOME: Recommendation agreed. **ACTIONS ARISING:** 1. Where an initiative is reported as off track, include commentary on the reason, budgetary implications and any resulting financial impacts.

13.2 Audit and Risk Committee Self Review - proposed process

RECOMMENDATION That the ARC endorses the proposed process for the annual Audit and Risk Committee self-review process.
OUTCOME: Recommendation agreed. **ACTIONS ARISING:** 1. Redesign the questions to focus on individual self-reflection and ARC effectiveness and circulate out of session.

13.3 Quarter 4 2025/26 People and Workcover Report

RECOMMENDATION

That the ARC note the Quarterly People and Workcover Report for quarter four of the 2025/26 financial year.
OUTCOME: Recommendation agreed.

14. REPORTING REQUIREMENTS

14.1 Audit and Risk Committee Biannual Report to Council

RECOMMENDATION That the ARC endorses the Biannual Report for the period January to June 2026 at **Attachment 1** for presentation to Council.
OUTCOME: Recommendation agreed.

15. GENERAL BUSINESS

15.1 Integrity Body reports - Public Sector Report

RECOMMENDATION That the ARC receives and notes the report and provides any relevant feedback.
OUTCOME: Recommendation agreed.

Next Meeting Date

The next ARC meeting is to be held on Monday 21 September 2026.

Meeting Closed at 11.40am.

LATROBE CITY COUNCIL

Audit and Risk Committee Meeting

Minutes - 21 September 2026

I hereby designate that all matters in this agenda and any discussion about or arising from any such matters will remain confidential until:

- Council passes a resolution that the information is not confidential; or,
- a report on the matter has been released in a subsequent meeting agenda, minute's paper or is approved in writing by the Chief Executive Officer.

Steven Piasente, Chief Executive Officer

Date 21/9/2026

Audit and Risk Committee Meeting

Online meeting via Microsoft Teams

Meeting commenced at 10:00 AM

Attendance

Members in person:	Cr Joanne Campbell
In Attendance in person:	• Steven Piasente (CEO) • James Rouse (General Manager Community Liveability) • Alba Elling (Interim General Manager Organisational Performance) • Tim Ellis (General Manager Investment and Growth) • John Petrakos (Acting Manager Governance) • Matthew Rogers (Manager Financial Support) • Louise Van Der Velden (Senior Compliance Officer)

LATROBE CITY COUNCIL

Audit and Risk Committee Meeting

Minutes - 21 September 2026

In Attendance online

- David Kortum (Chairperson)
- Jane Watson
- Leigh Berrell
- Cr Leanne Potter
- Chris Wong (VAGO)
- Aruna De Silva (VAGO)

1. OPENING AND WELCOME

The Chairperson opened the meeting and welcomed all present.

2. APOLOGIES

Brian Feltham (Acting General Manager Environment & Sustainability)

3. DECLARATIONS OF INTEREST

Nil.

4. FINANCE

4.1 Draft Financial Report & Performance Statement for the year ended 30 June 2026

Note: this item was inadvertently numbered 10.1 in the agenda.

RECOMMENDATION

That the ARC:

1. having reviewed the Financial Report at Attachment 1 and Performance Statement at Attachment 2 for the year ending 30 June 2026, considers both documents to be complete, consistent with known information to Committee members, reflect appropriate accounting treatments and adequately discloses

Council's financial performance. 2. recommends to Council the adoption of the 2025/26 annual Financial Report and Annual Performance Statement.
OUTCOME: Recommendation agreed. **ACTIONS ARISING:** 1. Incorrect word (i.e. 'compiled') in VAGO Closing Report, page 9, to be corrected. 2. Errors in the dollar amounts provided in ARC report 'Draft Financial Report & Financial Statement for the year ended 30 June 2026', under section 3. Analysis, to be corrected and reissued with the minutes, in order to correct the record. 3. Provide the number of existing Latrobe City Council employees on the defined benefits superannuation scheme to the Audit and Risk Committee.
NOTE: Officers noted the learning in capital works planning and retirement of assets, and including consideration of these during the budget processes.

4. GENERAL BUSINESS

There are no General Business reports tabled for this meeting.

Next Meeting Date

The next Audit and Risk Committee meeting is to be held on Tuesday 8 December 2026.

Meeting Closed at 10:27 AM

14. QUESTIONS ON NOTICE

Nil reports

ITEMS FOR TABLING

15. ITEMS FOR TABLING

Nil reports

MEETING CLOSED TO THE PUBLIC TO CONSIDER CONFIDENTIAL INFORMATION

16. MEETING CLOSED TO THE PUBLIC TO CONSIDER CONFIDENTIAL INFORMATION

Section 66 of the *Local Government Act 2020* enables Council to close the meeting to the public to consider *confidential information* as defined in that Act.

Proposed Resolution:

That Council pursuant to section 66(1) and 66(2)(a) of the *Local Government Act 2020* (the Act) close the Council Meeting to the public to consider the following items containing confidential information as defined in section 3(1) of the Act:

16.1 Crinigan Bushland Reserve and Traralgon Railway Reservoir Conservation Reserve Community Asset Committees - Community Representative Nominations
This item is confidential as it contains personal information, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs (section 3(1)(f)). This ground applies because this report and attachments contain personal information of applicants including name and contact details.

16.2 LCC-932 Supply and Delivery - Quarry Products and Sports Turf Sand
This item is confidential as it contains Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released (section 3(1)(a)) and private commercial information, being information provided by a business, commercial or financial undertaking that—
(i) relates to trade secrets; or
(ii) if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage (section 3(1)(g)). These grounds apply because releasing this information publicly and/or prematurely may prejudice the undertaking of this process and would release private commercial information of the tenderers that may cause disadvantage.

16.3 2026/27 Community Grant Program - Round One
This item is confidential as it contains confidential meeting information, being the records of meetings closed to the public under section 66(2)(a) (section 3(1)(h)). This ground applies because this report includes information regarding applications

received through the Community Grants Program and the recommendations for individual applications.

16.4 Strategic Property Opportunity
This item is confidential as it contains Council business information, being information that would prejudice the Council's position in commercial negotiations if prematurely released (section 3(1)(a)). This ground applies because this report relates to a property purchase opportunity.