

# LATROBE CITY COUNCIL

AGENDA FOR THE COUNCIL MEETING

TO BE HELD IN MOE TOWN HALL AND VIA AUDIO-VISUAL LINK AT 6:00 PM ON 28 APRIL 2025 CM617

### 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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### 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. APOLOGIES AND LEAVE OF ABSENCE

### 3. ADOPTION OF MINUTES

### **Proposed Resolution:**

That Council confirm the minutes of the Council Meeting held on 24 March 2025 and Unscheduled Council Meeting held on 31 March 2025.

### 4. DECLARATION OF INTERESTS

### 5. ACKNOWLEDGEMENTS

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

### 6. 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. Due to the Public Holiday on Friday 25 April 2025, questions will need to be received before midday Thursday 24 April 2025, 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**

7. NOTICES OF MOTION					
Nil reports					

# STRATEGIC ITEMS FOR DECISION

### 8. STRATEGIC ITEMS FOR DECISION

Item Number 8.1

28 April 2025

Organisational Performance

# DRAFT 2025/26 BUDGET - PRELIMINARY APPROVAL & PUBLIC EXHIBITION

### **PURPOSE**

To seek Council's approval to release for community comment the draft 2025/2026 Budget including Fees and Charges prepared in accordance with section 94 of the *Local Government Act 2020* (the draft budget). This enables Council to meet its obligations under the *Local Government Act 2020* (the Act) and the objectives of Council's Community Engagement Policy.

### **EXECUTIVE SUMMARY**

### The draft budget:

- Is presented as a balanced budget that aims to support the Strategic Directions identified in the draft Council Plan 2025-2029.
- Takes particular note of the community submissions received which have resulted in additional funding being allocated across eight identified key themed areas.
- Has been prepared on the basis of a 1.5% increase in overall rates and charges (excluding waste services charge and State Government EPA Landfill Levy) which is below the maximum increase of 3.0% in rates permissible under the Victorian Government's Fair Go Rates System (FGRS) for the 2025/26 financial year.
- Has placed a freeze (0% increase) on fees and charges for community services/charges and leisure facilities.
- Waste services charge is set to increase by \$68.00 per standard set of 3 bins
  due to a realignment of waste services cost recovery to cover the cost of
  Council's transfer stations and increases in the costs for recycling and landfill.
  The State Government Landfill Levy imposed municipal waste will increase by
  \$6.00 per bin in line with the costs advised for the 2025/26 financial year.
- Includes a capital works program of \$28.0 million that invests in asset renewal and upgrade works which increases to \$87.3 million after including continuing multiyear projects and other carry forward works from prior year budgets.
- Proposes new borrowings of \$2.5 million in 2025/26 to fund construction of the Multi-Use pavilion at Gaskin Park Churchill.

- Maintains the types or classes of land for differential rates purposes in line with the adopted Revenue and Rating Plan 2021-2025 and draft Revenue and Rating Plan 2025-2029. A separate differential rate for farm properties has been maintained (25% discount) and the introduction of a separate differential rate for retirement villages was considered and is not proposed.
- Makes some amendments to the eligibility criteria for the application of the farm differential rate.
- Has been developed in accordance with the Act, and it is recommended that the document be released for public exhibition in line with the requirements of Council's Community Engagement Policy 2021.

### OFFICER'S RECOMMENDATION

### That Council:

- a. endorses the draft 2025/26 Budget (including proposed fees and charges) at Attachment 1 to be released for community feedback;
- b. gives notice that the draft Budget 2025/26 will be made available for review at Council Headquarters, Service Centres and on Council's website; and
- c. invites written submissions from the public to be received by no later than 5pm 26 May 2025.

### BACKGROUND

In accordance with Section 94 of the Act, Council must prepare a budget for each financial year and the subsequent three financial years by 30 June each year.

This report forms part of the statutory process for the adoption of the 2025/2026 Budget and complies with Section 96 of the Act which states a Council must develop the budget and any revised budget in accordance with the financial management principles and its community engagement policy.

Copies of the proposed budget will be made available for inspection for a minimum of 28 days from the day following the adoption of the endorsed draft budget.

The community will be given the opportunity to make a written submission on any proposal contained in the draft budget or aspirations relating to future budgets. A public notice will be made to specify the date that written submissions will be received up until.

The Act requires the budget to be adopted by 30 June each year.

### **ANALYSIS**

The budget has been prepared on the basis of a 1.5% increase in municipal rates and charges (excluding waste services charges) which is below the 3.0% maximum increase in rates permissible under the Victorian Government's Fair Go Rates System (FGRS) for the 2025/26 financial year.

By not electing to increase municipal rates by 3%, total rates income of \$1.1 million has been permanently foregone in 2025/26 resulting in less funds (i.e. reduced cash surplus) being available for the 2025/26 capital works program. The average saving for residential ratepayers is around \$24. To calculate the rate increase each year in accordance with the rates cap, the prior year totals are used as the base, meaning, when a rate increase is not set at the maximum amount permitted under the FGRS, the foregone revenue cannot be caught up or charged in later years and has a compounding impact on the total rates income able to be raised, in this case, income foregone over the next four years is \$4.4 million and \$11.9 million over a ten year period. These additional funds would have been used to fund renewal and upgrade works in the capital works program.

Waste services charges are set to increase by \$68.00 per standard set of 3 bins due to a realignment of waste services cost recovery to cover the cost of Council's transfer stations and increases in the costs for recycling and landfill. The EPA levy will increase by \$6.00 per bin in line with costs advised by the state government for 2025/26.

The budget includes a total capital works program of \$87.3 million comprising of \$28.0 million being 25/26 current year program and \$59.3 million of continuing multiyear projects and other carry forward works from prior year budgets. The program includes investment in renewing existing infrastructure with \$14.4 million being committed to the road network. In addition, \$29.3 million will be spent on the continuation of the Regional Car Parks Fund including the completion of the Kay Street Traralgon car park and the commencement of the Commercial Road Morwell carpark. Other major projects include flood recovery projects at Traralgon Recreation Reserve \$5.3 million, Multi-use Pavilion Gaskin Park \$3.7 million, the upgrade of the Glengarry preschool \$1.1 million and the new public toilet for Churchill \$0.7 million.

New borrowings of \$2.5 million are proposed in 2025/26 to fund construction of the Multi-use Pavilion at Gaskin Park.

A four-year budget has been developed in accordance with the requirements under the Act. The key aim of the budget is to support the medium-term goals of the Council Plan while ensuring the long-term financial sustainability of the organisation.

The 2025/26 budget presented in this report has been developed through a process of consultation and review and contributes to the achievement of the Council Plan objectives and strategic directions included in the draft *Council Plan 2025-2029*.

The 2025/26 Operating Budget predicts an operating surplus of \$52.1 million, after raising rates and charges of \$99.9 million out of total revenue of \$228.9 million. When excluding non-recurrent capital funding and developer contributions, an underlying operating deficit of \$13.8 million is projected for 2025/26. The Financial Plan identifies the need for Council to review infrastructure, services and service levels and to implement actions to alleviate the underlying deficit position in the long term in order to ensure overall ongoing financially sustainability in a revenue capped environment.

It should be noted that on a cash basis Council budgets for a break even or neutral result, therefore any cash remaining at the end of the budget period is the result of a number of factors such as government grant funds received in advance, funds required to be carried forward to complete multi-year projects and funds required to settle certain balance sheet liabilities e.g. trade and other payables, loan repayments, provisions and amounts held in trust.

Council's ability to set (and rebate) rates is highly regulated by legislation. It is important to bear in mind that the rate increase is an average increase and applies to Council's total rate base meaning that individual properties may see increases varying from the advertised percentage. This is because of movements in property valuations relative to the value of other properties in the municipality. It should be noted that the valuation base used in the draft budget is yet to be certified by the Valuer-General Victoria (VGV) and remains subject to change as supplementary valuations and objections relating to the 2024/25 financial year are still to be finalised. Therefore, the Rate in the Dollar factor is also subject to change, the confirmed values will be calculated prior to final adoption of the budget and will take into consideration the certified values provide by the VGV and Council's obligation to remain within the designated rate cap.

The existing differential rates are to remain unchanged for the 25/26 budget, though some amendments are proposed to the eligibility criteria for the farm rate which are set out in section 4.1.1 Rates and charges in the draft budget document.

Included in the budget document is an appendix which details all capital works planned to be undertaken during the year. The listing of projects may vary depending on the cost of works within the category as they are yet to be competitively tendered.

### RISK ASSESSMENT

RISK	RISK RATING	TREATMENT
Non-compliance with financial framework or legislative requirements is identified as a risk. This report begins the process to ensure Council meets the requirements of the Act.	Low Unlikely x Moderate	Adhere to budget timetable.

### **CONSULTATION**

During November 2024, Council undertook a community consultation process by way of an online survey to help shape a budget that reflects community priorities and aspirations. The survey was well supported with 180 responses received. The results identified that Council's most valued services are Roads & Transport, Parks & Gardens, Culture, Leisure and Recreation Services, Family and Children and Community Safety.

### COMMUNICATION

Upon adoption of the recommendation, a public notice will be published in the Latrobe Valley Express notifying the community the draft budget will be available for inspection at all Council Service Centres and via Council's website.

Council encourages the community to engage in the budget process by submitting a written submission through Council's Have Your Say page on our website or via the usual customer service channels.

The community will have the opportunity to lodge submissions on the budget up until Monday, 26 May 2025. Council will consider all submissions prior to adopting the budget at the June 2025 Council meeting.

### **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. GIA's may be undertaken at service level when budgets are activated/utilised.

### Social

The draft budget aims to meet the social needs of our community through the maintenance and development of open space, parks, gardens, and infrastructure to support community gatherings.

### Cultural

The draft budget continues to support Latrobe City Council's commitment to providing services, information and facilities that are inclusive and accessible from diverse backgrounds.

### Health

The draft budget supports Council's commitment to Living Well Latrobe, Council's Public Health and Wellbeing Plan 2021-2025.

### **Environmental**

The draft budget supports the implementation of actions identified in the Sustainability Action Plan 2023-2033

### **Economic**

The draft budget is based on assumptions that consider the forecast economic outlook, CPI estimates and expectations in relation to possible rate cap restrictions in the outer years.

### **Financial**

The draft budget has been responsibly developed and balanced on a cash basis, maintaining existing services and service levels while also encompassing a renewal budget which seeks to maintain existing infrastructure to identified intervention levels.

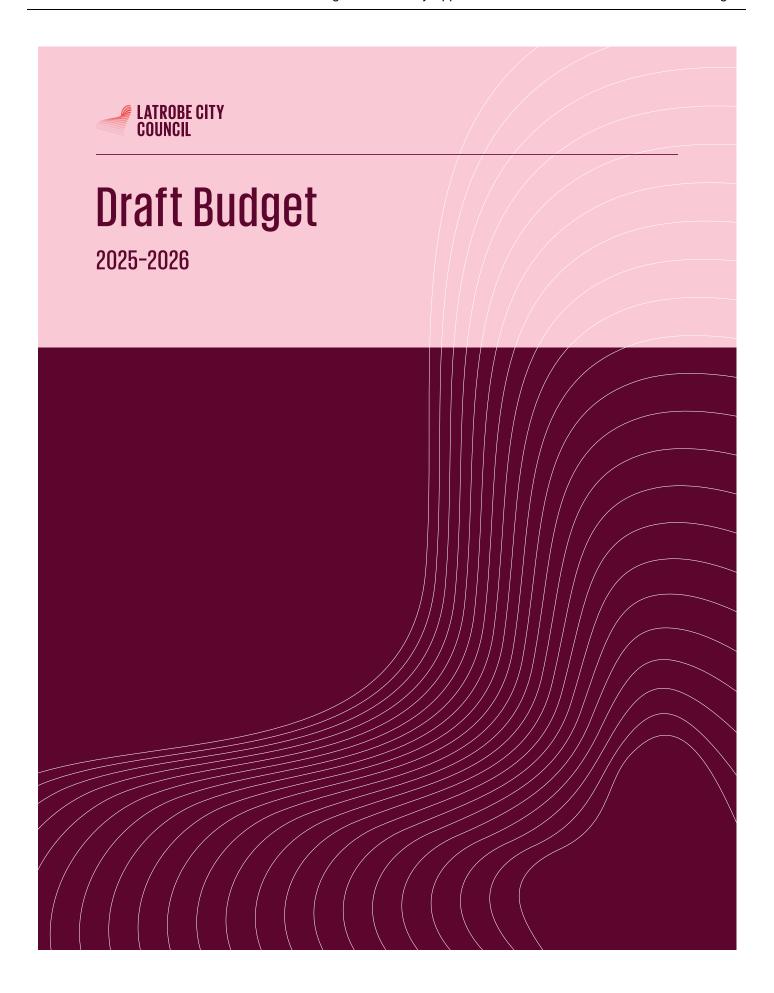
### **Attachments**

1. Draft 2025/26 Budget

## 8.1

# Draft 2025/26 Budget - Preliminary Approval & Public Exhibition

1	Draft 2025/26 Budget	10	6
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# 2025/26 Budget Executive Summary

### **Budget Summary**

This document outlines the broad range of services provided by council and builds upon our community's strategic vision for Latrobe 2031, and the Council Plan 2021-2025 which focus on the following six key strategic objectives:

- Smart.
- Creative.
- Healthy
- Sustainable
- Connected
- Council Capabilities

It also details the funding that is required to deliver Council's services and maintain and improve community infrastructure.

The budget has been prepared on the basis of a 1.5% increase in municipal rates and charges (excluding waste services charges) which is below the 3.0% maximum increase in rates permissible under the Victorian Government's Fair Go Rates System (FGRS) for the 2025/26 financial year.

Waste services charges are set to increase by \$68.00 per standard set of 3 bins due to a realignment of waste services cost recovery to cover the cost of Council's transfer stations and increases in the costs for recycling and landfill. The EPA levy will increase by \$6.00 per bin in line with costs advised by the state government for 2025/26.

The budget includes a total capital works program of \$87.3 million comprising of \$28.0M being 25/26 current year program and \$59.3M of continuing multiyear projects and other carry forward works from prior year budgets. The program includes investment in renewing existing infrastructure of \$28.9M with \$14.4M of this being committed to the roading network. In addition \$29.3M will be spent on the continuation of the Regional Car Parks Fund including the completion of the Kay Street Traralgon car park and the commencement of the Commercial Road Morwell carpark. Other major projects include the flood recovery projects at Traralgon Recreation Reserve \$5.3M and Glenview Park \$2.2M, Multi-use Pavilion Gaskin Park \$3.7M, the upgrade of the Glengarry preschool \$1.1M and the new public toilet for Churchill \$0.7M.

New borrowings of \$2.5M are allowed for in 2025/26 to fund the Multi-use Pavilion at Gaskin Park.

A four year budget has been developed in accordance with the requirements under the Local Government Act 2020. The key aim of the budget is to support the medium term goals of the Council Plan while ensuring the long term financial sustainability of the organisation.

# 2025/26 Budget Executive Summary

The 2025/26 budget presented in this report has been developed through a rigorous process of consultation and review with Council and Council officers. It is Council's opinion that the budget is financially responsible and contributes to the achievement of the Council Plan objectives and strategic directions included in the 2021-2025 Council Plan.

The 2025/26 Operating Budget predicts an operating surplus of \$52.1 million, after raising rates and charges of \$99.9 million out of total revenue of \$228.9 million. When excluding non-recurrent capital funding and developer contributions, an underlying operating deficit of \$11.4 million is projected for 2025/26. The Financial Plan identifies the need for Council to review infrastructure, services and service levels and to implement actions to alleviate the underlying deficit position in the long term in order to ensure overall ongoing financially sustainability in a revenue capped environment.

It should be noted that Council continues to present a balanced budget when viewed on a cash basis, as is set out in the Income Allocation Statement. Therefore any cash remaining at the end of the budget period is the result of a number of factors such as government grant funds received in advance, funds required to be carried forward to complete unfinished projects and funds required to settle certain balance sheet liabilities e.g. Trade and other payables, Interest Bearing liabilities, Provisions and Trust funds and deposits.

The 2025/26 budget has been prepared on the basis of constraint, Council will continue to review all services and capital infrastructure to ensure it is positioned to best meet the needs of the community into the future.

### 2025/26 Budget

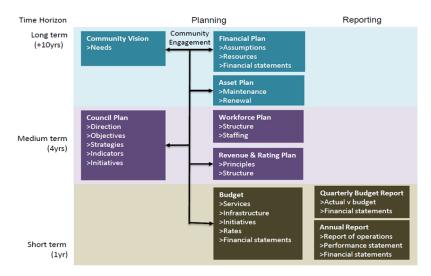
### Link to the Integrated Planning and Reporting Framework

### 1. Link to the Integrated Planning and Reporting Framework

This section describes how the Budget links to the achievement of the Community Vision and Council Plan within an overall integrated planning and reporting framework. This framework guides the Council in identifying community needs and aspirations over the long term (Community Vision and Financial Plan), medium term (Council Plan, Workforce Plan and Revenue and Rating Plan) and short term (Budget) then holding itself accountable (Annual Report).

### 1.1 Legislative planning and accountability framework

The Budget is a rolling four-year plan that outlines the financial and non-financial resources that Council requires to achieve the strategic objectives described in the Council Plan. The diagram below depicts the integrated planning and reporting framework that applies to local government in Victoria. At each stage of the integrated planning and reporting framework there are opportunities for community and stakeholder input. This is important to ensure transparency and accountability to both residents and ratepayers.



Source: Mark Davies (Financial Professional Solutions)

The timing of each component of the integrated planning and reporting framework is critical to the successful achievement of the planned outcomes.

### 1.1.2 Key planning considerations

### Service level planning

Although councils have a legal obligation to provide some services— such as animal management, local roads, food safety and statutory planning—most council services are not legally mandated, including some services closely associated with councils, such as libraries, building permits and sporting facilities. Further, over time, the needs and expectations of communities can change. Therefore councils need to have robust processes for service planning and review to ensure all services continue to provide value for money and are in line with community expectations. In doing so, councils engage with communities to determine how to prioritise resources and balance service provision against other responsibilities such as asset maintenance and capital works.

Community consultation needs to be in line with a councils adopted Community Engagement Policy and Public Transparency Policy.

### 2025/26 Budget

### Link to the Integrated Planning and Reporting Framework

### 1.2 Our vision

### The Community vision

In 2036, Latrobe City is a vibrant, thriving, healthy, connected and welcoming regional community where everyone feels safe and involved.

We have stunning natural surroundings and outstanding creative, educational, recreational and cultural opportunities that underpin exceptional wellbeing and renowned visitor experiences.

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.

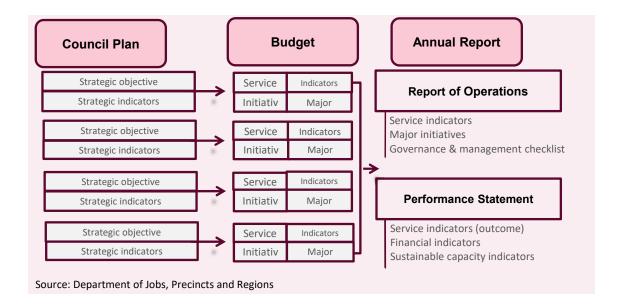
### 1.3 Strategic Directions

Council delivers activities and initiatives under 42 major service categories. Each contributes to the achievement of one of the five objectives and Council capabilities as set out in the Council Plan for the 2025-29 years. The following table lists the four strategic directions and Council capabilities as described in the Council Plan.

Strategic Direction	Description
1. Our Economy - Investment, Jobs, Growth	We are committed to working with our community and key stakeholders to grow a local economy that provides a wide range of employment opportunities, fosters innovation and economic diversification, and attracts investment from various sources.
2.Our Place – Liveable, Sustainable & Connected	We are committed to working with our community and key stakeholders to create a physical environment that offers liveability and connection for our community and ensure a sustainable natural environment for future generations.
,	We are committed to working with our community and stakeholders to create a healthy, inclusive, and safe community.
4. Our Organisation  – Leadership, Collaboration and Capability	The development and operation of a high-performing, efficient organisation underpins the delivery of our economy, place and community

### 2. Services and service performance indicators

This section provides a description of the services and initiatives to be funded in the Budget for the 2025/26 year and how these will contribute to achieving the strategic objectives outlined in the Council Plan. It also describes several initiatives and service performance outcome indicators for key areas of Council's operations. Council is required by legislation to identify major initiatives, initiatives and service performance outcome indicators in the Budget and report against them in their Annual Report to support transparency and accountability. The relationship between these accountability requirements in the Council Plan, the Budget and the Annual Report is shown below



This section provides a description of the services and initiatives to be funded in the Budget for the 2025-2026 year and how these will contribute to achieving the strategic directions outlined in the Council Plan 2025-2029. It also describes several initiatives and service performance outcome indicators for key areas of Council's operations. Council is required by legislation to identify major initiatives, other initiatives and service performance outcome indicators in the Budget. For transparency and accountability, progress against major initiatives and service performance outcome indicators are also reported as part of Council's Annual Report.

### **Strategic Directions**

- 1. Our Economy Investment, Jobs, Growth
- 2. Our Place Liveable, Sustainable & Connected
- 3. Our Community Healthy, Inclusive & Safe
- 4. Our Organisation Leadership, Collaboration and Capability

4. Our Organisation -	Leadersii	ip, Colle	aboratioi	ii aiiu Cap	Dability	
Office of the CEO						
	2025/26 Budget					
Services	1	2	3	4		\$'000
Mayoral & Council	✓	<b>√</b>	✓	✓	Ехр	733
					Rev	0
					Net	733
Council Operations, pro events across for Latrol			services	to Counci	llors, deliver civ	vic functions and
Office of the CEO	<b>✓</b>	<b>V</b>	<b>V</b>	<b>√</b>	Ехр	1,122
					Rev	(183)
					Net	939
Actively participate in th	ne Gippsla	nd Loca	I Govern	ment Netv	vork.	
Total						1,672

Regional City Strategy and Transition								
Strategic Direction Alignment						2025/26 Budget		
Services	1	2	3	4	•	\$'000		
<b>Business Development/</b>	✓	✓			Ехр	10,425		
Economic Investment					Rev	(8,598)		
& Transition					Net	1,826		

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. Deliver International Relations services in accordance with the Latrobe City International Engagement and Investment Strategy 2019-2023. Provide regional leadership and facilitate a successful transition for Latrobe City to a low carbon future. 2025/26 budget amounts include Gippsland Logistics & Manufacturing Precinct Stage 1B construction grants and expenditure that will not be capitalised as the roundabout asset will pass to Regional Roads Victoria on completion.

1 0		· ·	
Communications	<b>✓</b>	✓ Exp	744
		Rev	0
		Net	744
Provide communications	marketing and	I nublic relations services on behalf of	Latrobe City

Provide communications, marketing and public relations services on behalf of Latrobe City Council.

Governance	✓ Exp	887
	Rev	(158)
	Net	730

Council meeting management, Freedom of Information, internal audit, committee management, statutory registers and legal support functions.

Latrobe Regional Airport	<b>√</b>	<b>✓</b>	Exp Rev	447 (499)
			Net	(53)

Maintain, develop and operate Latrobe Regional Airport in accordance with Civil Aviation Safety Authority regulations and the Latrobe Regional Airport Masterplan.

Safety Authority regulations and the Latro	obe Regional Airport Masterplan.	
Risk and Compliance	<b>√</b> Exp	3,159
	Rev	(1)
	Net	3,158

Provide Latrobe City Council with 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.

Total 6,405

### **Service Performance Outcome Indicators**

Service	Performance Measure	Computation
Governance	Satisfaction with community	Community satisfaction
	consultation and engagement.	rating out of 100 with how
Indicator:	(Community satisfaction rating out	Council has performed on
Satisfaction	of 100 with the consultation and	community consultation and
	engagement efforts of Council)	engagement

### **Major Initiative**

MI1) Gippsland Logistics & Manufacturing Precinct Stage 1B construction

### Organisational Performance

	Strategic Direction Alignment				2025/26 Budget	
Services	1	2	3	4		\$'000
Employment	✓				Ехр	791
Development					Rev	(805)
					Net	(14)

Promote, coordinate and providing training and employment opportunities for aboriginal people.

Financial Services	✓	Ехр	3,755
		Rev	(270)
		Net	3.486

Administer financial management, advice and services of Latrobe City Council, administer procurement processes for goods and services within Latrobe City Council and administer the database of properties within Latrobe City Council, including property valuation and municipal rate collection.

Information Services	<b>√</b> Exp	6,221
	Rev	0
	Net	6.221

Maintain the Latrobe City Council IT network infrastructure, assets, purchasing and licences and provide an effective secure environment for storage and disaster recovery. Develop and maintain a Geographical Information System (GIS) for broad use by the organisation. Maintain corporate information and Council documentation and information applications in accordance with regulatory guidelines.

People & Development	✓	Exp	3,043
		Rev	(118)
		Net	2,925

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, skills and confidence of our people.

Strategic Direction Alignment					2025/26 Budget	
Services	1	2	3	4		\$'000
Performance &				<b>√</b>	Exp	1,717
Innovation					Rev	0
					Net	1,717

Administer corporate planning and reporting of Latrobe City Council and implement Council's innovation and continuous improvement programs.

Property and Statutory   ✓	<b>√</b> Exp	868
	Rev	(359)
	Net	509
Administer property management, advice and	I services of Latrobe City Council.	

Total 14,844

### Regional City Planning and Assets

	Strategic Direction Alignment					2025/26 Budget
Services	1	2	3	4		\$'000
<b>Building Maintenance</b>		✓			Ехр	5,711
_					Rev	0
					Net	5,711

Provide reactive and planned maintenance/renewal to Council buildings and supporting infrastructure including street lighting, aquatic facilties, pedestrian bridges, bus shelters, shelters and gazebos.

Civil Works Projects	✓	Exp	1,032
		Rev	0
		Net	1 032

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.

Environment	✓	Exp	1,865
Sustainability		Rev	(194)
		Net	1,671

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.

Infrastructure Design	✓	Exp	1,703
_		Rev	(7)
		Net	1,696

Supports the design and delivery of high quality civil works projects delivered by Council and developers (road and drainage design, landscape design, and technical advice on streetscapes) within the built environment to enhance the liveability and sustainability of our community and support job creation.

Strategic Direction Alignment				2025/26 Budget		
Services	1	2	3	4		\$'000
Infrastructure		✓			Ехр	8,395
Maintenance					Rev	(100)
					Net	8,295

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	✓	Exp	1,381
•		Rev	(945)
		Net	436

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.

Landfill Services	✓	Exp	4,267
		Rev	(2,562)
		Not	1 705

Operate and maintain the Latrobe City Hyland Highway Municipal Landfill facility in accordance with Environment Protection Authority licence conditions.

Major Projects	Exp	613
	Rev	0
	Net	613
Deliver major infrastructure projects from the	Annual Capital Works Program.	

Parks, Gardens and	Exp	12,004
Playgrounds	Rev	(87)
	Net	11,917

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 towncentre 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	✓	<b>V</b>	Exp	496
Space Planning			Rev	0
			Net	496

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.

Strategic Direction Alignment				2025/26 Budget		
Services	1	2	3	4		\$'000
Recreation Liaison		✓	✓		Ехр	963
					Rev	(90)
					Net	873

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.), to provide the community – particularly sporting clubs – with spaces for outdoor sporting and recreation pursuits.

Statutory and Strategic	Exp	2,917
Planning	Rev	(557)
	Net	2,360

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 dealing with land-use planning matters.

Urban Growth	<b>√</b>	Exp	881
		Rev	(380)
		Net	501

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.

Waste Services	✓	Ехр	13,029
		Rev	0
		Net	13,029

Provision of waste and recycling services that encourage the appropriate disposal of waste materials in a sustainable manner, including through the operation of 4 transfer stations (located at Yinnar, Traralgon, Moe & Morwell), provision of kerbside waste, recyclables and green waste collection services, a hard waste collection service, organic resource processing, and waste education services.

Total 50,336

### **Service Performance Outcome Indicators**

Service	Performance Measure	Computation
Roads	Sealed local roads below the	[Number of kilometres of
	intervention level (percentage of	sealed local roads below
Indicator:	sealed local roads that are below	the renewal intervention
Satisfaction	the renewal intervention level set by	level set by Council /
	Council and not requiring renewal)	Kilometres of sealed local
		roads] x100

Service	Performance Measure	Computation
Statutory Planning Indicator: Service Standard	Planning applications decided within required timeframes (percentage of regular and VicSmart planning application decisions made within legislated timeframes)	[Number of planning application decisions made within 60 days for regular permits and 10 days for VicSmart permits / Number of planning application decisions made] x100
Waste Management Indicator: Waste Diversion	Kerbside collection waste diverted from landfill. (Percentage of recyclables and green organics collected from kerbside bins that is 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

### **Major Initiatives**

- MI2) Multi Use Pavilion Traralgon Recreation Reserve complete construction.
- MI3) Ted Summerton Reserve continuation of upgrade works
- MI4) Regional Car Parking fund projects. Complete construction of Kay Street facility and commence construction of Commercial Rd carpark
- MI5) Construct a new public toilet facility in the Churchill Town Centre

<b>Community Hea</b>	lth and Wellbei	ng				
	Strateg	ic Direct	tion Align	ment		2025/26 Budget
Services	1	2	3	4		\$'000
Arts	✓		✓		Ехр	4,439
					Rev	(1,226)
					Net	3,214

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.

<b>Building Services</b>	✓	Exp	782
		Rev	(488)
		Net	295

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.

Community	Exp	1,994
Engagement	Rev	0
	Net	1,994
Provide community engagement curre	ort convices to Latroba City Council	

Provide community engagement support services to Latrobe City Council.

Strategic Direction Alignment					2025/26 Budget	
Services	1	2	3	4		\$'000
<b>Community Grants</b>		✓	✓		Ехр	237
					Rev	0
					Net	237

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 Municipal Public Health and Wellbeing Plan.

<b>Community Informa</b>	tion	<b>√</b>	Exp	690
_			Rev	(87)
			Net	604
Deliver professional of	customer service	at all Latrobe Cit	y Council service centre	es.
Community	<b>V</b>	✓	Exp	3,493
Strengthening			Rev	(429)
5 6			Net	3.064

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 manages the Municipal Public Health and Wellbeing Plan.

Early Childhood Health	✓	Ехр	11,448
& Development		Rev	(10,289)
•		Net	1,159

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 (0-8 years) by managing a formal partnership of local agencies and community members.

Early Learning & Care	✓	Ехр	7,196
		Rev	(6,725)
		Net	472

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.

Emergency	✓	Exp	737
Management		Rev	(70)
		Net	667

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.

Strategic Direction Alignment					2025/26 Budget	
Services	1	2	3	4		\$'000
<b>Events and Tourism</b>	✓		✓		Ехр	1,965
					Rev	(60)
					Net	1,905

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.

Health Services	<b>√</b>	Ехр	1,060
		Rev	(577)
		Net	482

Provision of public & 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	<b>✓</b>	<b>√</b>	Exp	7,855
			Rev	(3,714)
			Net	4,140

Leisure Centres: Provide access for the community to engage in health, fitness and recreation pursuits through the provision of: four indoor leisure facilities (Morwell, Churchill, Moe/Newborough and Traralgon), indoor swimming pools, learn to swim programs, gymnasium facilities, group fitness and stadium/court space.

Outdoor Pools: Provision of 2 outdoor pools (Moe and Yallourn North) providing local water based recreation activities for residents and visitors in the summer months.

Gippsland Regional Indoor Sports Stadium: Provision of high quality indoor recreation

facilities to the community for personal recreation or public sporting events through the maintenance and management of five indoor courts for basketball, netball and badminton. Gippsland Regional Cricket Centre: A state of the art indoor cricket training centre, incorporating cutting edge technology to facilitate high-level coaching and player education. The centre is multi purpose, catering to a diverse cross-section of community groups and sporting clubs.

Library Services	<b>✓</b>	Ехр	3,717
		Rev	(598)
		Net	3,119

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	✓	Exp	3,225
		Rev	(1,590)
		Net	1,635

Deliver customer focussed Local Law services across the municipality in accordance with Local Law No. 2 and other relevant legislation.

	Strategic Direction Alignment					2025/26 Budget
Services	1	2	3	4		\$'000
Positive Ageing (aka			✓		Ехр	135
Social support )					Rev	(4)
					Net	132

Positive Ageing team work directly with Senior Citizens groups by managing facilities, and providing information about relevant services and programs to the ageing cohort such as Awareness and Prevention sessions at Latrobe City Libraries or Positive Ageing Festival Activities. Latrobe City Council owns, maintains and administers 6 Senior Citizens venues across the muncipality. These include Traralgon East, Monomeath, Morwell East, Morwell, Newborough and Moe Senior Citizens venues. Positive Ageing team supports the following 10 Senior Citizens Clubs and 2 Community Groups: Traralgon East Senior Citizens Club, Monomeath Senior Citizens Club, Morwell East Senior Citizens Club, Morwell Senior Citizens Club, Newborough Senior Citizens Club, Moe Senior Citizens Club, Yallourn North Senior Citizens Club, Morwell Combined Pensioners & Superannuation Incorporated (Community group), Filipino Seniors and Carers Support Group of Gippsland Inc (Club), Moe Combined Pensioners incorporated (Community group), Filipino Spags (Club) and Italian Seniors (Club).

Total		23,117				
Service Performance Outcome Indicators						
Service	Performance Measure	Computation				
Aquatic Facilities	Utilisation of aquatic facilities.	Number of visits to aquatic				
Indicator:	(Number of visits to aquatic	facilities / population				
Utilisation	facilities per head of population)					
Animal Management Indicator: Health and Safety	Animal management prosecutions. (Percentage of animal management prosecutions which are successful)	Number of successful animal management prosecutions / Total number of animal management prosecutions				
Food Safety	Critical and major non-compliance notifications (Percentage of critical and major	[Number of critical non- compliance outcome notifications and major non-				
Indicator: Health and Safety	non-compliance notifications that are followed up by Council)	compliance outcome notifications about a food premises followed up / Number of critical non- compliance outcome notifications and major non- compliance outcome notifications about food premises] x100				

Service	Performance Measure	Computation
Libraries	Library membership (Percentage	[Number of registered
Indicator: Participation	of the population that are registered library members)	library members / Population] x100
Maternal and Child Health	Participation in the MCH service. (Percentage of children enrolled who participate in the MCH service)	[Number of children who attend the MCH service at least once (in the financial
Indicator: Participation	, ,	year) / Number of children enrolled in the MCH service] x100
Maternal and Child	Participation in the MCH service by	[Number of Aboriginal
Health	Aboriginal children. (Percentage of Aboriginal children enrolled who	MCH service at least once
Indicator:	participate in the MCH service)	(in thefinancial year) /
Participation		Number of Aboriginal children enrolled in the MCH service] x100

### **Major Initiatives**

MI6) Glengarry Preschool - additional room construction

MI7) Gippsland Regional Indoor Sports Stadium - complete refurbishement works.

### 2.10 Performance statement

The service performance indicators detailed in the preceding pages will be reported on within the Performance Statement which is prepared at the end of the year as required by section 132 of the Act and included in the 2025/26 Annual Report. The Performance Statement will also include reporting on prescribed indicators of financial performance (outlined in section 5) and sustainable capacity, which are not included in this budget report. The full set of prescribed performance indicators are audited each year by the Victorian Auditor General who issues an audit opinion on the Performance Statement. The major initiatives detailed in the preceding pages will be reported in the Annual Report in the form of a statement of progress in the report of operations.

### 2.11 Reconciliation with budgeted operating result

	Net Cost/ (Revenue)	Expenditure	Revenue	
	\$'000	\$'000	\$'000	
Office of the CEO	(1,673)	1,856	183	
Regional City Strategy and Transition	(6,405)	15,661	9,256	
Organisational Performance	(14,844)	16,396	1,552	
Regional City Planning and Assets	(50,336)	55,258	4,922	
Community Health and Wellbeing	(23,118)	48,974	25,856	
Total	(\$96,376)	138,145	41,769	

Expenses added in:	
Depreciation and amortisation	38,241
Finance costs	318
Surplus/ (Deficit) before funding sources	(134,935)
Funding sources added in:	
Rates & charges revenue	82,101
Waste charge revenue	17,778
Capital Grants & Contributions	55,947
Victoria Grants Commission General Purpose func	16,411
Developer contributions	10,000
Interest income	4,800
Total funding sources	187,037
Operating surplus/(deficit) for the year	52,102

# 2025/26 Budget Financial Statements

### 3. Financial Statements

This section presents information in regard to the Financial Statements and Statement of Human Resources. The budget information for the year 2025/26 has been supplemented with projections to 2027/28.

This section includes the following financial statements in accordance with the Local Government Act 2020 and the Local Government (Planning and Reporting) regulations 2020, and Income Allocation Statement.

Comprehensive Income Statement Balance Sheet Statement of Changes in Equity Statement of Cash Flows Statement of Capital Works Statement of Human Resources Income Allocation Statement

### 2025/26 Budget Financial Statements

### 3.1 Comprehensive Income Statement

For the four years ending 30 June 2029

		Forecast Actual	Budget	Pr	ojections	
		2024/25	2025/26	2026/27	2027/28	2028/29
	Notes	\$'000	\$'000	\$'000	\$'000	\$'000
Income / Revenue						
Rates and charges	4.1.1	95,374	99,879	102,866	105,929	106,615
Statutory fees & fines	4.1.2	2,972	3,031	3,107	3,184	3,264
User fees	4.1.3	12,912	12,336	12,644	12,961	13,285
Grants - Operating	4.1.4	36,822	40,256	33,022	33,517	34,020
Grants - Capital	4.1.4	20,540	55,947	11,053	3,400	3,400
Contributions - Monetary	4.1.5	1,536	320	328	336	345
Contributions - Non-Monetary	4.1.5	10,000	10,000	10,250	10,506	10,769
Other Income	4.1.6	10,070	7,037	6,343	6,176	6,008
Total income / revenue		190,226	228,806	179,613	176,009	177,706
Expenses						
Employee costs	4.1.7	66,867	69,694	71,578	73,367	75,201
Materials and services	4.1.8	56,750	58,542	51,172	51,726	52,823
Depreciation	4.1.9	35,441	37,100	37,842	38,599	39,371
Amortisation - intangible assets	4.1.10	944	1,000	1,000	1,000	1,000
Depreciation - right of use assets	4.1.11	145	141	163	133	139
Allowance for impairment losses		4	4	5	5	5
Borrowing Costs		364	318	330	258	187
Finance Costs - leases		46	44	36	36	47
Net loss on disposal of property,	4.1.12	5,000	5,000	5,117	5,117	5,118
infrastructure, plant & equipment						
Other Expenses	4.1.13	5,231	4,861	4,983	5,107	5,235
Total expenses	_	170,792	176,704	172,226	175,348	179,126
Surplus (deficit) for the year	_	19,434	52,102	7,387	661	(1,420)
Other comprehensive income						
Net Asset Revaluation gain/(loss)	_	28,949	31,205	32,916	33,730	34,444
Total comprehensive result	=	48,383	83,307	40,303	34,391	33,024

#### 3.2 Balance Sheet

			<u> </u>	rojections	
	Actual 2024/25	2025/26	2026/27	2027/28	2028/29
Notes	\$'000	\$'000	\$'000	\$'000	\$'000
Current assets				·	
Cash and cash equivalents	10,494	14,463	14,028	14,773	13,194
Trade and other receivables	5,348	5,455	4,925	4,878	4,826
Other financial assets	90,000	65,000	60,000	60,000	65,000
Prepayments	1,286	1,325	1,358	1,392	1,427
Contract assets	4,038	4,159	4,126	4,092	4,057
Total current assets 4.2.1	111,166	90,402	84,437	85,135	88,504
Non-current assets					
Trade and other receivables	_	-	-	-	-
Other financial assets	2	2	2	2	2
Property, infrastructure, plant and equipment	1,560,221	1,645,796	1,681,798	1,712,824	1,741,813
Right-of-use assets 4.2.4	1,015	911	748	1,145	1,006
Intangible assets	448	2,447	1,447	3,447	2,447
Total non-current assets 4.2.1	1,561,686	1,649,156	1,683,995	1,717,418	1,745,268
Total assets	1,672,852	1,739,558	1,768,432	1,802,553	1,833,772
Current liabilities					
Trade and other payables	11,747	12,217	12,499	12,661	12,982
Trust funds & deposits	6,029	6,150	6,335	6,588	6,851
Contract and other liabilities	25,388	9,388	1,626	1,626	1,626
Provisions	13,411	14,323	14,696	13,483	13,835
Interest bearing liabilities 4.2.3	5,626	2,368	2,607	2,395	2,462
Lease liabilities 4.2.4	133	148	106	126	131
Total current liabilities 4.2.2	62,334	44,594	37,869	36,879	37,887
	02,00	,	0.,000	00,0.0	0.,00.
Non-current liabilities					
Provisions	16,428	17,571	15,715	18,456	18,237
Interest bearing liabilities 4.2.3	9,145	9,277	6,504	4,109	1,646
Lease liabilities 4.2.4	946	810	735	1,109	978
Total non-current liabilities 4.2.2	26,519	27,658	22,954	23,674	20,861
Total liabilities	88,853	72,252	60,823	60,553	58,748
Net assets	1,583,999	1,667,306	1,707,609	1,742,000	1,775,024
<del>-</del>					
Equity					
Accumulated surplus	901,348	953,230	960,289	960,614	958,849
Reserves	682,651	714,076	747,320	781,386	816,175
Total equity	1,583,999	1,667,306	1,707,609	1,742,000	1,775,024

#### 3.3 Statement of Changes in Equity

	Notes	Total \$'000	Accumulated Surplus \$'000	Revaluation Reserve \$'000	Other Reserves \$'000
2025 Forecast Actual Balance at beginning of the financial year Surplus for the year		1,535,616 19,434	882,908 19,434	644,670	8,038
Net asset revaluation gain/(loss) Transfer to other reserves		28,949	(994)	28,949	994
Transfer from other reserves  Balance at end of the financial year		1,583,999	901,348	673,619	9,032
2026					
Balance at beginning of the financial year Surplus for the year		1,583,999 52,102	901,348 52,102	673,619 -	9,032
Net asset revaluation gain/(loss) Transfer to other reserves	4.3.1	31,205	(320)	31,205 -	320
Transfer from other reserves  Balance at end of the financial year	4.3.1 <b>4.3.2</b>	1,667,306	953,230	704,824	(100) <b>9,252</b>
2027					
Balance at beginning of the financial year Surplus for the year		1,667,306 7,387	953,230 7,387	704,824	9,252
Net asset revaluation gain/(loss) Transfer to other reserves		32,916	(328)	32,916	- 328
Transfer from other reserves  Balance at end of the financial year		1,707,609	960,289	737,740	9,580
-		1,707,009	960,269	737,740	9,360
Balance at beginning of the financial year		1,707,609 661	960,289 661	737,740	9,580
Surplus for the year Net asset revaluation gain/(loss)		33,730	-	33,730	-
Transfer to other reserves Transfer from other reserves			(336)	-	336
Balance at end of the financial year		1,742,000	960,614	771,470	9,916
<b>2029</b> Balance at beginning of the financial year		1,742,000	960,614	771,470	9,916
Surplus for the year Net asset revaluation gain/(loss)		(1,420) 34,444	(1,420)	- 34,444	-
Transfer to other reserves Transfer from other reserves		-	(345)	-	345
Balance at end of the financial year		1,775,024	958,849	805,914	10,261

#### 3.4 Statement of Cash Flows

		Forecast Actual	Budget	P	rojections	
		2024/25	2025/26	2026/27	2027/28	2028/29
N	otes	\$'000	\$'000	\$'000	\$'000	\$'000
		Inflows	Inflows		Inflows	Inflows
		(Outflows)	(Outflows)	(Outflows)	(Outflows)	(Outflows)
Cash flows from operating activities		04.044		00 747	105.050	400.000
Rates and charges		94,911	99,772		105,853	106,688
Statutory fees & fines User Fees		2,972	3,031		3,499	3,585
Grants - operating		12,912 36,822	12,336 40.255		14,239 36,697	14,590 37.245
Grants - operating Grants - capital		34,826	39,948	′	3,505	3,400
Contributions - monetary		1,536	39,940	′	336	345
Interest received		5,807	4,400		3,825	3,600
Trust funds and deposits taken		15,800	16,500	· ·	17,500	17,800
Other Receipts		4,262	2,637	′	2,582	2,645
Net GST refund/payment		3,800	3,900	3,883	3,729	3,503
Employee costs		(66,482)	(69,289)	(71,073)	(72,853)	(74,652)
Materials and services		(64,392)	(63,485)	(55,940)	(56,664)	(57,736)
Short-term, low value and variable lease paym	ents	(165)	(146)	(150)	(153)	(157)
Trust funds and deposits repaid		(16,079)	(16,379)		(17,247)	(17,536)
Other payments		(5,066)	(4,714)		(7,509)	(6,052)
Net cash provided by operating activities 4.	.4.1	61,464	69,086	36,957	37,339	37,268
Cash flows from investing activities	ــا	(50.700)	(07.006)	(40.242)	(24.542)	(22.066)
Payments for property, infrastructure, plant an equipment		(59,709)	(87,306)	·	(34,513)	(32,066)
Proceeds from sale of property, infrastructure, and equipment	plant	1,175	835	937	956	975
Payments for investments		(120,000)	(120,000)	· · · /	(110,000)	(115,000)
Proceeds from sale of investments		125,000	145,000		110,000	110,000
Net cash used in investing activities 4.	4.2	(53,534)	(61,471)	(34,375)	(33,557)	(36,091)
Cash flows from financing activities						
Finance costs		(364)	(318)	(330)	(258)	(187)
Proceeds from borrowings		1	2,500	-	-	-
Repayment of borrowings		(2,217)	(5,626)	(2,534)	(2,607)	(2,395)
Interest paid - lease liability		(46)	(44)	` ,	(36)	(47)
Repayment of lease liabilities		(148)	(158)	(117)	(136)	(127)
	4.3	(2,775)	(3,646)	(3,017)	(3,037)	(2,756)
Net increase/(decrease) in cash & cash equivalents		5,155	3,969	(435)	745	(1,579)
Cash & cash equivalents at beginning of year		5,339	10,494	14,463	14,028	14,773
Cash & cash equivalents at end of year		10,494	14,463	14,028	14,773	13,194

#### 3.5 Statement of Capital Works

		Forecast Actual	Budget	Pro	ojections	
		2024/25	2025/26	2026/27	2027/28	2028/29
	Notes	\$'000	\$'000	\$'000	\$'000	\$'000
Property						
Land		390	0	0	0	0
Buildings		11,001	51,675	9,509	3,381	3,478
Heritage Buildings	_	88	0	0	0	0
Total property	_	11,479	51,675	9,509	3,381	3,478
Plant and Equipment	_					
Plant, Machinery & Equipment		4,561	3,200	3,281	3,362	3,446
Fixtures, Fittings & Furniture		82	10	10	11	11
Computers & Telecommunications		901	850	871	893	915
Artworks		14	14	14	15	15
Total Plant and Equipment	_	5,558	4,074	4,176	4,281	4,387
Infrastructure	_					
Roads		19,466	14,520	14,826	15,298	15,608
Bridges		280	1,777	1,321	1,367	1,414
Footpaths & Cycleways		1,487	1,012	1,037	1,063	1,090
Drainage		3,377	1,006	1,032	1,058	1,084
Recreational, Leisure & Community		2,513	11,161	3,228	746	765
Waste Management		2,092	250	513	3,152	269
Parks, Open Space & Streetscapes		2,328	1,606	774	793	813
Aerodromes		0	0	0	0	0
Off Street Carparks		9,463	225	231	236	242
Other Infrastructure		1,666	0	0	0	0
Total Infrastructure	_	42,672	31,557	22,962	23,713	21,285
Total capital works expenditure	4.5.1	59,709	87,306	36,647	31,375	29,150
	=					
Represented by:						
New asset expenditure		17,388	46,095	7,229	28	29
Asset renewal expenditure		26,745	28,878	27,346	30,414	28,165
Asset expansion expenditure		0	0	0	0	0
Asset upgrade expenditure		15,576	12,333	2,072	933	956
Total capital works expenditure	4.5.1	59,709	87,306	36,647	31,375	29,150
	-			,	,	
Funding sources represented by:						
Grants		20,540	55,947	11,053	3,400	3,400
Council cash		39,169	28,859	25,594	27,975	25,750
Borrowings		0	2,500	25,554	0	25,750
Total capital works expenditure	4.5.1	59,709	87,306	36,647	31,375	29,150
Total capital works expellulture	T.U. I	55,105	01,500	JU,UT1	01,010	23,130

#### 3.6 Statement of Human Resources

For the four years ending 30 June 2029

	Forecast Actual	Budget	et Projections			
	2024/25 \$'000	2025/26 \$'000	2026/27 \$'000	2027/28 \$'000	2028/29 \$'000	
Staff expenditure						
Employee costs - operating	66,867	69,694	71,578	73,367	75,201	
Employee costs - capital	2,179	1,663	1,713	1,764	1,817	
Total staff expenditure	69,046	71,357	73,291	75,131	77,018	
	FTE	FTE	FTE	FTE	FTE	
Staff numbers						
Employees	602.6	613.6	612.7	612.4	612.5	
Total staff numbers	602.6	613.6	612.7	612.4	612.5	

A summary of human resources expenditure categorised according to the organisational structure of Council is included below:

Division	Budget	C	omprises	
	2025/26 \$'000	Full Time \$'000	Part Time \$'000	Casual \$'000
Office of the CEO	1,002	850	152	
Regional City Strategy and Transition	6,049	5,382	646	21
Organisational Performance	8,790	7,873	917	
Regional City Planning and Assets	17,405	16,876	529	
Community Health and Wellbeing	34,138	14,934	15,614	3,590
Total permanent staff expenditure	67,384	45,915	17,858	3,611
Other employee related expenditure	2,310		-	
Capitalised labour costs	1,663			
Total expenditure	71,357			

A summary of the number of full time equivalent (FTE) Council staff in relation to the above expenditure is included below:

Division	Budget	Comprises			
	2025/26	Full Time	Part Time	Casual	
Office of the CEO	5.0	3.6	1.4		
Regional City Strategy and Transition	47.5	41.6	5.7	0.2	
Organisational Performance	69.5	61.2	8.3		
Regional City Planning and Assets	157.3	152.3	5.1		
Community Health and Wellbeing	323.3	126.6	166.6	30.1	
Total permanent staff	602.6	385.3	187.0	30.3	
Capitalised staff	11.0				
Total staff	613.6				

Summary of Planned Human Resources Expenditure For the four years ended 30 June 2029

Female	For the four years ended 30 June 2029				
Office of the CEO   Permanent - Full time   Seo   Se					
Permanent - Full time	Office of the CEO	\$.000	\$.000	\$.000	\$.000
Female		850	876	902	929
Male         596         614         632         65           Self-described gender         0         0         0         0           New positions         0         0         0         0           Permanent - Part time         152         156         162         16           Female         43         44         46         41           Male         109         112         116         11           Self-described gender         0         0         0         0           Vacant         0         0         0         0         0           New positions         0         0         0         0         0         0           Regional City Strategy and Transition         7         1,002         1,032         1,064         1,08         3,23					278
Self-described gender					651
Vacant   0					0.51
New positions		~			0
Permanent - Part time					0
Female	•				166
Male Self-described gender         109         112         116         11           Self-described gender         0         0         0         0           New positions         0         0         0         0           Total Office of the CEO         1,002         1,032         1,084         1,08           Regional City Strategy and Transition         5,382         5,542         5,709         5,88           Fermale         2,956         3,044         3,136         3,23           Male         1,558         1,604         1,652         1,70           Self-described gender         0         0         0         0           Vacant         868         894         921         94           New positions         0         0         0         0           Female         536         552         569         58           Male         110         113         117         12           Self-described gender         0         0         0         0           Vacant         0         0         0         0         0           New positions         0         0         0         0         0					47
Self-described gender					119
Vacant New positions         0         0         0           Total Office of the CEO         1,002         1,032         1,064         1,092           Regional City Strategy and Transition         Fermanent - Full time         5,382         5,542         5,709         5,88           Female         2,956         3,044         3,136         3,23           Male         1,558         1,604         1,652         1,70           Self-described gender         0         0         0         0           Vacant         868         894         921         94           New positions         0         0         0         0           Fermale         536         552         569         56           Male         110         113         117         12           Self-described gender         0         0         0         0           Vacant         0         0         0         0           Casual         21         22         22         2           Organisational Performance         21         22         22         2           Dermanent - Full time         7,873         8,109         8,352         8,60					0
New positions	•				0
Total Office of the CEO					0
Regional City Strategy and Transition   S,392   S,542   S,709   S,88   Female   2,956   3,044   3,136   3,23   Male   1,558   1,604   1,652   1,70   O	•	-			1,095
Permanent - Full time		1,002	.,002	1,001	1,000
Female		E 202	E E 42	E 700	E 004
Male         1,558         1,604         1,652         1,70           Self-described gender         0         0         0         0           Vacant         868         894         921         94           New positions         0         0         0         0           Permanent - Part time         646         665         686         70           Female         536         552         569         58           Male         110         113         117         12           Self-described gender         0         0         0         0           Vacant         0         0         0         0         0           New positions         0         0         0         0         0           Casual         21         22         22         2 <td></td> <td>· ·</td> <td>•</td> <td>,</td> <td>,</td>		· ·	•	,	,
Self-described gender					
Vacant New positions         868         894         921         94           New positions         0         0         0         0           Permanent - Part time         646         665         686         70           Female         536         552         569         58           Male         110         113         117         12           Self-described gender         0         0         0         0           Vacant         0         0         0         0           New positions         21         22         22         22         2           Casual         7,873         8,109         8,352         8,60           Organisational Performance         7,873         8,109         8,352         8,60           Female         4,114         4,237         4,364         4,49           Male         3,449         3,552         3,659         3,76           Self-described gender         0         0         0         0           Vacant         310         320         329         33           New positions         0         0         0         0           Female			,		,
New positions					0
Permanent - Part time         646         665         686         70           Female         536         552         569         58           Male         110         113         117         12           Self-described gender         0         0         0         0           New positions         0         0         0         0           Casual         21         22         22         22         2           Total Regional City Strategy and Transition         6,049         6,229         6,417         6,61         6,64         7,873         8,109         8,352         8,60         7,66         7,66         7,873         8,109         8,352         8,60         8,60         7,66         7,66         7,66         7,66         7,66         7,66         7,66         7,66         7,66         7,66         7,67         6,64         9,6229         6,417         6,61         4,60         4,62         4,20         4,20         4,20         4,20         4,40         4,49         4,40         4,49         4,40         4,40         4,40         4,40         4,40         4,40         4,40         4,40         4,40         4,40         4,40         4,40					
Female         536         552         569         58           Male         110         113         117         12           Self-described gender         0         0         0         0           Vacant         0         0         0         0           New positions         0         0         0         0           Casual         21         22         22         2           Total Regional City Strategy and Transition         6,049         6,229         6,417         6,61           Organisational Performance         7,873         8,109         8,352         8,60           Female         4,114         4,237         4,364         4,44           Male         3,449         3,552         3,659         3,76           Self-described gender         0         0         0         0           Vacant         310         320         329         33           New positions         0         0         0         0           Female         739         761         784         80           Male         42         43         44         4           Self-described gender         0	•				0
Male         110         113         117         12           Self-described gender         0         0         0         0           Vacant         0         0         0         0           New positions         0         0         0         0           Casual         21         22         22         22         2           Total Regional City Strategy and Transition         6,049         6,229         6,417         6,61           Organisational Performance         6,049         6,229         6,417         6,61           Organisational Performance         7,873         8,109         8,352         8,60           Female         4,114         4,237         4,364         4,49           Male         3,49         3,552         3,659         3,76           Self-described gender         0         0         0         0           Vacant         310         320         329         33           New positions         0         0         0         0         0           Female         739         761         784         80           Male         42         43         44         4         9<					
Self-described gender         0         0         0           Vacant New positions         0         0         0           Casual         21         22         22         22         22           Total Regional City Strategy and Transition         6,049         6,229         6,417         6,61           Organisational Performance         7,873         8,109         8,352         8,60           Female         4,114         4,237         4,364         4,49           Male         3,449         3,552         3,659         3,76           Self-described gender         0         0         0         0           Vacant         310         320         329         33           New positions         0         0         0         0           Female         739         761         784         80           Male         42         43         44         4           Self-described gender         0         0         0         0           Vacant         136         140         144         14           New positions         0         0         0         0           Casual         0 <th< td=""><td></td><td></td><td></td><td></td><td></td></th<>					
Vacant New positions         0         6,611         7,611         7,621					
New positions         0         0         0         0           Casual         21         22         22         22         2           Total Regional City Strategy and Transition         6,049         6,229         6,417         6,61           Organisational Performance         8,029         6,417         6,61           Permanent - Full time         7,873         8,109         8,352         8,60           Female         4,114         4,237         4,364         4,49           Male         3,449         3,552         3,659         3,76           Self-described gender         0         0         0         0           Vacant         310         320         329         33           New positions         917         944         972         1,00           Female         739         761         784         80           Male         42         43         44         4           Self-described gender         0         0         0         0           Vacant         136         140         144         14           New positions         0         0         0         0           Casual	· · · · · · · · · · · · · · · · · · ·				0
Casual         21         22         22         22           Total Regional City Strategy and Transition         6,049         6,229         6,417         6,61           Organisational Performance         Permanent - Full time         7,873         8,109         8,352         8,60           Female         4,114         4,237         4,364         4,49           Male         3,449         3,552         3,659         3,76           Self-described gender         0         0         0         0           Vacant         310         320         329         33           New positions         0         0         0         0           Female         739         761         784         80           Male         42         43         44         4           Self-described gender         0         0         0         0           Vacant         136         140         144         14           New positions         0         0         0         0           Casual         0         0         0         0           Total Organisational Performance         8,790         9,053         9,324					0
Total Regional City Strategy and Transition         6,049         6,229         6,417         6,61           Organisational Performance         7,873         8,109         8,352         8,60           Female         4,114         4,237         4,364         4,49           Male         3,449         3,552         3,659         3,76           Self-described gender         0         0         0         0           Vacant         310         320         329         33           New positions         0         0         0         0           Permanent - Part time         917         944         972         1,00           Female         739         761         784         80           Male         42         43         44         4           Self-described gender         0         0         0         0           Vacant         136         140         144         14           New positions         0         0         0         0           Total Organisational Performance         8,790         9,053         9,324         9,60           Regional City Planning and Assets         16,876         17,381         17,904	•				0
Organisational Performance         7,873         8,109         8,352         8,60           Female         4,114         4,237         4,364         4,49           Male         3,449         3,552         3,659         3,76           Self-described gender         0         0         0         0           Vacant         310         320         329         33           New positions         0         0         0         0           Permanent - Part time         917         944         972         1,00           Female         739         761         784         80           Male         42         43         44         4           Self-described gender         0         0         0         0           Vacant         136         140         144         14           New positions         0         0         0         0           Casual         0         0         0         0           Total Organisational Performance         8,790         9,053         9,324         9,60           Regional City Planning and Assets         9         16,876         17,381         17,904         18,44					23
Permanent - Full time         7,873         8,109         8,352         8,60           Female         4,114         4,237         4,364         4,49           Male         3,449         3,552         3,659         3,76           Self-described gender         0         0         0         0           Vacant         310         320         329         33           New positions         0         0         0         0           Permanent - Part time         917         944         972         1,00           Female         739         761         784         80           Male         42         43         44         4           Self-described gender         0         0         0         0           Vacant         136         140         144         14           New positions         0         0         0         0           Regional City Planning and Assets         15,876         17,381         17,904         18,44           Female         3,630         3,738         3,851         3,96           Male         11,718         12,069         12,432         12,80           Self-describ	• •	6,049	6,229	6,417	6,610
Female       4,114       4,237       4,364       4,49         Male       3,449       3,552       3,659       3,76         Self-described gender       0       0       0       0         Vacant       310       320       329       33         New positions       0       0       0       0         Permanent - Part time       917       944       972       1,00         Female       739       761       784       80         Male       42       43       44       4         Self-described gender       0       0       0       0         Vacant       136       140       144       14         New positions       0       0       0       0         Casual       0       0       0       0       0         Total Organisational Performance       8,790       9,053       9,324       9,60         Regional City Planning and Assets       9       9,053       9,324       9,60         Regional City Planning and Assets       16,876       17,381       17,904       18,44         Female       3,630       3,738       3,851       3,96	•				
Male       3,449       3,552       3,659       3,76         Self-described gender       0       0       0       0         Vacant       310       320       329       33         New positions       0       0       0       0         Permanent - Part time       917       944       972       1,00         Female       739       761       784       80         Male       42       43       44       4         Self-described gender       0       0       0       0         Vacant       136       140       144       14         New positions       0       0       0       0         Casual       0       0       0       0         Total Organisational Performance       8,790       9,053       9,324       9,60         Regional City Planning and Assets       9,60       17,381       17,904       18,44         Female       3,630       3,738       3,851       3,96         Male       11,718       12,069       12,432       12,80         Self-described gender       0       0       0       0         Vacant       1,528		· ·			8,603
Self-described gender       0       0       0       329       339       33         New positions       0       0       0       0       0       0       9         Permanent - Part time       917       944       972       1,00					4,495
Vacant New positions         310         320         329         33           New positions         0         0         0         0           Permanent - Part time         917         944         972         1,00           Female         739         761         784         80           Male         42         433         44         4           Self-described gender         0         0         0         0           Vacant         136         140         144         14           New positions         0         0         0         0         0           Casual         0         1,54 <td></td> <td>*</td> <td></td> <td></td> <td>3,769</td>		*			3,769
New positions         0         0         0           Permanent - Part time         917         944         972         1,00           Female         739         761         784         80           Male         42         43         44         4           Self-described gender         0         0         0         0           Vacant         136         140         144         14           New positions         0         0         0         0           Casual         0         0         0         0           Total Organisational Performance         8,790         9,053         9,324         9,60           Regional City Planning and Assets         5         5         5         5         5           Permanent - Full time         16,876         17,381         17,904         18,44					0
Permanent - Part time         917         944         972         1,00           Female         739         761         784         80           Male         42         43         44         4           Self-described gender         0         0         0         0           Vacant         136         140         144         14           New positions         0         0         0         0           Casual         0         0         0         0           Total Organisational Performance         8,790         9,053         9,324         9,60           Regional City Planning and Assets         Permanent - Full time         16,876         17,381         17,904         18,44           Female         3,630         3,738         3,851         3,96           Male         11,718         12,069         12,432         12,80           Self-described gender         0         0         0         0           Vacant         1,528         1,574         1,621         1,66           New positions         0         0         0         0           Permanent - Part time         529         545         562					339
Female Male         739         761         784         80           Male Male         42         43         44         4           Self-described gender         0         0         0         0           Vacant New positions         0 <td< td=""><td>•</td><td></td><td></td><td></td><td>0</td></td<>	•				0
Male       42       43       44       4         Self-described gender       0       0       0       0         Vacant       136       140       144       14         New positions       0       0       0       0         Casual       0       0       0       0         Total Organisational Performance       8,790       9,053       9,324       9,60         Regional City Planning and Assets       Permanent - Full time       16,876       17,381       17,904       18,44         Female       3,630       3,738       3,851       3,96         Male       11,718       12,069       12,432       12,80         Self-described gender       0       0       0       0         Vacant       1,528       1,574       1,621       1,66         New positions       0       0       0       0         Permanent - Part time       529       545       562       57         Female       489       503       519       53         Male       40       42       43       44         Self-described gender       0       0       0       0 <td></td> <td></td> <td></td> <td></td> <td>1,003</td>					1,003
Self-described gender       0       0       0         Vacant       136       140       144       14         New positions       0       0       0       0         Casual       0       0       0       0         Total Organisational Performance       8,790       9,053       9,324       9,60         Regional City Planning and Assets       Permanent - Full time       16,876       17,381       17,904       18,44         Female       3,630       3,738       3,851       3,96         Male       11,718       12,069       12,432       12,80         Self-described gender       0       0       0       0         Vacant       1,528       1,574       1,621       1,66         New positions       0       0       0       0         Permanent - Part time       529       545       562       57         Female       489       503       519       53         Male       40       42       43       44         Self-described gender       0       0       0       0					808
Vacant New positions         136         140         144         144           New positions         0         0         0         0           Casual         0         0         0         0           Total Organisational Performance         8,790         9,053         9,324         9,60           Regional City Planning and Assets         Permanent - Full time         16,876         17,381         17,904         18,44           Female         3,630         3,738         3,851         3,96           Male         11,718         12,069         12,432         12,80           Self-described gender         0         0         0         0           Vacant         1,528         1,574         1,621         1,66           New positions         0         0         0         0           Permanent - Part time         529         545         562         57           Female         489         503         519         53           Male         40         42         43         44           Self-described gender         0         0         0         0					46
New positions         0         0         0         0           Casual         0         0         0         0           Total Organisational Performance         8,790         9,053         9,324         9,60           Regional City Planning and Assets         Permanent - Full time         16,876         17,381         17,904         18,44           Female         3,630         3,738         3,851         3,96           Male         11,718         12,069         12,432         12,80           Self-described gender         0         0         0         0           Vacant         1,528         1,574         1,621         1,66           New positions         0         0         0         0           Permanent - Part time         529         545         562         57           Female         489         503         519         53           Male         40         42         43         44           Self-described gender         0         0         0         0	· · · · · · · · · · · · · · · · · · ·		-	-	0
Casual         0         0         0           Total Organisational Performance         8,790         9,053         9,324         9,60           Regional City Planning and Assets         Permanent - Full time         16,876         17,381         17,904         18,44           Female         3,630         3,738         3,851         3,96           Male         11,718         12,069         12,432         12,80           Self-described gender         0         0         0         0           Vacant         1,528         1,574         1,621         1,66           New positions         0         0         0         0           Permanent - Part time         529         545         562         57           Female         489         503         519         53           Male         40         42         43         4           Self-described gender         0         0         0         0					149
Total Organisational Performance         8,790         9,053         9,324         9,60           Regional City Planning and Assets         Permanent - Full time         16,876         17,381         17,904         18,44           Female         3,630         3,738         3,851         3,96           Male         11,718         12,069         12,432         12,80           Self-described gender         0         0         0         0           Vacant         1,528         1,574         1,621         1,66           New positions         0         0         0         0           Permanent - Part time         529         545         562         57           Female         489         503         519         53           Male         40         42         43         4           Self-described gender         0         0         0         0	•				0
Regional City Planning and Assets           Permanent - Full time         16,876         17,381         17,904         18,44           Female         3,630         3,738         3,851         3,96           Male         11,718         12,069         12,432         12,80           Self-described gender         0         0         0         0           Vacant         1,528         1,574         1,621         1,66           New positions         0         0         0         0           Permanent - Part time         529         545         562         57           Female         489         503         519         53           Male         40         42         43         4           Self-described gender         0         0         0         0					0
Permanent - Full time         16,876         17,381         17,904         18,44           Female         3,630         3,738         3,851         3,96           Male         11,718         12,069         12,432         12,80           Self-described gender         0         0         0         0           Vacant         1,528         1,574         1,621         1,66           New positions         0         0         0         0           Permanent - Part time         529         545         562         57           Female         489         503         519         53           Male         40         42         43         4           Self-described gender         0         0         0         0	<u> </u>	8,790	9,053	9,324	9,606
Female Male Male       3,630       3,738       3,851       3,96         Self-described gender Vacant New positions       0 <td>Regional City Planning and Assets</td> <td></td> <td></td> <td></td> <td></td>	Regional City Planning and Assets				
Male       11,718       12,069       12,432       12,80         Self-described gender       0       0       0       0         Vacant       1,528       1,574       1,621       1,66         New positions       0       0       0       0         Permanent - Part time       529       545       562       57         Female       489       503       519       53         Male       40       42       43       4         Self-described gender       0       0       0       0	Permanent - Full time	16,876		17,904	18,440
Self-described gender       0       0       0         Vacant       1,528       1,574       1,621       1,66         New positions       0       0       0       0         Permanent - Part time       529       545       562       57         Female       489       503       519       53         Male       40       42       43       4         Self-described gender       0       0       0					3,966
Vacant New positions     1,528     1,574     1,621     1,666       Permanent - Part time     529     545     562     57       Female Male Male Self-described gender     40     42     43     44       Self-described gender     0     0     0		11,718	12,069	12,432	12,805
New positions       0       0       0         Permanent - Part time       529       545       562       57         Female       489       503       519       53         Male       40       42       43       4         Self-described gender       0       0       0	<b>5</b>				0
Permanent - Part time         529         545         562         57           Female         489         503         519         53           Male         40         42         43         4           Self-described gender         0         0         0         0		1,528	1,574	1,621	1,669
Female       489       503       519       53         Male       40       42       43       4         Self-described gender       0       0       0					0
Male         40         42         43         4           Self-described gender         0         0         0					578
Self-described gender 0 0 0	Female	489	503	519	534
	Male	40	42	43	44
Total Regional City Planning and Assets 17,405 17,926 18,466 19.01					0
	Total Regional City Planning and Assets	17,405	17,926	18,466	19,018

	2025/26 \$'000	2026/27 \$'000	2027/28 \$'000	2028/29 \$'000
Community Health and Wellbeing				
Permanent - Full time	14,934	15,383	15,845	16,320
Female	11,459	11,803	12,157	12,522
Male	2,746	2,829	2,914	3,001
Self-described gender	0	0	0	0
Vacant	729	751	774	797
New positions	0	0	0	0
Permanent - Part time	15,614	16,082	16,566	17,062
Female	14,457	14,891	15,338	15,798
Male	854	879	906	933
Self-described gender	0	0	0	0
Vacant	303	312	322	331
New positions	0	0	0	0
Casual	3,590	3,697	3,808	3,923
Total Community Health and Wellbeing	34,138	35,162	36,219	37,305
Other employee related expenditure	2,310	2,176	1,877	1,567
Capitalised labour costs	1,663	1,713	1,764	1,817
Total staff expenditure	71,357	73,291	75,131	77,018

	2025/26	2026/27	2027/28	2028/29
	FTE	FTE	FTE	FTE
Office of the CEO				
Permanent - Full time	3.6	3.6	3.6	3.6
Female	2.0	2.0	2.0	2.0
Male	1.6	1.6	1.6	1.6
Self-described gender	0.0	0.0	0.0	0.0
Vacant	0.0	0.0	0.0	0.0
New positions	0.0	0.0	0.0	0.0
Permanent - Part time	1.4	1.4	1.4	1.4
Female	0.4	0.4	0.4	0.4
Male	1.0	1.0	1.0	1.0
Self-described gender	0.0	0.0	0.0	0.0
Vacant	0.0	0.0	0.0	0.0
New positions	0.0	0.0	0.0	0.0
Total Office of the CEO	5.0	5.0	5.0	5.0
Regional City Strategy and Transition				
Permanent - Full time	41.6	41.6	41.6	41.6
Female	24.6	24.6	24.6	24.6
Male	11.0	11.0	11.0	11.0
Self-described gender	0.0	0.0	0.0	0.0
Vacant	6.0	6.0	6.0	6.0
New positions	0.0	0.0	0.0	0.0
Permanent - Part time	5.7	5.7	5.7	5.7
Female	4.6	4.6	4.6	4.6
Male	1.1	1.1	1.0	1.1
Self-described gender	0.0	0.0	0.0	0.0
Vacant	0.0	0.0	0.0	0.0
New positions	0.0	0.0	0.0	0.0
Casual	0.2	0.2	0.2	0.2
Total Regional City Strategy and Transition	47.5	47.5	47.5	47.5

	2025/26	2026/27	2027/28	2028/29
Organisational Performance	FTE	FTE	FTE	FTE
Permanent - Full time	61.2	61.2	61.2	61.2
Female	34.0	34.0	34.0	34.0
Male	24.0	24.0	24.0	24.0
Self-described gender	0.0	0.0	0.0	0.0
Vacant	3.2	3.2	3.2	3.2
New positions	0.0	0.0	0.0	0.0
Permanent - Part time	8.3	7.8	7.8	7.8
Female	6.5	6.0	6.0	6.0
Male	0.4	0.4	0.4	0.4
Self-described gender	0.0	0.0	0.0	0.0
Vacant	1.4	1.4	1.4	1.4
New positions	0.0	0.0	0.0	0.0
Casual	0.0	0.0	0.0	0.0
Total Organisational Performance	69.5	69.0	69.0	69.0
Total Organisational Fortomanos	00.0			
Regional City Planning and Assets				
Permanent - Full time	152.3	152.3	152.3	152.3
Female	32.0	32.0	32.0	32.0
Male	107.0	107.0	107.0	107.0
Self-described gender	0.0	0.0	0.0	0.0
Vacant	13.3	13.3	13.3	13.3
New positions	0.0	0.0	0.0	0.0
Permanent - Part time	5.1	5.1	5.1	5.1
Female	4.6	4.6	4.6	4.6
Male	0.5	0.5	0.5	0.5
Self-described gender	0.0	0.0	0.0	0.0
Vacant	0.0	0.0	0.0	0.0
New positions	0.0	0.0	0.0	0.0
Total Regional City Planning and Assets	157.3	157.3	157.3	157.3
Community Health and Wallheim				
Community Health and Wellbeing Permanent - Full time	126.6	126.6	126.6	126.6
Female Female	126.6	126.6	101.6	120.0
Male	20.0	20.0	20.0	20.0
	0.0	0.0	20.0	0.0
Self-described gender Vacant	5.0	5.0	5.0	5.0
	0.0	0.0	0.0	0.0
New positions Permanent - Part time	166.6	161.9	161.3	161.4
Female	154.9	151.3	150.7	150.8
Male	9.2	7.7	7.7	7.7
	9.2	0.0	0.0	0.0
Self-described gender Vacant	2.5	2.9	2.9	2.9
New positions	0.0	0.0	0.0	0.0
·				
Casual Total Community Health and Wellbeing	30.1 <b>323.3</b>	34.4 <b>322.8</b>	34.7 <b>322.6</b>	34.7 <b>322.7</b>
Total Community Health and Wellbeing	323.3	322.8	322.6	322.1
Capitalised labour	11.0	11.0	11.0	11.0
Total staff numbers	613.6	612.7	612.4	612.5
rotal stall humbers	013.0	014.7	012.4	012.3

#### **Income Allocation Statement**

	Forecast	
	Actual	Budget
	2024/25	2025/26
Note	es \$'000	\$'000
Operating		
Income		
Rates and charges	80,415	82,101
Statutory fees & fines	2,972	3,031
User fees	9,886	9,774
Grants - Operating	35,851	31,277
Contributions - Monetary	1,046	320
Other income	3,341	2,637
Operational Savings Program Interest Income	5,807	1,500 4,400
Interest moone Internal revenue / (expense) from Waste and Capital	5,607 577	1,870
Total income	139,895	136,911
Expenses	100,000	100,511
Employee costs	(65,879)	(68,829)
Materials and services	(43,184)	(36,646)
Utilities	(3,874)	(3,531)
Transfer from / (to) reserve	(1,536)	(2,062)
Total expenses	(114,472)	(111,068)
Operating Funds Available	25,423	25,844
Waste (incl. Landfill and Domestic Waste Service)		
Rates and charges - Waste	14,959	17,778
User Fees / Other income - Waste	3,154	2,562
Operational Expenditure - Waste	(13,048)	(16,175)
Capital Works expenditure - Waste	(2,173)	(350)
Capital Works (operating) expenditure - Waste	(2,409)	• • •
Internal revenue / (expense) - Waste	(1,858)	(1,870)
Transfer from / (to) reserve - Waste	1,374	(532)
Net Waste expenditure		
Capital		
Grants - Capital	20,547	55,947
Grants - Operating (Capital)	963	8,978
Other Income - Capital	2,458	835
Transfer from / (to) reserve - Capital	14,538	5,009
Internal revenue / (expense) - Capital	1,282	2,500
Capital Works expenditure	(57,536)	(86,956)
Capital Works (operating) expenditure	(3,022)	(9,524)
Net Capital expenditure	(20,771)	(23,211)
Financing		
Borrowings		
Debt Servicing Principal	(2,217)	(5,626)
New Borrowings	- (400)	2,500
Borrowing Costs	(406)	(357)
Transfer from / (to) reserve - Borrowings Internal revenue / (expense) - Transfer New Borrowings	(670)	3,350
to Capital	-	(2,500)
Financing costs	(3,293)	(2,633)
	(0,233)	(2,000)
Surplus / (deficit)	1,360	
•		

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#### 4. Notes to the financial statements

This section presents detailed information on material components of the financial statements. Council needs to assess which components are material, considering the dollar amounts and nature of these components.

#### 4.1 Comprehensive Income Statement

#### 4.1.1 Rates and charges

Rates and charges are required by the Act and the Regulations to be disclosed in Council's budget.

As per the Local Government Act 2020, Council is required to have a Revenue and Rating Plan which is a four year plan for how Council will generate income to deliver the Council Plan, program and services and capital works commitments over a four-year period.

In developing the Budget, rates and charges were identified as an important source of revenue. Planning for future rate increases has therefore been an important component of the financial planning process. The Fair Go Rates System (FGRS) sets out the maximum amount councils may increase rates in a year. For 2025/26 the FGRS cap has been set at 3.0%. The cap applies to both general rates and municipal charges and is calculated on the basis of council's average rates and charges.

The level of required rates and charges has been considered in this context, with reference to Council's other sources of income and the planned expenditure on services and works to be undertaken for the community.

To achieve these objectives while maintaining service levels and a strong capital expenditure program, the average general rate and the municipal charge will increase by 1.5% which is 1.5% below the maximum allowable under the rate cap.

Waste services charges are set to decrease by \$68.00 or 18.7% per standard set of 3 bins. The increase in the Waste Services Charge incorporates a realignment of waste services cost recovery to incorporate the cost of Council's transfer stations and increases in the costs for recycling and landfill. The EPA Landfill Levy will increase by \$6 or 19.4% which is in line with the increases announced by the state government for the 2025/26 financial year.

Payments made in lieu of rates under the Electricity Act are tied to current year (March) CPI levels rather thanthe annual rate cap.

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## 4.1.1(a) The reconciliation of the total rates and charges to the Comprehensive Income Statement is as follows:

	2024/25 Forecast Actual	2025/26 Budget	Change	%
	\$'000	\$'000	\$'000	
General Rates*	64,485	65,812	1,327	2.1%
Municipal Charges*	6,225	6,321	96	1.5%
Service rates and charges	14,959	17,778	2,819	18.8%
Cultural & Recreational Land Rates	88	93	5	5.7%
Payments in lieu of rates	9,202	9,478	276	3.0%
Supplementary rates & charges	415	397	(18)	(4.3%)
Total rates and charges	95,374	99,879	4,505	4.7%

<sup>\*</sup> These items are subject to the rate cap established under the FGRS

## 4.1.1(b) The rate in the dollar to be levied as general rates under section 158 of the Act for each type or class of land compared with the previous financial year

Type or class of land	2024/25	2025/26	Change
	cents/\$CIV	cents/\$CIV	
General rate for rateable residential properties	0.00297572	0.00301482	1.3%
General rate for rateable commercial properties	0.00297572	0.00301482	1.3%
General rate for rateable industrial properties	0.00297572	0.00301482	1.3%
General rate for rateable farm properties	0.00223179	0.00226112	1.3%
General rate for rateable derelict properties	0.00892716	0.00904448	1.3%

## 4.1.1(c) The estimated total amount to be raised by general rates in relation to each type or class of land, and the estimated total amount to be raised by general rates, compared with the previous financial year

Type or class of land	2024/25	2025/26	Change	
	\$'000	\$'000	\$'000	%
General	61,223	62,500	1,278	2.1%
Farm	3,240	3,290	50	1.5%
Derelict properties	22	22	(0)	(1.4%)
Total amount to be raised by general rates	64,485	65,812	1,327	2.1%

4.1.1(d)The number of assessments in relation to each type of class or land, and the total number of assessments, compared with the previous financial year

Type or class of land	2024/25	2025/26	Change	
	Number	Number	No.	%
General	39,924	39,986	62	0.2%
Farm	917	907	(10)	(1.1%)
Derelict properties	6	5	(1)	(16.7%)
Total number of assessments	40,847	40,898	51	0.1%

4.1.1(e) The basis of valuation to be used is the Capital Improved Value (CIV).

## 4.1.1(f) The estimated total value of each type or class of land, and the estimated total value of land, compared with the previous financial year

Type or class of land	2024/25	2025/26	Change	;
	\$'000	\$'000	\$'000	%
General	20,698,353	20,730,989	32,636	0.2%
Farm	1,441,408	1,455,033	13,625	0.9%
Derelict properties	2,043	2,405	362	17.7%
Total value of land	22,141,804	22,188,427	46,623	0.2%

## 4.1.1(g) The municipal charge under Section 159 of the Act compared with the previous financial year

Type of Charge	Per Rateable Property 2024/25	Per Rateable Property 2025/26	Change	
	\$	\$	\$	%
Municipal	153.00	155.00	2.00	1.3%

## 4.1.1(h) The estimated total amount to be raised by municipal charges compared with the previous financial year

Type of Charge	2024/25	2025/26	Change	
	\$'000	\$'000	\$'000	%
Municipal	6,225	6,321	96	1.5%

## 4.1.1(i) The rate or unit amount to be levied for each type of service rate or charge under Section 162 of the Act compared with the previous financial year

Type of Charge	Per Rateable Property 2024/25	Per Rateable Property 2025/26	Change	
	\$	\$	\$	%
Waste Services Charge	363.00	431.00	68.00	18.7%
Waste Services Charge - Landfill levy	31.00	37.00	6.00	19.4%
Total	394.00	468.00	74.00	18.8%

## 4.1.1(j) The estimated total amount to be raised by each type of service rate or charge, and the estimated total amount to be raised by service rates and charges, compared with the previous financial year

Type of Charge	2024/25	2025/26	Change	
	\$'000	\$'000	\$'000	%
Waste Services Charge	13,796	16,388	2,592	18.8%
Waste Services Charge - Landfill levy	1,163	1,390	227	19.5%
Total	14,959	17,778	2,819	18.8%

Where exemptions are granted, waste services will be charged for services utilised as follows:

Type of Charge	Per Rateable Property 2024/25	Per Rateable Property 2025/26	Change	
	\$	\$	\$	%
Garbage 120L Bin.	211.00	252.00	41.00	19.4%
Garbage 240L Bin	291.00	330.00	39.00	13.4%
Garbage 240L Bin - Special	291.00	330.00	39.00	13.4%
Garbage 240L Bin - Special Medical	211.00	252.00	41.00	19.4%
Recycling	87.00	113.00	26.00	29.9%
Organics/Green Waste	65.00	66.00	1.00	1.5%

## 4.1.1(k) The estimated total amount to be raised by all rates and charges compared with the previous financial year

	2024/25	2025/26	Change	
	\$'000	\$'000	\$'000	%
General Rates	64,485	65,812	1,327	2.1%
Municipal Charges	6,225	6,321	96	1.5%
Service rates and charges	14,959	17,778	2,819	18.8%
Cultural & Recreational Land Rates	88	93	5	5.7%
Payments in lieu of rates	9,202	9,478	276	3.0%
Supplementary rates and charges	415	397	(18)	(4.3%)
Total Rates and charges	95,374	99,879	4,505	4.7%

#### 4.1.1(I) Fair Go Rates System Compliance

Latrobe City Council is fully compliant with the State Government's Fair Go Rates System

	2024/25	2025/26
Total Base Rates & Municipal Charge	\$ 68,817,875	\$ 71,067,262
Number of rateable properties	40,847	40,898
Base Average Rate	1,684.77	1,737.67
Maximum Rate Increase (set by the State Government)	2.75%	3.00%
Capped Average Rate	\$ 1,731.10	\$ 1,789.80
Maximum General Rates and Municipal Charges	\$ 70,710,367	\$ 73,199,280
Revenue		
Budgeted General Rates and Municipal Charges	\$ 70,710,207	\$ 72,133,000
Revenue		

## 4.1.1(m) Any significant changes that may affect the estimated amounts to be raised by rates and charges

There are no known significant changes which may affect the estimated amounts to be raised by rates and charges. However, the total amount to be raised by rates and charges may be affected by:

- The making of supplementary valuations (2025/26: estimated \$0.397 million and 2024/25:\$0.415 million)
- The variation of returned levels of value (e.g. valuation appeals)
- Changes of use of land such that rateable land becomes non-rateable land and vice versa
- Changes of use of land such that residential, commercial or industrial land becomes farm or derelict land and vice versa.

#### 4.1.1(n) Differential rates

#### Rates to be levied

The rate and amount of rates payable in relation to land in each category of differential are:

- · A general rate of 0.00301482 for all rateable residential, commercial and industrial properties.
- · A farm rate of 0.00226112 for all rateable farm properties.
- · A derelict properties rate of 0.00904448 for all rateable derelict properties.

Each differential rate will be determined by multiplying the Capital Improved Value of each rateable land (categorised by the characteristics described below) by the relevant percentages indicated above.

Council considers that each differential rate will contribute to the equitable and efficient carrying out of Council functions. Details of the objectives of each differential rate, the types of classes of land, which are subject to each differential rate and the uses of each differential rate, are set out below.

#### Farm Land

The Farm Rate Differential has been established in recognition that, in general, commercial substantive farming activities require larger landholdings which results in disproportionately higher rates in relation to the income or surplus able to be generated from these properties.

Therefore a Farm Rate has been established with the primary focus of providing relief for genuine commercially substantive farming enterprises undertaking farming activities of a primary production nature including the commercial production of food for consumption, wool production, commercial tree farming, and horticulture activities.

In accordance with the primary focus of providing relief for those that requirement large land holdings in order to farm in a commercially substantive way, Council considers that to be eligible for the farm rate the ratepayer will be required to meet all of the following criteria:

#### Criteria 1 - Land Size

The property must comprise of at least 40 hectares of clear and productive farmland and include the necessary infrastructure to sustain a commercially substantive operation.

#### Criteria 2 - Primary Use

The property must be being actively used for one or more of the following categories of farming activities:

<u>Primary Production</u> - including livestock farming, dairying, pig farming, poultry farming, fish farming or agistment for one of these purposes, all expressly linked to commercial food production or wool production.

<u>Tree Farming</u> – includes plantation timber production to produce timber, pulp or other wood products

Horticulture - including viticulture, fruit growing, turf farming and food-based horticulture activities

#### Criteria 3 - Commercial Viability

The land must be being used by a registered business:

- (i) That has a significant and substantial commercial purpose or character, that has an ABN, is registered for GST, and has primary production registration, and
- (ii) That is of sufficient scale to have some element of independent viability without the need to be supported by off farm income, and
- (iii) That is making, or seek to make, a profit on a continuous or repetitive basis from the primary use, and
- (iv) That maintains official accounting records, and a documented systematic approach to the activity with regard to the development and maintenance of the farming activities and business.

In recognition that some existing ratepayers may be receiving the farm rate and will not meet the revised definition, Council will work with these ratepayers to transition them back to the general rate by July 2027. All new or revised applications for the farm rate differential will be assessed against the above criteria.

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#### **Derelict Properties**

The differential rate relating to derelict properties is set at the maximum level, being 4 times the lowest differential rate, as allowed under Section 161 (5) of the Local Government Act 1989.

#### **Objective**

The objective of the differential rate for derelict properties is to promote the responsible management of land and buildings through incentivising the proper development and maintenance of such land and buildings so as not to pose a risk to public safety or adversely affect public amenity.

#### **Definition/Characteristics**

Properties will be considered derelict where 1 and 2 apply -

- 1. The property is in such a state of disrepair that it is considered unsuitable for human habitation or other occupation for living or working on a daily basis and has been in such a condition for a period of more than 3 months.
  - The property is likely to lack, or have restricted access to, essential services or facilities including but not limited to water, and/or operational effluent discharge facilities.

#### and

- 2. The property meets one or more of the following criteria -
- (a) The property has become unsafe and poses a risk to public safety, including but not limited to:
  - the existence on the property of vermin, rubbish/litter, fire hazards, excess materials/goods, asbestos or other environmental hazards; or
- The property includes a partially built structure where there has been no reasonable progress in completing the structure in accordance with the building permit;
- (b) The property adversely affects public amenity;
- (c) The property provides an opportunity to be used in a manner that may cause a nuisance or become detrimental to the amenity of the immediate area;"
- (d) The condition of the property has a potential to adversely impact the value of other properties in the vicinity;"
- (e) The property affects the general amenity of adjoining land or the neighbourhood by the appearance of graffiti, any stored unregistered motor vehicles, machinery or parts thereof, scrap metal, second hand building materials, building debris, soil or similar materials, or other items of general waste or rubbish."

The assessment of properties against the above criteria will be undertaken by Council's authorised officers.

#### Types and Classes of land subject to the differential rate

Any land having the relevant characteristics described above.

#### Geographic Location

Wherever located within the boundaries of the municipality.

#### Use of Land

Any use permitted or described under the relevant planning scheme.

#### Planning Scheme Zoning

The zoning applicable to each rateable land parcels within this category, as determined by consulting maps referred to in the relevant Planning Scheme.

#### Types of Buildings

All buildings which are currently constructed on the land or which have been constructed during the current financial year.

"Use and Level of Differential Rate

The differential rate will be used to fund some of those items of expenditure described in the budget adopted by Council.

The level of differential rate is the level which Council considers is necessary to achieve the objective specified above and is set at the maximum level, being 4 times the lowest differential rate, as allowed under Section 161 (5) of the Local Government Act 1989.

#### **Recreational Land**

Recreational land is defined in accordance with Section 4 of the Cultural & Recreational Lands Act 1963 (C&RL).

"The Cultural & Recreational Lands Act 1963 requires councils to take into consideration the services provided by the municipal council in relation to such lands and the benefit to the community derived from the land when determining the quantum of the amount payable in lieu of rates.

Latrobe City Council has two concession rates in relation to recreational land. Type 1 eligible lands include land which meets the definition of C&RL that do not provide gaming facilities. The rate concession for Type 1 land is set at 50% of the general rate. In addition, there are four recreational assessments which receive an additional rebate. These rebates are applied as a result of significant changes in the CIV valuations resulting from previous rezoning of land and changes in valuation methodologies. It was considered that without applying a rebate the levied amounts would fail to take into consideration the requirements under the C&RL Act. Type 2 eligible lands include land which meets the definition of C&RL that provide gaming facilities. The rate concession for Type 2 land is set at 60% of the general rate.

#### **General Rate**

The general rate is the particular rate in the dollar that applies to all land which is not defined within a differential rate and includes residential, commercial and industrial properties, both vacant and improved.

The actual rating burden applying to general properties is an outcome determined by decisions to apply either higher or lower rates in the dollar to other classes of property, such as farm, commercial/ industrial or recreational land.

In the setting of differential rates, Council consciously considers their relativity to the general rate.

#### 4.1.2 Statutory fees and fines

	Forecast Actual	Budget	Change	)
	2024/25 \$'000	2025/26 \$'000	\$'000	%
Infringements and costs	576	712	136	23.6%
Town planning fees	16	12	(4)	(25.0%)
Land information certificates	107	85	(22)	(20.6%)
Permits	1,021	943	(78)	(7.6%)
Other	179	209	30	16.8%
Health Registrations	452	460	8	1.8%
Pool / Spa Registrations	13	20	7	53.8%
Animal Registrations	608	590	(18)	(3.0%)
Total statutory fees and fines	2,972	3,031	59	2.0%

Minor variances are projected for Statutory fees and fines in the 2025/26 financial year.

#### 4.1.3 User fees

	Forecast Actual	Budget	Change	)
	2024/25 \$'000	2025/26 \$'000	\$'000	%
Leisure centre and recreation	3,198	3,199	1	0.0%
Child care/children's programs	4,739	4,604	(135)	(2.8%)
Waste management services	3,031	2,562	(469)	(15.5%)
Subdivision Supervision	414	400	(14)	(3.4%)
Creative Arts & Venues	707	816	109	15.4%
Other fees and charges	823	755	(68)	(8.3%)
Total user fees	12,912	12,336	(576)	(4.5%)

Lower overall fees and charges projected for 2025/26 financial year mainly due to one off higher income received in 2024/25 for Landfill gate fees.

	Forecast	Budget	Change	е
	Actual			
	2024/25	2025/26		
	\$'000	\$'000	\$'000	%
Grants expected to be received in respe	ect of the following:	·	•	
Summary of grants	_			
Commonwealth funded grants	21,515	20,907	(608)	(2.8%)
State funded grants	35,847	75,296	39,449	110.0%
Total grants received	57,362	96,203	38,841	67.7%
(a) Operating Grants				
Recurrent - Commonwealth	17,157	17,221	64	0.4%
Government				
Financial Assistance Grants	16,105	16,411	306	1.9%
Maternal and Child Health	7	5	(2)	(28.6%)
Employment Facilitation Programs	931	805	(126)	(13.5%)
Other Infastructure	70	-		0.0%
Family & Children Programs	44	-	(44)	(100.0%)
Recurrent - State Government	13,405	13,707	302	2.3%
Aged and Disability Programs	-	4	4	100.0%
Arts Programs	155	155	0	0.0%
Community Support and Development	262	264	2	0.8%
Programs				
Family & Children Programs	10,473	10,719	246	2.3%
Libraries	560	560	0	0.0%
Maternal & Child Health Program	1,730	1,703	(27)	(1.6%)
Other	36	36	0	0.0%
School Crossings	259	266	7	2.7%
Other Infastructure	- 70	-	70	(100.0%
Total recurrent grants	30,562	30,928	366	1.2%
Non-recurrent - Commonwealth Gov	44	380	336	763.6%
Community Support and Development	35	-	(35)	(100.0%)
Programs				
Events and International Relations	9	-	(9)	(100.0%
Other Infastructure	-	380	380	100.0%
Non-recurrent - State Government	6,216	8,948	2,732	44.0%
Community Support and Development Programs	231	173	(58)	(25.1%
Economic Development	30	_	(30)	(100.0%
Emergency Management	2,872	60	(2,812)	(97.9%
Events and International Relations	30	-	(30)	(100.0%
Family & Children Programs	15	_	(15)	(100.0%
Other Infastructure	2,075	8,598	6,523	314.4%
Other	963	117	(846)	(87.9%)
Total non-recurrent grants	6,260	9,328	3,068	49.0%
Total operating grants	36,822	40,256	3,434	9.3%

4.1.4 Grants (contd.)

4.1.4 Grants (contd.)	Forecast	Budget	Chang	e
	Actual 2024/25 \$'000	2025/26 \$'000	\$'000	%
(b) Capital Grants				
Recurrent - Commonwealth	2,210	2,720	510	23.1%
Government	,	,		
Roads to recovery	2,210	2,720	510	23.1%
Total recurrent grants	2,210	2,720	510	23.1%
Non-recurrent - Commonwealth	2,104	586 -	1,518	(72.1%)
Government	,		,	, ,
Buildings	-	586	586	#DIV/0!
Drainage	78	-	(78)	(100.0%)
Footpaths and Cycleways	361	-	(361)	(100.0%)
Recreational, Leisure & Community	1,335	-	(1,335)	(100.0%)
Facilities				
Roads	330	-	(330)	(100.0%)
Non-recurrent - State Government	16,226	52,641	36,415	224.4%
Buildings	2,949	12,071	9,122	309.3%
Computers & Telecommunications	54	-	(54)	(100.0%)
Drainage	709	-	(709)	(100.0%)
Other	-	-	0	#DIV/0!
Off Street Carparks	8,817	29,268	20,451	231.9%
Other Infrastructure	535	9,936	9,401	1757.2%
Parks, Open Space & Streetscapes	52	851	799	1536.5%
Recreational, Leisure & Community	654	515	(139)	(21.3%)
Facilities	0.450		(0.450)	(400.00()
Roads	2,456		(2,456)	(100.0%)
Total non-recurrent grants	18,330	53,227	34,897	190.4%
Total capital grants	20,540	55,947	35,407	172.4%
Total Grants	57,362	96,203	38,841	67.7%

Operating grants include all monies received from State and Federal sources for the purposes of funding the delivery of Council's services to ratepayers. Overall, the level of operating grants is expected to increase by 9.3% (or \$3.4 million) compared to 2024/25. This increase primarily relates to higher Non-recurrent grant funding as a result of expected grant funds for the continued development of the Gippsland Logistics and Manufacturing Precinct.

#### 4.1.4 Grants (contd.)

Capital grants include all monies received from State and Federal governments for the purposes of funding the capital works program. Overall the level of grants and contributions is expected to increase by 172.4% (or \$35.4million) compared to 2024/25 mainly associated with major project funding received from the State and federal Governments in relation to the Regional Carpark fund projects \$20.5M, Regional Sports Infrastructure Program projects including Ted Summerton Reserve Moe \$9.4 million and Gippsland Regional Indoor Sports Stadium(GRISS) \$4.4M, Traralgon Flood recovery being the Multi Use Pavilion at Traralgon Recreation Reserve \$2.6 million and Indoor Multi Sports Hall at Glenview Park Traralgon \$1.8 million. Historically it can be expected that Council will receive additional capital grant funding during the year that is not projected in the budget. Section 4.5 "Capital Works Program" includes projects expected to be funded by capital grants during the 2025/26 year.

#### 4.1.5 Contributions

	Forecast Actual	Budget	Change	;
	2024/25	2025/26		
	\$'000	\$'000	\$'000	%
Monetary	1,536	320	(1,216)	(79.2%)
Non-monetary	10,000	10,000	0	0.0%
Total contributions	11,536	10,320	(1,216)	(10.5%)

Monetary Contributions relate to monies paid by developers in regard to public open space, drainage and other infrastructure in accordance with planning permits issued for property development together with non government contributions towards capital works projects. The 2025/26 budget is lower compared to 2024/25 due to expected reduced capital, open space and special charge scheme contributions.

Non-Monetary Contributions relate to expected infrastructure assets passed to Council from developers of new subdivisions and occasionally may also include any other assets that are gifted to Council e.g. donated artworks.

#### 4.1.6 Other income

	Forecast Actual 2024/25	Budget 2025/26	Chang	е
	\$'000	\$'000	\$'000	%
Interest	6,444	4,800	(1,644)	(25.5%)
Lease income	827	847	20	2.4%
Insurance claims	554	-	(554)	(100.0%)
Sales	632	700	68	10.8%
Contributions other	667	558	(109)	(16.3%)
Rebates	815	100	(715)	(87.7%)
Other	131	32	(99)	(75.6%)
Total other income	10,070	7,037	(3,033)	(30.1%)

Overall other income is projected to decrease by 30.1% mainly due to a reduction in interest on investments as a result of projected lower levels of investments resulting from expenditure from reserves and reduced interest rate assumptions based on current trends, together with one-off insurance claims and rebates received in 2024/25.

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#### 4.1.7 Employee costs

	Forecast Actual	Budget	Change	)
	2024/25 \$'000	2025/26 \$'000	\$'000	%
Salaries & Wages	55,970	58,822	2,852	5.1%
Superannuation	6,424	7,095	671	10.4%
Workcover	1,419	1,450	31	2.2%
Fringe Benefits tax	271	280	9	3.3%
Other	2,783	2,047	(736)	(26.4%)
Total employee costs	66,867	69,694	2,827	4.2%

Employee costs include all labour related expenditure such as wages and salaries and on-costs such as allowances, leave entitlements, employer superannuation, WorkCover and other employees related expenditure e.g. training, recruitment etc. Employee costs are forecast to increase by 4.2% or \$2.8 million compared to 2024/25 forecast. Salary and Wages have been budgeted in accordance with Council's Enterprise Bargaining Agreement and annual award increases for banded staff. Decreased reliance on contract staff is the main reason for the decrease in Other employee costs of \$0.7 million.

#### 4.1.8 Materials and services

	Forecast Actual	Budget	Change	•
	2024/25 \$'000	2025/26 \$'000	\$'000	%
Contract Payments	32,299	38,348	6.049	18.7%
Building Maintenance	752	522	(230)	(30.6%)
General Maintenance	5,413	5,593	180	3.3%
Utilities	3,881	3,561	(320)	(8.2%)
Office Administration	3,283	2,852	(431)	(13.1%)
Information Technology	4,072	4,413	341	8.4%
Insurance	1,774	2,289	515	29.0%
Consultants	3,857	676	(3,181)	(82.5%)
Other	1,419	288	(1,131)	(79.7%)
Total materials and services	56,750	58,542	1,792	3.2%

Materials and Services are forecast to +increase by 3.2% or \$1.8 million compared to 2024/25. This is mainly a result of higher levels of known and expected increases in contract prices and general allowances for CPI increases. Some items have decreases as a result of expenditure in the 2024/25 year that was funded by non-recurrent government grants and funds carried forward from prior years.

4.1.9 Depreciation

	Forecast Actual	Budget	Change	)
	2024/25 \$'000	2025/26 \$'000	\$'000	%
Property	7,230	7,450	220	3.0%
Plant & equipment	2,845	2,845	0	0.0%
Infrastructure	25,366	26,805	1,439	5.7%
Total depreciation	35,441	37,100	1,659	4.7%

Depreciation is an accounting measure which aims to allocate the value of an asset over its useful life for property, plant and equipment including infrastructure assets such as roads and drains and new landfill cells. An increase is expected in the 2025/26 financial year due to asset revaluations undertaken and new assets commissioned.

#### 4.1.10 Amortisation - Intangible assets

	Forecast Actual	Budget	Change		
	2024/25	2025/26			
	\$'000	\$'000	\$'000	%	
Landfill Rehabilitation	944	1,000	56	5.9%	
Total amortisation - intangible assets	944	1,000	56	5.9%	

Amortisation is an accounting measure which aims to allocate the value of an asset over its useful life for Council's intangible assets, which currently includes landfill airspace.

#### 4.1.11 Depreciation - Right of assets

	Forecast Actual	Budget	Change	;
	2024/25	2025/26		
	\$'000	\$'000	\$'000	%
Property	33	33	0	0.0%
Plant & Equipment	112	108	(4)	(3.6%)
Total depreciation - right of use assets	145	141	(4)	(2.8%)

This item aims to allocate the value of Council's right of use an assets over their useful life e.g. leased property and vehicles.

#### 4.1.12 Net loss on disposal of property, infrastructure, plant & equipment

	Forecast Actual	Budget	Change	
	2024/25	2025/26		
	\$'000	\$'000	\$'000	%
Property	2,500	2,500	0	0.0%
Infrastructure	2,500	2,500	0	0.0%
Total loss on disposal of property, infrastructure, plant & equipment	5,000	5,000	0	0.0%

The loss on disposal is associated with the retirement of the residual value of assets renewed as part of the capital works program. This process was not allowed for in previous budgets due to the uncertainty in identifying the values, however a loss has been forecasted and in line with historical results to make some allowance for this item.

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#### 4.1.13 Other expenses

	Forecast Actual	Budget	Change	
	2024/25	2025/26	<b>A1000</b>	0/
	\$'000	\$'000	\$'000	%
Auditors remuneration - VAGO	100	100	0	0.0%
Auditors remuneration - Internal	70	90	20	28.6%
Audit other	27	26	(1)	(3.7%)
Councillors' Allowances	382	413	31	8.1%
Operating lease rentals	165	146	(19)	(11.5%)
Grants	2,181	1,606	(575)	(26.4%)
Levies	2,306	2,480	174	7.5%
Total other expenses	5,231	4,861	(370)	(7.1%)

Other expenditure relates to a range of unclassified items including contributions to community groups, audit costs, levies, lease and rent payments and other miscellaneous expenditure items. Other expenditure is expected to decrease by \$0.4 million in 2025/26 predominantly due to the grants paid in 2024/25 from funding carried forward from previous years mainly under the Small Towns funding program and Minor Capital works grants packages.

#### 4.2 Balance Sheet

#### 4.2.1 Assets

Current assets (\$20.8 million decrease) - mainly due to projected reduced cash and investments as Council funds carried forward from 2024/25 are spent in the 2025/26 budget period. A more detailed analysis of this change is included in section 4.4. "Statement of Cash Flows".

Non current assets (\$86.7 million increase) - net result of the capital works program, asset revaluation movements, the depreciation of non-current assets and the disposal through sale of property, plant and equipment. Intangible assets will also increase due to the expected opening of cell 7 at the Highland Highway landfill during the 2025/26 financial year.

#### 4.2.2 Liabilities

Current liabilities (18.4 million decrease) - the decrease in current liabilities (that is, obligations council must pay within the next year) is mainly due to a decrease in contract liabilities in relation to unearned government grants received for capital projects \$16.0 million, together with the scheduled repayment of an interest only loan of \$3.3 million in the 2025/26 financial year which is included in current interest bearing liabilities in the 2024/25 financial year.

Non current liabilities (\$1.0 million increase) - the increase in non current liabilities (that is, obligations council must pay beyond the next year) is predominantly as result of increased landfill rehabilitation provision due to the expected opening of cell 7 at the Highland Highway landfill during the 2025/26 financial year.

#### 4.2.3 Borrowings

The table below shows information on borrowings specifically required by the Regulations.

	2024/25 \$'000	2025/26 \$'000
Amount borrowed as at 30 June of the prior year	16,988	14,771
Amount proposed to be borrowed	0	2,500
Amount projected to be redeemed	(2,217)	(5,626)
Amount of borrowings as at 30 June	14,771	11,645

#### 4.3 Statement of changes in Equity

#### 4.3.1 Reserves

Asset revaluation reserve which represents the difference between the previously recorded value of assets and their current valuations. Asset valuations are predicted to increase by 2.0% or \$31.2 million.

Other Reserves are funds that Council wishes to separately identify as being set aside to meet a specific purpose in the future and to which there is no existing liability. These amounts form part of the overall Accumulated Surplus of the Council, however are separately disclosed.

#### 4.3.2 Equity

Accumulated surplus which is the value of all net assets less Reserves that have accumulated over time. The increase in accumulated surplus of \$51.8 million results directly from the surplus for the year together with the movement in statutory reserves.

#### 4.4 Statement of Cash Flows

#### 4.4.1 Net cash flows provided by/used in operating activities

An increase in net cash flows from operating activities of \$7.6 million is mainly due to increased capital grants inflows related to major capital works projects.

#### 4.4.2 Net cash flows provided by/used in investing activities

Increased net outflows from investing activities of \$7.9 million mainly due to increased outflows (\$27.6 million) for property, plant and equipment (capital works) as a result of capital grants funding increases and expenditure of capital grants advanced to council in 2024/25 that are recognised as contract liabilities, partially offset by increased net proceeds from investments as surplus funds are expended for these projects.

#### 4.4.3 Net cash flows provided by/used in financing activities

The increased net outflows in 2025/26 of \$0.9 million is mainly the result of the scheduled repayment of an interest only loan of \$3.3 million in the 2025/26 financial year which is included in current interest bearing liabilities in the 2024/25 financial year, partially offset by the proposed borrowings of \$2.5 million included in the 2025/26 capital works program.

#### 4.5 Capital works program

This section presents a listing of the capital works projects that will be undertaken for the 2025/26 year, classified by expenditure type and funding source. Works are also disclosed as current budget or carried forward from prior year. More details on planned program works can also be seen at Appendix B.

4.5.1	Summary	

	i diecasi			
	Actual	Budget	Chan	ge
	2024/25	2025/26		
	\$'000	\$'000	\$'000	%
Property	11,479	51,675	40,196	350.2%
Plant and equipment	5,558	4,074	(1,484)	(26.7%)
Infrastructure	42,672	31,557	(11,115)	(26.0%)
Total	59,709	87,306	27,597	46.2%

		Asset expenditure type					Summary of funding sources				
								Council			
	Project cost	New	Renewal	Upgrade	Expansion	Grants	Contrib'ns	cash	Borrow's		
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000		
Property	51,675	42,181	4,035	5,460	-	41,925	-	7,251	2,500		
Plant and equipment	4,074	14	4,060	-	-	-	-	4,074	-		
Infrastructure	31,557	3,900	20,784	6,873	-	14,023	-	17,533			
Total	87,306	46,095	28,878	12,333		55,948	-	28,858	2,500		

Capital works program
For the year ending 30 June 2026
4.5.2 Current Budget

		Asset expenditure type						Summary of funding sources Council				
Capital Works Area	Project cost \$'000	New \$'000	Renewal \$'000	Upgrade \$'000	Expansion \$'000	Grants \$'000	Contrib'ns \$'000	cash \$'000	Borrow's \$'000			
PROPERTY												
Buildings												
Building Component Renewal Program	3,315	-	3,315	-	-	-	-	3,315	-			
Latrobe Leisure Maintenance and Upgrade Program	379	-	379		-	-	-	379	-			
Total Buildings	3,694	-	3,694	-	-	-	-	3,694	-			
TOTAL PROPERTY	3,694	-	3,694	-	-	-	-	3,694	-			

Asset expenditure type						Summary of funding sources Council			
Project cost \$'000	New \$'000	Renewal \$'000	Upgrade \$'000	Expansion \$'000	Grants \$'000	Contrib'ns \$'000	cash \$'000	Borrow's \$'000	
1.769	_	1.769	-	_	_	_	1.769	_	
	-	1,385	_	_	-	_	1,385	-	
46	-	46	-	-	-	-	46	-	
3,200		3,200	-	-	-	-	3,200		
10	_	10	-	_	_	_	10	_	
10	-	10	-	-	-	-	10	-	
850	_	850	_	_	_	_	850	_	
850	-	850	-	-		-	850		
14	14	_	_		_	_	14	_	
14	14			-		<del></del>	14		
4.07.4	44	4.000					4.07.4		
	1,769 1,385 46 3,200 10 10 850 850	1,769 - 1,385 - 46 - 3,200 -  10 - 10 - 10 - 11 - 11 - 11 - 11 -	Project cost \$'000	Project cost \$'000         New \$'000         Renewal \$'000         Upgrade \$'000           1,769         -         1,769         -           1,385         -         1,385         -           46         -         46         -           3,200         -         3,200         -           10         -         10         -           850         -         850         -           850         -         850         -           14         14         -         -           14         14         -         -           14         14         -         -	Project cost \$1,769	Project cost \$'000         New \$'000         Renewal \$'000         Upgrade \$'000         Expansion \$'000         Grants \$'000           1,769         -         1,769         - </td <td>Project cost \$'000         New \$'000         Renewal \$'000         Upgrade \$'000         Expansion \$'000         Grants \$'000         Contrib'ns \$'000           1,769         -</td> <td>  Project cost   New   Renewal   Upgrade   Expansion   S'000   S'000  </td>	Project cost \$'000         New \$'000         Renewal \$'000         Upgrade \$'000         Expansion \$'000         Grants \$'000         Contrib'ns \$'000           1,769         -	Project cost   New   Renewal   Upgrade   Expansion   S'000   S'000	

			Summary of funding sources Council						
Capital Works Area	Project cost \$'000	New \$'000	Renewal \$'000	Upgrade \$'000	Expansion \$'000	Grants \$'000	Contrib'ns \$'000	cash \$'000	Borrow's \$'000
INFRASTRUCTURE									
Roads									
Gravel Road Resheet Program	900	-	900	-	-	-	-	900	-
Local Road Reseal Program	6,351	-	6,351	-	-	-	-	6,351	-
Road Rehabilitation Program	6,951	-	6,951	-	-	2,720	-	4,231	-
Traffic & Pedestrian Safety Program	69	-	-	69	-	-	-	69	-
Road Reconstruction Design	100	-	100	-	-	-	-	100	-
Landfill Access Road renewal	100		100	-	-	-	-	100	-
Construction of CFA & Garbage Truck turn-arounds	50	-	-	50	-	-	-	50	
Total Roads	14,520	-	14,401	119	-	2,720	-	11,800	-
Bridges									
Bridges Major Component and Structure Renewal	1,645	_	1,645	_	_	_	_	1,645	_
Bridges Minor Component Renewal	132	_	132	_	_	_	_	132	_
Total Bridges	1,777	-	1,777		-	-	-	1,777	-
Footpaths and Cycleways									
Footpath & Cycleways Renewal	994	_	994	_	_	_	_	994	_
Gravel Path Surface Renewal	18	_	18	_	_	_	_	18	_
Total Footpaths and Cycleways	1,012	-	1,012	-	-	-	-	1,012	-
Drainage									
Minor Drainage System Renewal	119	-	119	-	-	-	-	119	-
Piped Systems Enhancement & Stormwater Quality Improvement	314	-	-	314	-	-	-	314	-
Wetlands and Retention Structure Renewal	199	-	199	_	_	-	-	199	_
Storage Structure & Open Drains Renewal	250	-	250		-	-	-	250	-
Storage Structure & Open Drains Upgrade	125	-	-	125	-	-	-	125	-
Total Drainage	1,006	-	567	439	-	-	-	1,006	-

	Asset expenditure type						Summary of funding sources Council				
Capital Works Area	Project cost \$'000	New \$'000	Renewal \$'000	Upgrade \$'000	Expansion \$'000	Grants \$'000	Contrib'ns \$'000	cash \$'000	Borrow's \$'000		
Recreational, Leisure and Community Facilities											
Hard Court Renewal	205	_	205	-	-	-	-	205	-		
Sports Fences Renewal	175	-	175	-	-	-	-	175	-		
Ovals Upgrade	330	-	-	330	-	-	-	330	-		
Total Rec, Leisure and Community Facilities	710	-	380	330	-		-	710	-		
Waste Management											
Landfill Cell development	250	-	250	-	-	-	-	250	-		
Total Waste Management	250	-	250	-	-		-	250	-		
Parks, Open Space and Streetscapes											
Playspace Renewal	435	-	435	-	-	-	-	435	-		
Skate Park Renewal	56	-	56	-	-	-	-	56	-		
Public BBQ Shelter Renewal	38	-	38	-	-	-	-	38	-		
Water Fountain Installation	13	13	-	-	-	-	-	13	-		
Fence Renewal	38	-	38	-	-	-	-	38	-		
Street Furniture Renewal	50	-	50	-	-	-	-	50	-		
Retaining Wall Renewal Program	125	-	125	-	-	-	-	125	-		
Total Parks, Open Space and Streetscapes	755	13	742		-		-	754	-		
Off Street Car Parks											
Off Street Carparks Renewal	225	_	225	-	-	-	-	225	-		
Total Off Street Car Parks	225	-	225	-	-	-	-	225	-		
TOTAL INFRASTRUCTURE	20,255	13	19,354	888	-	2,720	-	17,534	-		
TOTAL NEW CAPITAL WORKS FOR 2025/26	28,022	27	27,107	888	-	2,720		25,301	-		

ar										
Asset expenditure type						Summary of funding sources Council				
Project cost \$'000	New \$'000	Renewal \$'000	Upgrade \$'000	Expansion \$'000	Grants \$'000	Contrib'ns \$'000	cash \$'000	Borrow's \$'000		
3,669	3,669	-		_	994	-	175	2,500		
5,460	-	-	5,460	-	5,460	-	-	-		
341	-	341	-	-	341	-	_	-		
683	683	-	-	_	-	-	683	-		
1,089	1,089	-	-	-	1,089	-	-	-		
22,268	22,268	-		-	22,268	-	-	-		
7,000	7,000	-		-	7,000	-	-	-		
5,263	5,263	-	-	-	2,563	-	2,700	-		
2,209	2,209	-	-	-	2,209	-	-	-		
47,982	42,181	341	5,460	-	41,925	-	3,557	2,500		
47.982	42.181	341	5.460	-	41.925	-	3.557	2,500		
,	,	<u> </u>	<u> </u>		,0_0		0,00			
851	-	_	851	-	851	-	-	-		
851	-		851	_	851	-	-			
	\$'000 3,669 5,460 341 683 1,089 22,268 7,000 5,263 2,209 47,982	Project cost	Asset expen  Project cost \$\frac{1}{8}\text{'000}  Renewal serious serio	Project cost   New   Renewal   Upgrade   \$'000   \$'0	Project cost   New   Renewal   Upgrade   Expansion   \$'000	Project cost   New   Renewal   Upgrade   Expansion   \$'000	New   Renewal   Upgrade   Expansion   Signature   Summary of functions   Signature   Sig	Project cost		

#### 4.5.3 Works carried forward from the 2024/25 year

		Asset expenditure type			Summary of funding sources			Council	
Capital Works Area	Project cost \$'000	New \$'000	Renewal \$'000	Upgrade \$'000	Expansion \$'000	Grants \$'000	Contrib'ns \$'000	cash \$'000	Borrow's \$'000
Recreational, Leisure and Community Facilities Maryvale Reserve Playing Surface Works	515	-	_	515	-	515	-	-	-
Regional Sporting Infrastructure Program - Ted Summerton Reserve	9,937	3,887	1,430	4,619	-	9,936	-	-	-
Total Rec, Leisure and Community Facilities	10,452	3,887	1,430	5,134	-	10,451	-	-	-
TOTAL INFRASTRUCTURE	11,303	3,887	1,430	5,985	-	11,302	-	-	-
TOTAL CARRIED FWD WORKS FROM 2024/25	59,285	46,068	1,771	11,446	-	53,227		3,557	2,500
TOTAL CAPITAL WORKS	87,306	46,095	28,878	12,333	-	55,947	-	28,859	2,500

#### **4.6 CAPITAL WORKS (OPERATING)**

(These projects are of a capital nature but do not meet the definition of capital expenditure due to them either not being on Council owned/or controlled assets or not relating to an asset class recognised by Council. Expenditure on these projects appears in the Budgeted Comprehensive Income Statement).

	Asset expenditure type						Summary of funding sources Council				
Capital Works Area	Project cost \$'000	New \$'000	Renewal \$'000	Upgrade \$'000	Expansion \$'000	Grants \$'000	Contrib'ns \$'000	cash \$'000	Borrow's \$'000		
4.6.1 Current Budget											
PROPERTY											
Buildings Demolition of Dilapidated Council Buildings	140	-	-	-	_	-	-	140	_		
Total Buildings	140	-	-	-	-	-	-	140			
TOTAL PROPERTY	140				-	-		140	-		
INFRASTRUCTURE											
Roads Guardrails Renewal Program	58	-	-	-	-	-	-	58	-		
Traffic & Pedestrian Safety Program  Total Roads	69 126	-			-		-	69 <b>126</b>	-		

	Asset expenditure type						Summary of funding sources Council				
Capital Works Area	Project cost \$'000	New \$'000	Renewal \$'000	Upgrade \$'000	Expansion \$'000	Grants \$'000	Contrib'ns \$'000	cash \$'000	Borrow's \$'000		
Public Lighting											
Public Lighting & Flagpole Replacement Program	62	-	-	-	-	-	-	62	-		
Total Public Lighting	62	-	-	-	-	-	-	62	-		
Waste Management											
Landfill Rehabilitation	1,350	-	-	-	-	-	-	1,350	-		
Transfer Station Upgrades	63	-	-	-	-	-	-	63	-		
Total Waste Management	1,413	-	-	-	-	-	-	1,413	-		
Off Street Car Parks											
Upgrade to DDA compliance	46	-	-	_	-	-	_	46	-		
Total Off Street Car Parks	46	-	-	-	-	-	-	46	-		
Other Infrastructure											
Fire Hydrants	9	-	-	-	-	-	-	9	-		
Eelhole Creek Erosion Control	50	-	-	-	-	-	-	50	-		
Septic Renewal Program	50	-	-	-	-	-	-	50	-		
Solar Panel Cleaning Program	25	-	-	-	-	-	-	25	-		
Signage Renewal	38	-	-	-	-	-	-	38	-		
Total Other	171	-	-					171	-		
TOTAL INFRASTRUCTURE	1,819	-	-	-	-	-		1,819	-		
TOTAL NEW CAPITAL WORKS (OPERATING)	1,959	-	-	-	-	-	-	1,959	-		

Capital Works Area			Asset expen		Summary of funding sources Council				
	Project cost \$'000	New \$'000	Renewal \$'000	Upgrade \$'000	Expansion \$'000	Grants \$'000	Contrib'ns \$'000	cash \$'000	Borrow's \$'000
6.2.2 WORKS CARRIED FORWARD FROM 202	4/25								
Roads	I				i				
Gippsland Logistics & Manufacturing Precinct Stage 1B	8,598	-	-	-	-	8,598	-	-	
Total Roads	8,598	-	-	-	-	8,598	-	-	-
Other Infrastructure					1				
Crinigan Rd Development Plan - sewer pump	380	-	-	-	-	380	-	-	-
Total Other	380	-	-	-	-	380	-	-	-
TOTAL CARRIED FWD WORKS (OPERATING) FROM 2018/19	8,978	-	-	-	-	8,978	-	-	-
TOTAL CAPITAL WORKS (OPERATING)	10,937	-	-		-	8,978	-	1,959	-
TOTAL CAPITAL WORKS PROGRAM FOR 2025/26	98,243	46,095	28,878	12,333	-	64,925	-	30,817	2,500

## Summary of Planned Capital Works Expenditure For the years ended 30 June 2027, 2028 & 2029

		Asset	Expenditure T	ypes		Funding Sources					
2026/27	Total \$'000	New \$'000	Renewal \$'000	Expansion \$'000	Upgrade \$'000	Total \$'000	Grants \$'000	Contributions \$'000	Council Cash \$'000	Borrowings \$'000	
Property					1						
Buildings	9,509	6,223	3,286	0	0	9,509	5,323	0	4,186	0	
Total Buildings	9,509	6,223	3,286	0	0	9,509	5,323	0	4,186	0	
Total Property	9,509	6,223	3,286	0	0	9,509	5,323	0	4,186	0	
Plant and Equipment											
Plant, machinery and equipment	3,281	0	3,281	0	0	3,281	0	0	3,281	0	
Fixtures, fittings and furniture	10	Ö	10	Ō	Ö	10	Ö	Ō	10	Ö	
Computers and telecommunications	871	0	871	0	0	871	0	0	871	0	
Artworks	14	14				14	0	0	14	0	
Total Plant and Equipment	4,176	14	4,162	0	0	4,176	0	0	4,176	0	
Infrastructure											
Roads	14,826	0	14,704	122	0	14,826	3,230	0	11,596	0	
Bridges	1,321	Ö	1,321	0	Ö	1,321	0	Ō	1,321	Ö	
Footpaths and cycleways	1,037	0	1,037	0	0	1,037	0	0	1,037	0	
Drainage	1,032	0	582	450	0	1,032	0	0	1,032	0	
Recreational, leisure and community facilities	3,228	978	750	1,500	0	3,228	2,500	0	728	0	
Waste management	513	0	513	0	0	513	0	0	513	0	
Parks, open space and streetscapes	774	13	761	0	0	774	0	0	774	0	
Aerodromes	0	0	0	0	0	0	0	0	0	0	
Off street car parks	231	0	231	0	0	231	0	0	231	0	
Other infrastructure	0	0	0	0	0	0	0	0	0	0	
Total Infrastructure	22,962	991	19,899	2,072	0	22,962	5,730	0	17,232	0	
Total Capital Works Expenditure	36,647	7,228	27,347	2,072	0	36,647	11,053	0	25,594	0	

### 2025/26 Budget Capital Works Program

		Asset	Expenditure T	ypes				Funding Sources	S	
2027/28	Total \$'000	New \$'000	Renewal \$'000	Expansion \$'000	Upgrade \$'000	Total \$'000	Grants \$'000	Contributions \$'000		Borrowings \$'000
Property					1					
Buildings	3,381	0	3,381	0	0	3,381	0	0	3,381	0
Total Buildings	3,381	0	3,381	0	0	3,381	0	0	3,381	0
Total Property	3,381	0	3,381	0	0	3,381	0	0		0
• •						•				
Plant and Equipment										
Plant, machinery and equipment	3,362	0	3,362	0	0	3,362	0	0	3,362	0
Fixtures, fittings and furniture	11	0	11	0	0	11	0	0	11	0
Computers and telecommunications	893	0	893	0	0	893	0	0	893	0
Artworks	15	15	0	0	0	15	0	0	15	0
Total Plant and Equipment	4,281	15	4,266	0	0	4,281	0	0	4,281	0
Infrastructure										
Roads	15,298	0	15,173	125	0	15,298	3,400	0	11,898	0
Bridges	1,367	0	1,367	0	0	1,367	3,400	0	1,367	0
Footpaths and cycleways	1,063	0	1,063	0	0	1,063	0	0	1,063	0
Drainage	1,058	0	597	461	0	1,058	0	0	1,058	0
Recreational, leisure and community facilities	746	0	399	347	0	746	0	0	746	0
Waste management	3,152	0	3,152	047	0	3,152	0	0	3,152	0
Parks, open space and streetscapes	793	13	780	0	0	793	0	0	793	0
Aerodromes	0	.0		0	0		o o	0	0	0
Off street car parks	236	0	236	0	0	236	0	0	236	0
Other infrastructure	0	0	0	0	0	0	0	0	0	0
Total Infrastructure	23,713	13	22,767	933	Ö	23,713	3,400	Ö	20,313	0
Total Capital Works Expenditure	31,375	28	30,414	933	0	31,375	3,400	0		0

### 2025/26 Budget Capital Works Program

		Asset	<b>Expenditure T</b>	ypes				Funding Source	S	
	Total	New	Renewal	Expansion	Upgrade	Total	Grants		Council Cash	Borrowings
2028/29										
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Property										
Buildings	3,478	0	3,478	0	0	3,478	0	0	3,478	0
Total Buildings	3,478	0	3,478	0	0	3,478	0	0	3,478	0
Total Property	3,478	0	3,478	0	0	3,478	0	0	3,478	0
Diget and Environment										
Plant and Equipment Plant, machinery and equipment	3,446	0	3,446	0	0	3,446	0	0	3,446	0
Fixtures, fittings and furniture	3,440	0	3,440	0	0	3,440	0	0	3,440	0
Computers and telecommunications	915	0	915	0	0	915	0	0	915	0
Artworks	15	15	913	0	0	15	0	0	15	0
Total Plant and Equipment	4,387	15	4,372	Ö	0	4,387	0	0	4,387	0
Infrastructure										
Roads	15,608	0	15,480	128	0	15,608	3,400	0	12,208	0
Bridges	1,414	0	1,414	0	0	1,414	0	0	1,414	0
Footpaths and cycleways	1,090	0	1,090	0	0	1,090	0	0	1,090	0
Drainage	1,084	0	611	473	0	1,084	0	0	1,084	0
Recreational, leisure and community facilities	765	0	410	355	0	765	0	0	765	0
Waste management	269	0	269	0	0	269	0	0	269	0
Parks, open space and streetscapes	813	14	799	0	0	813	0	0	813	0
Aerodromes	0	0	0	0	0	0	0	0	0	0
Off street car parks	242	0	242	0	0	242	0	0	242	0
Other infrastructure	0	0	0	0	0	0	0	0	0	0
Total Infrastructure	21,285	14	20,315	956	0	21,285	3,400	0	17,003	0
Total Capital Works Expenditure	29,150	29	28,165	956	0	29,150	3,400	0	25,750	0

#### 5a. Targeted performance indicators

The following tables highlight Council's current and projected performance across a selection of targeted service and financial performance indicators. These indicators provide a useful analysis of Council's intentions and performance and should be interpreted in the context of the organisation's objectives.

The targeted performance indicators below are the prescribed performance indicators contained in Schedule 4 of the Local Government (Planning and Reporting) Regulations 2020. Results against these indicators and targets will be reported in Council's Performance Statement included in the Annual Report.

Targeted performance indicators - Service

		Notes	Actual	Forecast	Target	Targe	et Projectio	ns ·	Trend
Indicator	Measure	No	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	+/o/-
Governance									
Satisfaction with community consultation and engagement	Community satisfaction rating out of 100 with the consultation and engagement efforts of Council	1	50	52	53	53	53	53	+
Roads									
Sealed local roads below the intervention level	Number of kms of sealed local roads below the renewal intervention level set by Council / Kms of sealed local roads	2	98.5%	97.0%	95.0%	95.0%	95.0%	95.0%	-
Statutory Planning									
Planning applications decided within the relevant required time	Number of planning application decisions made within the relevant required time / Number of decisions made	3	81.6%	80.0%	85.0%	85.0%	85.0%	85.0%	+
Waste Management									
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	4	60.7%	64.3%	65.0%	65.0%	65.0%	65.0%	+

Targeted performance indicator	Targeted performance indicators - Financial								
Indicator	Measure	Notes	Actual	Forecast	Target	Targ	et Projectio	ons	Trend
		Ž	2023/24	2024/25	2025/26	2026/27	2027/28	2028/29	+/o/-
Liquidity									
Working Capital	Current assets / current liabilities	5	229.1%	178.3%	202.7%	223.0%	230.8%	233.6%	+
Obligations									
Asset renewal	Asset renewal and upgrade expense / asset	6	108.2%	119.4%	111.1%	77.7%	81.2%	74.0%	-
	depreciation								
Stability									
Rates concentration	Rate revenue / adjusted underlying revenue	7	69.1%	59.5%	60.4%	63.8%	64.1%	64.0%	_
Efficiency									
Expenditure level	Total expenses / no. of property assessments	8	\$ 4,115	\$ 4,181	\$4,321	\$ 4,182	\$ 4,228	\$ 4,289	-
•	,		, ,	, ,	, ,	, , ,	. ,	, ,===	

#### 5b. Financial performance indicators

The following table highlights Council's current and projected performance across a range of key financial performance indicators. These indicators provide a useful analysis of Council's financial position and performance and should be interpreted in the context of the organisation's objectives.

The financial performance indicators below are the prescribed financial performance indicators contained in Part 3 of Schedule 3 of the Local Government (Planning and Reporting) Regulations 2020. Results against these indicators will be reported in Council's Performance Statement included in the Annual Report.

Indicator	Measure	Notes	Actual Fore	ecast	Budget	Р	rojections		Trend
indicator	measure	Š	2023/24 202	24/25	2025/26	2026/27	2027/28	2028/29	+/o/-
Operating Position									
Adjusted underlying result	Adjusted underlying surplus (deficit) / Adjusted underlying revenue	9	(6	5.5%)	(6.9%)	(6.8%)	(6.2%)	(7.5%)	-
Liquidity									
Unrestricted Cash	Unrestricted cash / current liabilities	10	(48	3.1%)	(23.2%)	(9.3%)	(9.1%)	(14.6%)	+
Obligations									
Loans & Borrowings	Interest bearing loans and borrowings / rate revenue	11	15	5.5%	11.7%	8.9%	6.1%	3.9%	+
Loans & Borrowings	Interest and principal repayments on interest bearing loans and borrowings / rate revenue		2	2.7%	6.0%	2.8%	2.7%	2.4%	+
Indebtedness	Non-current liabilities / own source revenue		21	1.9%	22.6%	18.4%	18.5%	16.1%	+
Stability									
Rates effort	Rate revenue / property values (CIV)	12	C	0.4%	0.5%	0.5%	0.5%	0.5%	0
Efficiency									
Revenue level	Total General rates and Municipal charges / No. of property assessments	13	\$1	,731	\$1,764	\$1,795	\$1,827	\$1,860	+

#### **Key to Forecast Trend:**

- + Forecast improvement in Council's financial performance/financial position indicator
- o Forecasts that Council's financial performance/financial position indicator will be steady
- Forecast deterioration in Council's financial performance/financial position indicator

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#### Notes to indicators

#### 5a. Targeted performance indicators

#### 1. Satisfaction with community consultation and engagement

Latrobe City Council have an engagement tool (Engagement HQ) which allows a more targeted and proactive approach to engagement. Community members will be able to register and indicate their interests for future engagement.

#### 2. Sealed local roads below the intervention level

Latrobe City Council has been high performing in this area previously and is aiming to exceed 95% year on year, which is consistent with our Road Asset Modelling

#### 3. Planning applications decided within the relevant required time

Proposed changes to the Planning & Environment Act are set to overhaul the planning system in Victoria. A realistic target has been set for 2024/25 and subsequent years.

#### 4. Kerbside collection waste diverted from landfill

Introduction of new kerbside collection and processing contracts that will be focused on waste & recycling education to ensure the community understands their obligations towards recycling and waste minimisation is expected to result in improvement in this measure.

#### 5. Working Capital

Working capital is targeted to remain relatively stable between 2.1 to 2.3 dollars of current assets for every dollar of current liabilities projected over the four year period.

#### 6. Asset renewal

Asset renewal & upgrade expenditure has increased in 2025 and 2026 due to government grants and funding carried forward from previous years. The reduction in the ratio in future years is due to reduced capital grants for asset renewal, however the ratio has a temporary increase to 81.2% in 2028 when the next Landfill cell is scheduled to be built.

#### 7. Rates concentration

This ratio is expected to remain at around 65% over the target period, and demonstrates Council's reliance on rates income.

#### 8. Expenditure level

Expenditure per property assessment is targeted to increase by around 1.2% per annum over the forecast period. This is well below the projected CPI of 2.5% p.a. The decrease projected in 2027 is mainly due to higher expenditure in 2026 tied to non-recurrent grants i.e. Gippsland Logistics Precinct stage 1B project \$8.6 million.

#### 5b. Financial performance indicators

#### 9. Adjusted underlying result

Council's underlying deficit is forecasted to remain in deficit mainly due to restrictions on Council's ability to increase revenue and uplifts in depreciation expenses as a result of the construction in prior years of major new infrastructure. e.g. Gippsland Regional Aquatic Facility (GRAC), Gippsland Performing Arts Centre (GPAC) and Regional Carpark projects.

#### 10. Unrestricted Cash

Unrestricted cash is expected to improve from negative 48.1% to negative 14.6% over the projected period mainly due to reductions in Contract and Other liabilities associated with capital grants received in advance for major projects in the 2025 and 2026 financial years. This ratio is in 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.

#### 11. Debt compared to rates

These ratios are all projected to decrease after the 2025/26 financial year due to no new borrowings being projected over this period, at the same time some existing loans will be fully repaid. The repayment of an interest-only loan and the proposed new borrowings of \$2.5M in the 2025/26 financial year are the reason for the movements in the ratio in the first year of the 4 year budget period.

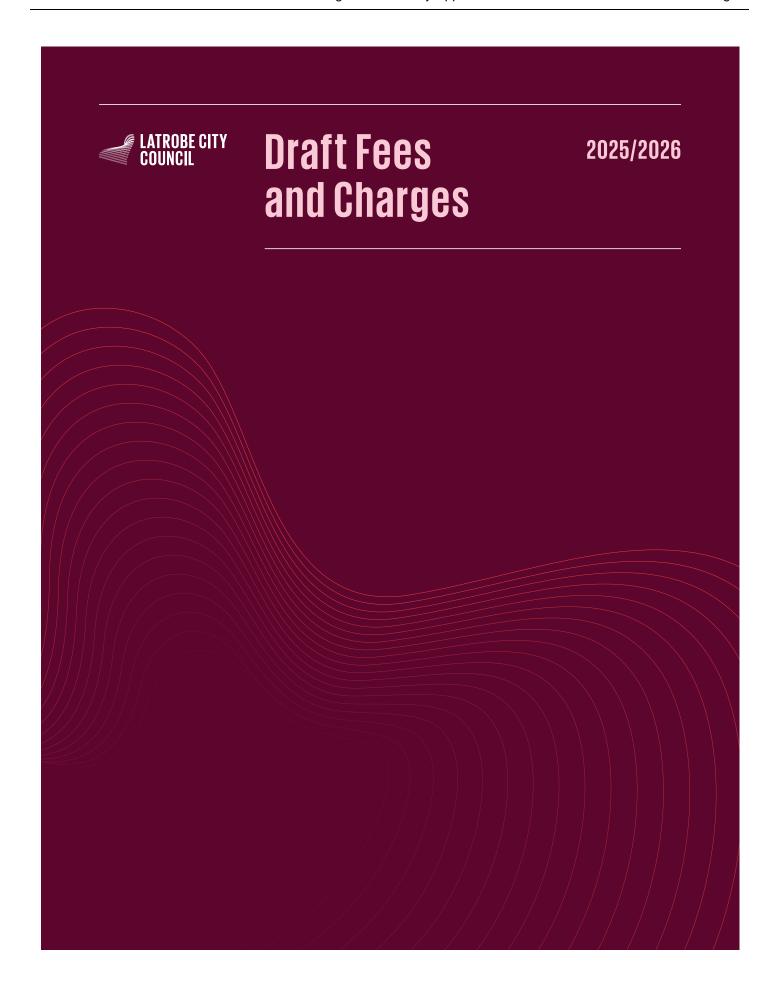
#### 12. Rates effort

This ratio is expected to remain at 0.5% over the forecasted period.

#### Revenue level

This ratio is expected to increase over the target period in line with expected rate cap increases of 2.5% pa

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Fee Name	Unit of Measure	2024/25 Fee (GST inclusive if applicable)	2025/26 Fee (GST inclusive if applicable)
Asset Protection		аррпоавто	арриоавле
Asset Protection Fee for Drainage Tapping in Urban Areas at Drainage Easements and Nature Strips Including Provision of L	egal Point of Discharge or Drainage information		
Drainage Tapping in Urban Areas at Drainage Easements and Nature Strips Including Provision of Legal Point of Discharge or Drainage information	•	235.00	245.00
Asset Protection Fee for Vehicle Crossing Works			
Vehicle Crossing Works		115.00	120.00
Asset Protection Fees			
Building Site Asset Inspections - < \$15,000	Excludes all Reblocking, Urban Front Fencing & Demolitions	No Charge	No Charge
Building Site Asset Inspections - > \$15,000	Includes all Reblocking, Urban Front Fencing & Demolitions	280.00	295.00
Occupation of Parking Bays	Per bay per day	55.00	57.50
Road Occupations	No traffic management required	105.00	110.00
Road Occupations	Provision of traffic management	215.00	225.00
Road Openings	No traffic management required	110.00	115.00
Road Openings	Provision of traffic management	215.00	225.00
Asset Protection Fees for Service Installations in Areas by Parties Other Than Utilities or Their Agents			
Each additional 100m of Road Length	i.	115.00	120.00
Road Length less than 100m		215.00	225.00
Asset Protection Penalty for Infringement Notice as Specified in Section 19 of Local Law No.3			
Asset Protection Penalty for Infringement Notice as Specified in Section 13 of Local Law No.5	Set by Statute (State Government)	2 fee units	2 fee units
	por by statute (state severiment)	L 100 dinto	2 100 01110
Charge for Restoration of Road Openings in Urban and Rural Areas			
Restoration of Road Openings in Urban and Rural Areas	Actual cost, plus 10% of the actual cost, to cover administration expenses	Actual cost, plus 10%	Actual cost, plus 10%
		10%	10%
Enquiries - Legal Point of Discharge or Drainage Information			
Urban Areas	Set by Statute (State Government)	9.77 fee units	9.77 fee units
Fees for Utilities and Their Agents for Applications Under Section 7 to the Road Management Act 2004			
Minor works conducted on, or on any part of the roadway, shoulder or pathway.	Set by Statute (State Government)	11 fee units	11 fee units
Minor works conducted on, or on any part of the roadway, shoulder or pathway.	Set by Statute (State Government)	11 fee units	11 fee units
Minor works not conducted on, or on any part of the roadway, shoulder or pathway.	Set by Statute (State Government)	5 fee units	5 fee units
Minor works not conducted on, or on any part of the roadway, shoulder or pathway.	Set by Statute (State Government)	5 fee units	5 fee units
Works, other than minor works conducted on, or on any part of the roadway, shoulder or pathway.	Set by Statute (State Government)	45 fee units	45 fee units
Works, other than minor works conducted on, or on any part of the roadway, shoulder or pathway.  Works, other than minor works conducted on, or on any part of the roadway, shoulder or pathway.	Set by Statute (State Government)	20 fee units	20 fee units
Works, other than minor works conducted on, or on any part of the roadway, shoulder or pathway.  Works, other than minor works not conducted on, or on any part of the roadway, shoulder or pathway.	Set by Statute (State Government)	25 fee units	25 fee units
Works, other than minor works not conducted on, or on any part of the roadway, shoulder or pathway.  Works, other than minor works not conducted on, or on any part of the roadway, shoulder or pathway.	Set by Statute (State Government)	5 fee units	5 fee units
Parking Headworks Parking Headworks Charge as Defined in Clause 11 of the Vehicle Crossing Policy.		3.950.00	4,100.00
	l.	0,000.00	1,100.00
Security Bonds as Specified in Local Law No.3			
Cost of Works < \$15,000 Excludes Reblocking, Residential Front Fences & Demolition Works	Rural, Residential, Industrial and Commercial Building Sites for Builders with a 12 month Satisfactory Performance Record.	No Charge	No Charge
Cost of Works < \$15,000 Excludes Reblocking, Residential Front Fences & Demolition Works	Rural, Residential, Industrial and Commercial Building Sites for Builders with an Unsatisfactory Performance	530.00	550.00
	Record.		
Cost of Works > \$15,000 Includes Reblocking, Residential Front Fences & Demolition Works	Rural Building Site	530.00	550.00
Cost of Works > \$15,000 Includes Reblocking, Residential Front Fences & Demolition Works	Residential Building Site - No adjacent footpaths	530.00	550.00
Cost of Works > \$15,000 Includes Reblocking, Residential Front Fences & Demolition Works	Residential Building Site - With adjacent footpaths	1,060.00	1,100.00
Cost of Works > \$15,000 Includes Reblocking, Residential Front Fences & Demolition Works	Residential Building Site - Corner allotment, adjacent footpaths	1,590.00	1,650.00
Cost of Works > \$15,000 Includes Reblocking, Residential Front Fences & Demolition Works	Residential Building Site - Multiple units, adjacent footpaths	2,120.00	2,200.00
Cost of Works > \$15,000 Includes Reblocking, Residential Front Fences & Demolition Works	Industrial Building Site	2,650.00	2,755.00
Cost of Works > \$15,000 Includes Reblocking, Residential Front Fences & Demolition Works	Commercial Building Site	5,570.00	5,795.00
Cost of Works > \$15,000 Includes Reblocking, Residential Front Fences & Demolition Works	Multiple Building Sites - Builders with a 12 month Satisfactory Performance Record	11,150.00	11,595.00
Security Deposit as Detailed in Clause 10 of the Vehicle Crossing Policy			

Fee Name	Unit of Measure	2024/25 Fee (GST inclusive if applicable)	2025/26 Fee (GST inclusive if applicable)
Building Services			
Building Certificates	Te		
Building Certificate	Per certificate - 3.19 fee units	3.19 fee units	3.19 fee units
Building File Search Fee			
Building File Search Fee	Per Request	125.00	130.00
Building Permit Lodgement Fees	D 1 1 2 000 C 2	2007	1 00 0
Building Permit Lodgement Fee	Per lodgement - 8.23 fee units	8.23 fee units	8.23 fee units
Building Permits	1		
\$10,001 to \$100,000	Each permit	780.00	815.00
\$100,001 to \$1,000,000	Each permit	1,300.00	1,352.00
Greater than \$1,000,000 Up to \$10,000	Each permit	3,120.00 884.00	3,245.00 920.00
υρ ιο \$10,000	Each permit	884.00	920.00
Permit Time Extensions and Inspections for Lapsed Permits	LP :		47
Permit Time Extensions and Inspections for Lapsed Permits	Minimum	167.00	175.00
Pool Registration Fees			
Certificate of Compliance lodgement fee	1.38 fee units	1.38 fee units	1.38 fee units
Certificate of Non-Compliance lodgement fee	26 fee units	26 fee units	26 fee units
Pool History Search Fee Registration Fee	3.19 fee units 2.15 fee units	3.19 fee units 2.15 fee units	3.19 fee units 2.15 fee units
	2. 15 fee units	2.15 lee units	2.15 lee units
Report and Consent			
First	19.61 fee units   For siting matters 27.45 fee units	19.61 fee units	19.61 fee units
			For siting matters
Additional	50% cost of First Report and Consent	27.45 fee units 50% cost of First	27.45 fee units 50% cost of First
Additional	50% cost of First Report and Consent	Report and	
		Consent	Report and Consent
Demolition	5.75 fee units	5.75 fee units	5.75 fee units
Pope - Occupancy Permits	Treated as a Report and Consent (19.61 fee units)	19.61 fee units	19.61 fee units
Temporary Structure Siting Approvals	Treated as a Report and Consent (27.45 fee units)	27.45 fee units	27.45 fee units
Swimming Pool Inspection Fees			
Certificate of compliance where a non-compliance certificate has been issued	Each	104.00	110.00
Certificate of compliance where a non-compliance certificate has not been issued	Each	520.00	545.00
Community Halls Churchill Community Hall			
Commercial - Cleaning Charge	Cost recovery plus 10%	Cost recovery plus 10%	Cost recovery plus 10%
Commercial Hire	Base Rate 4 Hours	100.00	105.00
Community - Cleaning Charge	Cost recovery	Cost recovery	Cost recovery
Community Hire	Base Rate 4 Hours	60.00	60.00
Kernot Hall - Commercial Hire			
Cafe / Bar Operations	At request of hirer - POA	POA	POA
Cleaning Charge	Cost recovery plus 10%	Cost recovery	Cost recovery
Kitchen Usage	In addition to hall booking	9105 10% 315.00	plus 10% 328.00
Meeting Room Hire	Base rate (4 hours)	315.00	328.00
Technicians / Front of House Supervisor	Per hour/per staff member (3 hour minimum)	78.00	82.00
Usher	Per hour/per staff member (3 hour minimum)	70.00	73.00
Whole Venue (excludes Kitchen)	Per Hour (Minimum 5 hours) (includes 2 staff and standard cleaning))	300.00	312.00

Accessed   Commercial History   Contractive   Contractiv	Fee Name	Unit of Measure	2024/25 Fee (GST 2 inclusive if applicable)	025/26 Fee (GST inclusive if applicable)
Carle January   Contractive   Contractive	Community Halls			
Cost recovery   Cost recover	Kernot Hall - Community Hire			
Michael Dasage				
Meeting Room Here				
Technicars   Front of House Supervisor   Per houriger staff member (3 hour minimum)   55.00   55.00   150.00				
Ushber       Per hour/fees staff member (3 hour minimum)				
Myole Versue (sextudes Kitchen)				
Most Town Hall   Contractor   Cearing Charge   Cost recovery plus 10%   Cost recovery plus 10%   Cost recovery plus 10%   Cost recovery plus 10%   Page		Per hour/per staff member (3 hour minimum)		
Cost recovery plus 10%   Cost recovery   Cos	Whole Venue (excludes Kitchen)	Per Hour (Minimum 5 hours) (includes 2 staff and standard cleaning)	150.00	150.00
Dist 10%   Dist 10%				
Sase Rate 4 Hours	Commercial - Cleaning Charge	Cost recovery plus 10%		
Cost recovery   Cost recover	Commercial Hire	Rase Rate 4 Hours		
Same Rate 5 Hours (includes 1 staff member)				
Ticketing Fee				
Newborough Hell				
Newborough Hall   Contractal - Cleaning Charge   Cost recovery   Cost recove				
Contended   Cont	Ticketing Fee	rei ticket	4.20	4.20
Contended   Cont	Newborough Hall			
Commercial Hire   Base Rate 4 Hours   Cost recovery   Cost r		Cost recovery plus 10%		
Cost recovery	Commercial Hiro	Race Pate / Hours		
Base Rate 4 Hours   Base Rate 4 Hours   60.00   60.00				
Cost recovery   Cost recover				
Cost recovery plus 10%   Cost recovery plus 10%   Cost recovery plus 10%   Per Hour (Minimum 3 hours, Per person per hour)   78.00   82.00   520.00   541.00   62.00   62.00   63.00	Community Time	Dase rate 4 rious	00.00	00.00
Commercial - Technical Support   Per Hour (Minimum 3 hours, Per person per hour)   78 00 82.00	Sound Shell			
Per Hour (Minimum 3 hours, Per person per hour)   78.00   82.00   541.00   20.00   541.00   20.00   541.00   20.00   20.00   541.00   20.00   20.00   541.00   20.00   20.00   541.00   20.00   20.00   541.00   20.	Commercial - Cleaning Charge	Cost recovery plus 10%		
Commercial Hire	Commercial Technical Support	Per Hour (Minimum 3 hours Per person per hour)		
Community - Cleaning Charge         Cost recovery         No Charge         Cost recovery         Cost recovery         Cost recovery         Cost recovery         Puls 10%				
Per Hour (Minimum 3 hours, Per person per hour)   63.00   63				
Per Standard Day   No Charge   No Charge	Community - Octaining Orleage			
Traralgon East Community Centre				
Cost recovery   Cost recover		ir or otanidaru buy	I No onarge	No onarge
Commercial Hire   Base Rate 4 Hours   100.00   105.00		Cost recovery plus 109/	Coot re	Coot recover
Commercial Hire         Base Rate 4 Hours         100.00         105.00           Community - Cleaning Charge         Cost recovery         -         -           Community Hire         Base Rate 4 Hours         60.00         60.00           Traralgon South Hall           Commercial - Cleaning Charge         Cost recovery plus 10%         Cost recovery plus 10%         Cost recovery plus 10%         plus 10%         plus 10%         plus 10%         community - Community - Cost recovery plus 10%         Community - Cost recovery plus 10%	Commercial - Cleaning Charge	Cost recovery plus 10%		
Community Hire         Base Rate 4 Hours         60.00         60.00           Traralgon South Hall           Commercial - Cleaning Charge         Cost recovery plus 10%         Cost recovery plus 10%         cost recovery         plus 10%         plus 10%         plus 10%         plus 10%         cost recovery         plus 10%         plus 10% </td <td>Commercial Hire</td> <td>Base Rate 4 Hours</td> <td>100.00</td> <td>105.00</td>	Commercial Hire	Base Rate 4 Hours	100.00	105.00
Traralgon South Hall   Contrection   Cost recovery   Cost re	Community - Cleaning Charge	Cost recovery	-	-
Commercial - Cleaning Charge         Cost recovery plus 10%         Cost recovery plu	Community Hire	Base Rate 4 Hours	60.00	60.00
Commercial - Cleaning Charge         Cost recovery plus 10%         Cost recovery plu	Transigon South Hall	·	·	
Commercial Hire         Base Rate 4 Hours         100.00         105.00           Community - Cleaning Charge         Cost recovery         -         -           Community Hire         Base Rate 4 Hours         60.00         60.00           Traralgon Town Hall (Non Theatrical)         60.00         60.00         60.00	Commercial - Cleaning Charge	Cost recovery plus 10%		
Community - Cleaning Charge         Cost recovery         -				
Community Hire         Base Rate 4 Hours         60.00         60.00           Traralgon Town Hall (Non Theatrical)         60.00         60.00			100.00	105.00
Traralgon Town Hall (Non Theatrical)				
	Community Hire	Base Rate 4 Hours	60.00	60.00
Community Hire - Rehearsal 2 Hours No Charge No Charge				
	Community Hire - Rehearsal	2 Hours	No Charge	No Charge

Fee Name	Unit of Measure	2024/25 Fee (GST inclusive if	2025/26 Fee (GST inclusive if
		applicable)	
Family & Children's Services			
Early Learning Centres	la de la companya de		
After Kinder Care	Hourly	20.50	21.50
Full Day Care	Per day	125.00	130.00
Full Time Care	5 full days/child/week.	572.00	595.00
Half Day Care	Per half day	85.00	88.50
Holding Fee	00% per place	100% per place	100% per place
Meeting Rooms (Moe PLACE, Churchill Hub)			
Meeting Room - Commercial	Per hour	32.80	
Meeting Room - Commercial	Per Day	179.00	185.00
Meeting Room - Community Groups	Per hour	No Charge	No Charge
Moe PLACE Basketball Stadium			
Court Hire	Per day (9am - 6pm)	246.00	246.00
Court Hire - General	Per hour	57.00	57.00
Court Hire - Schools	Per hour	46.00	46.00
Half Court Hire - General	Per hour	30.00	30.00
Half Court Hire - Schools	Per hour	24.00	24.00
Moe PLACE Community Kitchen	Is .		
Kitchen Hire	Per hour	17.00	17.00
Kitchen Hire	Per day (9am - 6pm)	59.00	59.00
Moe PLACE Vacation Care			
Full Day Care	Per day	104.00	109.00
Family Health			
Nurse			
Attend Corporate Sessions	Per nurse per hour	71.50	75.00
Vaccinations Purchases			
Vaccinations Furchases Bekero	Per dose.		140.00
Boostrix	Per dose.	59.00	61.00
Flu	Per dose.	27.50	28.00
riu Gardasil	Per dose.	189.00	195.00
Hep A	Per dose.	110.50	115.00
Hep B	Per dose.	36.00	37.50
Meningococcal C	Per dose.	126.50	130.00
Twinrix	Per dose.	120.50	128.00
TAMBLEX	irei dose.	123.00	128.00

Fee Name	Unit of Measure	2024/25 Fee (GST 2025/2 inclusive if applicable)	26 Fee (GST inclusive if applicable)
Gippsland Performing Arts Centre and Little Theatre			
Commercial Hire - Additional Labour			
Cafe/Bar Operations	At request of hirer - POA	POA	POA
Technicians / Front of House Supervisor	Per hour (3 hr minimum)	78.00	82.00
Usher	Per hour (3 hr minimum)	70.00	73.00
Commercial Hire - Functions & Events			
Conference Rooms	Base Rate 4 Hours	420.00	437.00
Meeting Room	Base Rate 4 Hours	220.00	229.00
Outdoor Event	Base Rate 5 Hours (includes 1 staff member)	1,125.00	1,170.00
Outdoor Event - Additional Hour	Per Hour	225.00	234.00
Commercial Hire - Theatrical			
Additional Equipment Hire	POA - Price on Application	POA	POA
Credit Card Fees	1.5% Credit Card and EFTPOS	1.5%	1.5%
Dark Day	Per day	600.00	624.00
GPAC - Additional Hours	Per Hour, includes 2 staff	370.00	385.00
GPAC Theatre	Base Rate 5 Hours	3,600.00	3,744.00
Little Theatre/Town Hall	Base Rate 5 Hours	1,000.00	1,040.00
Merchandise Sales	15% of gross sales		15% of gross
Ticketing Fee	Per complimentary ticket	sales 2.10	sales 2.20
Ticketing Fee	Per ticket	4.20	4.40
Community Hire - Additional Labour			
Cafe/Bar Operations	At request of hirer - POA	POA	POA
Technicians / Front of House Supervisor	Per hour (3 hr minimum)	63.00	66.00
Usher	Per hour (3 hr minimum)	55.00	58.00
Community Hire - Functions & Events			
Conference Rooms	Base Rate 4 Hours	200.00	208.00
Meeting Room	Base Rate 4 Hours	100.00	104.00
Outdoor Event	Base Rate 5 Hours (includes 2 staff)	530.00	552.00
Outdoor Event - Additional Hour	Per Hour	115.00	120.00
Community Hire - Theatrical			
Additional Equipment Hire	POA - Price on Application	POA	POA
Credit Card Fees	1.5% Credit Card and EFTPOS	1.5%	1.5%
Dark Day	Per day	550.00	572.00
GPAC Theatre	Base Rate 5 Hours (includes 2 staff)	1,300.00	1,352.00
GPAC Theatre - Additional Hours	Per hour (includes 2 staff)	260.00	271.00
Little Theatre/Town Hall	Base Rate 5 Hours (includes 1 staff member)	450.00	468.00
Ticketing Fee	Per complimentary ticket	1.10	1.20
Ticketing Fee	Per ticket	2.60	2.70

Fee Name	Unit of Measure	2024/25 Fee (GST 20 inclusive if applicable)	025/26 Fee (GST inclusive if
Gippsland Regional Aquatic Centre (GRAC) Birthday Parties		80011630161	abblicable)
BYO Food - includes host, slides & games	Minimum 10 people, additional person \$20 pp	210.00	210.00
Catered - includes hosts, slides, games & catering options	Minimum 10 people, additional person was pp	POA	POA
	J		
Facility Hire	Tax and a second		
Dedicated Water Slide Hire	2 hours minimum / per hour	108.20 140.40	108.20
Group Fitness Class Group Fitness Class - Additional Instructor	Per group / per hour Per hour	65.00	140.40 65.00
Meeting Room Hire	1 hour minimum / per hour	32.80	32.80
Whole Day Carnival	9am to 5pm (including 50m pool, 25m outdoor pool, AOE/competition room meeting room)	1.622.40	1.622.40
		.,,==,	.,,
Spa, Sauna, Steam Room			
Adult	16 years and over	13.80	13.80
Concession	Pension, Seniors & Health Care	10.40	10.40
Waterslides - Weekdays			
Adult	Per session	10.50	10.50
Child	Per session	7.40	7.40
Concession	Per session	7.80	7.80
Water-Bides Washington			
Waterslides - Weekends Adult	Per session	13.30	13.30
Child	Per session	10.00	10.00
Concession	Per session	10.00	10.00
Contession	r of designation	10.00	10.00
WIBIT (Inflatable)			
Assisting Adult Participant	*special conditions TBC  *special conditions TBC	4.40 8.70	4.40 8.70
			0.70
Governance Community Public/Products Liability Insurance			
Governance Community Public/Products Liability Insurance Part A - Venue/Facility Hirers	Per hire (up to 52 times per year)	19.00	19.00
Governance Community Public/Products Liability Insurance	Per hire (up to 52 times per year) Per hire (up to 52 times per year)	19.00 41.00	
Governance Community Public/Products Liability Insurance Part A - Venue/Facility Hirers Part B - Performers/Stallholders/Artists/Street Stallholders/Buskers/Tutors and Instructors			19.00
Governance Community Public/Products Liability Insurance Part A - Venue/Facility Hirers			19.00
Governance Community Public/Products Liability Insurance Part A - Venue/Facility Hirers Part B - Performers/Stallholders/Artists/Street Stallholders/Buskers/Tutors and Instructors Freedom of Information Application Fee Photocopy Charges	Per hire (up to 52 times per year)  Per application Per side - A4 Black and White	2 fee units 0.20	19.00 41.00 2 fee units 0.20
Governance Community Public/Products Liability Insurance Part A - Venue/Facility Hirers Part B - Performers/Stallholders/Artists/Street Stallholders/Buskers/Tutors and Instructors Freedom of Information Application Fee Photocopy Charges Search Charge	Per hire (up to 52 times per year)  Per application Per side - A4 Black and White Per hour	2 fee units 0.20 1.5 fee units	19.00 41.00 2 fee units 0.20 1.5 fee units
Governance Community Public/Products Liability Insurance Part A - Venue/Facility Hirers Part B - Performers/Stallholders/Artists/Street Stallholders/Buskers/Tutors and Instructors Freedom of Information Application Fee Photocopy Charges	Per hire (up to 52 times per year)  Per application Per side - A4 Black and White	2 fee units 0.20	19.00 41.00 2 fee units 0.20
Governance Community Public/Products Liability Insurance Part A - Venue/Facility Hirers Part B - Performers/Stallholders/Artists/Street Stallholders/Buskers/Tutors and Instructors Freedom of Information Application Fee Photocopy Charges Search Charge	Per hire (up to 52 times per year)  Per application Per side - A4 Black and White Per hour	2 fee units 0.20 1.5 fee units	19.00 41.00 2 fee units 0.20 1.5 fee units
Governance Community Public/Products Liability Insurance Part A - Venue/Facility Hirers Part B - Performers/Stallholders/Artists/Street Stallholders/Buskers/Tutors and Instructors Freedom of Information Application Fee Photocopy Charges Search Charge	Per hire (up to 52 times per year)  Per application Per side - A4 Black and White Per hour	2 fee units 0.20 1.5 fee units	19.00 41.00 2 fee units 0.20 1.5 fee units
Governance Community Public/Products Liability Insurance Part A - Venue/Facility Hirers Part B - Performers/Stallholders/Artists/Street Stallholders/Buskers/Tutors and Instructors Freedom of Information Application Fee Photocopy Charges Search Charge Supervision Charges - Health Services Additional Inspection Fees	Per hire (up to 52 times per year)  Per application Per side - A4 Black and White Per hour Per hour	41.00  2 fee units  0.20 1.5 fee units  1.5 fee units	19.00 41.00 2 fee units 0.20 1.5 fee units
Governance Community Public/Products Liability Insurance Part A - Venue/Facility Hirers Part B - Performers/Stallholders/Artists/Street Stallholders/Buskers/Tutors and Instructors Freedom of Information Application Fee Photocopy Charges Search Charge Supervision Charges -  Health Services Additional Inspection Fees Food Act - Class 1 (Full Time)	Per hire (up to 52 times per year)  Per application Per side - A4 Black and White Per hour Per hour Per hour	41.00  2 fee units 0.20 1.5 fee units 1.5 fee units 271.00	19.00 41.00 2 fee units 0.20 1.5 fee units 1.5 fee units
Governance Community Public/Products Liability Insurance Part A - Venue/Facility Hirers Part B - Performers/Stallholders/Artists/Street Stallholders/Buskers/Tutors and Instructors Freedom of Information Application Fee Photocopy Charges Search Charge Supervision Charges -  Health Services Additional Inspection Fees Food Act - Class 1 (Full Time) Food Act - Class 2A (Full Time)	Per hire (up to 52 times per year)  Per application Per side - A4 Black and White Per hour Per hour Per hour Per lnspection Per lnspection Per lnspection	41.00  2 fee units 0.20 1.5 fee units 1.5 fee units 271.00 220.00	19.00 41.00 2 fee units 0.20 1.5 fee units 1.5 fee units
Governance Community Public/Products Liability Insurance Part A - Venue/Facility Hirers Part B - Performers/Stallholders/Artists/Street Stallholders/Buskers/Tutors and Instructors Freedom of Information Application Fee Photocopy Charges Search Charge Supervision Charges -  Health Services Additional Inspection Fees Frood Act - Class 1 (Full Time) Food Act - Class 28 (Full Time) Food Act - Class 28 (Full Time)	Per hire (up to 52 times per year)  Per application Per side - A4 Black and White Per hour Per hour  Per lnspection Per Inspection Per Inspection Per Inspection Per lessection	41.00  2 fee units 0.20 1.5 fee units 1.5 fee units 271.00 220.00 203.00	19.00 41.00 2 fee units 0.20 1.5 fee units 1.5 fee units 285.00 230.00 215.00
Governance Community Public/Products Liability Insurance Part A - Venue/Facility Hirers Part B - Performers/Stallholders/Artists/Street Stallholders/Buskers/Tutors and Instructors Freedom of Information Application Fee Photocopy Charges Search Charge Supervision Charges -  Health Services Additional Inspection Fees Food Act - Class 1 (Full Time) Food Act - Class 2 A (Full Time) Food Act - Class 2 A (Full Time) Food Act - Class 3 (Full Time) Food Act - Class 3 (Full Time) Food Act - Class 3 (Full Time)	Per hire (up to 52 times per year)  Per application Per side - A4 Black and White Per hour Per hour  Per lnspection Per Inspection Per Inspection Per Inspection Per Inspection Per Inspection Per Inspection	41.00  2 fee units 0.20 1.5 fee units 1.5 fee units 271.00 220.00 203.00 200.00	19.00 41.00 2 fee units 0.20 1.5 fee units 1.5 fee units 285.00 230.00 215.00 210.00
Governance Community Public/Products Liability Insurance Part A - Venue/Facility Hirers Part B - Performers/Stallholders/Artists/Street Stallholders/Buskers/Tutors and Instructors Freedom of Information Application Fee Photocopy Charges Search Cherge Supervision Charges -  Health Services Additional Inspection Fees Food Act - Class 1 (Full Time) Food Act - Class 2B (Full Time) Food Act - Class 3B (Full Time)	Per hire (up to 52 times per year)  Per application Per side - A4 Black and White Per hour Per hour  Per lnspection Per Inspection Per Inspection Per Inspection Per Inspection Per Per Inspection Per Inspection Per Inspection Per Inspection	41.00  2 fee units 0.20 1.5 fee units 1.5 fee units 271.00 220.00 203.00 200.00 141.00	19.00 41.00 2 fee units 0.20 1.5 fee units 1.5 fee units 285.00 230.00 215.00 210.00
Governance Community Public/Products Liability Insurance Part A - Venue/Facility Hirers Part B - Performers/Stallholders/Artists/Street Stallholders/Buskers/Tutors and Instructors Freedom of Information Application Fee Photocopy Charges Search Charge Supervision Charges -  Health Services Additional Inspection Fees Food Act - Class 1 (Full Time) Food Act - Class 2 A (Full Time) Food Act - Class 2 A (Full Time) Food Act - Class 3 (Full Time) Food Act - Class 3 (Full Time) Food Act - Class 3 (Full Time)	Per hire (up to 52 times per year)  Per application Per side - A4 Black and White Per hour Per hour  Per lnspection Per Inspection Per Inspection Per Inspection Per Inspection Per Inspection Per Inspection	41.00  2 fee units 0.20 1.5 fee units 1.5 fee units 271.00 220.00 203.00 200.00	19.00 41.00 2 fee units 0.20 1.5 fee units 1.5 fee units 285.00 230.00 215.00 210.00
Governance Community Public/Products Liability Insurance Part A - Venue/Facility Hirers Part B - Performers/Stallholders/Artists/Street Stallholders/Buskers/Tutors and Instructors Freedom of Information Application Fee Photocopy Charges Search Cherge Supervision Charges -  Health Services Additional Inspection Fees Food Act - Class 1 (Full Time) Food Act - Class 2B (Full Time) Food Act - Class 3B (Full Time)	Per hire (up to 52 times per year)  Per application Per side - A4 Black and White Per hour Per hour  Per lnspection Per Inspection Per Inspection Per Inspection Per Inspection Per Per Inspection Per Inspection Per Inspection Per Inspection	41.00  2 fee units 0.20 1.5 fee units 1.5 fee units 271.00 220.00 203.00 200.00 141.00	19.00 41.00 2 fee units 0.20 1.5 fee units 1.5 fee units 285.00 230.00 215.00 215.00
Governance Community Public/Products Liability Insurance Part A - Venue/Facility Hirers Part B - Performers/Stallholders/Artists/Street Stallholders/Buskers/Tutors and Instructors Freedom of Information Application Fee Photocopy Charges Search Charge Supervision Charges Supervision Charges -  Health Services Additional Inspection Fees Food Act - Class 1 (Full Time) Food Act - Class 2B (Full Time) Food Act - Class 3B (Full Time)	Per hire (up to 52 times per year)  Per application Per side - A4 Black and White Per hour Per hour Per hour  Per lnspection Per Inspection	2 fee units 0.20 1.5 fee units 1.5 fee units 271.00 220.00 203.00 200.00 141.00 170.00	19.00 41.00 2 fee units 0.20 1.5 fee units 1.5 fee units 285.00 230.00 215.00 210.00 150.00 17 fee units
Governance Community Public/Products Liability Insurance Part A - Venue/Facility Hirers Part B - Performers/Stallholders/Artists/Street Stallholders/Buskers/Tutors and Instructors Freedom of Information Application Fee Photocopy Charges Search Charge Supervision Charges -  Health Services Additional Inspection Fees Food Act - Class 1 (Full Time) Food Act - Class 2B (Part Time) Food Act - Class 2B (Full Time) Food Act - Class 3B (Full Time) Food Act - Class 3B (Fart Time) Food Act - Class 3B (Part Time)	Per hire (up to 52 times per year)  Per application Per side - A4 Black and White Per hour Per hour  Per hour  Per Inspection	2 fee units 0.20 1.5 fee units 1.5 fee units 271.00 220.00 200.00 200.00 1141.00 170.00 17 fee units 34 fee units	19.00 41.00 41.00 2 fee units 0.20 1.5 fee units 1.7 fee units 1.7 fee units 1.7 fee units 1.7 fee units
Governance Community Public/Products Liability Insurance Part A - Venue/Facility Hirers Part B - Performers/Stallholders/Artists/Street Stallholders/Buskers/Tutors and Instructors Freedom of Information Application Fee Photocopy Charges Search Charge Supervision Charges -  Health Services Additional Inspection Fees Food Act - Class 1 (Full Time) Food Act - Class 2A (Full Time) Food Act - Class 2A (Full Time) Food Act - Class 3A (Full Time) Fo	Per hire (up to 52 times per year)  Per application Per side - A4 Black and White Per hour  Per hour  Per Inspection	41.00  2 fee units 0.20 1.5 fee units 1.5 fee units 271.00 220.00 203.00 200.00 141.00 170.00  17 fee units 34 fee units 68 fee units	19.00 41.00 2 fee units 0.20 1.5 fee units 1.5 fee units 1.5 fee units 1.5 fee units 285.00 230.00 215.00 150.00 150.00 17 fee units 34 fee units 68 fee units
Governance Community Public/Products Liability Insurance Part A - Venue/Facility Hirers Part B - Performers/Stallholders/Artists/Street Stallholders/Buskers/Tutors and Instructors Freedom of Information Application Fee Photocopy Charges Search Charge Supervision Charges -  Health Services Additional Inspection Fees Food Act - Class 1 (Full Time) Food Act - Class 2B (Part Time) Food Act - Class 2B (Full Time) Food Act - Class 3B (Full Time) Food Act - Class 3B (Fart Time) Food Act - Class 3B (Part Time)	Per hire (up to 52 times per year)  Per application Per side - A4 Black and White Per hour Per hour  Per hour  Per Inspection	2 fee units 0.20 1.5 fee units 1.5 fee units 271.00 220.00 200.00 200.00 1141.00 170.00 17 fee units 34 fee units	19.00 41.00 41.00 2 fee units 0.20 1.5 fee units
Governance Community Public/Products Liability Insurance Part A - Venue/Facility Hirers Part B - Performers/Stallholders/Artists/Street Stallholders/Buskers/Tutors and Instructors Freedom of Information Application Fee Photocopy Charges Search Charge Supervision Charges -  Health Services Additional Inspection Fees Food Act - Class 1 (Full Time) Food Act - Class 2A (Full Time) Food Act - Class 2A (Full Time) Food Act - Class 3A (Full Time) Fo	Per hire (up to 52 times per year)  Per application Per side - A4 Black and White Per hour  Per hour  Per Inspection	41.00  2 fee units 0.20 1.5 fee units 1.5 fee units 271.00 220.00 203.00 200.00 141.00 170.00  17 fee units 34 fee units 68 fee units	19.00 41.00 2 fee units 0.20 1.5 fee units 1.5 fee units 1.5 fee units 1.5 fee units 285.00 230.00 215.00 150.00 150.00 17 fee units 34 fee units 68 fee units
Governance Community Public/Products Liability Insurance Part A - Venue/Facility Hirers Part B - Performers/Stallholders/Artists/Street Stallholders/Buskers/Tutors and Instructors Freedom of Information Application Fee Photocopy Charges Search Charge Supervision Charges -  Health Services Additional Inspection Fees Food Act - Class 1 (Full Time) Food Act - Class 2A (Full Time) Food Act - Class 2A (Full Time) Food Act - Class 3A (Full Time) Fo	Per hire (up to 52 times per year)  Per application Per side - A4 Black and White Per hour  Per hour  Per Inspection	41.00  2 fee units 0.20 1.5 fee units 1.5 fee units 271.00 220.00 203.00 200.00 141.00 170.00  17 fee units 34 fee units 68 fee units	19.00 41.00 2 fee units 0.20 1.5 fee units 1.5 fee units 1.5 fee units 1.5 fee units 285.00 230.00 215.00 150.00 150.00 17 fee units 34 fee units 68 fee units

Fee Name	Unit of Measure	2024/25 Fee (GST 20 inclusive if applicable)	025/26 Fee (GST inclusive if applicable)
Health Services			
Commercial Food Premises			
Class 1 (Full Time) - New	e.g. Hospitals, Nursing Homes, Childcare Centres	860.00	895.00
Class 1 (Full Time) - Renewal	e.g. Hospitals, Nursing Homes, Childcare Centres	786.00	820.00
Class 2A (Full Time) - New	e.g. Restaurants , Fast Food, Deli's	801.00	835.00
Class 2A (Full Time) - New	e.g. Supermarkets, Large Manufacturers	1,581.00	1,645.00
Class 2A (Full Time) - Renewal	e.g. Restaurants , Fast Food, Deli's	745.00	775.00
Class 2A (Full Time) - Renewal	e.g. Supermarkets, Large Manufacturers	1,467.00	1,526.00
Class 2B (Part Time) - New	Minimal unpacked potential hazardous foods	541.00	565.00
Class 2B (Part Time) - Renewal	Minimal unpacked potential hazardous foods	490.00	510.00
Class 3A (Full Time) - New	Water Carters	210.00	220.00
Class 3A (Full Time) - New	Minimal unpacked potential hazardous foods	480.00	500.00
Class 3A (Full Time) - Renewal	Water Carters	180.00	190.00
Class 3A (Full Time) - Renewal	Minimal unpacked potential hazardous foods	416.00	435.00
Class 3A Supermarket - New	Large scale supermarket selling packaged potentially hazardous foods	1,300.00	1,355.00
Class 3A Supermarket - Renewal	Large scale supermarket selling packaged potentially hazardous foods	1,196,00	1,245,00
Class 3B (Part Time) - New	Food is secondary activity (e.g. B&B)	312.00	325.00
Class 3B (Part Time) - Renewal	Food is secondary activity (e.g. B&B)	286.00	300.00
Class 3C (Full Time) - New	Food is secondary activity (e.g. B&B)	235.00	245.00
Class 3C (Full Time) - Renewal	Food is secondary activity (e.g. B&B)	210.00	220.00
Class 4 Low Risk Packaged - New	e.g. Liquor Outlets, Video Stores, Newsagents, Pharmacies etc.	fee exempt	fee exempt
Once off Short Term	Temporary food stall - major events	292.00	305.00
Food & Water Sample Administration Fee Private water supply sample	Per sample + Analyst Fee	235.00	245.00
Sample administration fee	2nd non compliant follow up	240.00	250.00
Health Premises Hew Premises Registration	Part Time (less than 3 days) - Hairdressing & Low Risk Beauty (eyelash tinting, spray tans, minor facial waxing,	281.00	295.00
· ·	makeup)		
New Premises Registration	Ear-Piercing Single Use - Medium Risk	345.00	360.00
New Premises Registration	Part Time (less than 3 days) - Beauty Treatments (eye lash extensions, body waxing, facials)	411.00	430.00
New Premises Registration	Part Time (less than 3 days) - Hairdressing & Low Risk Beauty (eyelash tinting, spray tans, minor facial waxing, makeup)	610.00	635.00
New Premises Registration	Fulltime Beauty Treatments- (eye lash extensions, body waxing, facials)	610.00	635.00
New Premises Registration	Fulltime Skin Penetration/Colonic - High Risk	610.00	635.00
Renewal Premises Registration	Ear-Piercing Single Use - Medium Risk	230.00	240.00
Renewal Premises Registration	Beauty Treatments - Part-time (3 days or less) - (eye lash extensions, body waxing, facials)	350.00	365.00
Renewal Premises Registration	Beauty Treatments - Fulltime- (eye lash extensions, body waxing, facials)	520.00	545.00
Renewal Premises Registration	Comm Skin Penetration/Colonic - High Risk	610.00	635.00
Renting chair in another premises - New Registration	Part Time (less than 3 days per venue) - Hairdressing & Low Risk Beauty (eyelash tinting, spray tans, minor facial waxing, makeup)	281.00	295.00
Renting chair in another premises - New Registration	Skin Penetration (incl tattooing, body piercing) 1-2 days per venue	380.00	395.00
Renting chair in another premises - New Registration	Fulltime Hairdressing & Low Risk Beauty (eyelash tinting, spray tans, minor facial waxing, makeup)	610.00	635.00
Renting chair in another premises - New Negistration	Skin Penetration (incl tattooing, body piercing) 1-2 days per years.	350.00	365.00
Plan Approval/Establishment of New Business	print and about the support the support to the	000.00	000.00
Food Act Premises	Per premise	500.00	520.00
Public Health and Wellbeing Act Premises	Pre premise	271.00	282.00
rubiic realth and wellbeing Act Fremises	Fire premise	27 1.00	282.00

Fee Name	Unit of Measure	2024/25 Fee (GST inclusive if applicable)	2025/26 Fee (GST inclusive if applicable)
Health Services			
Septic Tanks - New Installations			
Additional Fixtures - Minor Alteration Regulation 16(1)(a), (3)	37.25 fee units	37.25 fee units	37.25 fee units
Conveyancing Enquiry		325.00	340.00
Extension to Septic Tank Application - Amend a Permit Regulation 198	More than two years old	172.00	180.00
Inspections	In excess of two - per inspection 37.25 fee units	170.00	177.00 37.25 fee units
Regulation 196(1)(a), (2) Alteration - Minor		37.25 fee units 48.88 fee units	48.88 fee units
Regulation 196(1)(b), (2) All System Types	48.88 fee units - first two inspections included 48.88 fee units	48.88 fee units	48.88 fee units
Regulation 196(1)(b), (2) Alteration - Major Regulation 197	Transfer a permit - 9.93 fee units		
Regulation 200	Renew a permit - 9.93 fee units	9.93 fee units 8.31 fee units	9.93 fee units 8.31 fee units
Search Fee	Renew a permit - 6.31 fee units	85.00	90.00
Septic Tank Report & Consent	Each	325.00	340.00
Sepud rank Report & Consent	Jeach	325.00	340.00
Transfer or Registration			
Food Act	Pre-purchase fee for existing business	220.00	230.00
Public Health and Wellbeing Act	Per transfer or registration	220.00	230.00
Residential Tenancies Act	Per transfer or registration - (5 fee units)	-	-
Latrobe City Traffic School Educational Group			
Hire of Traffic School	Per hour	48.00	48.00
Hire of Hand Cranked Tricycles			
With responsibility for repair or replacement of damaged unit	Per bike/day	3.50	3.50
Mobile Bike Education Trailer			
Hire of bike trailer (Deposit \$200)	Per day	41.00	41.00
Private Groups Hire of Traffic School	la .	75.00	75.00
HIRE OT TRATIC SCHOOL	Per hour	75.00	75.00
Latrobe Regional Airport Airport Annual Licence Fees			
Commercial	Per annum	1,770.00	1,850.00
Light Commercial	Per annum	880.00	950.00
Recreational	Per annum	180.00	200.00
AVDATA Movement Charges			
AVDATA movement charges	Per tonne / per movement	13.00	13.50
Movement Charges			
Grass Parking Fee's	Per tonne / per day	2.00	3.00
Hardstand Parking Fee's	Per tonne / per day	5.00	6.00
Public Liability Insurance Contribution	)	3.00	5.00
Public Liability Insurance Contribution	Per recreational / no trading tenancy	401.00	420.00
i abito Etability insurance Continuation	promodulonar, no trading terrandy	401.00	420.00

Fee Name	Unit of Measure	2024/25 Fee (GST 20 inclusive if applicable)	25/26 Fee (GST inclusive if applicable)
Latrobe Regional Gallery			
Function and Event Hire			
	Quoted based on staffing and catering requirements	POA	POA
LRG - Meeting Room 1			
Commercial Rental	Evenings/Weekends Base rate 4 hours	270.00	281.00
Commercial Rental	Full Day (10am - 4pm)	380.00	396.00
Community Rental	Half Days (4 hours)	No Charge	No Charge
Community Rental	Full Day (10am - 4pm)	No Charge	No Charge
Community Rental	Evening (After 5pm) Base rate 2 hours	165.00	165.00
LRG - Meeting Room 2			
Commercial Rental	Evenings/Weekends (Base rate 4 hours)	270.00	281.00
Commercial Rental	Full Day (10am - 4pm)	380.00	396.00
Community Rental	Half Days (4 hours)	No Charge	No Charge
Community Rental	Full Day (10am - 4pm)	No Charge	No Charge
Community Rental	Evening (After 5pm) (Base rate 2 hours)	165.00	165.00
LRG - Studio Workshop - Commercial			
Rental	Weekday - Full Day (10am - 4pm)	380.00	396.00
Rental	Evening (After 5pm) Base rate 4 hours	440.00	458.00
Rental	Weekend - Full Day (10am - 4pm)	440.00	458.00
LRG - Studio Workshop - Community			
Rental	Weekday - Full Day (10am - 4pm)	No Charge	No Charge
Rental	Weekend - Full Day (10am - 4pm)	No Charge	No Charge
Rental	Evening (After 5pm) (Base rate 2 hours)	165.00	165.00

Fee Name	Unit of Measure	2024/25 Fee (GST 20 inclusive if applicable)	25/26 Fee (GST inclusive if
Leisure Facilities		033113.13107	300000000
Athletic and Cycling Track			
Club Hire.	Per hour.	52.50	52.50
Cycling / Athletic Club Hire of Bike/ Aths Track.  Other/Athletic Carnival.	Per annum / seasonal agreement Full dav 9am - 3pm.	1,118.00 637.00	1,118.00 637.00
Other/Athletic Carnival. School.	Per student	3.70	3.70
301001.	Fel Student	3.70	3.70
Fitness Program			
Casual Concession Gym	Pension, Seniors & Health Care Card	13.60	13.60
Casual Gym	Per person	18.00	18.00
Concession	Pension, Seniors & Health Care Card	11.20	11.20
Fitness Instructor	Per hour	75.00	75.00
Group Fitness Life Fit	Per class	14.90 7.50	14.90 7.50
Personal Training	Additional person per 1/2 hour	21.00	21.00
Personal Training	Additional person per 1 hour	36.00	36.00
Personal Training	1/2 Hour	42.00	42.00
Personal Training	1 Hour	73.00	73.00
Youth Fit	Class for specific ages	10.00	10.00
	Table 100 Spring Square		
Fitness Room Hire			
Hire.	Per hour.	55.00	55.00
Gippsland Regional Cricket Centre (GRCC)			
Ball Machine Hire	Per Hour	_	10.00
Cricket Team Sheet	Per game, per Team	110.00	110.00
Facility Hire	Full Facility per Day (8 hours)	1,650.80	1,650.80
GRCC outdoor net hire	Per net / per hour	42.70	42.70
Lane Hire	Per hour (up to 4 players)	44.00	44.00
Meeting Room	Per Hour	32.80	32.80
Parties	Per Party - 2 hrs (up to 10 people)	224.70	224.70
School Clinic	Per Clinic (3 hours)	168.50	168.50
Gippsland Regional Indoor Sports Stadium (GRISS)			
GRISS Function room hire (includes kitchen)	Per hour	52.00	52.00
GRISS show court hire (Courts 2,3 & 4)	Per hour	264.00	264.00
GRISS show court hire (Courts 7 & 8)	Per hour	152.40	152.40
GRISS show court hire (Courts 7 & 8)	Per hour	152.40	152.40
Indoor Pool - Swim Sauna (Churchill Only)			
Adult	Each Visit	10.70	10.70
After Entry/class	Each Visit	5.10	5.10
Concession	Each Visit	8.00	8.00
		·	,
Indoor Pool - Swim Sauna Spa Adult	Each Visit	40.20	12.30
Adult	Visits x 10	12.30 110.70	12.30
After Entry/Class	Each Visit	6.30	6.30
Concession	Each Visit	9.30	9.30
Concession	Visits x 10	83.70	83.70
	TIONS A TO	00.70	55.70
Indoor Pool - Swims	To a second seco		
Adult Child	16 years and over.	7.50	7.50
	Child 5-15 yrs & High School Student	5.40	5.40
Children Concession	4 years and under with adult swim. Pension, Seniors & Health Care Card	No Charge 5.60	No Charge 5.60
Concession Family*	*As listed on Medicare Card	19.80	19.80
Schools	Per child	4.60	4.60
OUTOUR	F G I G III G	4.00	4.00

Fee Name	Unit of Measure	2024/25 Fee (GST 2 inclusive if applicable)	2025/26 Fee (GST inclusive if
Leisure Facilities			
Membership - Administration Fee			
Upon Joining	i.	78.00	78.00
Membership - Bronze			
Concession	Fortnightly via direct debit	19.10	19.10
Non Concession	Fortnightly via direct debit	25.50	25.50
Off-Peak (Mon-Fri 11am -3pm & Weekends - excl Pub Hols)	Fortnightly via direct debit	15.20	15.20
Membership - Silver			
Concession (Aged Pension, Seniors Card or DSP recipients)	Fortnightly via direct debit	23.40	23.40
Non Concession	Fortnightly via direct debit	31.00	31.00
Off-Peak (Mon-Fri 11am -3pm & Weekends - excl Pub Hols)	Fortnightly via direct debit	18.50	18.50
H 1 1: 0.11			
Membership - Gold Concession	Fortnightly via direct debit	28.00	28.00
Non Concession	Fortnightly via direct debit	37.40	37.40
	i oranginiy via direct debit	01.40	07.40
Membership - Corporate  20+ People	Discounts off fixed term memberships only	20% discount	20% discount
20+ People	Discounts on fixed term memberships only	20% discount	20% discount
Other - Indoor Pools			
Carnival Hire	Per Day 9am - 5pm	1,096.00	1,096.00
Carnival Hire - incl 1 Lifeguard plus 1 Duty Manager	Per hour	230.00	230.00
Lane Hire	Per Hour	55.00	55.00
School Carnival Hire	Per Day 9am - 3pm	1,028.00	1,028.00
Wet Out of Hours - incl 1 Lifeguard plus 1 Duty Manager	Per hour plus entry fee	115.00	115.00
Other Charges			
Event Cleaning	Per hour (minimum 2 hours)	54.00	54.00
First Aid Officer	Per hour (minimum 2 hours)	63.00	63.00
Squash Courts			
Casual Visit	Per person / per 1/2 hour. Not valid for bookings	5.20	5.20
Hire	Per hour.	16.70	16.70
Stadium			
Adult Competition	Per player per game	7.30	7.30
Adult Training	Per player per session #	5.10	5.10
Concession Competition	High School Students playing in Senior Competitions, Pension, Seniors & Health Care Card	5.40	5.40
Concession Training	High School Students playing in Senior Competitions, Pension, Seniors & Health Care Card	4.30	4.30
Court Hire - General	Per court per hour	57.00	57.00
Court Hire - Schools	Per court per hour	46.00	46.00
Dry Out of Hours Fee	Per hour (plus entry fee)	67.80	67.80
Junior Competition (during junior competition times only)	Per player per game	5.30	5.30
Junior Training (0 - 17 years)	Per player per session #	4.20	4.20
Meeting Room Hire	Per hour	32.80	32.80
Netball Team Sheet	Per game, per Team	74.00	74.00
Schools	Per student	3.70	3.70
Stadium Programs	Per person / per program	5.20	5.20
Tournament Fee	Per court per day (9am - 5pm)	250.00	250.00
Tournament/Venue Hire Fee	Price on Application	POA	POA

Fee Name	Unit of Measure	2024/25 Fee (GST 2025/26 Fee (GST inclusive if inclusive if
		applicable) applicable)
Leisure Facilities		
Swim Lesson - Private		
Swim Lesson - Private 1:1	Per half hour class, per person	44.10 44.10
Swim Lesson - Private 1:2	Per half hour class, per person	33.20 33.20
Swim Lesson - Private 1:3	Per half hour class, per person	27.00 27.00
Swim Lesson - Private - Concession		
Swim Lesson - Private 1:1 - Concession	Per half hour class, per person	33.10 33.10
Swim Lesson - Private 1:2 - Concession	Per half hour class, per person	25.00 25.00
Swim Lesson - Private 1:3 - Concession	Per half hour class, per person	20.30 20.30
Swim Lessons - Group		
Adult	Per Class	16.80 16.80
Infants	Per Class - Supervision 1:8	15.10 15.10
Preschools	Per Class - Supervision 1:5	15.90 15.90
School Age	Per Class	16.80 16.80
Swim Instructor	Per Instructor, Per Hour	66.30 66.30
Transition/Lap It Up	Per Class	10.20 10.20
Swim Lessons - Group - Concession		
Health Care / Pension Card - Infants	Per Class - Supervision 1:8	11.35 11.35
Health Care / Pension Card - Preschool	Per Class - Supervision 1:5	11.95
Health Care Card / Pension - School Age	Per Class	12.60 12.60
Health Care, Pension & Senior Card - Adult	Per Class	12.60 12.60
Visit Pass - Group Fitness		
1/2 hr Personal Training	Visits x 10	378.00 378.00
1hr Personal Training	Visits x 10	657.00 657.00
Adult	Visits x 10	134.10 134.10
Concession	Visits x 10	100.80 100.80
Youth Fit 13-15	Visits x 10	90.00 90.00
Visit Pass - Gym		
Adult	Visits x 10	162.00 162.00
Concession	Visits x 10	121.00 121.00
Visit Pass - Indoor pools		
Adult	Visits x 10	67.50 67.50
Child	Visits x 10	48.60 48.60
Concession	Visits x 10	50.40 50.40
Family	Visits x 10	178.20 178.20
Visit Pass - Stadium		
Adult Stadium Competition	Visits x 10	65.70 65.70
Concession Competition	Visits x 10	48.60 48.60
Junior Competition	Visits x 10	47.70 47.70
Junior Training	Visits x 10	37.80 37.80
Stadium Programs	Visit x 10	46.80 46.80

Fee Name	Unit of Measure	2024/25 Fee (GST 2 inclusive if applicable)	2025/26 Fee (GST inclusive if applicable)
Local Laws			
Animal Sales			
Cat Sale (including desexing fee)	Per animal	240.00	250.00
Dog or Cat Sale (already desexed)	Per animal	191.00	200.00
Dog Sale (including desexing fee)	Per animal	425.00	450.00
Dog & Cat Infringements			
In accordance with Domestic Animal Act 1994	Penalties will be applied as per the Domestic Animal Act	-	-
Dog & Cat Registration Fees			
Dangerous, Menacing or Renewals only for Restricted Dog Breeds	Full registration per animal	233.00	243.00
Domestic Animal Business	Per Annum	281.00	292.50
Domestic Animal Business - Animal	Per Animal	29.00	31.00
Full Registration	Per Animal	51.00	53.00
Non-Desexed Dog Full Registration	Per Animal	143.00	149.00
Non-Desexed Dog Pensioner Concession	Per Animal	71.50	74.50
Pensioner Registration	Per Animal	25.50	27.00
Registration as Foster Carer (81/1994 Part 5B)	Per Animal	66.00	70.00
Registration fee for fostered animal	Per Animal	9.00	10.00
Livestock			
Food and keep fees - Livestock / Poultry	Per animal per day	32.00	34.00
Livestock attendance for VicRoads	Per attendance	695.00	723.00
Livestock Infringements	Penalties will be applied as per the Livestock Act		
Pound Release Large (horse, cow, bull, etc)	Per animal	201.00	210.00
Pound Release Small (sheep, pig, goat, etc)	Per animal	110.00	115.00
Other Fees/Infringements			
Administration Fee	Reconciliation and generation of an invoice to a property owner which has had force clear works completed by	94.00	98.00
, tallimotation i de	Council	01.00	00.00
Caravan as Temporary Accommodation permit	Clause 142 - Local Law No 2 - incorporates 6mth permit application for Health permit to reside in a caravan	68.00	71.00
Daily Storage Fee	Per vehicle per day	18.00	19.00
Dangerous Dog Signage Pack	Per pack	10.00	Cost recovery
Fire Hazard Infrincement	Set by State Government- fee set after July 1 each year		-
Impound General (e.g. political signage, tents, or general items on Council Land	Per item	113.00	118.00
International Control (e.g. pointed signage, tents, or general nems on Gountain Earla	Set by State Government- fee set after July 1 each year	110.00	110.00
Local Laws Permit	All Clauses otherwise specified	67.00	70.00
Release fee for vehicles impounded in accordance with Schedule 11 of the Local Government Act - Immediate Tow Release	Per vehicle, plus tow fee per vehicle if applicable	760.00	790.00
Fee			
Release fee for vehicles impounded in accordance with Schedule 11 of the Local Government Act - Standard Tow Release	Per vehicle, plus standard tow if applicable	405.00	425.00
Fee Roadside Trading Permit	Clause 82 - Local Law No 2	492.00	512.00
School Crossing Flags			
	Per set	102.00	106.00
Shopping Trolley Release Fee	Per trolley	201.00	210.00 240.00
Standard Towing Fee	Per vehicle per tow	230.00	
Temporary outdoor eating facilities	Per annum fee (inclusive of permit application fee) Consisting of up to 4 tables and a maximum of 12 chairs	169.00	176.00
Temporary outdoor eating facilities over four tables and/or over 12 chairs	Per annum fee (inclusive of permit application fee) Consisting of over 4 tables and/or over 12 chairs	344.00	358.00
Parking Infringements			
Parking Infringement	Infringement will be applied at maximum value, in accordance with the Road Safety Act	as per Road	as per Road
		Safety Act	Safety Act

Cast description - Market   14.0.00   14.0.0	Fee Name	Unit of Measure	2024/25 Fee (GST 20 inclusive if applicable)	25/26 Fee (GST inclusive if applicable)
Par airmal	Local Laws			
Cast descring - Nation	Pound Release Fees - Domestic Animals			
Deg desering - Fernale   Per animal   41,500   450,00				272.50
Par animal   241.00   203.	Cat desexing - Male	Per animal	143.00	149.00
Dea or call refiscrot/pipping				430.00
Dog or at release (where owner is indentifiable by Council)	Dog desexing - Male			253.00
Dog or at release (where cowner is uniformifiable by Council)				77.00
Pear anniary law feet   Pear anniary law feet   Pear anniary law feet   Pear anniary law feet applicabile charges   1.00   1.21				42.00
Macellaneous Small Animal (Rabbit, Robert, Pottly etc)		Per animal plus other applicable charges		135.00
Special desearing charge - female cat   Per animal	Food and keep fees	Per animal per day	20.00	21.00
Special desexing charge - finale dog	Miscellaneous Small Animal (Rabbit, Rodent, Poultry etc)	Per animal plus other applicable charges	11.00	12.00
Special desexeng charge - male cut	Special desexing charge - female cat	Per animal	-	350.00
Special Sustenance   Per animal per day	Special desexing charge - female dog	Per animal	-	550.00
Per animal per day	Special desexing charge - male cat	Per animal	-	300.00
Subsequent Release   Per animal plus other applicable charges   138.00   143.5	Special desexing charge - male dog	Per animal	-	500.00
Vaccination fee	Special Sustenance	Per animal per day	-	42.00
Vert Report		Per animal plus other applicable charges		143.50
Ver Report	Vaccination fee	Per animal	100.00	105.00
Duttor Pole         Competitions - School Swim Carnival Hire         64.90         64.9	Vet Check fee	Per animal	72.00	90.00
Competitions - School Swim Carnival Hire   Schtra Supervision Required - 15 1:100 ratio   Per hour   64.90	Vet Report	Per animal	140.00	146.00
Competitions - School Swim Carnival Hire   Schtra Supervision Required - 15 1:100 ratio   Per hour   64.90		·		
Extra Supervision Required - ratio 1:100 ratio   64.90				
Weekends or Public Holidays   898.10   898.1   898.1   898.5   85chool Carnival Full Day (9am - 3pm)   10cludes 1 Duty Manager   528.80   528.8   528.8   528.8   526.0   52		Destaur	04.00	C4 00
School Carnival Full Day (9am - 3pm)   Includes 1 Duty Manager   528.80   528.80   528.85				
School Carnival Half Day (9am -12pm / 12pm - 3pm)   Mon - Fri   368.30				
Entry Fees				
Adult	School Carnival Half Day (9am -12pm / 12pm - 3pm)	Mon - Fri	368.30	368.30
Children	Entry Fees			
Children		16 years & over	5.60	5.60
Child 5 - 15 yrs & High School Student	Children	4 years and under with adult swim.	No Charge	No Charge
Pension, Seniors & Health Care Card   4.70   4.75	Children/Student	Child 5 - 15 vrs & High School Student	4.50	4.50
As listed on Medicare Card   16.50   16.5				4.70
Per hour + entry fee per person   94.70   94.77	Family		16.50	16.50
Per hour + entry fee per person   94.70   94.77	Out of Adverticed Operating House Hire		·	
Season Passes (Multi-Venue)   Children/Student		Per hour + entry fee per person	94 70	94.70
Child 5 - 15 yrs & High School Student   85.60   85.6		if of floar + only fee per person	34.70	34.70
Pension, Seniors & Health Care Card   88,50   88,5   88,		Obild 5 45 and 9 High Oabart Obildant	05.00	05.00
Family				
16 years & over				88.50
Property and Legal Off Street Car Parks Multi Story Car Park Permit - After Hours Call Out Fee Multi Story Car Park Permit - Car park space leases Per space per annum Off-Street Car Park Permit - Car park space leases Per space per annum 1,560.00 1,638.0 Off-Street Car Park Permit - Car park space leases Per space per annum 1,040.00 1,118.0 Property and Legal Road Discontinuance/Closure & Sale of Land Application Fee Per application 550.00 575.0				2/5.50
Off Street Car Parks         Cost recovery         C	Single Adult Pass	16 years & over	113.50	113.50
Off Street Car Parks         Cost recovery         C	Property and Legal			
Multi Story Car Park Permit - After Hours Call Out Fee         Per callout         Cost recovery         Cost recovery           Multi Story Car Park Permit - Car park space leases         Per space per annum         1,560.00         1,638.0           Off-Street Car Park Permit - Car park space leases         Per space per annum         1,040.00         1,118.0           Property and Legal         Road Discontinuance/Closure & Sale of Land Application Fee         Per application         550.00         575.0           Replacement Permit Stickers				
Multi Story Car Park Permit - Car park space leases         Per space per annum         1,560.00         1,638.0           Off-Street Car Park Permit - Car park space leases         Per space per annum         1,040.00         1,118.0           Property and Legal         Road Discontinuance/Closure & Sale of Land Application Fee         Per application         550.00         575.0           Replacement Permit Stickers         Per application         550.00         575.0		Per callout	Cost recovery	Cost recovery
Off-Street Car Park Permit - Car park space leases         Per space per annum         1,040.00         1,118.0           Property and Legal         Road Discontinuance/Closure & Sale of Land Application Fee         Per application         550.00         575.0           Replacement Permit Stickers         Replacement Permit Stickers         550.00         575.0				1,638.00
Road Discontinuance/Closure & Sale of Land Application Fee Per application 550.00 575.0  Replacement Permit Stickers				1,118.00
Replacement Permit Stickers				
	Road Discontinuance/Closure & Sale of Land Application Fee	Per application	550.00	575.00
Replacement Permit Sticker First replacement in the financial year No Charge No Charge				
	Replacement Permit Sticker	First replacement in the financial year	No Charge	No Charge
	Replacement Permit Sticker	Subsequent replacements in the same financial year	26.00	27.50

Fee Name	Unit of Measure	2024/25 Fee (GST 2025/26 Fee ( inclusive if inclusi
Property and Rates		applicable) applica
Property and Rates		
Dishonour Fee	Per dishonour occasion	10.00 15
Letters for Financiers	Per letter	- 25
POSTBillpay Dishonour Fee	Per dishonour occasion	- 40
Rates History Requests	Per hour	- 60
Re-issue of prior years Rates Notice (up to 7 years only)	Per copy	22.00 25
Solar Rebate Letter	per letter	- 25
Public Libraries		
Calico Library Bags		
Additional/Replacement	Per bag	No Charge No Cha
New Member	Per bag	No Charge No Cha
Damaged or Lost Items		
Beyond Repair - Magazine	Replacement cost plus processing fee	4.60
Replacement Cost	Minimum Charge	9.00
Talking Books	Replacement cost per CD	19.10
- :		
Events Adult Workshops Non Library Member	Full Day	35.40 35
Adult Workshops Library Member  Adult Workshops Library Member	Per Half Day	12.50
Adult Workshops Library Member	Full Day	29.20 29
Adult Workshops Non Library Member	Per Half Day	18.80 18
	Per Event	
Author Talk (Special, Literary Festival, high profile) - Member  Author Talk (Special, Literary Festival, high profile) - Non Member		28.10 28 33.30 33
Author Talk (special, Literary Festival, nigh profile) - Non Member Author Talk (standard)	Per Event Per Event	No Charge No Cha
Author Talk (standard)	Per Event	No Charge No Cha
Fees		
Inter Library Loan	All Academic Institutions;	Cost recovery Cost recov
Inter Library Loan	Interstate / International Loans.	Cost recovery Cost recov
Inter Library Loan	Other Victorian Public Libraries;	Cost recovery Cost recov
Replacement Cards.	Each	No Charge No Cha
Laminating		
A3	Per sheet	4.20
A4	Per sheet	3.20
Library Meeting Room		
Cleaning Charge - Commercial Group	Per hour	- Cost recov
,		plus 1
Cleaning Charge - Community Group	Per hour	- Cost recov
Commercial	Per hour	35.00
Commercial	Full day - 10am-6pm	169.00
Community Group	Per hour	-
Moe Library Community Kitchen		
Cleaning Charge - Commercial Group	Per hour	- Cost recov
		plus 1
Cleaning Charge - Community Group	Per hour	- Cost recov
Commercial	Per hour	35.00 37 169.00 176
Commercial Community Group	Full day - 10am-6pm. Per hour	169.00 176
Community Group	Per nour	-
Photocopying		
Black & White A3		
	Per side	0.40
Black & White A4	Per side	0.20

Fee Name	Unit of Measure	2024/25 Fee (GST 2 inclusive if applicable)	025/26 Fee (GST inclusive if
Public Libraries		aosiicasier	alobilicatorer
Research Fee			
Commercial/Community Group Request.	Per half hour (charged in 30min blocks)	33.30	34.70
Public Request.	Per half hour (charged in 30min blocks)	16.70	17.40
Citizen Centre (Traralgon)	Morwell East Senior Citizen Centre (Vary Street), Morwell Seniors Citizen Centre (Maryvale Cresent), Gwalia	Street Senior Citizen Centre (Traralgon), Monome	eath Senior
Commercial - Cleaning Charge	Cost recovery plus 10%	-	Cost recovery plus 10%
Commercial Hire	Base Rate 4 Hours	-	105.00
Community - Cleaning Charge	Cost recovery	-	Cost recovery
Community Hire	Base Rate 4 Hours	-	60.00
Community Room Hire (Traralgon West Sports Complex Upstairs Pavilion , Traralgon Railway Reservo Upstairs Pavilion, Morwell Centenary Rose Garden Wing [Additional Costs	ir Conservation Reserve Community Room, Latrobe City Synthetic Sports Field Upstairs Pavilion , Morwell Re  Additional bins, cleaning & utility costs - Cost recovery	ecreation Reserve East Pavilion, Ted Summerton  Cost recovery	Reserve  Cost recovery
Commercial Groups	Per hour	38.00	40.00
Community Group - Not for Profit	Per hour	-	-
Outdoor Netball Centres and Tennis Centres Courts			
Seasonal allocation - netball and tennis courts	Per court, per annum	120.00	120.00
Personal Trainers/Boot Camps/Sport Coaches			
All trainers/boot camp/coaches	Per hour	-	12.00
All trainers/boot camp/coaches	Per month	63.00	63.00
Recreation Reserves and Pavilions			
Casual Use - Additional Costs	Additional bins, cleaning & utility costs - Cost recovery	Cost recovery	Cost recovery
Casual Use - For Profit Groups Businesses and Sporting Groups	Per day	607.00	607.00
Casual Use - Latrobe City Schools	Per day	No Charge	No Charge
Casual Use - Latrobe City Sporting Clubs and Recreation/Community Groups	Per day	42.00	42.00
Casual Use - Non Latrobe City Sporting Clubs and Recreation/Community Groups	Per day	163.00	163.00
Pre-Season Facility Charge - Junior - Category A	Per month	147.00	147.00
Pre-Season Facility Charge - Junior - Category B	Per month	46.00	46.00
		35.00	35.00
Pre-Season Facility Charge - Junior - Category C	IPer month		
Pre-Season Facility Charge - Junior - Category C Pre-Season Facility Charge - Junior - Category Premier	Per month Per month	147.00	147.00
Pre-Season Facility Charge - Junior - Category Premier	Per month Per month Per month		147.00 294.00
	Per month	147.00	
Pre-Season Facility Charge - Junior - Category Premier Pre-Season Facility Charge - Senior - Category A	Per month Per month	147.00 294.00	294.00
Pre-Season Facility Charge - Junior - Category Premier Pre-Season Facility Charge - Senior - Category A Pre-Season Facility Charge - Senior - Category B Pre-Season Facility Charge - Senior - Category Category Category C	Per month Per month Per month	147.00 294.00 91.00	294.00 91.00
Pre-Season Facility Charge - Junior - Category Premier Pre-Season Facility Charge - Senior - Category A Pre-Season Facility Charge - Senior - Category B	Per month Per month Per month Per month Per month	147.00 294.00 91.00 68.00	294.00 91.00 68.00
Pre-Season Facility Charge - Junior - Category Premier Pre-Season Facility Charge - Senior - Category A Pre-Season Facility Charge - Senior - Category B Pre-Season Facility Charge - Senior - Category C Pre-Season Facility Charge - Senior - Category C	Per month Per month Per month Per month Per month Per month	147.00 294.00 91.00 68.00 294.00	294.00 91.00 68.00 294.00
Pre-Season Facility Charge - Junior - Category Premier Pre-Season Facility Charge - Senior - Category A Pre-Season Facility Charge - Senior - Category B Pre-Season Facility Charge - Senior - Category C Pre-Season Facility Charge - Senior - Category C Pre-Season Facility Charge - Senior - Category Premier Season Facility Charge - Junior - Category A	Per month Per month Per month Per month Per month Per month Per six month allocation	147.00 294.00 91.00 68.00 294.00 1,792.00	294.00 91.00 68.00 294.00 1,792.00
Pre-Season Facility Charge - Junior - Category Premier Pre-Season Facility Charge - Senior - Category A Pre-Season Facility Charge - Senior - Category B Pre-Season Facility Charge - Senior - Category B Pre-Season Facility Charge - Senior - Category P Pre-Season Facility Charge - Senior - Category P Season Facility Charge - Junior - Category A Season Facility Charge - Junior - Category B	Per month Per month Per month Per month Per month Per six month allocation Per six month allocation	147.00 294.00 91.00 68.00 294.00 1,792.00 865.00	294.00 91.00 68.00 294.00 1,792.00 865.00
Pre-Season Facility Charge - Junior - Category Premier Pre-Season Facility Charge - Senior - Category A Pre-Season Facility Charge - Senior - Category B Pre-Season Facility Charge - Senior - Category C Pre-Season Facility Charge - Senior - Category C Pre-Season Facility Charge - Senior - Category Premier Season Facility Charge - Junior - Category A Season Facility Charge - Junior - Category B Season Facility Charge - Junior - Category C	Per month Per month Per month Per month Per month Per month Per six month allocation Per six month allocation Per six month allocation Per six month allocation	147.00 294.00 91.00 68.00 294.00 1,792.00 865.00 232.00	294.00 91.00 68.00 294.00 1,792.00 865.00 232.00
Pre-Season Facility Charge - Junior - Category Premier Pre-Season Facility Charge - Senior - Category A Pre-Season Facility Charge - Senior - Category B Pre-Season Facility Charge - Senior - Category C Pre-Season Facility Charge - Senior - Category C Pre-Season Facility Charge - Junior - Category A Season Facility Charge - Junior - Category A Season Facility Charge - Junior - Category B Season Facility Charge - Junior - Category C Season Facility Charge - Junior - Category C Season Facility Charge - Junior - Category P Season Facility Charge - Junior - Ca	Per month Per month Per month Per month Per month Per six month allocation	147.00 294.00 91.00 68.00 294.00 1,792.00 865.00 232.00	294.00 91.00 68.00 294.00 1,792.00 865.00 232.00 1,792.00
Pre-Season Facility Charge - Junior - Category Premier Pre-Season Facility Charge - Senior - Category A Pre-Season Facility Charge - Senior - Category B Pre-Season Facility Charge - Senior - Category C Pre-Season Facility Charge - Senior - Category C Pre-Season Facility Charge - Senior - Category Premier Season Facility Charge - Junior - Category A Season Facility Charge - Junior - Category B Season Facility Charge - Junior - Category C Season Facility Charge - Junior - Category Premier Season Facility Charge - Junior - Category Premier Season Facility Charge - Senior - Category A	Per month Per month Per month Per month Per month Per month Per six month allocation	147.00 294.00 91.00 68.00 294.00 1,792.00 865.00 232.00 1,792.00 3,612.00	294.00 91.00 68.00 294.00 1,792.00 865.00 232.00 1,792.00 3,612.00

Fee Name	Unit of Measure	2024/25 Fee (GST 2025/26 F	
			inclusive if
Sports Stadiums. Ground & Reserves		applicables at	ioonesiotai
Regional Centres of Excellence (includes GSEP, MRR,TSR)			
Commercial Rate - Event Hire - Off Peak (Mon-Thurs excl Public Holidays)	Additional costs - Cost Recovery	Cost recovery Cost	t recovery
Commercial Rate - Event Hire - Off Peak (Mon-Thurs excl Public Holidays)	Hourly Hire (8am - 5pm) per hour	237.00	247.00
Commercial Rate - Event Hire - Off Peak (Mon-Thurs excl Public Holidays)	Hourly Hire (5pm - midnight) per hour	474.00	493.00
Commercial Rate - Event Hire - Off Peak (Mon-Thurs excl Public Holidays)	Day Hire (8am - 5pm)	737.00	767.00
Commercial Rate - Event Hire - Off Peak (Mon-Thurs excl Public Holidays)	Night Hire (5pm - midnight)	1,467.00	1,526.00
Commercial Rate - Event Hire - Off Peak (Mon-Thurs excl Public Holidays)	All Day (8am - midnight)	2,204.00	2,293.00
Commercial Rate - Event Hire - Peak (Fri-Sun & Public Holidays)	Additional costs - Cost Recovery	Cost recovery Cost	t recovery
Commercial Rate - Event Hire - Peak (Fri-Sun & Public Holidays)	Hourly Hire (8am - 5pm) per hour	364.00	379.00
Commercial Rate - Event Hire - Peak (Fri-Sun & Public Holidays)	Hourly Hire (5pm - midnight) per hour	732.00	762.00
Commercial Rate - Event Hire - Peak (Fri-Sun & Public Holidays)	Day Hire (8am - 5pm)		1,533.00
Commercial Rate - Event Hire - Peak (Fri-Sun & Public Holidays)	Night Hire (5pm - midnight)	2,942.00	3,060.00
Commercial Rate - Event Hire - Peak (Fri-Sun & Public Holidays)	All Day (8am - midnight)	4,407.00	4,584.00
Community Rate - Event Hire - Off Peak (Mon-Thurs excl Public Holidays)	Additional costs - Cost Recovery	Cost recovery Cost	t recovery
Community Rate - Event Hire - Off Peak (Mon-Thurs excl Public Holidays)	Hourly Hire (8am - 5pm) per hour	105.00	105.00
Community Rate - Event Hire - Off Peak (Mon-Thurs excl Public Holidays)	Hourly Hire (5pm - midnight) per hour	211.00	211.00
Community Rate - Event Hire - Off Peak (Mon-Thurs excl Public Holidays)	Day Hire (8am - 5pm)	335.00	335.00
Community Rate - Event Hire - Off Peak (Mon-Thurs excl Public Holidays)	Night Hire (5pm - midnight)	659.00	659.00
Community Rate - Event Hire - Off Peak (Mon-Thurs excl Public Holidays)	All Day (8am - midnight)	988.00	988.00
Community Rate - Event Hire - Peak (Fri-Sun & Public Holidays)	Additional costs - Cost Recovery	Cost recovery Cost	t recovery
Community Rate - Event Hire - Peak (Fri-Sun & Public Holidays)	Hourly Hire (8am - 5pm) per hour	167.00	167.00
Community Rate - Event Hire - Peak (Fri-Sun & Public Holidays)	Hourly Hire (5pm - midnight) per hour	335.00	335.00
Community Rate - Event Hire - Peak (Fri-Sun & Public Holidays)	Day Hire (8am - 5pm)	659.00	659.00
Community Rate - Event Hire - Peak (Fri-Sun & Public Holidays)	Night Hire (5pm - midnight)		1,311.00
Community Rate - Event Hire - Peak (Fri-Sun & Public Holidays)	All Day (8am - midnight)		1,962.00
Sundry Charges - Kiosk Hire - Commercial	Per Kiosk / per session	206.00	215.00
Sundry Charges - Kiosk Hire - Community	Per Kiosk / per session	103.00	103.00
Synthetic Field / Pitch Hire			
Additional costs	Additional bins, cleaning & utility costs - Cost recovery	Cost recovery Cost	t recovery
Half Field - Casual Users	Per hour	36.00	36.00
Half Field - Lights	Per hour	25.00	25.00
Half Field - Tournaments	Per day	176.00	176.00
Whole Field - Association / Club	Per season	170.00	5.00
Whole Field - Casual Use - Latrobe City Schools	per day		
Whole Field - Casual Users Whole Field - Casual Users	Per hour	75.00	75.00
Whole Field - Lights	Per hour	33.00	33.00
Whole Field - Tournaments			

Fee Name	Unit of Measure	2024/25 Fee (GST 2025/26 Fee (GST inclusive if inclusive if applicable) applicable)
Statutory Planning		
All Other Development		
\$1,000,001 to \$5,000,000 - Fee for permit application	230.5 fee units	230.5 fee units 230.5 fee units
\$1,000,001 to \$5,000,000 - Fee to amend permit	230.5 fee units	230.5 fee units 230.5 fee units
\$100,001 to \$1,000,000 Fee for permit application	104.5 fee units	104.5 fee units 104.5 fee units
\$100,001 to \$1,000,000 Fee to amend permit	104.5 fee units	104.5 fee units 104.5 fee units
\$15,000,001 to \$50,000,000 - Fee for permit application	1732.5 fee units	1732.5 fee units 1732.5 fee units
\$15,000,001 to \$50,000,000 - Fee to amend permit	230.5 fee units	230.5 fee units 230.5 fee units
\$5,000,001 to \$15,000,000 - Fee for permit application	587.5 fee units	587.5 fee units 587.5 fee units
\$5,000,001 to \$15,000,000 - Fee to amend permit	230.5 fee units	230.5 fee units 230.5 fee units
More than \$50,000,000 - Fee for permit application	3894 fee units	3894 fee units 3894 fee units
More than \$50,000,000 - Fee to amend permit	230.5 fee units	230.5 fee units 230.5 fee units
Up to \$100,000 - Fee to amend permit	77.5 fee units	77.5 fee units 77.5 fee units
Up to \$100,000 - Fee for permit application	77.5 fee units	77.5 fee units 77.5 fee units
Face Under Devilation		
Fees Under Regulation Alteration of a plan under section 10(2) of the Act	7.5 fee units	7.5 fee units 7.5 fee units
Amendment/re-certification of a certified plan under section 11(1) of the Act	9.5 fee units	9.5 fee units 9.5 fee units
For certification of a plan of subdivision	11.8 fee units	11.8 fee units 11.8 fee units
For certification of a plan of subdivision	11.6 fee units	11.6 fee units 11.6 fee units
Single dwelling		
\$100,001 to \$500,000 - Fee for permit	87 fee units	87 fee units 87 fee units
\$100,001 to \$500,000 - Fee to amend permit	87 fee units	87 fee units 87 fee units
\$10,001 to \$100,000 Fee for permit	42.5 fee units	42.5 fee units 42.5 fee units
\$10,001 to \$100,000 Fee to amend permit	42.5 fee units	42.5 fee units 42.5 fee units
\$1M to \$2M - Fee for permit	101 fee units	101 fee units 101 fee units
\$1M to \$2M - Fee to amend permit	94 fee units	94 fee units 94 fee units
\$500,001 to \$1,000,000 - Fee for permit	94 fee units	94 fee units 94 fee units
\$500,001 to \$1,000,000 - Fee to amend permit	94 fee units	94 fee units 94 fee units
Up to \$10,000 - Fee for permit	13.5 fee units	13.5 fee units 13.5 fee units
Up to \$10,000 - Fee to amend permit	13.5 fee units	13.5 fee units 13.5 fee units

Fee Name	Unit of Measure	2024/25 Fee (GST inclusive if applicable)	2025/26 Fee (GST inclusive if
Statutory Planning		applicable	applicable
Subdivision			
Realignment of a common boundary between 2 lots or to consolidate 2 lots or more	89 fee units	89 fee units	89 fee units
Realignment of a common boundary between 2 lots or to consolidate 2 lots or more	89 fee units	89 fee units	89 fee units
Subdivide an Existing Building - Fee for permit application	89 fee units	89 fee units	89 fee units
Subdivide an Existing Building - Fee to amend permit	89 fee units	89 fee units	89 fee units
Subdivide land into 2 lots - Fee for permit application	89 fee units	89 fee units	89 fee units
Subdivide land into 2 lots - Fee to amend permit	89 fee units	89 fee units	89 fee units
To create, vary or remove a restriction within the meaning of the Subdivision Act 1998; or To create or remove a right of way	89 fee units	89 fee units	89 fee units
or To create,vary or remove an easement other than a right of way; or To vary or remove a condition in the nature of an			
easement other than a right of way in a Crown grant			
To create, vary or remove a restriction within the meaning of the Subdivision Act 1998; or To create or remove a right of way	89 fee units	89 fee units	89 fee units
or To create vary or remove an easement other than a right of way; or To vary or remove a condition in the nature of an			
easement other than a right of way in a Crown grant			
To subdivide land - Fee for permit application	89 fee units per 100 lots	89 fee units per	89 fee units per
·	· ·	100 lots	100 lots
To subdivide land - Fee to amend permit	89 fee units per 100 lots created	89 fee units per	89 fee units per
·	'	100 lots created	100 lots created
Use - To propose a new use of land or to change the use of land			
Fee for Permit Application	89 fee units	89 fee units	89 fee units
Fee to Amend Permit	89 fee units	89 fee units	89 fee units
, oo to rundia romm	oo iss unite	oo roo armo	00 100 01110
Other			
A permit not otherwise provided for by - Fee for permit application	89 fee units	89 fee units	89 fee units
A permit not otherwise provided for by - Fee to amend permit	89 fee units	89 fee units	89 fee units
V6-Const			
VicSmart	29 fee units	00.6	00.1
More than \$10,000 - Fee for permit application	29 fee units	29 fee units 29 fee units	29 fee units 29 fee units
More than \$10,000 - Fee to amend permit	13.5 fee units		13.5 fee units
Subdivide or Consolidate land - Fee for permit application		13.5 fee units	
Subdivide or Consolidate land - Fee to amend permit	13.5 fee units 13.5 fee units	13.5 fee units 13.5 fee units	13.5 fee units 13.5 fee units
Up to \$10,000 - Fee for permit application			
Up to \$10,000 - Fee to amend permit	13.5 fee units	13.5 fee units	13.5 fee units
Administrative Charges			
Certificate of Compliance under Section 97N	Per Application	364.00	379.00
Endorsed Plans: Plans to be endorsed under planning permit conditions	Per Application	364.00	379.00
Extend the expiry of a permit	Per Application	364.00	379.00
Extension of time (expiry) second application	Per application	470.00	489.00
Extension of time (expiry) third and subsequent applications	Per application	648.00	674.00
For an agreement to proposal to amend or end an agreement under Section 173 of the Act	Per Application	726.70	756.00
Planning review of a draft S173 Agreement	Per review	415.00	432.00
Pre-application meeting (complex - with written planning advice)	Per application	228.00	237.00
Pre-application meeting (simple - with written planning advice)	Per application	150.00	156.00
Retrospective permit application - additional fee	Per application	300.00	312.00
Search for and provide a copy of a permit	Per application	171.00	178.00
Secondary Consent	Per permit	502.00	522.00
Where the planning scheme specifies that a matter must be done to the satisfaction of the responsible authority or	Per Application	364.00	379.00
municipality		00 1.00	2.0.00
Written consent	Per application	364.00	379.00
Written Planning Advice Requests - Major Application	Per response	228.00	237.00
Written Planning Advice Requests - Minor Application	Per response	130.00	135.00

Fee Name	Unit of Measure	2024/25 Fee (GST 2 inclusive if applicable)	2025/26 Fee (GST inclusive if applicable)
Strategic Planning		4001104010	
Administration Charges  Costs and expenses for a Planning Panel to be appointed, hear and consider submissions, and prepare a report under Part 8	Full fee recovery of government charges	Cost recovery	Cost recovery
of the Planning and Environment Act 1987.	if the recovery of government charges	Cost recovery	Cost recovery
General written advice of planning scheme amendment histories.	Per hour - additional charges maybe payable depending on enquiry	150.00	156.00
20(4) Amendment			
For requesting the Minister to prepare an amendment to a planning scheme exempted from the requirements referred to in	270 fee units	270 fee units	270 fee units
section 20(4) of the Act.			
20(A) Amendment			
For requesting the Minister to prepare an amendment to a planning scheme exempted from certain requirements prescribed	65 fee units	65 fee units	65 fee units
under section 20A of the Act.			
96(A) Amendment			
Under section 96A(4)(a) of the Act:	Statutory State Government Fees	-	-
The sum of the highest of the fees which would have applied if separate applications were made and 50% of each of the			
other fees which would have applied if separate applications were made. This relates to Stage 1 fees and planning permit			
Proponent-Led Amendments Stage One			
Considering a request to amend the planning scheme; and Taking action required by Division 1 of Party 3 of the Planning	206 fee units	206 fee units	206 fee units
and Environment Act of 1987; and Considering any submissions which do not seek a change to the amendment; and if	200 TOO GITTED	200 100 011110	200 100 01110
applicable, abandoning the amendment in accordance with Section 28.			
Stage Two			
Considering submissions which seek a change to an amendment, and where necessary referring the submissions to a panel;	1-10 Submissions	1021 fee units	1021 fee units
and Providing assistance to a panel in accordance with Section 158; and Making a submission in accordance with Section			
24(b), and Considering the report in accordance with Section 27; and After considering submissions and the report in			
accordance with Section 27. if applicable, abandoning the amendment in accordance with Section 28.  Considering submissions which seek a change to an amendment, and where necessary referring the submissions to a panel;	11-20 Submissions	2040 fee units	2040 fee units
and Providing assistance to a panel in accordance with Section 158; and Making a submission in accordance with Section	11-20 Submissions	2040 IEE UIIIIS	2040 lee uilits
24(b), and Considering the report in accordance with Section 27; and After considering submissions and the report in			
accordance with Section 27. if applicable, abandoning the amendment in accordance with Section 28.			
Considering submissions which seek a change to an amendment, and where necessary referring the submissions to a panel;	21+ Submissions	2727 fee units	2727 fee units
and Providing assistance to a panel in accordance with Section 158; and Making a submission in accordance with Section 24(b), and Considering the report in accordance with Section 27; and After considering submissions and the report in			
24(0), and Considering the leptor in accordance with section 27, and Alex considering southnissions and the report in accordance with Section 27. If applicable, abandoning the amendment in accordance with Section 28.			
Characteristics			
Stage Three  Adopting the amendment or part of the amendment in accordance with Section 29; and Submitting the amendment for	32.5 fee units	32.5 fee units	32.5 fee units
approval in accordance with Section 31.	52.5 fee dring	02.0 ICC units	02.0 ICC UIII.3
Stage Four  Considering a request to approve an amendment in accordance with Section 35; and Giving notice of approval of an	32.5 fee units	32.5 fee units	32.5 fee units
amendment in accordance with Section 36.		52.0 100 dilito	52.0 100 dilito
		·	
Strategic Planning / Urban Growth			
Planning & Environment (Fees) Regulations 2016 Section 18	Tanana and the same and the sam		
Assessment of Development Plans (incl. amendments of Development Plans)	Per assessment	22 fee units	22 fee units

Fee Name	Unit of Measure	2024/25 Fee (GST 20 inclusive if applicable)	25/26 Fee (GST inclusive if applicable)
Traffic Management Permit		applicable)	abblicable
Memorandum of Authorisation (MoA) permit applications			
MOA Permit Application - lane closure	Per permit application	10 fee units	10 fee units
MOA Permit Application - lane closure	Per permit application	30 fee units	30 fee units
MOA Permit Application - no lane closure	Per permit application	4 fee units	4 fee units
Waste Management - Landfill			
Clean Fill			
Clean Fill - Only if required at Landfill (Test certificate required that soil meets EPA cleanfill criteria)	Per tonne - including landfill levy	136.00	165.00
Hazardous Waste			
Asbestos - Domestic - Latrobe City Residents	Per cubic metre (m3)	66.00	69.00
Asbestos - Domestic - Non Latrobe City Residents (must be removed and deposited by the resident, otherwise prescribed	Per 20kg package (Maximum of 6 x 20kg packages correctly wrapped per customer)	30.00	32.00
waste rate) Category C contaminated soil	Per tonne	293.00	312.00
Category D contaminated soil	Per tonne Per tonne	293.00	312.00
	reconne	293.00	312.00
Industrial Waste Synthetic Mineral Fibre Wrapped - Domestic	Per cubic metre (m3)	40.00	42.00
	i ci cubic mene (mo)	40.00	72.00
Putrescible Waste & Inert Waste		000.00	044.00
Putrescible Waste & Inert Waste	Per tonne (excluding contractual arrangements) minimum charge 1 tonne	300.00	344.00
Waste Management - Transfer Stations			
E-Waste (Electrical Items)  All E-Waste including Computers, monitors, TVs and peripherals	Endorsed in scope (per item)	No Channe	No Charge
E-Waste - Out of scope - large item	Per item	No Charge 9.00	9.50
E-Waste - Out of scope - small item	Per item	7.00	7.50
·			
General (Standard Non-Heavy) Waste General (Standard Non-Heavy) Waste	Per cubic metre (m3)	54.00	70.00
	r et cubic filette (filo)	34.00	70.00
General Heavy Waste			
Building, Demolition or Renovation Waste (Plaster, Cement Sheeting, Tiles on Backings)	Per Tonne	300.00	344.00
Mattress or Base			
Double/Queen/King	Per item	47.00	49.00
Single	Per item	31.00	32.50
Motor Oil Containers			
Price per litre	Per litre	2.00	-
Other Wester Management			
Other Waste Management  Domestic Waste Card	Per annum	235.00	245.00
Synthetic Mineral Fibre (SMF) Plastic Bags	Each	5.00	5.20
	Laon	0.00	0.20
Recyclable Goods - Free of Charge	D. II	N 01	N. O.
Recyclable Goods	Per Item	No Charge	No Charge
Small Items			
Mobile Garbage Bin (120ltr wheelie bin)	Per item	6.00	6.50
Mobile Garbage Bin (240ltr wheelie bin)	Per item	12.00	13.00
Tyres			
Car or Motor Cycle	Per tyre	11.00	11.50
Four wheel drive	Per tyre	22.00	23.00
Tyres on Rims			
Car or Motor Cycle	Per rim	18.00	19.00
Four wheel drive	Per rim	36.00	37.50

gram	Location	Expenditure
26 Capital Works Program		
uildings & Improvements		
Building Renewal Program		
Art Resource Collective Yinnar - Mechanical - Air conditioning in main office	Yinnar	5
Brown Coal Museum - Ceiling, Full paint / Design for DDA ramp	Yallourn North	165
Cameron Street Preschool And Traralgon East Community Centre - Painting, office, kitchen and	Traralgon	12
toilets	Traiaigon	12
Crinigan Bushland Reserve Toilets - Investigate Connection to mains power	Morwell	10
Crinigan South Reserve Community Hall - Floor coverings in Kitchen	Morwell	10
Elizabeth Wilmot Preschool - Painting, full external	Morwell	30
Eric Taylor Reserve Clubrooms - Roof	Traralgon	20
Glendonald Park Preschool And Churchill Maternal And Child Health Centre - Renewal of veranda	Churchill	75
Kevin Lythgo Reserve Pavilion - Bathrooms / Security Grills and shutters	Traralgon	370
Latrobe City Corporate Headquarters - External Cladding reseal and decking / Upstairs main	Morwell	152
kitchen and east end kitchenette / Upstairs main kitchen ceiling		
Latrobe City Traffic School Pavilion - Kitchen	Morwell	15
Latrobe City Works Depot Morwell Office And Shedding - Demolish old toilet, construct new	Morwell	500
meeting rooms		
Latrobe Leisure Morwell Basketball Pavilion - Court 1 Sky Lights replacement	Morwell	20
Maryvale Crescent Preschool - Painting, full internal	Morwell	20
Morwell East Senior Citizens - Window and door renewal	Morwell	75
Newborough Senior Citizens Centre - Roof	Newborough	60
Ronald Reserve (Oval 1) Pavilion - Window and security grill renewal	Morwell	60
Salto locks	Various	50
Traralgon Civic Centre Library and Service Centre - Fascia/Cladding and Meeting Room	Traralgon	315
Kitchenette		
Traralgon South Preschool - Painting, full internal	Traralgon South	20
Traralgon West Sports Complex Pavilion - Toilet floor coverings (downstairs)	Traralgon	30
Tyers Preschool - Extension/Bathroom Renewal	Tvers	400
W.H. Burrage Reserve Pavilion (Baseball) - Bathroom & toilet renewal / Roof	Newborough	416
W.H. Burrage Reserve Soccer Pitches Pavilion - Bathroom & toilet renewal	Newborough	393
Yallourn North Preschool And Maternal And Child Health - Roof	Yallourn North	70
Yinnar Preschool And Maternal And Child Health Centre - Painting, full internal	Yinnar	20
Building Renewal Program Total		3,314,
Leisure Facilities Renewal & Upgrade Program		0,014,
	<del>-</del> .	4.5
Gippsland Regional Aquatic Centre (GRAC) - Add extra ventilation to aqua plant room,	Traralgon	45
Compressor x2, Replace remaining pit lids	T	7/
Gippsland Regional Indoor Sports Stadium 1 (Griss) - Court 1-4 Timber floors renewal Latrobe Leisure Churchill - Fitness room heating and cooling, New sink area, Pipe work supports,	Traralgon	72
	Churchill	70
Re Paint pool deck		
Latrobe Leisure Moe Newborough Leisure Centre - Replace Roller door, Sand Filter change, UV	Moe/Newborough	60
Spa Latroba Laigura Marwall Indoor Book, Chloring Bund, Main Book filter cand change. Bing work		
Latrobe Leisure Morwell Indoor Pool - Chlorine Bund, Main Pool filter sand change , Pipe work	Morwell	105
renewal and removal of old infrastructure , Replace learn to swim pump, Spa filter sand change,		
Toddler pool sand change , Various storage works		
Latrobe Leisure Yallourn North Outdoor Pool Changerooms - Renew, replace or decommission	Yallourn North	22
solar heating / Sand Filter		
Moe Outdoor pool - Storage works	Moe/Newborough	
Leisure Facilities Renewal & Upgrade Program Total		379,
uildings & Improvements Total		3,693,0

may arise.		
Plant / Furniture / Equipment		
Plant		
Plant & Equipment Renewal - Plant Replacement	Various	1,769,00
Plant Total		1,769,000
Fleet		
Fleet Renewal - Vehicle Replacement	Various	1,385,000
Fleet Total		1,385,000
Leisure Centre Equipment Replacement		
Leisure Equipment Renewal	Various	45,800
Leisure Centre Equipment Replacement Total		45,800
Fixtures, Fittings and Furniture		
Office Equipment - Desks, chairs	Various	10,00
Fixtures, Fittings and Furniture Total		10,000
Computers and Telecommunications		,
IT Equipment - Desktops/Laptops, Printers, Copiers, Network, Systems, Mobility	Various	850,000
Computers and Telecommunications Total		850,000
Artworks (new)		000,000
Gallery Collection New	-	13,740
Artworks (new) Total		13.740
Plant / Furniture / Equipment Total		4,073,540
		4,073,540
<u>Roads</u>		
Gravel Road Resheets Program		
Gravel Road Resheets Program	Various	899,600
Gravel Road Resheets Program Total		899,600
Road Reseal Program		
Surface Renewal - Spray Seal & Asphalt Program (including Pavement Preparation / Kerb	Various	5,976,177
Preparation and line marking)		
Kerb Reconstruction Program	Various	374,400
Road Reseal Program Total		6,350,577
Road Pavement Rehabilitation		
Road Reconstruction - Bank Street, Traralgon	Traralgon	450,000
Road Reconstruction - Loch Park Road, Traralgon (Stage 2- Henry Street-Princess Hwy) Road Reconstruction - Margaret Street, Moe	Traralgon Moe	1,400,000 2,100,000
Road Reconstruction - Walker Parade, Churchill	Churchill	3,000,749
Road Pavement Rehabilitation Total	Ondroniii	6,950,749
Traffic & Pedestrian Safety Program		0,000,740
Roundabout and traffic islands Corner Churchill Road and Vary Street, Morwell	Morwell	68,700
Traffic & Pedestrian Safety Program Total	Worwell	68,700
Road Reconstruction Design		00,700
Road Reconstruction Design - Pindari Road, Kandra Road	Moe South	60,000
Haunted Hills Road, Newborough	Newborough	40.000
Road Reconstruction Design Total	Newborougn	100,000
Landfill access road renewal		100,000
Landfill access road renewal	Traralgon South	100,000
Landfill access road renewal Total	Training of Touris	100,000
Construction of CFA & Garbage Truck Turn-Arounds		100,000
Installation of drainage pipes and endwalls - CFA turnaround -Godridge Road, Morwell	Morwell	40.00
Crushed rock turn-around road expansion - CFA turnaround - Bindari	Various	10,000
Construction of CFA & Garbage Truck Turn-Arounds Total	various	50.000
Roads Total		,
Roaus Total		14,519,626

may arise.		
Bridges & Culverts		
Bridges Major Component and Structure Renewal		
Barrier replacement Hazelwood Drive	Morwell	524,000
Replacement of headwalls - Andersons Road	Yallourn North	271,000
Sandblast and paint - Old Sale Road	Newborough	150,000
Full replacement - Waterhole Creek - Airlie Bank	Morwell	500,000
Replacement of deck and rails - Victory Park	Traralgon	200,000
Bridges Major Component and Structure Renewal Total		1,645,000
Bridges Minor Component Renewal		
Minor component renewal	Various	132,000
Bridges Minor Component Renewal Total		132.000
Bridges & Culverts Total		1,777,000
Footpaths & Cycleway		1,111,000
Footpath & Cycleways Renewal		
Footpath Bay Renewal- Program following annual RMP inspection - Various	Various	916,000
Path Grinding Program- Program following annual RMP inspection - Various	Various	77,860
Footpath & Cycleways Renewal Total	Vanouo	993,860
Gravel Path Surface Renewal		333,000
Resheeting- Improve track surface Crinigan Bushland Reserve - Crinigan Reserve tracks	Manage	40.000
	Morwell	18,320
Gravel Path Surface Renewal Total		18,320
Footpaths & Cycleway Total		1,012,180
Drainage		
Minor Drainage System Renewal		
New open drain and culvert crossing - Mt Hope Road, Tyers	Tyers	22,900
Renewal of existing broken pipes - Harold Preston Reserve, Traralgon	Traralgon	45,800
Replace outfall and footpath - Vincent Road Outfall	Morwell	50,000
Minor Drainage System Renewal Total		118,700
Piped Systems Enhancement & Stormwater Quality Improvement		
Design and construct pits and pipes - Main Street, Yinnar	Yinnar	64,000
Disaster Read Fund - Glengarry Flood Mitigation co-funding - Glengarry	Glengarry	250,000
Piped Systems Enhancement & Stormwater Quality Improvement Total	ŭ ,	314,000
Wetlands and Retention Structure Renewal		0.1,000
Install safety gates and fencing to limited sites handed over in 2024-2025 - Safety gates and	Various	15,000
fencing	vanous	13,000
Wetlands & Detention Structure Works - The Acreage, Tyers	Tyers	183,750
Wetlands and Retention Structure Renewal Total	.,	198,750
Storage Structure & Open Drains Renewal		100,100
Design, demolish, and construct open drain/ waterway - Bert Christensen Reserve, Tyers	Tyers	250,000
Storage Structure & Open Drains Renewal Total	Tyers	250.000
		250,000
Storage Structure & Open Drains Upgrade		
Design and construct driveway culverts and road crossing box culvert - Montane Estate Open	Newborough	100,000
Drain  Driveway culverts upgrade and roadside open drains works - The Acreage, Tyers	Tyoro	05.000
Driveway curverts upgrave and roadside open drains works - The Acreage, Tyers	Tyers	25,000 125,000
Storago Structuro & Open Draine Ungrado Total		
Storage Structure & Open Drains Upgrade Total  Drainage Total		1,006,450

may arise.		
Recreational, Leisure and Community Facilities		
Hard Court Renewal		
1 Basketball Court - Northern Reserve Morwell	Morwell	50,000
4 Tennis Courts - Gaskin Park Tennis Courts	Churchill	88,000
4 Tennis Courts - Pax Hill Tennis Courts	Traralgon	9,000
2 Tennis Courts - Yinnar Recreation Reserve Tennis Courts	Yinnar	50,000
2 Tennis Courts - Hazelwood North Tennis Courts	Hazelwood North	7,500
Hard Court Renewal Total		204,500
Sports Fences Renewal		
Replace fencing around AFL oval - Traralgon West Sports Complex  Replace fencing around Soccer Pitch - Condition Assessment - Baillie Reserve	Traralgon	150,000
Sports Fences Renewal Total	Tyers	25,000
•		175,000
Ovals Upgrade	Torres	200 000
Install Irrigation and Drainage on the AFL oval - Baillie Reserve	Tyers	330,000
Ovals Upgrade Total		330,000
Recreational, Leisure and Community Facilities Total		709,500
Waste Management		
Landfill Cell Construction		
Hyland Highway Cell 7 Construction	Traralgon South	250,000
Landfill Cell Construction Total		250,000
Waste Management Total		250,000
Parks / Open Spaces / Streetscapes		200,000
Playspace Renewal	T	000 000
Playspace Renewal - Explorers Park Playspace Renewal - John Street Reserve	Traralgon Newborough	229,000 206,100
Playspace Renewal Total	Newborough	435.100
Skate Park Renewal		433,100
Ramp repairs - Traralgon Skate Park	Traralgan	13,740
Ramp repairs - Haraigon Skate Park	Traralgon Glengarry	11,908
Ramp repairs - Toongabbie Skate Park	Toongabbie	10,992
Ramp repairs - Yallourn Nth Skate Park	Yallourn North	19,236
Skate Park Renewal Total		55,876
Public BBQ Shelter / Drinking Fountains Renewal		
Install fountains donated by Gippsland Water - Water Fountain - Renew and New	Various	12,500
Renew/Replace BBQ Shelter around New Skate Park - Jaycees Park	Tyers	37,500
Public BBQ Shelter / Drinking Fountains Renewal Total		50,000
Fence Renewal		
Renew fencing between Rec Reserve and Park - Jaycees Park	Tyers	37,500
Fence Renewal Total		37,500
Street Furniture		
Street Furniture Renewal program	Various	50,380
Street Furniture Total		50,380
Retaining Walls		
Retaining Wall Brick 100m - Morwell Park netball court	Morwell	82,440
Retaining Wall Timber 10m - Moe Place playground	Moe	43,052
Retaining Walls Total		125,492
Parks / Open Spaces / Streetscapes Total		754,348
Off-street Car parks		
Off Street Carparks Renewal		
Carpark Renewal Program	Various	225,000
Off Street Carparks Renewal Total	vanous	225,000
Off-street Car parks Total		
·		225,000
25/26 Capital Works Program Total		28,021,294

Buildings & Improvements		
Building Demolition Program		
Glendonald Park Toilet Block - Demolish old public toilet	Churchill	30.000
Morwell Recreation Reserve Toilet Block - Demolish old open air public toilet	Morwell	30,00
Traralgon Recreation Reserve Clubrooms - Demolish building	Traralgon	80,00
Building Demolition Program Total		140,000
Buildings & Improvements Total		140,000
<u>Roads</u>		
Guardrails		
Guardrail replacement - Haigh Street, Moe	Moe	45,75
Guardrail replacement - Wattle Crescent, Churchill	Churchill	12,00
Guardrails Total		57,750
Traffic & Pedestrian Safety Program		
Reactive traffic safety requests	Various	55,00
DDA Traffic & Pedestrian Renewal	Various	13,74
Traffic & Pedestrian Safety Program Total		68,740
Roads Total		126,490
Public Lighting		
Public Lighting		
Light Pole & Flag Pole Renewal Program	Various	62,288
Public Lighting Total		62,288
Public Lighting Total		62,288
Waste Management		
Landfill Rehabilitation		
Decommissioning Leachate Pond 01 and convert to a stormwater pond	Traralgon South	100,000
Landfill Rehabilitation Program - Morwell	Morwell	250,000
Landfill Rehabilitation Program - Yinnar	Yinnar	500,000
Landfill Rehabilitation Program- Hyland Highway	Traralgon South	350,000
Landfill Stormwater Management Plan & Upgrade infrastructure - works required before Cell 6 capping design approval	Traralgon South	150,000
Landfill Rehabilitation Total		1 250 000
		1,350,000
Transfer Station Upgrades	27	22.22
Generator Upgrades, Safety linemarking, New bin	Various	63,000
Transfer Station Upgrades Total		63,000
Waste Management Total		1,413,000
Off-street Car parks		
Off Street Carparks		
	Various	45,80
DDA - Multiple locations and prioritised with input from DAICEG and Positive Aging Off Street Carparks Total		45,800

Other Infrastructure		
Fire Hydrants		
Reactive program	Various	9,160
Fire Hydrants Total		9,160
Eelhole Creek Erosion Control - Project		
Erosion Control - Eelhole Creek	Churchill	50,000
Eelhole Creek Erosion Control - Project Total		50,000
Septic Renewal Program		
Septic Renewal - Program	Various	50,000
Septic Renewal Program Total		50,000
Solar Panel Cleaning Program		
Solar Panel - Cleaning Program	Various	24,750
Solar Panel Cleaning Program Total		24,750
Signage		
Signage Renewal- reactive	Various	37,500
Signage Total		37,500
Other Infrastructure Total		171,410
25/26 Capital Works Operating Program Total		1,958,988

# DRAFT REVENUE & RATING PLAN 2025 - 2029 - PUBLIC EXHIBITION

#### **PURPOSE**

To seek Council's approval to release for community comment the draft Revenue and Rating Plan 2025-2029 (the Plan) prepared in accordance with section 93 of the *Local Government Act 2020* (the Act). This enables Council to meet its obligations under the Act and the objectives of Council's Community Engagement Policy.

#### **EXECUTIVE SUMMARY**

- The Act requires each Council to prepare and adopt a Revenue and Rating Plan (the Plan), covering a minimum period of four years by 30 June following each Council election.
- The Plan establishes the revenue raising framework within which the Council proposes to work.
- The Plan establishes the principles behind how Council intends to fund its activities and how the funding burden will be apportioned between ratepayers and other users of Council facilities and services
- The Plan sets out decisions that Council has made in relation to rating options available to it under the *Local Government Act 1989* to ensure the fair and equitable distribution of rates across property owners.
- It is not the purpose of the Plan to set revenue targets for Council. The Plan outlines the strategic framework and decisions that inform how Council will go about calculating and collecting its revenue.
- Amendments to the existing plan include:
  - Recognition of the transfer stations being funded through the waste services charge;
  - Changes to rates payment options from 2026/27 financial year to instalments only; and
  - Updates to the eligibility criteria for the Farm Rate Differential.

#### OFFICER'S RECOMMENDATION

#### **That Council:**

- a. endorses the draft Revenue and Rating Plan 2025-2029 at Attachment 1 to be released for community feedback;
- b. gives notice that the draft Revenue and Rating Plan 2025-2029 will be made available for review at Council Headquarters, Service Centres and on Council's website; and
- c. invites written submissions from the public to be received by no later than 5pm 26 May 2025.

#### BACKGROUND

The Act requires each council to prepare a Revenue and Rating Plan to cover a minimum period of four years following each Council election. The Revenue and Rating Plan establishes the revenue raising framework within which Council proposes to work.

The purpose of the Plan is to determine the most appropriate and affordable revenue and rating approach for Council which in conjunction with other income sources will adequately finance the objectives in the council plan.

This plan is an important part of Council's integrated planning framework. Strategies outlined in this plan will feed into our budgeting and long-term financial planning documents, as well as other strategic planning documents under our Council's strategic planning framework.

This plan explains the principles behind how Council intends to fund its activities, and how the funding burden will be apportioned between ratepayers and other users of Council facilities and services.

In particular, this plan sets out decisions that Council has made in relation to rating options available to it under the *Local Government Act 1989* to ensure the fair and equitable distribution of rates across property owners. It also sets out principles that are used in decision making for other revenue sources such as fees and charges.

It is important to note that this plan does not set revenue targets for Council, it outlines the strategic framework and decisions that inform how Council will go about calculating and collecting its revenue.

#### **ANALYSIS**

Council has included the following amendments into the 2025-2029 Plan:

- Acknowledgement that the Waste Services Charge includes the costs associated with providing transfer stations for the collection and processing of self-haul waste.
- 2. Rates payment options will be amended from the 2027 financial year (i.e. from 1 July 2026) to rate instalments only, while ratepayers are still able to pay in a lump sum this will now need to occur in September each year when the first instalment is due as the option to pay in a single lump in February of each year will be discontinued.
- 3. Update to the eligibility criteria for the Farm Rate Differential to now include the requirement of a minimum of 40 hectares of clear and productive farmland to qualify for the differential rate. The qualifying requirements in relation to Primary Use and Commercial Viability have also been updated to provide further clarity.

It is further acknowledgement that these changes will result in some existing ratepayers who currently receive the Farm Rate no longer qualifying, with the intention that Council will work with these existing ratepayers over the next two years to transition them back to the general rate from 1 July 2027 (2028 financial year).

The updated farm rate criteria will be effective from 1 July 2025 and applied to all new applicants from this date (i.e. no two year transition period).

#### RISK ASSESSMENT

RISK	RISK RATING	TREATMENT
COMPLIANCE Failure to adopt the plan in accordance with the legislation	<b>Low</b> (Unlikely x Minor)	A timetable to review the plan has been established to allow sufficient time to have the document adopted within the required timeframes
STRATEGIC The plan does not meet the expectations of sectors of the community	<b>Medium</b> Minor x Possible	Council has considered and will respond to submitters
There will be ratepayers who currently receive the farm rate that will no longer qualify.	<b>Medium</b> Minor x Likely	The Rates team will be in contact with these ratepayers to assist with the transition to the general rate.

#### **CONSULTATION**

The draft Revenue & Rating Plan will be placed on public display for 28 days with the submissions received considered prior to adoption.

Council Officers will directly be notifying all farm rate recipients of the updated eligibility criteria in the draft Plan and providing advice on how to provide a submission on the draft Plan.

#### COMMUNICATION

Key communication is to be undertake over the following 12 months to inform the community of the change in payment arrangements for the 2026/27 Rates Notice.

#### **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 reviewed plan has a significant and direct impact on the community. Options, recommendations and outcomes out of the GIA include:

- Review of the differential rating position for retirement villages undertaken in 2024;
- Review of Rate Payment Options undertaken; and
- GIA's to be undertaken at service level when user fees and charges reviewed.

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Not Applicable.

#### Cultural

Not Applicable.

#### Health

Not Applicable.

#### **Environmental**

Not Applicable.

#### **Economic**

Not Applicable.

#### **Financial**

There are no financial implications to Council associated with this report.

#### **Attachments**

1. Draft Revenue & Rating Plan 2025 - 2029

### 8.2

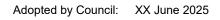
# Draft Revenue & Rating Plan 2025 - 2029 - Public Exhibition

1	Draft Revenue &	Rating Plan	2025 - 2029		11:	3
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# Revenue & Rating Plan

2025 - 2029





**LATROBE CITY** COUNCIL | Page 1 Contents Introduction Executive Summary 4 Section Strategy Recommendations 4 The importance of a rating strategy \_\_\_\_\_\_\_6 Rating – the Legislative Framework \_\_\_\_\_\_\_6 2.1 Legislative Framework \_\_\_ 2.2 Consideration of Equity\_\_\_\_\_ What Rates and Charges may a Council declare?\_\_\_\_\_\_7 Valuation Methodology available to Council \_\_\_\_\_\_\_7 Declaring Rates and Charges Understanding the rating framework at Latrobe City Council\_\_\_\_\_\_7 Determining which valuation base to use\_\_\_\_\_ 4.1 Capital Improved Value 8 4.2 Site Value 4.3 Net Annual Value 9 Determining the Rating System - Uniform or Differential? \_\_\_\_\_\_10 5.1 Uniform Rate 5.2 Differential Rates What Differential Rates should be applied?\_\_\_\_\_\_\_11 6.1 General Rate \_\_\_\_\_\_11 6.2 Farm Rate\_\_\_\_ 6.3 Derelict Properties \_\_\_\_\_\_12 6.4 Retirement Villages\_\_\_ Cultural and Recreational Land:\_\_\_\_\_\_13 Special Rates and Charges 14 Municipal Charge 14 Service Rates and Charges \_\_\_\_\_\_14 EPA Levy Charge Rate Payment Options 15 User Fees and Charges 16 Government Grants 18 Contributions 18 Interest on Investments \_\_\_\_\_\_18 Sale of Assets \_\_\_\_\_\_19 Contact Us \_\_\_\_\_ 20

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#### **Purpose**

The Local Government Act 2020 (New Act) requires each council to prepare a Revenue and Rating Plan to cover a minimum period of four years following each Council election. The Revenue and Rating Plan establishes the revenue raising framework within which the Council proposes to work.

The purpose of the Revenue and Rating Plan is to determine the most appropriate and affordable revenue and rating approach for Council which in conjunction with other income sources fund the objectives in the council plan.

This plan is an important part of Council's integrated planning framework. Strategies outlined in this plan align with the objectives contained in the Council Plan and feeds into budgeting and long-term financial planning documents, as well as other strategic planning documents under Council's strategic planning framework.



This plan explains the principles behind how Council intends to fund its activities, and how the funding burden is apportioned between ratepayers and other users of Council facilities and services.

In particular, this plan will set out decisions that Council has made in relation to rating options available to it under the *Local Government Act 1989* (Act) to ensure the fair and equitable distribution of rates across property owners. It will also set out principles that are used in decision making for other revenue sources such as fees and charges.

It is also important to note that this plan does not set revenue targets for Council, it outlines the strategic framework and decisions that inform how Council calculates and collects revenue.

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#### Introduction

Council provides a number of services and facilities to our local community, and in doing so, must collect revenue to cover the cost of providing these services and facilities.

Council's revenue sources include:

- Rates and Charges
- Grants from other levels of Government
- Statutory Fees and Fines
- User Fees
- · Cash and non-cash contributions from other parties (i.e. developers)
- · Interest from investments
- Sale of Assets

Rates are the most significant revenue source for Council and make up over 57% of annual income. The introduction of rate capping under the Victorian Government's Fair Go Rates System (FGRS) has required councils to increasingly focus on the long-term financial sustainability of council. The FGRS restricts Council from increasing rates revenue beyond the annual rate cap set by the Minister, unless a variation is sought through the Essential Services Commission.

A key purpose of this Plan is to consider Council's rating options under the Act, and how Council's choices in applying these options contribute towards meeting an equitable rating strategy.

It is important to note from the outset that the strategic focus of this Plan is very different to that which is discussed in the Annual Budget. In the Annual Budget the key concern is the quantum of rates required to be raised for Council to deliver services, repay borrowings and fund capital expenditure. In this Strategy, the focus instead is on how this quantum will be equitably distributed amongst Council's ratepayers.

The Plan considers the limited range of rating options available to Council under the Act, including the following:

- a) The choice of which valuation base to be utilised (of the three available choices under the Act);
- The consideration of uniform rating versus the application of differential rating for various classes of property;
- c) The most equitable level of differential rating across the property classes;
- d) The application of a municipal charge
- e) Consideration of the application of fixed service charges for the areas of waste collection and municipal administration;
- f) The application of special rates and charges;
- g) The application of other levies under the Planning & Environment Act 1987; and
- h) A review of the rate payment dates and options available to Council.

Council also provides a wide range of services to the community, often for a fee or charge. The nature of these fees and charges generally depends on whether they relate to statutory or discretionary services. Some of these, such as statutory planning fees are set by State Government and are commonly known as regulatory fees. In these cases, councils usually have no control over service pricing. However, in relation to other services, Council has the ability to set a fee or charge and will set that fee based on the principles outlined in this Revenue and Rating Plan.

Council revenue can also be adversely affected by changes to funding from other levels of government. Some grants are tied to the delivery of council services, whilst many are tied directly to the delivery of new community assets, such as roads or sports pavilions. It is important for Council to be clear about what grants it intends to apply for, and the obligations that grants create in the delivery of services or infrastructure.

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#### **Executive Summary**

The selection of rating philosophies and the choice between the limited rating options available under the Act is a challenge for all councils to develop.

Three key platforms currently form the basis of the current approach to rating at Latrobe City Council that is recommended for continuation. They are that:

- a) Rates will continue to be based principally on an ad-valorem basis (i.e. based on the valuation of the various properties);
- b) Council will continue to apply a service charge to fully recover the cost of the collection and disposal of waste;
- Council will continue to apply differential rating to ensure all rateable land makes an
  equitable financial contribution to the cost of carrying out the functions of Council; and
- d) Council continues to levy a Municipal charge.

This represents Latrobe City Council's approach to rating.

Section	Strategy Recommendations
Valuation Base	Council uses the Capital Improved Value (CIV) method of valuation
Rating System (Uniform or Differential)	Council continues to apply differential rating as its rating system.
Differential rates	Council applies the following differential rates: General Rate, Farm Rate, Derelict Properties
Residential Land	The General Rate will be applied to all residential properties
Commercial Land	The General Rate will be applied to all Commercial properties
Industrial Land	The General Rate will be applied to all Industrial properties
Farm Land	Farm land that meets the definition of Farm Land as defined in this document will be eligible for the Farm Rate Differential which is set at 75% of the General Rate
Vacant Land	The General Rate will apply to all Vacant Land
Derelict Properties	Derelict properties are defined under Section 6. The differential is set at the maximum level of 4 times the lowest differential rate.
Retirement Villages	The General Rate will apply to all Retirement Village properties
Cultural and Recreational Land	There are two types of rebate offered Non-Gaming Venues Gaming Venues Assessments must meet the definition of cultural and recreational land in accordance with the Cultural and Recreational Lands Act 1963. Non-Gaming Venues will be eligible for a rate rebate of 50% of the general rate, and Gaming Venues will be eligible for a rate rebate of 40% of the general rate. Each application is assessed on a case by case basis in accordance with the requirements of the Act. Additional rebate amounts are provided to golf course assessments where land values have been impacted due to past changes in land zoning
Municipal Charge	Council applies a Municipal Charge in accordance with the Local Government Act.
Service Rates and Charges	A service charge is applied to Council's kerbside waste collection service. The service consists of collection areas and a mandatory three bin system within these collection areas. The charges include the collection and disposal of household waste, recyclables and green waste, along with the provision of transfer stations and whole of life costs associated with maintaining a landfill facility. The introduction of a

#### LATROBE CITY Council

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Section	Strategy Recommendations
	fourth bin for glass products is currently under investigation and may be introduced during the term of this plan.
EPA Levy	The State Government EPA Levy on waste delivered to landfill is charged in addition to the waste charge and applies to each garbage bin service and is currently separately disclosed on the rates notice
Special Rates	Special Rates and Charges will continue to apply where special benefit can be shown to exist to a group of individual land owners for defined capital projects (e.g. gravel road sealing, footpaths etc.).
Rate Rebate for Land with a Deed of Covenant for Conservation Purposes	A Rates Rebate equating to a fixed amount of \$100 per property plus \$5 per hectare, will be available for land with a Deed of Covenant for Conservation purposes.
Payment of Rates and Charges	For the 2026 financial year Council offers the option to pay rates by either the mandatory rate instalments option or the lump sum option in accordance with the Local Government Act. From the 2027 financial year Council will discontinue the lump sum payment option.
Eligible Pension Rebate	Council continues to manage the State Government Pension Rebate scheme. Council does not provide any additional council rebate for eligible pensioners.

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1.

#### The importance of a rating strategy

Latrobe City Council currently receives the majority of its revenue by way of property-based rates and waste charges. The development of strategies in respect of the rating base is therefore of critical importance to both Council and the community.

The principles of good governance further require Council to provide ongoing or periodic monitoring and review of the impact of major decisions. It is therefore essential for Council to evaluate on a regular basis, the legislative objectives to which it must have regard and those other objectives which Council believes are relevant.

Council's approach to the raising of rate revenue is in line with its goal of providing transparency and accountability in its decision-making.

2.

#### Rating – the Legislative Framework

The purpose of this section is to outline the legislative framework within which Council operates its rating system and the various matters that Council must consider when making decisions on rating objectives.

#### 2.1 Legislative Framework

The Act stipulates that one of the primary objectives of Council is to endeavour to achieve the best outcomes for the local community having regard to the long term and cumulative effects of its decision. In seeking to achieve its primary objective, Council must have regard to a number of facilitating, or supporting, objectives, one of which is to ensure the equitable imposition of rates and charges.

The issue of equity must therefore be addressed in the plan, and this plan has paid careful attention to this aspect.

#### 2.2 Consideration of Equity

Having determined that Council must review its rating strategy in terms of the equitable imposition of rates and charges, the difficulty becomes how to define and determine what is in fact equitable in the view of Council.

In considering what rating approaches are equitable, concepts that Council consider are:

- Horizontal equity, which refers to justice or fairness in the treatment of like properties, in
  other words, that similar rates are paid by similar properties. On the proviso that Council
  valuations fairly reflect the true valuation of like properties, horizontal equity will be achieved.
- Vertical equity, which refers to justice or fairness in the treatment of properties in different circumstances. (e.g. different property types – Residential/ Commercial/ Industrial / Farming/ Vacant / Developed).

In the case of property rates, it may be considered equitable for one type of property to have to bear more or less of the rates burden than another type of property. In achieving vertical equity in its rating strategy, Council must consider the valuation base it chooses to adopt to apply property rates and the application of the various rating tools available to it under the Act (e.g. differential rates).

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The recommended approaches in this Plan in terms of equity are discussed further under each section.

#### What Rates and Charges may a Council declare?

Section 155 of the Act provides that a Council may declare the following rates and charges on rateable land:

General Rates under section 158;

Municipal Charges under section 159;

Service Rates and Charges under section 162; and

Special Rates and Charges under section 163.

The recommended strategy in relation to municipal charges, service rates and charges and special rates and charges are discussed in sections 8, 9 and 10 of this Rating Strategy.

#### Valuation Methodology available to Council

In raising Council rates, Council is required to primarily use the valuation of the rateable property to levy rates.

Section 157(1) of the Act provides Council with three choices in terms of which valuation base to utilise. They are Site Valuation, Capital Improved Valuation and Net Annual Value. The advantages and disadvantages of the respective valuation basis are discussed in section 5 of this Rating Strategy.

#### **Declaring Rates and Charges**

Section 158 of the Act provides that Council must, at least once in respect of each financial year, declare by 30 June the following for that year:

- the amount which Council intends to raise by way of general rates, municipal charges, service rates and service charges;
- whether the general rates will be raised by application of
  - o a uniform rate; or
  - o differential rates (if Council is permitted to do so under section 161(1) of the Act; or
  - urban farm rates, farm rates or residential use rates (if Council is permitted to do so under Section 161A of the Act).

Council's approach to the application of differential rates is discussed in section 6.

3.

#### **Understanding the rating framework at Latrobe City Council**

Latrobe City Council utilises the Capital Improved Valuation method as the method to calculate each occupancies rates liability.

Council rates are calculated as follows:

Property Value X Rate in the dollar = Council rates plus municipal charge, waste charges and State Government charges.

Council currently applies a general rate and two differential rating categories along with a service charge to fully recover the cost of fulfilling its waste collection and disposal function.

A full list of the current years differential rates, municipal charge and waste charges can be found in the adopted budget available on councils' website at www.latrobe.vic.gov.au

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4.

#### Determining which valuation base to use

As outlined above, under the Act, Council has three options for the valuation base it elects to use.

They are:

- a) Capital Improved Valuation (CIV) Value of land and improvements upon the land
- b) Site Valuation (SV) Value of land only
- c) Net Annual Value (NAV) Rental valuation based on CIV. For residential and farm properties, NAV is calculated at 5 per cent of the Capital Improved Value. For commercial and industrial properties NAV is calculated as the greater of the estimated annual rental value or 5 per cent of the CIV.

#### 4.1 Capital Improved Value

CIV is the most commonly used valuation base by Victorian Local Government. Based on the value of both land and all improvements on the land, it is relatively easy to understand for ratepayers as it equates the market value of the property.

Section 161 of the Act provides that a Council may raise any general rates by the application of a differential rate if it –

- a) Uses the capital improved value system of valuing land; and
- b) Considers that a differential rate will contribute to the equitable and efficient carrying out of its functions

Where a council does not utilise CIV as the valuation base, it may only apply limited differential rates in relation to farm land, urban farm land or residential use land.

#### Advantages of using CIV

CIV includes all improvements, and hence is often supported on the basis that it more closely reflects "capacity to pay". The CIV valuation method considers the full development value of the property and hence better meets the equity criteria than SV and NAV.

With the increased frequency of valuations to annually, the market values are more predictable and this has reduced the level of objections resulting from valuations. The concept of the market value of property is far more easily understood by ratepayers.

Most councils in Victoria have now adopted CIV, which makes it easier to compare relative movements in rates and valuations across and between councils' municipal districts.

The use of CIV allows councils to apply differential rates so as to equitably distribute the rating burden based on the methodology of capacity to pay.

#### Disadvantages of using CIV

The main disadvantage with CIV is the fact that rates are based on the total property value, which may not necessarily reflect the income level of the property owner, and their capacity to pay.

#### 4.2 Site Value

With valuations based simply on the valuation of land and with only very limited ability to apply differential rates, the implementation of SV would cause a shift in rate burden from the industrial/commercial sectors onto the residential sector.

In many ways, it is difficult to see an equity argument being served by the implementation of SV. Advantages of Site Value

 There is a perception that, under SV, a uniform rate would promote development of land, particularly commercial and industrial developments. There is however little evidence to prove that this is the case.

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Disadvantages in using Site Value

- Under SV, there would be a significant shift of the rates burden from the Industrial/Commercial sector onto the residential and farming sector of Council.
- SV is a major burden on property owners that have large areas of land. Some of these
  owners may have much smaller/older dwellings compared to those who have smaller land
  areas but well-developed dwellings but will pay more in rates. A typical example is flats,
  units and town-houses which will all pay lower rates compared to traditional housing styles.
- The use of SV can place pressure on Council to give concessions to categories of landowners on whom the rating burden is seen to fall disproportionately (e.g. farm land, urban farm land and residential use properties). Large landowners, such as farmers for example, are disadvantaged by the use of SV.
- SV will reduce Council's rating flexibility and options to deal with any rating inequities due
  to the removal of the ability to levy differential rates.

#### 4.3 Net Annual Value

NAV, in concept, represents the annual rental value of a property. However, in practice, NAV is closely linked to CIV for Residential Land and Farm Land. Valuers derive the NAV directly as 5 per cent of CIV.

In contrast to the treatment of Residential Land and Farm Land, NAV for Commercial and Industrial Land is assessed with regard to actual market rental. This differing treatment has led to some suggestions that all properties should be valued on a rental basis.

Overall, the use of NAV is not supported. For ratepayers in respect of Residential Land and Farm Land, actual rental values pose some problems. The artificial rental estimate used may not represent actual rental market value, and means the valuation base is the same as CIV but is harder to understand.

#### 4.4 Summary

In choosing a valuation base, councils must decide on whether they want to adopt a differential rating system (different rates in the dollar for different property categories) or a uniform rating system

(same rate in the dollar). If a council was to choose the former, under the Act, it must adopt either of the CIV or NAV methods of rating.

It is recommended that Council continues to apply CIV as the valuation base as:

- CIV includes all improvements, and hence is often supported on the basis that it more
  closely reflects "capacity to pay". The CIV valuation method considers the full development
  value of the property and hence better meets the equity criteria than SV and NAV.
- Most councils in Victoria have now adopted CIV, which makes it easier to compare relative movements in rates and valuations across and between councils' municipal districts.
- The use of CIV allows councils to apply differential rates so as to equitably distribute the rating burden based on the methodology of capacity to pay.

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5.

#### **Determining the Rating System - Uniform or Differential?**

Council may apply a uniform rate or differential rates as a means of raising revenue. They are quite different in application and have different administrative and appeal mechanisms that need to be considered.

#### 5.1 Uniform Rate

Section 160 of the Act stipulates that, if a council declares that general rates will be raised by the application of a uniform rate, the council must specify a percentage as the uniform rate. Rates will be determined by multiplying that percentage by the value of the relevant land.

Council has not adopted a uniform rate.

#### 5.2 Differential Rates

Under the Act, Council is entitled to apply differential rates provided that it uses CIV as its basis for rating.

Council has since its inception adopted the differential rating system as it considers that this provides a greater ability to achieve equitable distribution of the rating burden, particularly considering the farming sector.

Differential rates in the dollar of CIV can be applied to different classes of property, which must be clearly differentiated and the setting of differentials must be used to improve equity and efficiency. There is no legislative limit on the number of differential rates that can be levied, however, the highest differential rate can be no more than four times the lowest differential rate.

Council, in striking the rate through the annual budget process sets the differential rate for set classes of properties at higher or lower amounts than the general rate. Currently there are only three different levels of rates being General, Farm and Derelict Property rates.

#### Advantages of a differential rating system

The advantages of utilising a differential rating system are:

- Greater flexibility to distribute the rate burden between all classes of property.
- Allows Council to reflect the unique circumstances of some rating categories where the application of a uniform rate may create inequitable outcomes (eg Farming enterprises).
- Allows Council discretion in the imposition of rates to 'facilitate and encourage appropriate development of its municipal district in the best interest of the community.

#### Disadvantages of Differential Rating

The disadvantages in applying differential rating are that:

- Differential rating involves a degree of administrative complexity as properties continually shift from one type to another (eg residential to farm, vacant to improved) requiring Council to update its records. Maintaining the accuracy/integrity of Council's database is critical in ensuring that properties are correctly classified into their differential categories.
- Council may not achieve the objectives it aims for through differential rating. For example,
  Council may set its differential rate objectives to levy a higher rate on vacant land, hoping to
  encourage development, however, it is uncertain whether a differential rate would achieve
  such objectives.

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6.

#### What Differential Rates should be applied?

#### 6.1 General Rate

The general rate is the particular rate in the dollar that applies to all land which is not defined within a differential rate and can include residential, commercial and industrial properties, both vacant and improved.

The actual rating burden applying to general properties is an outcome determined by decisions to apply either higher or lower rates in the dollar to other classes of property, such as farm, commercial/ industrial or recreational land.

In the setting of differential rates, Council considers their relativity to the general rate.

#### 6.2 Farm Rate

Historically a lower rate has been applied to commercially substantive farms, the basis for this decision being that, in general, farmers require larger landholdings in order to run efficiently, and this would effectively result in disproportionately high rates in relation to the income or surplus able to be generated from these properties, along with the importance of commercial farming/agriculture to the local economy.

The problem arises in identifying "genuine commercial" farms, as opposed to what is commonly classified as a "hobby farm" which is not operated on a commercially substantive basis.

Therefore, in accordance with the primary focus of providing relief for those that requirement large land holdings in order to farm in a commercially substantive way, Council considers that to be eligible for the farm rate the ratepayer will be required to meet all of the following criteria:

#### Criteria 1 - Land Size

The property must comprise at least 40 hectares of clear and productive farmland and include the necessary infrastructure to sustain a commercially substantive operation.

#### Criteria 2 - Primary Use

The property must be being actively used for one or more of the following categories of farming activities:

Primary Production - including livestock farming, dairying, pig farming, poultry farming, fish farming or agistment for one of these purposes, all expressly linked to commercial food production or wool production.

Tree Farming – includes plantation timber production to produce timber, pulp or other wood products

Horticulture – including viticulture, fruit growing, turf farming and food-based horticulture activities

#### Criteria 3 - Commercial Viability

The land is to be primarily used by a registered business:

- That has a significant and substantial commercial purpose or character, that has an ABN, is registered for GST, and has primary production registration, and
- That is of sufficient scale to have some element of independent viability without the need to be supported by off farm income, and
- That is making, or seek to make, a profit on a continuous or repetitive basis from the primary use, and
- That maintains official accounting records, and a documented systematic approach to the activity with regard to the development and maintenance of the farming activities and business.

In recognition that some existing ratepayers may be receiving the farm rate and now do not meet the revised definition, Council will work with these ratepayers to transition them back to the general

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rate by July 2027. All new or revised applications for the farm rate differential will be assessed against the above criteria with commencement from 1 July 2025.

#### 6.3 Derelict Properties

The differential rate relating to derelict properties is set at the maximum level, being 4 times the lowest differential rate, as allowed under Section 161 (5) of the Local Government Act 1989.

The objective of the differential rate is to promote the responsible management of land and buildings through incentivising the proper development and maintenance of such land and buildings so as not to pose a risk to public safety or adversely affect public amenity.

For the purposes of applying the differential rate, properties, which include both buildings and/or land, will be considered derelict where the following criteria applies:

**Criteria 1.** The property is in such a state of disrepair that it is considered unsuitable for human habitation or other occupation for living or working on a daily basis, and has been in such a condition for a period of more than 3 months. The property is likely to lack, or have restricted access to, essential services or facilities including but not limited to water, and/or operational effluent discharge facilities.

and

Criteria 2. The property meets one or more of the following:

- a) The property has become unsafe and poses a risk to public safety, including but not limited to:
  - The existence on the property of vermin, rubbish/litter, fire hazards, excess materials/ goods, asbestos or other environmental hazards; or
  - The property includes a partially built structure where there has been no reasonable progress in completing the structure in accordance with the building permit;
- b) The property adversely affects public amenity;
- c) The property provides an opportunity to be used in a manner that may cause a nuisance or become detrimental to the amenity of the immediate area;
- d) The condition of the property has a potential to adversely impact the value of other properties in the vicinity;
- e) The property affects the general amenity of adjoining land or the neighbourhood by the appearance of graffiti, any stored unregistered motor vehicles, machinery or parts thereof, scrap metal, second hand building materials, building debris, soil or similar materials, or other items of general waste or rubbish.

The assessment of properties against the above criteria will be undertaken by Council's authorised officers.

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#### 6.4 Retirement Villages

Retirement village property is any property, which is defined as a Retirement Village under the Retirement Villages Act 1986. In accordance with the Ministerial Guidelines on Differential Rating, a Council must give consideration to reducing the rates burden through the use of a reduced differential rate for retirement village land.

Latrobe City Council has 9 registered retirement villages within the municipality.

The determination of whether a differential rate should apply should reflect the level of service provided and ensures that reasonable rate relativity is maintained between retirement village property and other classes of property.

Council undertook a detailed review of the differential rating position for retirement villages in 2024. The review identified that residents of retirement villages continue to have the choice and ability to use and/or receive Council services, access facilities and benefit from the assets/open spaces provided and maintained by the Council for the entire community.

It was recognised that the villages located within the municipality remain largely reliant on Council for the provision of services and residents are not contributing a disproportionate amount of rates.

Council has decided to not introduce a differential rate for retirement villages at this time.

7.

#### **Cultural and Recreational Land:**

The Cultural and Recreational Lands Act 1963 (CRL Act) provides for a council to grant a rating concession in respect of any "recreational lands" which are rateable land under the Act.

The definition of "recreational lands" under section 2 of the CRL Act is lands which are:

- Vested in or occupied by anybody corporate or unincorporated body which exists for the
  purpose of providing or promoting cultural or sporting recreational or similar facilities or
  objectives and which applies its profits in promoting its objects and prohibits the payment of
  any dividend or amount to its members; and
- · Used for outdoor sporting recreational or cultural purposes or similar outdoor activities; or
- · Used primarily as agricultural showgrounds.

Section 169 of the Act, provides an opportunity for Council to grant a concession for properties described by definition as a sporting club under the CRL Act.

The Act provides there shall be paid to the municipal council as rates in each year such amount as the municipal council deems reasonable having regard to the services provided by the municipal council in relation to such lands and having regard to the benefit to the community derived from such recreational lands.

There are currently two levels of rebate provided based on the type of premises and include;

- Non-Gaming Premises (Rebate of 50% of the General Rate)
   Eligible assessments that do not have gaming/gambling facilities at the premises.
- 2. Gaming Premises (Rebate of 40% of the General Rate)
  Eligible assessments that provide gaming/gambling facilities on the premises.

The division in rebates recognises that assessments with gaming facilities have a greater capacity to earn income, and therefore have a greater capacity to pay.

In addition Council provides a rebate in excess of the nominated amount for golf clubs where they have been impacted by a previous rezoning, this is in recognition of the limited change in services provided to the land.

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8.

#### **Special Rates and Charges**

Special rates and charges are covered under Section 163 of the Act, which enables Council to declare a special rate or charge or combination of both for the purposes of:

- Defraying any expenses, or
- Repaying with interest any advance made or debt incurred or loan raised by Council

In relation to the performance of a function or the exercise of a power of the Council, if the Council considers that the performance of the function or the exercise of the power is or will be of special benefit to the persons required to pay the special rate or special charge.

Section 185 of the Act provides appeal rights to the Victorian Civil and Administrative Tribunal (VCAT) in relation to the imposition of a special rate or charge. VCAT has wide powers, which could affect the viability of the special rate or special charge.

Council currently utilises Special Charges to recover the costs of sealing urban residential streets and installation of new footpaths, where the benefit can be attributed to the residents of those streets.

9.

#### **Municipal Charge**

Under Section 159 of the Act, Council may declare a municipal charge to cover some of its administrative costs. The legislation is not definitive on what comprises administrative costs and does not require Council to specify what is covered by the charge. A Council's total revenue from a municipal charge in a financial year must not exceed 20 per cent of the combined sum total of the Council's total revenue from the municipal charge and the revenue from general rates.

Municipal charges apply equally to all properties (similar to waste charges) and are based upon the recovery of a fixed cost of providing administrative services irrespective of valuation. The same contribution amount per assessment to cover a portion of Council's administrative costs can be seen as an equitable method of recovering these costs.

Council's position is that all assessments should equally contribute to the administrative costs of running council and therefore a Municipal Charge is applied.

10.

#### **Service Rates and Charges**

Section 162 of the Act provides Council with the opportunity to raise service rates and charges for the provision of waste, recycling or resource recovery services.

Council currently applies a Service Charge for the collection and disposal of refuse on properties that fall within the collection area. Council's waste collection service consists of a three-bin system which includes Garbage collected on a weekly basis and Recycle and Green Waste which is collected fortnightly on alternative weeks. Council retains the objective of setting the Waste Service Charge for waste at a level that fully recovers the whole of life cost of fulfilling the waste collection and disposal function along with providing transfer stations for the collection and processing of self-haul waste.

The advantage of the Waste Service Charge is that it is readily understood and accepted by residents as a fee for a direct service that they receive. It further provides equity in the rating system as those residents who do not live in a collection area are not required to contribute to the cost of the service through general rates.

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11.

#### **EPA Levy Charge**

The Victorian Government through the Environment Protection Authority (EPA) levies all landfill sites with a landfill levy which is based on the amount of waste entering landfills on an annual basis.

This separate cost is shown on Rates Notices in the interests of greater transparency. The cost of the levy is influenced by two drivers – one is the volume of waste going into landfill, and the second is the price per tonne levied by the EPA.

Council estimates the average annual garbage waste to landfill per property at 0.40 tonnes.

12.

#### **Rate Payment Options**

There are only two options available under the Act for Council to set due dates for payment of rates. The first is an option of a lump sum payment on a fixed date (which is set as 15 February of each year) and the second is a mandatory instalment approach where quarterly payments are required at the end of September, November, February and May. Under this second approach, residents can elect to pay instalments or the lump sum in advance at any point.

Council has elected to maintain the options offered within the Act of both instalments and an annual payment option for the 2025/26 financial year, after which the option to pay by lump sum on the 15 February of each year will be discontinued, providing a reasonable lead time for annual (lump sum) ratepayers to adjust the timing of their annual payment to September instead of February.

Council has experienced a significant increase in the number of ratepayers seeking payment assistance through alternative payment arrangements and ratepayers defaulting on payments. The current annual payment option effectively restricts council from engaging with ratepayers until after the full payment due date.

There are a number of advantages to in removing the option to pay by lump sum. These include;

- Council has the ability to identify struggling payers much earlier in the process, which
  provides the ratepayer with additional time to implement payment arrangements than would
  be the case if Council does not become aware of the issue until February.
- It provides improved cash flow. Council operates under a 1 July to 30 June financial year, and issues annual rates notices in August of each year. Under the lump sum payment arrangement Council needs to self-fund all expenditure through to February. During this time, Council is required to continue to provide operational services and capital works which may place additional strain on council's cash flow given the impact of rate capping.
- It brings Council into closer alignment with virtually every other utility service provider.
- Finally, it is the experience of Council that ratepayers are better able to manage and plan
  their household finances for four instalments, rather than the single payment required under
  the lump sum payment option.

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13.

#### **User Fees and Charges**

Council provides a wide range of services, to the community, often for a fee or charge. The nature of these fees and charges generally depends on whether they relate to legislated or discretionary services. Fees for some services are set by state government statute and are commonly known as 'regulatory fees'.

The Act gives Council the power to set fees and charges at a level that recovers the full cost of providing the services, unless there is an overriding policy or imperative in favour of subsidisation.

A schedule of the current user fees and charges is presented in Council's annual budget.

Council periodically reviews all fees and charges and adjusts the levels consistent with application of the user pays principle – that is, so far as is possible, the cost of providing a direct service will be met by the fees charged.

All council services can be reviewed to assess whether they are appropriate to attract user fees and charges. Attributes of a service that can affect the ability for a council to place a fee or charge include whether the operation is public or private in nature and if there is any state or federal government legislation or funding conditions prohibiting or setting ceilings for pricing.

Cost Recovery

#### **Full Cost Recovery**

The full cost of delivering a service or providing a facility includes both:

- Direct Costs those costs that can be readily and unequivocally attributed to a service or activity because they are incurred exclusively for that particular product/activity.
- Indirect Costs (often referred to as overheads) those costs that are not directly attributable to an activity, but support a range of activities across Council.

#### **Direct Costs**

Council has systems for calculating the direct costs of providing services. These include:

- Labour the wages and salaries of all staff directly working on that service. These
  costs include staff overheads, such as allowing for annual leave, sick leave,
  workers' compensation payments and long service leave.
- Materials
   – supplies and services used in providing the service, including fleet costs.
- Administrative expenses the office support for a service. Typically, an operational
  unit provides a number of services, so the administrative costs of that unit will need
  to be allocated across the different services.
- Capital equipment and assets using in providing the service this may include plant hire or, where a council owns the equipment and assets, allowance for asset replacement, insurance and depreciation.

#### **Indirect Costs**

Council has a range of "back office" operations that are not directly tied to any service delivery. Nonetheless, these involve real costs that are incurred in supporting the delivery of direct services.

Council uses the pro-rata approach when assigning indirect costs, indirect costs can include:

- o Information Technology (network, hardware, software, licensing, support etc.)
- o Finance
- o Payroll
- o Human Resources; and
- Others which may relate directly to a particular service

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#### **Pricing Constraints**

After Council has calculated the full costs of a service, external constraints should be considered:

- State or Commonwealth Government sets a statutory price for that service,
- Service is in direct competition to private sector competitors and is it a "significant business activity:". If so, Council needs to check competitive neutrality conditions.
- Is a price based on the full cost of the service competitive with other supplies (nearby councils and/or private competitors)?

Does Council have a specific policy either:

- o To subsidise this service (setting prices below full costs)?
- To use the service as a taxation mechanism (setting prices above the full cost level)?

#### Competitive Neutrality

If a competitive neutrality assessment is required, the following steps are recommended by the Victorian Government's National Competition Policy and Local Government Statement:

- Determine whether the operation is a "significant business activity" and therefore, subject to the policy.
- · Assess the full costs of providing the services, including all overheads
- Identify any aspect whereby the operation gains a net commercial benefit from being government owned.

If this analysis shows that a significant business does enjoy a net competitive benefit, Council is expected to set prices that include competitive neutral adjustments.

However, under the policy, this is not required if Council:

- Decides that the costs of applying competitive neutrality outweigh the benefits.
- Conducts and documents a "public interest test", which involves public consultation on costed options, and identifies clear public policy objectives for providing the service at below competitive neutral prices.

As well as ensuring a level playing field for private sector competitors, this policy aims to identify subsidies, make them transparent to the community, and explain why Council is providing cross-subsidisation. Cross-subsidisation implies that one group may pay higher/lower prices than another group. Cross-subsidisation exists in a number of forms:

- Cross-subsidisation between the fees and charges paid by different users for a specific service – a cross subsidy between users.
- Cross-subsidisation between fees and charges and rates a cross subsidy between users and ratepayers or from one service to another service.
- Cross-subsidisation between the amounts of rates paid by various classes of ratepayers.

The final step in a pricing policy is identifying what council services or service areas are "public goods" and therefore most appropriate for funding via general rate revenue.

#### **Guiding Principles**

Council has developed a range of principles to determine the level of fees and charges to be applied to each service. These principles are:

- Fees and charges are set in line with other like services through benchmarking.
- Fees and charges are set at a level that is deemed to be fair and equitable to enable the majority of residents to access the services.
- Fees and charges are set at a level to encourage participation and positive health and wellbeing outcomes.

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- Fees are charged in line with State or Federal government legislation or Local Laws
- Fees are charged in line with State or Federal government funding requirements

14.

#### **Government Grants**

Grant revenue represents income received from other levels of government. Some grants are singular and attached to the delivery of specific projects (non-recurrent) such as capital works, whilst others relate to ongoing funding of programs or are untied to a specific requirement (recurrent) such as Financial Assistance Grants.

Council pro-actively advocates to other levels of government for grant funding support to deliver important infrastructure and service outcomes for the community. Council may use its own funds to leverage higher grant funding and maximise external funding opportunities.

When preparing its financial plan, council considers its project proposal pipeline, advocacy priorities, upcoming grant program opportunities, and co-funding options to determine what grants are to be pursued. Council will only apply for and accept external funding if it is consistent with the Council Plan priorities.

No project that is reliant on grant funding will proceed until a signed funding agreement is in place.

15.

#### **Contributions**

Contributions represent funds received by council, usually from non-government sources, and are usually linked to projects. Contributions can be made to council in the form of either cash payments or asset handovers.

Examples of contributions include:

- · Monies collected from developers under planning and development agreements
- Contributions from user groups towards upgrade of facilities
- Assets handed over to council from developers at the completion of a subdivision, such as roads, drainage, and streetlights.

Contributions should always be linked to a planning or funding agreement. Council will not undertake any work on a contribution-funded project until a signed agreement outlining the contribution details is in place.

16.

#### Interest on Investments

Council receives interest on funds managed as part of its investment portfolio, where funds are held in advance of expenditure, or for special purposes. The investment portfolio is managed per council's investment policy, which seeks to earn the best return on funds, whilst minimising risk.

Returns received from investments are either

- utilised as part of the overall revenue of council to fund the general running of council; or
- managed in accordance with funding agreements where the funds relate specifically to prepaid grant funding.

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17.

#### **Sale of Assets**

Council holds a significant portfolio of assets which are used to support council's services. There is a significant cost in holding assets that are obsolete or in excess of council's requirements, as such council will continue to review the portfolio of assets on a regular basis with the aim of identifying assets which are obsolete, or in excess of requirements.

Assets identified as being obsolete or in excess of requirements will be assessed for disposal in accordance with council's policies and delegations.

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#### **BACK PAGE**

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### COMMUNITY ENGAGEMENT POLICY

#### **PURPOSE**

To present Latrobe City Council's Community Engagement Policy (the Policy) for consideration following community engagement held across February and March 2025. The proposed policy fulfills the requirements under section 55 of the *Local Government Act 2020* (the Act) and aligns with the Community Engagement Principles in section 56 of the Act.

#### **EXECUTIVE SUMMARY**

- As part of the requirements of the Act, Council is required to adopt and maintain a Community Engagement Policy.
- The current Policy was adopted in April 2021 for a four-year period, which ends in April 2025.
- Community engagement is a vital part of Council's operations, as it provides the opportunity for Council to learn about the variety of views, insights and issues in our region.
- Community engagement allows community members to actively contribute to Council decisions and actions by creating an inclusive environment in which community feedback is embraced, considered and acted upon.
- The Policy includes values, principles of management, and engagement approach to guide effective community engagement, aligning with the Overarching Governance Principles outlined in section 9 of the Act. Importantly it establishes clear processes and guidelines for Council officers, Councillors, and contractors.
- In addition to incorporating the Community Engagement Principles outlined in the Act, the Policy is also structured around the Core Values and Public Participation Spectrum developed by the International Association for Public Participation (IAP2).
- The Policy outlines where deliberative engagement is mandated for critical Council plans, while consultative engagement will be applied to additional key Council decisions as required.
- Council engaged with the community from 3 February 2035 to 14 March 2025 on the draft Community Engagement Policy as endorsed at the 16 December 2024 Council Meeting.
- Majority of survey respondents strongly agreed, agreed or were neutral about the principles presented within the draft policy.

 As a result, the proposed Community Engagement Policy remains largely unchanged from the current policy and reaffirms Latrobe City Council's commitment to engaging with the community in decision-making processes, fostering greater transparency, inclusivity, and fairness.

#### OFFICER'S RECOMMENDATION

#### **That Council:**

- 1. Notes the community engagement results received as part of consultation conducted for the Community Engagement Policy;
- 2. Adopts the Community Engagement Policy; and
- 3. Publishes the Community Engagement Policy on Council's website and Have Your Say platform.

#### BACKGROUND

As part of the requirements of the Act, Council is required to have an adopted Community Engagement Policy that gives effect to the Community Engagement Principles outlined in sections 55 and 56 of the Act.

Community engagement is a vital part of Council's operations, as it provides the opportunity for Council to learn about the variety of views, insights and issues in our region. It enables and ensures the responsiveness of the Council, as well as facilitating and enhancing the quality and effectiveness of major projects, infrastructure works, policy development, service planning, community-led developments and other initiatives.

Council endorsed at the 16 December 2024 Council Meeting to engage with the community from 3 February 2025 to 14 March 2025 on the proposed Community Engagement Policy. This report provides a breakdown of the results from this consultation and the proposed Community Engagement Policy for consideration.

#### **ANALYSIS**

In accordance with the requirements of the Act, Council must have and maintain an adopted Community Engagement Policy that gives effect to the following Community Engagement Principles as outlined in sections 55 and 56 of the Act:

- A community engagement process must have a clearly defined objective and scope;
- b) Participants in community engagement must have access to objective, relevant and timely information to inform their participation;
- Participants in community engagement must be representative of the persons and groups affected by the matter that is the subject of the community engagement;
- d) Participants in community engagement are entitled to reasonable support to enable meaningful and informed engagement; and
- e) Participants in community engagement are informed of the ways in which the community engagement process will influence Council decision making.

The Policy must be capable of being applied to development of local laws, budgets, policies, the Community Vision, Council Plan, Financial Plan and Asset Plan. In relation to the Vision and Plans, the Act requires the Policy to include deliberative engagement practices that can be utilised.

Deliberative engagement is not defined in the Act. Broadly, it involves public participation in decision making towards the higher end of the IAP2 Spectrum. The Spectrum begins at Inform, and moves through Consult, Involve, Collaborate and Empower. Local Government Victoria has identified the key characteristics of deliberative engagement as:

- Authentic engagement with the community;
- Good representation of the community in engagement activities;
- Clear demonstration of how all views have been considered; and
- Accessible and relevant information available to the community to ensure the decision-making process and the community's level of influence is clear in each instance and that participants are fully informed.

The Policy must also provide some detail of the type and form of community engagement that Council will facilitate, depending on the circumstances, and guidance on how Council will ensure the community is advised of the results of a completed community engagement process.

The proposed Community Engagement Policy remains largely unchanged from the current Policy following a positive trend in the community engagement responses as outlined in this report and **Attachment 1**.

The proposed policy incorporates the Community Engagement Principles outlined in the Act and reaffirms Latrobe City Council's commitment to engaging with the community in decision-making processes, promoting greater transparency, inclusivity, and fairness.

#### RISK ASSESSMENT

RISK	RISK RATING	TREATMENT
COMPLIANCE Failure to consider consultation results would mean Council has not adequately complied with the public consultation requirement for development.	<b>Low</b> Unlikely x Minor	Community consultation has been undertaken and presented within this briefing paper and future reports for consideration.
COMPLIANCE The Policy is not ready for adoption by April 2025.	<b>Low</b> Unlikely x Minor	Future report will be presented to Council for consideration to adopt the Community Engagement Policy for the April Council Meeting 2025.

#### **CONSULTATION**

A six-week community engagement process was held from 3 February 2025 to 14 March 2025. During this period, the proposed policy was available for public consultation and feedback, in line with the activities outlined in the Communications and Engagement Plan considered at the 16 December 2024 Council Meeting.

During the consultation period, 554 community members visited Council's Have Your Say page for the draft Policy, 192 community members viewed more information, and 33 participants completed either the survey or quick poll.

Council received one written submission during this period, which expressed support for the draft Policy. However, the submission also highlighted specific expectations regarding planning matters and the role of community engagement. It emphasised that a broader range of planning matters should be subject to community consultation, involving both township associations and directly impacted individuals.

Overall, a clear majority of survey respondents strongly agreed, agreed or were neutral about the principles identified in the draft policy. The principle 'Participants in community engagement must have access to objective, relevant and timely information to inform their participation' was identified as the most important to respondents on average.

A full breakdown of the survey result is provided in **Attachment 1**.

#### COMMUNICATION

If adopted, the Community Engagement Policy will be published on Council's website and Have Your Say engagement platform to inform the community of the result of the community engagement process.

#### **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 Community Engagement Policy has a significant and direct impact on the community. As a result, staff will be provided with a Community Engagement Toolkit to support the Community Engagement Policy that will highlight the importance and pathway to connect with priority groups.

#### Social

Not applicable.

#### Cultural

Not applicable.

#### Health

Not applicable.

#### **Environmental**

Not applicable.

#### **Economic**

Not applicable.

#### **Financial**

Not applicable.

#### **Attachments**

- 1. Draft Community engagement policy survey responses
- 2. CDCA submission on draft Community Engagement Policy
- 3. Community Engagement Policy 22032025

# 8.3

# **Community Engagement Policy**

1	Draft Community engagement policy - survey responses 141
2	CDCA submission on draft Community Engagement
	Policy154
3	Community Engagement Policy 22032025156

# Draft Community Engagement Policy

#### **SURVEY RESPONSE REPORT**

03 February 2025 - 14 March 2025

#### **PROJECT NAME:**

**Draft Community Engagement Policy** 



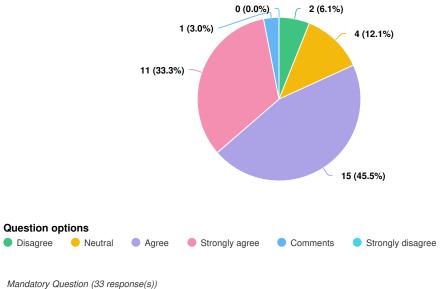
Draft Community Engagement Policy : Survey Report for 03 February 2025 to 14 March 2025

**SURVEY QUESTIONS** 

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Draft Community Engagement Policy : Survey Report for 03 February 2025 to 14 March 2025

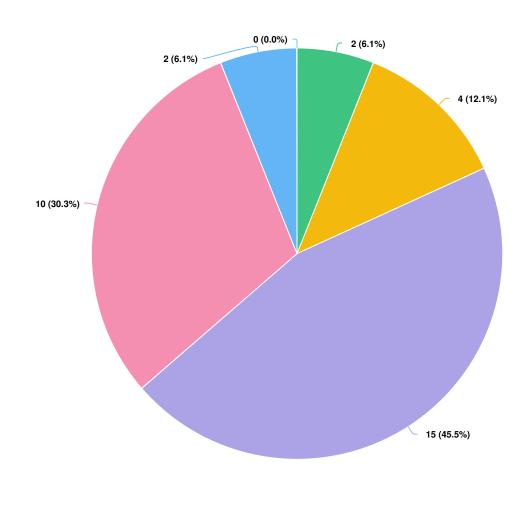
#### Q1 The community engagement process has a clearly defined objective and scope?



Mandatory Question (33 response(s))
Question type: Dropdown Question

Draft Community Engagement Policy : Survey Report for 03 February 2025 to 14 March 2025

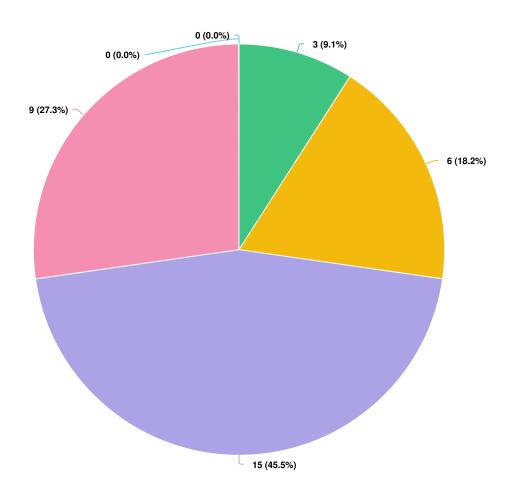
Q2 Participants in community engagement will have access to objective, relevant and timely information to inform their participation.





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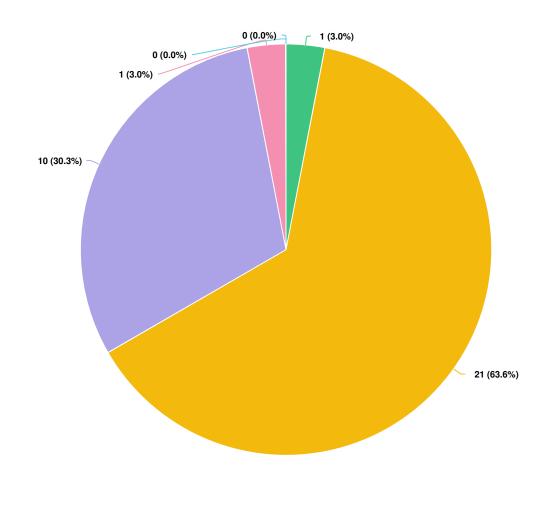
Q3 Participants in community engagement will be representative of the persons and groups affected by the matter.





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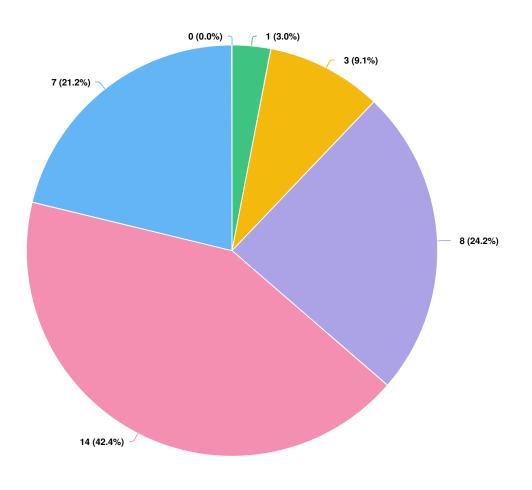
Q4 Participants in community engagement are entitled to reasonable support to enable meaningful and informed engagement.

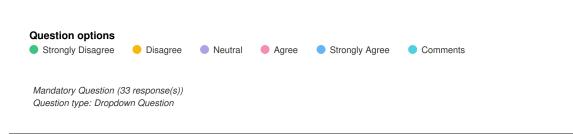




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Q5 Participants in community engagement are informed of the ways in which the community engagement process will influence Council decision-making.



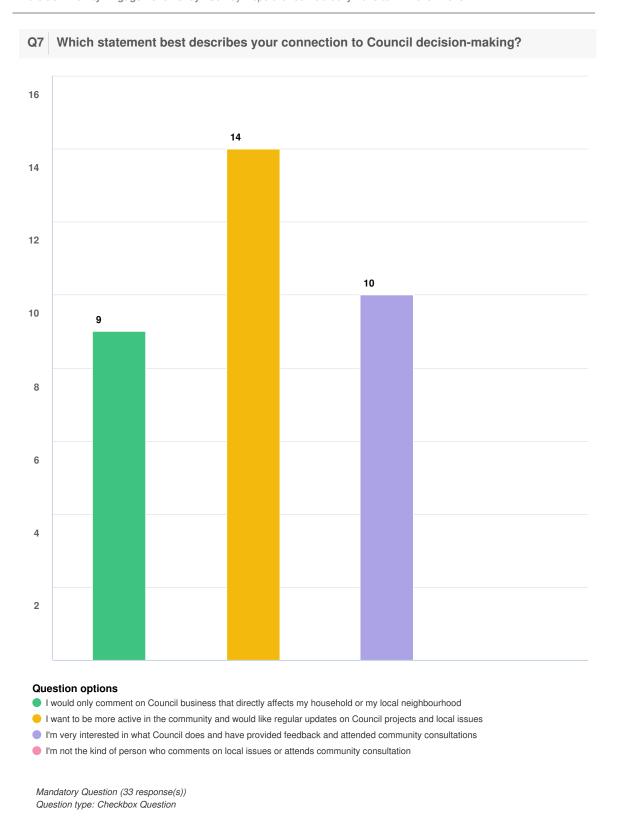


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#### Q6 Rank the principles in order of importance to you (most important is first)

OPTIONS	AVG. RANK
Participants in community engagement must have access to objective relevant and timely information to inform their participation.	/e, 2.61
A community engagement process must have a clearly defined objective and scope.	2.82
Participants in community engagement must be representative of the persons and groups affected by the matter that is the subject of the community engagement.	e 2.94
Participants in community engagement are entitled to reasonable support to enable meaningful and informed engagement.	3.73
Participants in community engagement are informed of the ways in which the community engagement processes will influenced Council decision-making.	4.12
A community engagement process must be designed to reduce inequality.	4.79

Mandatory Question (33 response(s)) Question type: Ranking Question



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Q8 Would you like to provide	de further comments on the Engagement Policy?
2/03/2025 03:22 PM	I would like to see feedback provided directly to those that engaged in the process so they know it's not just a talkfest
2/03/2025 05:19 PM	Engagement practices must pass 'the pub' test. Policies have ignored by council when they are in conflict with Labor. eg Timber workers. The perception is that Council meetings have been closed to public as a mechanism to avoid open discussion with disaffected, frustrated residents.
2/03/2025 05:45 PM	No
2/03/2025 05:47 PM	Every rate payer should have the right to planing and housing estates planing roads and traffic congestion
2/04/2025 10:30 AM	Council needs to work on it's transparency. A common perception among community members is Council staff are unapproachable or unavailable. Communication begins to breakdown between council administrators and the general public, which has the tendency to create misunderstandings, which leads to animosity.
2/04/2025 12:08 PM	thanks for allowing me to engage
2/05/2025 11:06 PM	yes
2/06/2025 05:38 AM	Yes, I would. I recently completed the phone survey conducted by National Field Service. It was very basic. It is positive that the Council is using this as one means of obtaining community perceptions of the Council's performance. Of course, it has severe limitations.
2/10/2025 04:39 PM	I'd have liked to upload a submission on the draft Policy from the Township Association I'm involved in - this form of engagement doesn't allow me to do so (as far as I can see)
	Having read the policy it is clear that Council is willing to take on the

Page **9** of **15** 

2/23/2025 06:55 AM

views if the community

3/03/2025 04:40 PM

I am extremely concerned about our councillors and a large number of our community for the past few years. Many engage in facebook pages that I am surprised they are even a friend or follower ...judging by their "likes" on these pages. The facebook pages I am talking about are well known for being divisive, a feed for misinformation, or distortion of truth, extreme political views and allowing extremely personal insultive comments from their followers. Councillors following these pages are indicative that they are clearly not interested in our community being inclusive with our council, nor interested in acknowledging diversity of our community (be it religious, gender, political or plain views of everyday issues affecting our community)... as it hopes with this "Community Engagement Policy. This policy is just a tick the box to satisfy the state bureaucrats. is it any wonder community engagement is eroding? Is it any wonder only the strong and powerful have the monopoly in the LVE with their letters and no one rebuttals them. That's because , like me, I am too scared to respond. Clearly many community members are angry but the councillors have an obligation and responsibility to be our leader and tone down this rhetoric vile spew that is slowly taking over our community.

3/04/2025 11:35 PM

When engagement is sort from targeted community members and those members are not likely to engage with the council the community perspective will be lost. Targeting low socio economic households will give less engagement and still have a significant impact on the rest of the community. Engage as many voices and perspectives. Facebook posts for engagement and surveys can often be outdated. Council information is not very accessible to community members.

3/06/2025 04:59 PM

I found the policy lenghty and while it states it applies to Councillors and employee someone needs to tell some Councillors they need to be governed by the community engagment policy as some Councillors will not engage we ANYONE in the community

Definitely need participants not in it for themselves but for all

3/07/2025 11:01 AM

Not at this stage

3/07/2025 11:15 AM

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Yes

3/07/2025 11:40 AM

3/07/2025 02:07 PM

"We promise to implement the policies adopted by Council" Does this only apply to the community engagement policy adopted here in 2025 or include the original policy adopted in 2019, which this policy is a mirror of! In other words that 2019 policy is fundamentally unchanged? that being the case I believe that council failed to fully implement and review it's Arts Strategy 2016-2019. This wasn't reviewed and has since disappeared into the round filing cabinet (in other words the rubbish bin!)

3/12/2025 05:06 PM

It's really important to have focus groups not open forums. Open forums don't represent the community they only serve groups with their own agenda

3/12/2025 08:52 PM

I would like to see a full disclosure policy implemented by council. I would like to see the paid officials and employees bring their points of reference for all decision making before the public hearings that so the paying public - your employers - get to be the directors of the policy! I believe that the decisions should not be made behind closed doors, weather it be talks about bin collection or re zoning, have the conversation in front of the community it is about. Also I want to see the council meeting cast on the internet. Not all people can get to all the town meetings. Put a camera in the room and let the people be involved.

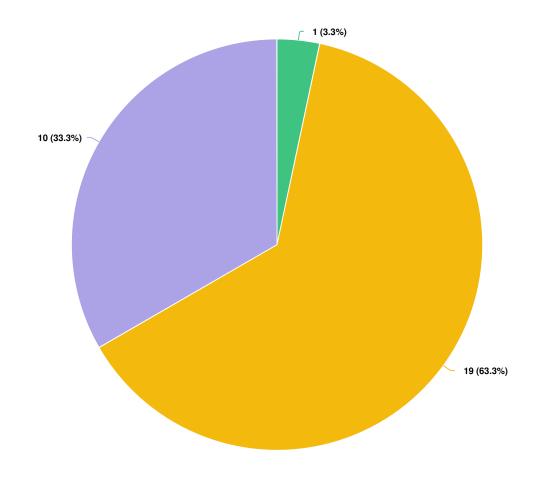
3/14/2025 02:43 PM

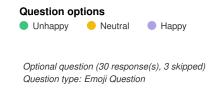
Policies are just policies - I'm a pragmatist and I'm just interested to see how this actually plays out when the rubber meets the road. This document has so much corporate speak in it that this in itself is a barrier to engagement. And I found out about this survey through Facebook of all places - a medium I only use because of work that has the credibility second only to the back of a toilet door when it comes to quality information. My rates notices never fail to find me, so I know the council can find better ways to engage with me...

**Optional question** (20 response(s), 13 skipped) **Question type:** Essay Question

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Q9 Have you interacted with Council's online engagement platform Have Your Say Latrobe? If so please rate your experience.





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9th February 2025

#### **CDCA Submission on Draft Community Engagement Policy**

Churchill & District Community Association (CDCA) is the township group advocating on local issues of concern to residents of the Churchill & district area. Membership comprises residents with wide-ranging connections to a variety of local not-for-profit community groups, major stakeholders, local retailers & other businesses.

CDCA, as the local township group, is well placed to represent the views of this community and frequently engages with Council on a wide range of matters. CDCA aims to always engage in a positive fashion, making suggestions for improvements or alternatives that meet Council's objectives and those of this community.

CDCA supports the draft Community Engagement Policy, as written.

The matters which we raise would appropriately sit under "Implementation"

CDCA would specifically like to draw attention to planning matters and the role of community engagement in providing 'best outcomes', along with how & when such matters are communicated to township associations.

Principle 2 states that: "Participants in Community Engagement will have access to objective, relevant and timely information to inform their participation"

Item 4.6 includes, under the heading "In addition to the matters listed above....." the statement: "Area improvement, for example major projects and infrastructure...." and a further statement: "Site specific, being any changes to an area...."

CDCA believes that a broader number of planning matters ought be subjected to community engagement, with both township association(s) and those directly impacted.

#### For example:

- infrastructure developments within the CBD a 2024 planning application was made by a private developer for a new Childcare centre within the Churchill shopping centre precinct this is of significance due to function & safety, traffic management, car-parking, yet there was no community engagement. It is insufficient for Council's planning officers to advise that "the statutory requirements were met" particularly when CDCA has a long history of engaging with Council over the development of Churchill CBD
- recreational area changes whilst Council engaged with sporting clubs over the
  relocation of Churchill Cricket Club & other Andrews Park West based clubs,
  CDCA was not. CDCA is aware that there are many passive users of Andrews
  Park West and has concerns for the future of this green space (once all clubs
  are fully relocated) CDCA believes that the township association (representing

CHURCHILL AND DISTRICT COMMUNITY ASSOCIATION -Post Office 191 CHURCHILL VICTORIA AUSTRALIA 3842



the local community and the many passive users of this park) should have been engaged with from the commencement of relocation planning and, most certainly, should be party to community engagement when the future of Andrews Park West is under consideration.

 Re-zoning of land in and around Churchill township and planning applications for development – CDCA has, in the past, been advised of several re-zoning & development applications and has constructively engaged with Council officers and the developer (e.g. Gaskin Rise, Philip Parade developments). However, there seems to be little consistency in which developments are raised with our township association; sometimes there is direct contact with CDCA from Council officer(s); at other times members stumble across pertinent information; sometimes CDCA is uninformed until well after Council has made a decision

CDCA would like to see specific notification to the relevant township association of major planning matters, including new residential developments (of a significant size), new buildings or major variations to existing infrastructure (such as shopping centre extensions) and changes to land use, including recreational parks & reserves.

CDCA considers that direct notification to township associations is most preferable, where the onus is on Council to at least email or phone, rather than rely on township associations always having the volunteers & time to keep up-to-date with Council's "Have Your Say" webpage, view the weekly LV Express and trawl through Council's monthly Agendas to find out about planning matters of significance to a local community.

Thank you for considering our submission.

Margaret Guthrie

President, on behalf of CDCA 0407 876 443

CHURCHILL AND DISTRICT COMMUNITY ASSOCIATION -Post Office 191 CHURCHILL VICTORIA AUSTRALIA 3842



# **Community Engagement Policy**

Version no. DRAFT

Approval Date: 00/00/0000 Review Date: 00/00/0000



#### **Document Control**

Responsible GM	Tim Ellis	Tim Ellis			
Division	Regional City Strategy &	Transition			
Last Updated (who and when)	Manager Engagement and Customer Focus, Lauren Carey		2021		
	Document History				
Authority	Date Description of Change				
Council	12, April 2021	Adopted			
References	Refer to section 8 and 9 of this policy				
Next Review Date	April 2025				
Published on Website	Yes				
Document Reference No.					



#### 1. Background

This Policy fulfils the requirement for Council to have a Community Engagement Policy under section 55 of the Local Government Act 2020 (the Act) and gives effect to the Community Engagement Principles contained in section 56 of the Act.

#### 2. Objectives

The objectives of this Policy are to:

- 2.1 Give effect to the Community Engagement Principles;
- 2.2 Outline the framework for Council's community engagement processes;
- 2.3 Facilitate understanding of how Council will involve the community and stakeholders in decision-making and development of the municipality.

The Policy is an integral part of how Council will meet the Overarching Governance Principles in section 9 of the Act.

#### 3. Scope

- **3.1** This Policy applies to all Councillors and employees of Latrobe City Council, as well as all contractors acting in place of an employee of Latrobe City Council.
- **3.2** This Policy applies to all community engagement processes to be undertaken by Council, excluding matters where Victorian legislation mandates a different procedure.

#### 4. Principles of Management

#### 4.1 Introduction

Latrobe City Council is committed to embracing an ongoing dialogue with our community through providing genuine, consistent, inclusive and effective community engagement processes.

Successful community engagement allows Council to benefit from the knowledge and experience of the Latrobe City community, and enables community members to influence, and see their influence on the decisions and actions that impact their daily lives and our collective future.

To reflect Latrobe City Council's community engagement values, Council is committed to contemporary and evolving approaches, including a commitment to professional development. Council's community engagement values are:

- Respect: consideration is shown to all members of the community. The views, concerns and experiences of community members are listened to and each person's point of view is valued;
- Inclusiveness and accessibility: every effort is made to provide opportunities for all members of the
  community to participate in both planned and unplanned community engagement activities. All
  members of the community are supported to actively contribute, regardless of age, gender, sexuality,
  income, education, cultural background, language skills or disability;
- Integrity and honesty: a trustworthy and honest manner is used in all levels of community engagement practices and decision-making, with processes being open and transparent. Members of

the community are given a clear understanding of how their input has been considered as part of the final decision-making process.

- Accountability and ownership: responsibility is taken for Council's input, decisions and actions
  relating to community engagement activities;
- Communication: effective communication methods are used throughout the community engagement
  process when receiving and providing input, making decisions and taking action. This includes
  closing the loop with participants by clearly demonstrating how their input was considered in the final
  decision;
- Innovation: new ways to listen to and engage with members of the community are regularly explored, including seeking out solutions to improve discussion, decision-making and action in order to enhance the community engagement experience.

#### 4.2 Latrobe City Council's approach

Three key documents and a toolkit guide Council's Community Engagement. The diagram below illustrates how these resources interconnect to fulfill Council's commitment to effective community engagement practice.

#### Community Engagement Policy

Overarching document that sets the standards, principles, values and legislated environment

#### Community Engagement Framework

Sets out in detail Council's objectives in relation to community engagement and the guidelines for successful engagement

#### Community Engagement Toolkit

The Community
Engagement Toolkit
provides tools and
templates to ensure a
consistent and
considered approach

#### Community Engagement Action Plan

The Community
Engagement Action
Plan outlines Council's
key commitments and
actions to continually
improve its community
engagement practice

#### Community Engagement Plan

For every community engagement activity, a plan will be developed, underpinned by the IAP2 Spectrum

#### 4.3 Principles



Latrobe City Council's Community Engagement Policy is required to give effect to five Community Engagement Principles set out at section 56 of the Act. The statements below define our commitment to deliver each principle.

Principle	Council's Commitment
The community engagement process has a clearly defined objective and scope.	<ul> <li>When engagement is launched, we will publish an Engagement Plan Overview, including a description of the project or matter that is the subject of engagement. This will explain:</li> <li>Why the project is needed;</li> <li>What the community can influence and what they can't;</li> <li>What information we need from the community</li> <li>Methods in which we will gather feedback/contribution from the community; and</li> <li>The timeline in which the community can provide feedback and when the matter is expected to be decided.</li> <li>If the project or matter has multiple stages of engagement, we will define the objective and scope for each stage.</li> </ul>
	We will allocate resourcing for engagement that is relative to the scope and complexity of the project or matter.
Participants in community engagement will have access to objective, relevant and timely information to inform their participation.	<ul> <li>We will provide timely access to factual and transparent information on the project or matter, including:</li> <li>A summary of known impacts, risks and benefits including social, natural and built environment, and financial; and</li> <li>Relevant background information, technical and research reports, related policies, budget estimate and funding source.</li> <li>This information will be provided through a combination of printed, verbal, digital and audiovisual formats.</li> <li>We will provide information in accessible formats, plain language summaries and provide opportunities to ask questions and receive a response, either individually or via shared</li> </ul>



Р	rinciple	Council's Commitment
3.	Participants in community engagement will be representative of the persons and groups affected by the matter.	We will identify members of the community that have a connection to the project or matter, and publish an assessment of the level of:  Impact: what level of change will the community member experience as a result of the project/matter; and  Interest: what level of interest has been expressed or is anticipated.  This information is used to understand the types of tools and techniques that will be most effective for engagement and communication.  Community members who are identified as likely to experience a significant impact from a change or decision, may be offered a higher level of engagement and influence on the decision than others.
4.	Participants in community engagement are entitled to reasonable support to enable meaningful and informed engagement.	<ul> <li>We will design engagement including the methods, activities and schedule to meet the needs and requirements of identified community members. This will consider:</li> <li>Multiple methods to participate, including written, visual, online and verbal;</li> <li>The time participants will require to provide an informed response; and</li> <li>The resourcing available for engagement relative to the scope and scale of the project.</li> <li>For community members who may experience barriers to participation, additional resources may be considered such as:</li> <li>Information and feedback processes in alternative formats; and</li> <li>Support to participate, including personal care and/or support, transport and after-hours</li> </ul>
5.	Participants in community engagement are informed of the ways in which the community engagement process will influence Council decision-making.	options.  We will explain how and when the decision will be made, including:  The influence community feedback will have; and  Other information that will inform decision-making, including technical information, research, policies, legislation, Council priorities, commitments and available budget.



#### 4.4 What is community engagement and why it is important

Community engagement is about empowering, amplifying and capturing the voice and expertise of the community. It allows community members to actively contribute to Council decisions and actions by creating an inclusive environment in which community feedback is embraced, considered and acted upon.

Community engagement can be both proactive and responsive. It occurs in planned moments - such as the range of ways Council seeks and uses community input when making a decision - and also occurs in the way Council undertakes day to day services and activities, and consistently builds and maintains relationships with community members and stakeholders.

The ability for people to be involved and heard on issues that are important to them and decisions that impact them fosters greater fairness, inclusivity, ownership and transparency in decision-making, and increases community trust and confidence in the activities of Council.

Community engagement is a vital part of Council's operations, as it provides the opportunity for Council to learn about the variety of views, insights and issues in our region. It enables and ensures the responsiveness of the Council, as well as facilitating and enhancing the quality and effectiveness of major projects, infrastructure works, policy development, service planning, community-led developments and other initiatives.

#### 4.5 Who we engage with

Latrobe City is a diverse community with a broad range of views and interests.

While decision-making activities are of interest to all community members and stakeholders, it would not be efficient or sustainable for Latrobe City Council to engage with the entire community on every issue. Some decisions also affect certain community members or stakeholders more than others.

In implementing community engagement processes, Council considers community to include anyone affected by or with an interest in a decision, and will endeavour to ensure participation of those most affected or with the most interest. People affected will be determined by understanding the potential social, economic and geographic impacts of a project, plan or proposal, and could include individuals, members of community groups and town associations, and neighbours.

#### 4.6 When we will engage

Embedding strong community engagement into Latrobe City Council's practices is a key Council priority. The Act sets out a number of matters where community engagement is compulsory.

Deliberative engagement is required for:

- · Community Vision;
- Council Plan;
- Financial Plan;
- Asset Plan.

Consultative engagement is required for:

- Budget (or any revised Budget);
- Adopting Local Laws;
- Governance Rules;
- · Acquiring or disposing of land;
- Leasing of Council land (in some circumstances).

In addition to the matters listed above, where appropriate Latrobe City Council will engage the community under a range of other scenarios, such as:

- Other Policy, Strategy and Plan development;
- Service planning, including development, amendment or improvement of a service provided by Council;
- Area improvement, for example major projects and infrastructure, and upgrades to recreational areas, community assets and Council buildings and facilities;



- Site specific, being any changes to an area, and including matters affecting an individual property;
- Additional legislative requirements under this Act including related regulations, or as required by any other Act, for example:
  - Road Management Act 2004;
  - Planning and Environment Act 2007;
  - Public Health and Wellbeing Act 2008;
  - Issues affecting the:
    - Cultural and social liveability of the community;
    - Local economy and labour market; or
    - Natural environment.

Community engagement will occur in the earlier stages of a project/initiative, providing an opportunity for the public to influence the development process.

Depending on the circumstances, community engagement may be undertaken in more than one stage.

Council will conduct community engagement within timeframes that allow a practical opportunity for community members and stakeholders to participate. There are some instances where the timeframe for consultation is predetermined by legislation.

Not all decisions of Latrobe City Council will provide an opportunity for broad community consultation or active participation. In some instances, a prior decision of Council or a legislative imperative may limit or preclude further discussion or consideration of an issue. A decision may be part of Latrobe City Council's broad strategic agenda which has already been endorsed and adopted. In other instances, where there are highly complex issues, Council may legitimately seek to only gather the input of stakeholders or experts in a specific field.

Some areas where community engagement activities may not occur include:

- Where a situation poses an immediate threat or risk to the health, safety or wellbeing of the community to which Council is required to respond quickly, including emergency events;
- A consultation process involving Council that is being conducted by another level of government;
- If the matter involves confidential information;
- Where set out in legislation.

#### 4.7 How we will engage

Council is committed to understanding the needs and views of the Latrobe City community. The community plays an important role in shaping our future direction. The skills and experiences of those in the community should be sought. Council aims to strengthen its partnership with the community by supporting and valuing the community's contribution.

#### Level of engagement model

The following table represents our Level of Engagement model that supports a consistent approach to community engagement. The model provides:

- Our role in the engagement;
- · Our commitment to the community; and
- Examples of some of the methods we may use in our engagement activities.

All levels of engagement can be supported by methods from the previous level.

The engagement level selected will be influenced by the project's scope, impact and available resources. Council will also evaluate the complexity and likely impact of a decision against the significance of the outcome when developing community engagement activities. The activity categories below guide this evaluation.



Activity category	Category 1: Matters which require deliberative under the <i>Local Government Act</i> .			ve engagement	
		• •	which are of higher or est to the community.	long-term impact	
	Category 3: Matters which are of lower impact or interest to the community, or where the community's ability to influence is limited.				
		Levels of	community part	icipation	
Our role	Inform Provide the community with balanced and objective information to assist them to understand the problem, alternatives, opportunities, and/or solutions.	Consult Obtain community feedback on analysis, alternatives, and/ or decisions.	Involve Work directly with the community to ensure that their concerns and aspirations are consistently understood and considered.	Collaborate Partner with the community in each aspect of the decision including the development of alternatives and the identification of the preferred solution.	Empower To place final decision making in the hands of the community.
Our commitment	We promise to keep you informed.	We promise to:  keep you informed  listen to and acknowledge concerns and aspirations  provide feedback on how public input influenced the decision.	We promise to:  • work with you to ensure that your concerns and aspirations are directly reflected in the alternatives developed  • provide feedback on how public input influenced the decision.	We promise to:  work together with you to formulate solutions  incorporate your advice and recommendations into the decisions to the maximum extent possible.	We promise to implement your decision.
Engagement type	Consultative  The community provide feedback on alternatives, draft documents or decisions.			provided with sufficie ider and prioritise opti process.	
Examples of tools and techniques	Website Social media Newsletters and other mail outs Media releases Letters Flyers and posters Signage	Submissions Public comments Surveys Public meetings Polls Drop-in/ pop-up Listening posts	Workshops Stakeholder networks Focus/working groups Interviews Site visit Focus groups	Advisory committees Working group Participant led workshops Co-design Deliberative poll	Delegated committees and community asset committees Citizen juries Democratic voting Practical skills workshops Training events



#### 4.8 Deliberative engagement

The Act requires that the development of Council's Community Vision, Council Plan, Financial Plan and Asset Plan involve deliberative engagement practices. Deliberative engagement is an important approach that will also be used in other non-legislated situations as it is required. What do we mean by 'deliberative engagement'?

Deliberative engagement is a form of community engagement that places people closer to the decision-making of a democratic society, without taking away from the decision-making powers of the elected Council. It is informed, representative and supported. Deliberative engagement occurs when a representative sample of the community is provided with the opportunity, information and time to reach a joint position or preferred solution. Time, complexity, impact and available resources influence the methods of deliberative engagement. Local Government Victoria has identified the key characteristics of deliberative engagement as:

- · Authentic engagement with the community;
- Good representation of the community in engagement activities;
- Clear demonstration of how all views have been considered; and
- Accessible and relevant information available to the community to ensure the decision-making
  process and the community's level of influence is clear in each instance and that participants are
  fully informed.

#### 4.9 Latrobe City Council's approach

For every community engagement activity, a community engagement plan will be developed by Council officers in a timely, effective and innovative manner. Plans will include assessment of the target audience and develop the most suitable tools and methods of communication to encourage a high level and quality of participation that is appropriate to the matter. Relevant approvals will be obtained, through line management and committee structures and where applicable, Council resolutions, prior to commencing activities. To ensure effective community engagement, Council implements the following eight steps to design, deliver and complete community engagement.

- 1. Clearly define the purpose and scope of the community engagement
- 2. Understand stakeholder and community interests
- 3. Design an appropriate community engagement process
- 4. Deliver genuine and respectful engagement
- 5. Review and interpret the engagement data
- 6. Apply the outcomes of the engagement to inform the decision-making process
- 7. Evaluate the community engagement process for improvement
- 8. Close the loop on the community engagement advise the community of the final outcome and how their feedback was considered in the final decision.

#### 4.10 Evaluation

Feedback will be provided to meet industry best practice standards, acknowledging and respecting the valuable contributions of community members and stakeholders, as well as the time they dedicate to participating. Outcomes and updates will be consistently reported online via Council's Have Your Say

platform and through additional channels as requested by the community. Updates will also be sent directly to those who have requested to stay informed and have provided their contact details.

#### 4.11 Privacy

Transparency and openness are core components of community engagement. When a person participates at workshops or events or in forums, contributions and identity are considered public. The same applies for submissions unless anonymity is requested. Responses to surveys, questionnaires and feedback forms may be published but identities, if known, will remain anonymous.

Contact information will be kept secure and separate from any other data provided.

Council will only collect what personal information it requires in order to carry out its statutory and legal responsibilities and to deliver its services. Council complies with the requirements of the *Privacy and Data Protection Act 2014* in carrying out these responsibilities.

#### 5. Accountability and Responsibility

Accountability and responsibility for this policy is outlined below.

#### 5.6 Council

- Responsibility to ensure this Policy is consistent with Latrobe City Council Strategic Direction and other Latrobe City Council Policy
- Responsibility for the decision to approve this Policy by Council Resolution

#### 5.7 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

#### 5.8 General Manager

- · Responsibility for compliance with this policy
- Responsibility for enforcing accountability
- · Responsibility for providing resources
- Responsibility for performance monitoring

#### 5.9 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

#### 5.10 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.



#### 6. Evaluation and Review

This policy will be reviewed on request of Council, in the event of significant change in the Executive team, 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

Include definitions of any words which are critical to the interpretation of the policy or whose meaning is distinguishable from common use/understanding.

Act: Local Government Act 2020

Council: Latrobe City Council

Communication: Communication is about providing information to build a shared

understanding between Council and the community. It refers to the many ways Council keeps the community up to date with news, projects and

opportunities.

Community: Includes people who live, work, learn, visit or otherwise use the services and

facilities in Latrobe City, as well as community organisations and interest

groups.

Community/municipal community:

Community' is used to describe people of a municipality, or Council area/City, including individuals or groups who live, work, play, study, visit, invest in or

pass through the municipality.

The Local Government Act 2020 defines the term "municipal community" as:

(a) people who live in the municipal district of the Council; and  $% \left( x\right) =\left( x\right) +\left( x\right) +$ 

(b) people and bodies who are ratepayers of the Council; and

(c) traditional owners of land in the municipal district of the Council; and

(d) people and bodies who conduct activities in the municipal district of the

Council.

Community engagement: Interactions between Council, the Latrobe City community and other

stakeholders with the purpose of facilitating community/stakeholder involvement and guidance in Council decision-making and actions.

Community consultation: This is a form of community engagement that relates to the tools and

practices used by Council to enable public involvement in decisions and

actions that shape the community.

Community strengthening: Community strengthening refers to a sustained effort of building cohesive and

inclusive communities. This process aims to increase the connectedness, active engagement and partnership among members of the community, community groups and organisations to enhance social, economic and

environmental wellbeing.



Deliberative practices: A fair and transparent process by which we provide the relevant representative

people/group with the practical information, forums and resources they need to reach a considered conclusion and provide recommendations on a defined issue. This may occur in combination with other formats of research or

engagement.

Engagement: Getting community and/or stakeholder input or feedback to inform a Council

decision. Can also be referred to as 'consultation', however engagement is the preferred term to avoid confusion with the Consult level of the IAP2 Spectrum.

Ethical: Adherence to moral principles and conduct in undertaking a process or

activity.

Hardly reached stakeholders:

Community members who experience barriers to participation in community engagement activities due to a range of individual, geographical and social

conditions.

IAP2 and Public Participation Spectrum:

"The IAP2 Public Participation Spectrum is designed to assist with the selection of the level of participation that defines the public's role in any community engagement program. The Spectrum shows that differing levels of participation are legitimate depending on the goals, timeframes, resources and levels of concern in the decision to be made. Most importantly, the Spectrum sets out the promise being made to the public at each participation

level."

Plan: A plan outlines a detailed future course of action for Council aimed at

achieving specific goals or objectives within a specific timeframe. A plan should identify roles and responsibilities along with resources that are

required.

Policy: A policy sets out Council's views with respect to a particular matter. It includes

a set of principles or rules that provide a definite direction for the organisation.

Publication: For projects involving public engagement, information will be published on

Council's website and be available in print or other accessible formats.

Representative participation:

For some matters, especially those with deliberative characteristics, participation may be designed or selected to align with the demographic features of the impacted community using data published by the Australian

Bureau of Statistics.

The measure, relevance and emphasis on representative participation may

vary between projects.



Research: The systematic collection, collation, analysis and interpretation of data

relevant to policy or practice, or to understand future trends, local needs and

good practice.

Stakeholder: An individual, organisation or defined group of people who are interested,

affected by or contribute to an outcome. Often these individuals or groups

have a defined intent or 'stake' in the project or matter.

A stakeholder group may have a single or shared perspective on an issue or may have different views. A delegate may represent a shared view on behalf of

a group.

Subscription: During engagement individuals can subscribe to receive updates by providing

email or postal addresses.

#### 8. Related Documents

**Privacy Policy** 

Media Policy

**Public Transparency Policy** 

Social Media Policy

Latrobe City Cultural Diversity Action Plan

Latrobe City Disability Access and Inclusion Plan

Latrobe City Municipal Emergency Action Plan

Latrobe City Reconciliation Action Plan

#### 9. Reference Documents

Local Government Act 2020

IAP2 Quality Assurance Standards - Core Values, Practitioners code of ethics and the IAP2 Spectrum of engagement (International Association for Public Participation)

Local Government Act 2020 - Principles: Community Engagement (Local Government Victoria)

#### 10. Appendices



# REGIONAL PRECINCTS AND PARTNERSHIP PROGRAM FUNDING

#### **PURPOSE**

To seek approval for the Chief Executive Officer (CEO) to submit a funding application to the Regional Precincts and Partnership Program to complete the Master Planning of the Traralgon Community Precinct.

#### **EXECUTIVE SUMMARY**

- The Australian Government has a current funding stream called the Regional Precincts Partnership Program (RPPP) that provides between \$500,000 and \$5,000,000 for planning activities that meet its criteria, **Attachment 1.**
- At the 17 March Council Briefing, officers presented the opportunity for funding through the RPPP to continue the Master Planning for the Traralgon Community Precinct.
- The amount required and intended to be applied for under the RPPP funding stream is \$1,793,820 and does not require financial contribution from Council.
- The funds being sought will cover the costs of consultants, field investigations and studies, consultation, business case studies and a dedicated officer to delivery of the plan.
- The initial Master Planning activities are ongoing, with the survey now complete
  and targeted consultation in progress. Once completed, a consolidated report of
  the findings will be produced to support the next stages of planning for which
  funding is required.

#### OFFICER'S RECOMMENDATION

#### **That Council:**

- 1. Authorises the Chief Executive Officer to make an application to the Regional Precinct and Partnership Program to complete the Master Planning and associated studies of the Traralgon Community Precinct; and
- 2. Notes that no financial contribution from Council is required to support this application.

#### **BACKGROUND**

At the 31 July 2023 Council Briefing, officers informed Councillors of intentions to produce a Master Plan for the Traralgon Community Precinct. The outcome of the planning is to develop a future vision for this section of the activity centre with a detailed and strategic approach that builds upon the Traralgon Activity Centre Plan embedded in the planning scheme, ensuring any future development of the area is informed by the Master Plan.

Officers advised that once the initial stages were complete, the work produced could be used to seek further funding to complete all necessary studies and identify stages of future works that are considered shovel ready for capital funding applications.

To date, several rounds of consultation for the Master Plan have been conducted, including:

- Internal service owners' workshop;
- Councillors' out-of-session briefing for feedback;
- Survey on the Have Your Say page; and
- Drop-in sessions.

These consultation activities have produced several core principles and bulk plans currently being refined through targeted consultation with key stakeholders, including:

- Lions Club;
- St Michael's Primary School;
- Grey Street Primary School;
- Positive Ageing Community Engagement Group;
- Disability Access and Inclusion Engagement Group;
- Youth Council;
- Cultural Diversity Community Engagement Group (pending final membership);
- Mothers' Groups (with assistance from Maternal & Child Health);
- Latrobe City Chamber of Commerce;
- Federation University/Gippsland TAFE; and
- Traditional Owners.

#### **ANALYSIS**

The RPPP stream is currently open with projects periodically endorsed until the funds are exhausted. Projects awarded under the RPPP stream, must be completed by March 2027.

The funding amount for project planning activities is between \$500,000 and \$5,000,000.

There is no financial contribution required by the applicant to be eligible.

To be considered, projects must demonstrate alignment with the Program's objectives. The guidelines outline:

"Examples of projects that may deliver on the objectives and intended outcomes of the program include:

- multi-user precincts focused on productive land-use, capturing economic opportunities by revitalising underutilised spaces and infrastructure
- multi-purpose community precincts that foster social cohesion and economic resilience through strengthening local partnerships
- place-based and accessible precincts that improve liveability and resilience and position regional industries for sustainable growth."

The Traralgon Community Precinct strongly aligns with these objectives of the program.

The RPPP also requires a partnership approach, the guidelines state:

"The establishment of a partnership is mandatory to the Program, which has a focus on bringing together all relevant interested parties to collaboratively plan or deliver precinct proposals. These partnerships are intended to be conglomerates of relevant entities as well as other local stakeholders, that are providing material support to the project, including but not limited to:

- state and territory governments
- local government
- regional universities
- not-for-profit entities
- First Nations groups
- Regional Development Australia committees
- community organisations
- private enterprise
- Australian Government agencies that have relevant policy/program interests or responsibilities."

To satisfy the required partnership approach, officers have received or are seeking in-principle support from:

- Federation university;
- Department of Transport;
- Regional Development Australia (a specific requirement);
- Latrobe City Chamber of Commerce (meeting yet to be held); and
- GLaWAC.

Officers outlined at the 31 July 2023 Councillor Briefing that the Master Planning activities being undertaken can be used to apply for funding needed to complete the planning, including extensive consultation throughout the process. This includes the work in the following disciplines:

- Business case/feasibility;
- Property investigation;
- Partnership/commercial feasibility studies;
- Architect:
- Urban design;
- Landscape architect;
- First Nations engagement;
- Community engagement;
- Engineering Structural and civil;
- Engineering services;
- Sustainability including climate resilience;
- Traffic studies and transport planning;
- Flood analysis and WSUD;
- Land and underground survey;
- Cost planning; and
- Active recreation design.

Working with consultants, officers have estimated a funding request of \$1,793,820. Completing this detailed planning and design work will strengthen future funding applications for associated projects within the precinct.

#### RISK ASSESSMENT

RISK	RISK RATING	TREATMENT
STRATEGIC  Not applying for funding would ensure a delay progress to further consultation, studies and design required for the continuation of the Master Plan	<b>High</b> Likely x Moderate	Make an application to the RPPP funding stream
STRATEGIC  Community not satisfied with direction of the Master Plan that has been driven from responses received to date through consultation	<b>High</b> Likely x Moderate	Release to public results of consultation and what has been produced from consultation to encourage more involvement in further rounds of consultation. Future rounds of consultation will need to be done with further funding
STRATEGIC Funding stream is discontinued post federal election.	<b>Medium</b> Possible x Minor	If the funding stream ceases, other avenues will continue to be explored.

#### CONSULTATION

Internal Consultation has taken place regarding existing plans to be incorporated into the Master Plan and considered for future stages, and the studies that will be required for the planning and beneficial for other project to be incorporated into the funding application.

#### COMMUNICATION

No communications have taken place for making an application for the funding under the RPPP.

#### **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. However, a GIA will be undertaken as part of the further stages of the Master Plan.

#### Social

The development of a Master Plan will open discussion and the expression of opinions with the aim on planning for an increase of connectivity and social wellbeing.

#### Cultural

As above.

#### Health

The development of a Master Plan through the future business case activities will look to at opportunities to improve health service and access such as the Maternal and Child Health Centre.

#### **Environmental**

The Master Plan will identify greener ways of offering services and places through environmentally sustainable infrastructure design, and climate resilience which could include extending the current geothermal system at the Gippsland Regional Aquatic Centre to any new developments.

#### **Economic**

The RPPP funding requires a partnership approach, stakeholder engagement has taken place internally and with external university education providers on the economic impact and will be scrutinised for economic benefit in the further stages if the funding application is successful.

#### **Financial**

If the application for funding under the RPPP is successful, there will be no financial burden to undertake the planning exercise. There will be a cost benefit to Council as a number of the studies to be undertaken will be beneficial to other works within Council. The Traffic studies will cover the Activity Centre and provide a holistic view of the traffic which can be used to inform other works. The in-ground survey will confirm services in ground and be utilised to update Councils GIS mapping system amongst other beneficial outcomes reducing the cost on other projects or budgets to fund.

#### **Attachments**

1. RPPP guidelines

## 8.4

# Regional Precincts and Partnership Program Funding

1	RPPP guidelines	. 17	79
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#### **Australian Government**

Department of Industry, Science and Resources

Department of Infrastructure, Transport, Regional Development, Communications and the Arts

## **Program Guidelines**

# Regional Precincts and Partnerships Program – Stream One: Precinct development and planning

Opening date:	24 August 2023
Commonwealth policy entity:	Department of Infrastructure, Transport, Regional Development, Communications and the Arts (DITRDCA)
Administering entity:	Department of Industry, Science and Resources (DISR) and DITRDCA
Enquiries:	If you have any questions, contact us on 13 28 46.
Date guidelines released:	24 August 2023, updated 18/12/2024
Type of funding opportunity:	Open non-competitive

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# 1. Regional Precincts and Partnerships Program – Stream 1: Precinct development and planning

The regional Precincts and Partnerships Program is designed to achieve Australian Government objectives

This funding opportunity contributes to the Department of Infrastructure, Transport, Regional Development, Communications and the Arts (DITRDCA)'s Outcome 3 - Strengthening the sustainability, capacity and diversity of Australia's cities and regions including northern Australia, including through facilitating local partnerships between all levels of government and local communities; through investment in infrastructure and measures that stimulate economic growth; and providing grants and financial assistance.



#### The Program opens

The Minister for Infrastructure, Transport, Regional Development and Local Government (the decision-maker) opens the program with program details published on the DITRDCA website.

DISR publish the Program guidelines on business.gov.au.



#### You complete and submit an application

You complete the application form and provide a proposal that addresses all the eligibility and assessment criteria in order for your application to be considered. Contact DISR with any enquiries about the application process.



#### We assess all funding applications against eligibility

DISR assesses the applications against the eligibility criteria and notifies you if you are not eligible. Eligible applications are batched in accordance with section 7.2 of these Guidelines.



#### The Independent Expert Panel assesses eligible applications

Applications are batched (as outlined in Section 7.2) and reviewed by an Independent Expert Panel (the Panel). The Panel assesses eligible applications against the assessment criteria outlined in these guidelines, including an overall consideration of value for money. The Panel provides a list of meritorious applications to DITRDCA.



#### DITRDCA provides policy and program advice on applications

DITRDCA provides advice to the decision-maker on alignment between the meritorious proposals, policy and program objectives and provides recommendations for funding, alongside advice from the Panel.



#### Funding decisions are made

The decision-maker decides which applications are successful.



#### We notify you of the outcome

DISR advises you of the outcome of your application. We may not notify unsuccessful applicants until funding agreements have been executed with successful applicants.



#### Successful applicants enter into a funding agreement

As a successful applicant, you will enter into a funding agreement. The funding agreement will be proportional to the risks involved.



#### **Delivery of funding**

You complete the activity as set out in your funding agreement.



#### Evaluation of the regional Precincts and Partnerships Program

DITRDCA will evaluate the specific activity and regional Precincts and Partnerships Program as a whole. We base this on information you provide to us and that we collect from various sources.

#### 1.1.Introduction

These guidelines contain information for the regional Precincts and Partnerships Program (the Program) – Stream One: Precinct development and planning.

You should review Stream Two - Precinct delivery guidelines if your project relates to precinct delivery.

This document sets out:

- the purpose of the program and funding opportunity
- the eligibility and assessment criteria
- how funding applications are considered and assessed
- how applicants are notified of the outcome
- the steps for successful applicants to enter funding agreements with the relevant state or territory government agency
- how successful performance is monitored and evaluated
- the responsibilities and expectations in relation to the funding opportunity.

The application process for this funding opportunity will be administered by the Department of Industry, Science and Resources (DISR) on behalf of the Department of Infrastructure, Transport, Regional Development, Communications and the Arts (DITRDCA).

We intend that the funding agreement and delivery will be administered by the relevant state or territory government agency (or for state and territory successful applicants, managed between the Commonwealth and jurisdiction via a schedule).

Key terms used in these Guidelines are defined in the glossary at section 14.

You should read this document carefully before you fill out an application.

Stream Two of the Program addresses opportunities to support precinct delivery. Guidelines are available at: https://www.infrastructure.gov.au/department/media/publications/stream-one-precinct-development-and-planning

# 2. About the Program

The program will run over 4 years from 2023-24 to 2026-27. The program was announced as part of the 2022-23 October Budget and reflects the Government's Regional Investment Framework, which:

- values local voices and priorities
- is informed by and builds on the evidence-base
- operates with flexibility and transparency and
- guides coordinated responses across government.

#### The program:

- Seeks to deliver transformative investment in regional, rural and remote Australia based on the principles of unifying regional places, growing their economies and serving their communities.
- Requires a **partnership approach**, bringing together governments, businesses and communities to deliver multi-purpose regional precincts that are place-based, tailored to local needs and have a shared vision in how that precinct connects to the region. Applications should include multiple identified partners with a demonstrated interest/investment in the project.

- Presents a new opportunity for regional investment through a unique funding opportunity, which features a strong focus on collaboration and joint investment opportunities. The establishment of partnerships, that include local perspectives, will be critical to delivering place-based infrastructure supported by the community.
- Allows governments and communities to establish long-term partnerships and jointly invest in genuine regional priorities. The Government is committed to regional development, renewal and supporting population growth by delivering the infrastructure and housing required to create strong and vibrant communities.
- Will support the planning and delivery of regional, rural and remote precincts. Regional precincts or places that encompass multiple infrastructure elements delivered by various parties through long-term partnerships between multiple providers. Regional precincts may include business districts, neighbourhoods, activity centres, commercial hubs or community and recreational areas. They will be located in renewal areas and growth areas in regional centres, regional corridors, regional cities, as well as smaller town centres that serve as service hubs in more remote communities. The scale of regional precinct projects will vary depending on their location and objectives. The precinct cannot just be a single piece of infrastructure, and should include detail on how it integrates into a broader space.

Precincts support better integration of land use and ensure the infrastructure investment complements the broader region and its surrounding communities, spaces, transport and activities. The program's place-based, partnership approach will ensure that precinct proposals are suitably and strategically designed for their specific contexts and maximise outcomes for their communities.

The objectives of the Program are to:

- facilitate place-based approaches to precinct planning and delivery, supported by collaborative partnerships engaged in shared design, stewardship and accountability of planned outcomes
- provide targeted benefits related to productivity, equity, and resilience for the people of regional, rural or remote Australia
- support community priorities for regional cities, rural or remote centres and areas to deliver value for money, multi-purpose regional precincts for the community
- reflect the Government's approach to regional investment as outlined under the Regional Investment Framework.

The intended outcomes of the Program are to:

- design and deliver multi-purpose regional precincts comprised of multiple infrastructure components, which provide benefits related to productivity, equity, sustainability, liveability and resilience
- demonstrate the value of partnerships between governments, communities and businesses for effective planning, coordination and delivery of regional infrastructure through multi-purpose precincts
- contribute to the achievement of Australian Government policy priorities, including but not limited to: Commonwealth <u>regional policy</u> and transport priorities, <u>the National Agreement on Closing the Gap</u> and improving outcomes for First Nations' communities, addressing housing supply and affordability via support of the objectives of the <u>National Housing Accord</u>, decarbonisation, adaptation to the changing climate, broadening and diversifying of Australia's industry and economy, <u>the National Cultural Policy</u>, and environmental policy.

It is the intent of the Program to:

 deliver project funding across a broad geographic spread of regional Australia, including remote and very remote areas

- support precinct projects of differing scales and functionalities (purposes) depending on their location and objectives
- support and encourage projects from lesser-resourced applicants and low rate-based councils.

The regional Precincts and Partnerships Program will be an open funding opportunity, meaning applications can be submitted at any time once the program opens. The program is a non-competitive program to avoid the direct, competitive comparison of applications from organisations of differing sizes and levels of resourcing. This approach provides the ability to ensure the equitable distribution of funding across the country based on the individual merits of a precinct proposal and its benefits to the local community. This allows the opportunity to balance small and large projects and different types of precincts within the funding profile.

There are two funding opportunities as part of this Program:

- Stream One: Precinct development and planning to activate partnerships and deliver an investment-ready precinct plan
- Stream Two: Precinct delivery to deliver a specified project or projects as part of a precinct.

We will publish Program updates and any other relevant information on business.gov.au.

#### 2.1. Aligning your application with the Program intent and objectives

To be considered, projects must demonstrate alignment with the Program's objectives. Examples of projects that may deliver on the objectives and intended outcomes of the program include:

- multi-user precincts focused on productive land-use, capturing economic opportunities by revitalising underutilised spaces and infrastructure
- multi-purpose community precincts that foster social cohesion and economic resilience through strengthening local partnerships
- place-based and accessible precincts that improve liveability and resilience and position regional industries for sustainable growth.

The program is not intended to fund infrastructure projects that are primarily:

- standalone revitalisation and recreational projects, including bike or walking paths, play spaces, and green spaces
- new or upgraded infrastructure for single-purpose healthcare, childcare, aged care, disability, housing or community services.

The types of projects that are not in line with the Program intent would include:

- standalone or single-purpose facilities, (even if these include multiple pieces of infrastructure such as sports fields or facilities, change rooms, youth centres or animal shelters etc)
- proposals with only a single applicant that does not demonstrate distinct and genuine partners.

# 2.2. About the Stream One: Precinct Development and Planning funding opportunity

This funding opportunity is for Stream One part of the regional Precincts and Partnerships Program.

The Precinct Development and Planning funding opportunity provides funding to develop a precinct idea through to investment-ready stage. The rationale for Stream One is to recognise that financial constraints can inhibit great concepts being explored further and developed into realistic, well-designed and planned projects.

For the purposes of Stream One, the project is considered to be a plan for the entire precinct, even if you are only considering future investment in one element of the precinct. This contrasts with Stream Two, where the project is one or more elements of a precinct.

The objective of Stream One is to activate partnerships to jointly deliver plans, designs or business cases for multi-purpose precincts comprised of multiple infrastructure components.

The intended outcomes of Stream One are to:

- establish partnerships comprised of relevant government entities, community organisations and businesses that have a shared vision for a regional precinct
- deliver precinct plans that are tailored to their local contexts and based on community feedback and engagement
- support precinct plans to become investment ready.

#### 2.3. Partnerships

The establishment of a partnership is mandatory to the Program, which has a focus on bringing together all relevant interested parties to collaboratively plan or deliver precinct proposals. These partnerships are intended to be conglomerates of relevant entities as well as other local stakeholders, that are providing material support to the project, including but not limited to:

- state and territory governments
- local government
- regional universities
- not-for-profit entities
- First Nations groups
- Regional Development Australia committees
- community organisations
- private enterprise
- Australian Government agencies that have relevant policy/program interests or responsibilities.

Not all entity types listed above are eligible to apply for Program funding (see section 4: Eligibility Criteria), however they can form part of the partnership.

First Nations groups should be involved in the design phase to help shape projects and influence a stronger outcome that incorporates First Nations experiences, culture and design.

# 3. Funding amount and agreement period

#### 3.1. Funding opportunities available

The Australian Government has announced a total of \$400 million over 4 years for the Program's two streams. We estimate a total of \$80 million is available over 4 years from 2023-24 for Stream One, noting this may be reviewed and balanced between streams to meet demand or until funding is exhausted.

- The minimum funding amount is \$500,000.
- The maximum funding amount is \$5 million.

The funding amount will be up to 100 per cent of the eligible expenditure for the project to a maximum amount of \$5 million. While funding for up to 100 per cent of the eligible expenditure can be considered, funding is intended to support a broader commitment to the precinct concept, therefore, you are required to demonstrate your contribution and commitment to the proposed precinct. Your contributions can be cash or in-kind (such as land or resources), or a combination of both.

Any partner contributions, and other funding for your project, can come from other sources including state, territory and local government grants. Other Commonwealth funding cannot be used for the project. You are responsible for the remaining eligible and ineligible costs, however, other parts of the broader precinct can be Commonwealth funded.

You are responsible for the remaining eligible and ineligible project costs.

#### 3.2. Project period

You must complete your project by 31 March 2027.

## 4. Eligibility criteria

We cannot consider your application if you do not satisfy all eligibility criteria.

#### 4.1. Who is eligible to apply?

To be eligible you must:

 have an Australian Business Number (ABN) or Office of the Registrar of Indigenous Organisations (ORIC) registration

and be one of the following entities:

- an Australian state/territory government agency or body
- an Australian local government agency or body as defined in section 14
- a regional university which may be for-profit as defined in section 14
- an incorporated and not-for-profit organisation.

As a not-for-profit organisation you must demonstrate your not-for-profit status through one of the following:

- current Australian Charities and Not-for-profits Commission's (ACNC) Registration
- state or territory incorporated association status
- constitutional documents and/or Articles of Association that demonstrate the not-for-profit character of the organisation.

Applicants who are successful in applying for funding under rPPP Stream One of the Program (Precinct development and planning) will need to make a separate application under the relevant guidelines on DITRDCA's website in order to be considered for Stream Two – Precinct delivery.

#### 4.2. Additional eligibility requirements

We can only accept proposals where you:

- have authority or are close to seeking authority for use of the land or infrastructure required to undertake the proposed project at a nominated site (if you have authority, you are required to provide a letter to confirm this authority from the land or infrastructure owner)
- can identify the intended project partner/s that form your partnership supported with a proposed governance structure for your precinct

- can provide evidence that the relevant State or Territory government have been invited to participate in the partnership
- can provide evidence that the relevant local government agency or body have been invited to participate in the partnership
- can provide evidence that the following organisations have been contacted to seek their support for the concept of the precinct:
  - the relevant Regional Development Australia (RDA) committee
  - the relevant Traditional Owner/First Nations groups for the area.

We cannot waive the eligibility criteria under any circumstances.

#### 4.3. Who is not eligible to apply?

You are not eligible to apply if you are:

- an organisation, or your project partner is an organisation, included on the <u>National Redress</u>
   <u>Scheme's website</u> on the list of 'Institutions that have not joined or signified their intent to join the Scheme'
- an employer of 100 or more employees that has <u>not complied</u> with the Workplace Gender Equality Act (2012)
- for-profit organisations (with the exception of regional universities). However, they can form part of the partnership
- any organisation not included in section 4.1.

## What the funding can be used for

#### 5.1. Eligible activities

To be eligible your project must:

- be aimed at meeting the objectives of the funding opportunity, as outlined in Section 2
- have at least \$500,000 in eligible expenditure.

Eligible activities must directly relate to the project and may include:

- scoping, planning, design and consultation activities for the proposed precinct
- development, formalisation and operation of partnership relationships and responsibilities
- business cases and feasibility studies.

The Minister may also approve other activities and studies which are linked to the objectives and outcomes of the Program, including geotechnical, surveying, flora and fauna, and heritage assessments and investigations.

#### 5.2. Eligible locations

The proposed project must be in a regional, rural or remote location, delineated as entirely outside the Australian Bureau of Statistics' Greater Capital City Statistical Areas (GCCSA).

Use the mapping tool to determine eligibility of your project location.

#### 5.3. Ineligible locations

The following are ineligible locations:

- Greater Capital City Statistical Areas Greater Sydney
- Greater Capital City Statistical Areas Greater Melbourne

- Greater Capital City Statistical Areas Greater Brisbane
- Greater Capital City Statistical Areas Greater Perth
- Greater Capital City Statistical Areas Greater Adelaide
- Greater Capital City Statistical Areas Greater Hobart
- Greater Capital City Statistical Areas Greater Darwin
- All of the Australian Capital Territory (ACT).

#### 5.4. Eligible expenditure

You can only spend the funding on eligible expenditure you have incurred on an agreed project as defined in your funding agreement.

- For guidance on eligible expenditure, refer to Appendix A.
- For guidance on ineligible expenditure, refer to Appendix B.

We may update the guidance on eligible and ineligible expenditure from time to time. If your application is successful, the version in place when you submitted your application applies to your project.

If your application is successful, we will ask you to verify project costs that you provided in your application. You may need to provide evidence such as quotes for major costs and a detailed budget.

Not all expenditure on your project may be eligible for funding. The Program delegate (who is a manager within the department with responsibility for administering the Program) makes the final decision on what is eligible expenditure, and may give additional guidance on eligible expenditure if required.

To be eligible, expenditure must:

- be a direct cost of the project
- be incurred by you for required project activities.

You must incur the eligible expenditure between the funding agreement start and end date for it to be eligible unless stated otherwise.

We are not responsible for any expenditure you incur until a funding agreement is executed. The Commonwealth will not be liable, and should not be held as being liable, for any activities which are undertaken before the funding agreement is executed.

#### 6. The assessment criteria

You must address all assessment criteria in your application. The Independent Expert Panel (the Panel) will assess your application based on the weighting given to each criterion (further detail on the Panel is at Section 8.2).

The application form asks questions that relate to the assessment criteria below. The amount of detail and supporting evidence you provide in your application should be relative to the project size, complexity and funding amount requested. You should provide evidence to support your answers. The application form displays character limits for each response.

Demonstrating value for money is a key requirement and will be assessed by comparing the projected benefits and opportunities created by the project against the estimated cost (refer to Section 8.1). Your response to the below assessment criteria should clearly articulate the expected benefits and opportunities that the project will create.

Only applications which score at least 75 per cent against each assessment criterion will be deemed as meritorious and considered for award of funding. A variation to this percentage may be determined by the Minister from time to time depending on the demand for the program and the funding available to ensure applications selected represent value for money.

#### 6.1. Assessment criterion 1

#### Project alignment with Program objectives and Australian Government priorities (35 points).

You should demonstrate this through identifying how your proposal:

- a. aligns with regional plans, community priorities and other regional investment strategies and activities
- supports a place-based approach to planning, including better integration of land use and regional development and/or renewal
- c. provides economic opportunities, and enhances productivity, equity and resilience
- d. considers and/or measures climate and energy impacts such as disaster risk, emissions reduction, biodiversity, decarbonisation, circular economies, and energy and water efficiency
- e. contributes to the achievement of Australian Government policy priorities and program objectives, including but not limited to Closing the Gap, transition to a net zero economy, Australia's emission reduction goals, social and affordable housing, and National Cultural Policy, relative to the type of project being considered.

#### 6.2. Assessment criterion 2

#### Project Need (35 points).

You should demonstrate this through identifying:

- a. how your proposal will address an existing public infrastructure gap
- b. how the precinct will deliver improvements and public benefits and/or services in your region
- evidence as to why investment in the proposal is needed, including any barriers preventing investment to date
- d. rationale for the elements you are considering for inclusion in the precinct and how these link a place with a purpose.

#### 6.3. Assessment criterion 3

#### Community engagement, collaboration, and partnership (20 points).

You should demonstrate this through identifying:

- how your precinct development and planning process intends to engage with the local community, draw upon local knowledge and information, and identify and leverage opportunities and address challenges within your region
- how you and your partnership will work together to achieve the project based on the values of shared design, stewardship and accountability of planned outcomes
- the proposed governance arrangements of the partnership and how they will support, enhance
  or achieve community engagement, and collaboration for the project
- d. how First Nations groups could be involved in the design and planning phase to help shape the proposal and influence a stronger outcome that incorporates First Nations experiences, culture and design.

#### 6.4. Assessment criterion 4

Capacity, capability and resources to deliver a sound precinct proposal (10 points).

You should demonstrate this by providing evidence of:

- a. your ability to undertake or manage the development of project proposals, including your track record of managing similar projects and your access to personnel with the right skills and experience
- b. your proven ability to manage and monitor timeframes, consultation processes, budget and risk management
- c. a resource plan that includes how the project will be supported and the cost of that resourcing
- d. any contributions you or your partners will be providing that would help to strengthen the delivery of the project. Contributions can be non-monetary.

## 7. How to apply

Before applying you should read and understand these guidelines and the sample <u>application form</u> published on business.gov.au.

Applicants should read all eligibility and assessment criteria closely and attach detailed evidence that supports the assessment criteria.

You will need to set up an account to access our online portal.

To apply, you must:

- complete and submit the application through the online portal
- provide all the information requested
- address all eligibility and assessment criteria
- include all necessary attachments.

You are responsible for making sure your application is complete and accurate. Giving false or misleading information is a serious offence under the <u>Criminal Code Act 1995</u>. If we consider that you have provided false or misleading information we may not progress your application. If you find an error in your application after submitting it, you should call us immediately on 13 28 46.

After submission, we will not contact you for clarification on any aspect of your application, including any suspected errors, missing information, or lack of evidence that supports your eligibility/merit.

You can view and print a copy of your submitted application on the portal for your own records.

If you need further guidance around the application process, or if you have any issues with the portal, contact us at business.gov.au or by calling 13 28 46.

#### 7.1. Attachments to the application

You must provide the following documents with your application:

- a project plan or preliminary project outline
- a project budget
- confirmation that you have authority for use of the land or infrastructure at the proposed site, if
  one has been selected. If the proposed site is not confirmed, you should clearly outline this in
  your application
- evidence to support your intended partnership (e.g. a letter from project partner/s or other type of agreement), including details of all project partners

- a proposed governance structure for your precinct outlining the roles and responsibilities of each project partner
- evidence of support from local community and business as relevant
- evidence that the relevant State or Territory government and local government agency or body has been invited to participate (e.g. an email or letter)
- evidence that the relevant RDA committee and Traditional Owner/First Nations groups for the area have been contacted to seek their support (e.g. an email, or letter)
- evidence of not-for-profit status (where applicable)
- detailed evidence that supports assessment criteria responses (where applicable)
- trust deed (where applicable).

You must attach supporting documentation to the application form in line with the instructions provided within the form. You should only attach requested documents. The total of all attachments cannot exceed 20MB. We will not consider information in attachments that we do not request.

#### 7.2. Timing of funding opportunity processes

You can apply at any time while the funding opportunity remains open. Eligible applications will be batched and announcements made at least twice per financial year, or until funding is exhausted.

If you are successful we expect you will be able to commence your project within three months of funding agreement execution.

Table 1: Expected timing for this funding opportunity

Activity	Timeframe
Assessment of applications	Batching of applications and their assessment will be at regular intervals, dependent on the rate at which applications are submitted.
Approval and announcement of successful applicants	Within approximately three months of the batch being collated
Notification to unsuccessful applicants	1-3 weeks from announcement of successful applicants
It is anticipated that negotiations and award of funding agreements by state or territory government agencies would follow	Subject to state and territory government processes
Earliest start date of project	The date you are notified that your proposal has been successful, noting the Australian Government is not liable for costs incurred prior to the execution of a funding agreement
Project completion date	31 March 2027
End date of funding commitment	30 June 2027

#### 7.3. Questions during the application process

If you have any questions during the application period, <u>contact us</u> at business.gov.au or by calling 13 28 46.

# 8. The selection process

#### 8.1. Assessment process

The Program's non-competitive process means applicants will be assessed on their individual merit against the assessment criteria, and will not be compared to other applications.

It is intended that applications will be batched at least twice a year, however the number of batches and the timing of each batch may vary depending on the volume and quality of applications received.

We first review your application against the eligibility criteria.

If eligible, your application will be assessed against the assessment criteria by the Panel. Only eligible applications will proceed to the assessment stage. Any ineligible applications will not proceed and are excluded from funding consideration.

The Panel will consider your application on its merits, based on:

- how well it meets the criteria
- whether it provides value with relevant money<sup>1</sup> and represents an efficient, effective, economical and ethical use of public resources.

When assessing the extent to which the application represents value with relevant money, the Panel will have regard to:

- the overall objective/s of the funding opportunity
- the evidence provided to demonstrate how your project contributes to meeting those objectives
- location, precinct types and government objectives
- the relative resources of the applicant and need for the project
- the relative value of the funding sought.

#### 8.2. Who will assess applications?

An Independent Expert Panel (the Panel) will assess all eligible applications and make determinations regarding which applications are meritorious. The Panel will comprise members selected from the Urban Policy Forum, chosen for their expertise in regional development and urban design and renewal. This will enable them to make assessments based on a thorough understanding of regional needs, best practice planning and sustainable development. The Panel will assess applications against the assessment criteria, applying their expertise, before determining which are meritorious. Only applications that have been deemed as meritorious in the assessment process will be provided to the Minister for final decision making.

The Panel members will be subject to probity requirements as outlined in section 13.

DITRDCA will provide policy advice on meritorious proposals based on policy considerations and the funding envelope available.

DITRDCA's recommendations on meritorious proposals will be based on:

- the Panel's assessment
- alignment with the Government's approach to regional investment as outlined in the Regional Investment Framework

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<sup>&</sup>lt;sup>1</sup> See glossary for an explanation of 'value with relevant money'.

- alignment with current Australian Government policy priorities and program objectives, including but not limited to:
  - o Commonwealth regional policy and transport priorities
  - National Agreement on <u>Closing the Gap</u>
  - Support of housing supply and affordability via the objectives of the <u>National</u> Housing Accord
  - Transition to a <u>net zero economy</u>
  - o Australia's emission reduction goals
  - National Cultural Policy
- budget allocation available to fund projects
- balance of projects between each Stream across budget allocation, geographic area,
   Government's policy priorities and types of precincts.

DITRDCA will also identify meritorious applications which propose projects that are:

- located in 'remote and very remote locations'
- submitted by First Nations Community Controlled Organisations
- located in 'low rate based' council areas.

This information will allow DITRDCA to provide the decision maker with information regarding the diverse range of applicants, particularly lesser-resourced applicants that have submitted proposals assessed as meritorious by the Panel.

#### 8.3. Who will approve applications?

DITRDCA will recommend which meritorious proposals should be considered for funding. The Minister decides which funding proposals to approve, taking into account the recommendations of DITRDCA, the availability of funding, and where necessary, advice from relevant Minister/s for meritorious proposals relevant to their specific portfolio responsibilities.

The Minister's decision is final in all matters, including:

- the funding agreement approval
- the funding to be awarded
- any conditions attached to the offer of funding.

DITRDCA cannot review decisions about the merits of your application.

The Minister will not approve funding if there is insufficient program funding available across relevant financial years for the Program; but may include partial funding of the relevant project.

# 9. Notification of application outcomes

We will advise you of the outcome of your application in writing.

Due to the nature of the application process, if you are not found meritorious, you will be notified and can submit a new application for the same project while the funding opportunity remains open.

If your project application is found meritorious, but it is unsuccessful in receiving funding, you will also be notified and offered the opportunity to submit an updated application. This variation should include substantive new or additional information to enhance your previous application. If a new application is substantially the same as a previous unsuccessful application, we may refuse to consider it for assessment. A project can be assessed for funding as part of this program a maximum of two times. A project will not be assessed a third time.

The previous online proposal can be accessed in <u>portal.business.gov.au</u> after logging in if you wish to build on the information previously provided. You should select 'My applications', click on the Application Summary and select 'view submitted application'. Alternatively, you can request a pdf of your unsuccessful proposal by contacting <u>regionalprecincts@industry.gov.au</u>.

#### 9.1. Feedback on your application

If you are unsuccessful, we will give you an opportunity to discuss the outcome with us. Questions can be directed to <a href="mailto:regionalprecincts@industry.gov.au">regionalprecincts@industry.gov.au</a>.

# 10. Successful applications

#### 10.1. The funding agreement

It is intended that applicants would then enter into a legally binding funding agreement with the relevant state or territory government agency responsible for administering the Program funding in your area. The Australian Government and the relevant state or territory government agency are not responsible for any expenditure you incur, and cannot make any payments, until a funding agreement is executed.

The approval of your funding opportunity may have specific conditions determined by the assessment process or other considerations made by the Program delegate or Minister. We will identify these in our communication to you.

If you do not enter into the funding agreement within two months of relevant correspondence, the Australian Government may withdraw its support for your project. Under certain circumstances, we may extend this period.

The funding agreement will set out the relevant project milestones, compliance requirements and reporting responsibilities, as well as relevant contact information for the period of the funding agreement.

#### 10.2. Specific legislation, policies and industry standards

It is a condition of the funding that you comply with all relevant laws, regulations and Australian Government sanctions in undertaking your project. You must also comply with the specific legislation/policies/industry standards in your state or territory for the expenditure of public money and the procurement of goods and services. It is anticipated that compliance will be managed through a funding agreement with your relevant state and territory government agency.

In particular, you will be required to comply with State/Territory legislation in relation to working with children.

#### 10.3. How we pay the funding

The funding agreement will set out the funding arrangements and the maximum amount payable for your project.

The Australian Government will not exceed the maximum funding amount under any circumstances. If you incur extra costs, you must meet them yourself.

You will be asked to report on:

- the proportion of eligible expenditure covered by the funding agreement (funding percentage)
- any financial contribution provided by you or a third party.

Payment will be subject to satisfactory progress on the project, based on the achievement of set milestones as detailed in the funding agreement.

Conditional to your funding, you will be asked to provide a satisfactory end of project report demonstrating you have completed outstanding obligations for the project.

#### 10.4. Funding Payments and GST

If you are registered for the Goods and Services Tax (GST), where applicable GST will be added to your funding payment. GST does not apply to funding payments to government related entities.<sup>2</sup>

Funding is assessable income for taxation purposes, unless exempted by a taxation law. We recommend you seek independent professional advice on your taxation obligations or seek assistance from the <u>Australian Taxation Office</u>. We do not provide advice on tax.

# 11. Announcement of funding

Information about our funding commitment to your project may be provided through public media events. This information may include:

- the name of your organisation
- the title of the project
- a description of the project and its aims
- the amount of funding awarded
- your Australian Business Number
- your business location
- your organisation's industry sector.

# 12. How we monitor your activity

#### 12.1. Keeping us informed

You should let us know if anything is likely to affect your project or organisation.

DITRDCA need to know of any key changes to your organisation or its business activities, particularly if they affect your ability to complete your project, carry on business and pay debts due.

Any significant changes to these details must be approved by the Commonwealth. Approval by the relevant state and territory government agency administering your project may also be required.

If you become aware of a breach of terms and conditions under the expected funding agreement with the state and territory government agency, you must contact DITRDCA immediately via your state and territory government contact.

You must notify DITRDCA of events relating to your project and provide an opportunity for the Australian Government Minister or their representative to attend.

#### 12.2. Reporting

You must submit reports in line with the funding agreement. The funding agreement will outline the requirements for these reports. DITRDCA require you to report on:

- progress against agreed project milestones and outcomes
- project expenditure, including expenditure of funds

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<sup>&</sup>lt;sup>2</sup> See Australian Taxation Office ruling GSTR 2012/2 available at ato.gov.au

contributions of participants directly related to the project.

The amount of detail you provide in your reports should be relative to the project size, complexity and funding amount.

The Australian Government may conduct site visits to confirm details of your reports if necessary. Occasionally DITRDCA may need to re-examine claims, seek further information or request an independent audit of claims and payments.

#### Progress reports

You are obliged to report on the status of your project/s. Reporting requirements for state and territory governments, including on behalf of local governments, will be outlined in the funding agreement.

#### Progress reports must:

- include details of your progress towards completion of agreed project activities
- show the total eligible expenditure incurred to date
- include evidence of expenditure
- be submitted by the report due date (you can submit reports ahead of time if you have completed relevant project activities).

You will need to discuss any project or milestone reporting delays with your funding agreement contact as soon as you become aware of them.

#### 12.2.2. Ad-hoc reports

DITRDCA may ask you for ad-hoc reports on your project where necessary. This may be to provide an update on progress, or any significant delays or difficulties in completing the project.

#### 12.2.3. End of project report

When you complete the project, you must submit an end of project report.

End of project reports must:

- include the agreed evidence as specified in the funding agreement
- identify the total eligible expenditure incurred for the project
- include a declaration that the funding was spent in accordance with the anticipated funding agreement and to report on any underspends of the funding
- identify the objectives and outcomes the project has achieved
- be submitted by the report due date.

#### 12.3. Audited financial acquittal report

Depending on the size of the project, you may be asked to provide an independent audit report. An audit report will verify that you spent the funding in accordance with the funding agreement. The audit report requires you to prepare a statement of funding income and expenditure. Examples are available on business.gov.au.

#### 12.4. Non-compliance

Non-compliance with the Program Guidelines will make your project ineligible for funding.

Applications for projects which have already been funded may have their funding withdrawn, and/or be required to repay funding already paid.

#### 12.5. Funding agreement variations

If required, changes to the name, scope and timeframe for your project should be requested in writing at the time the need for change is identified and well before the funding agreement end date. Changes to projects will require authority from relevant Ministers.

The Commonwealth recognises that unexpected events may affect project progress. In these circumstances, you can request a variation to your funding agreement.

The Program does not allow for:

- an increase of funding
- significant changes to the approved project scope.

If a delay in the project causes milestone achievement and payment dates to move to a different financial year, you will need a variation to the funding agreement. If we cannot coordinate movement of the funds, you may lose some funding.

You should not assume that a variation request will be successful. We will consider requests based on factors such as:

- how it affects the project outcome
- consistency with the Program policy objective, funding opportunity guidelines and any relevant policies of the Department
- changes to the timing of funding payments
- availability of program funds.

#### 12.6. Compliance visits

DITRDCA may visit you during the project period to review project progress. For large or complex projects, we may visit you after you finish your project. DITRDCA will provide you with reasonable notice of any compliance visit.

#### 12.7. Record keeping

DITRDCA may also inspect the records you are required to keep under the funding agreement with the state and territory government jurisdiction.

#### 12.8. Evaluation

DITRDCA will evaluate your project and the Program to measure how well the outcomes and objectives have been achieved. To support the evaluation of your project, you will be required to collect baseline and routine data as part of your progress reporting, and complete evaluation activities as part of the end of project report.

To support the broader program evaluation, we may use information from your application and project reports for this purpose. DITRDCA may also interview you, or ask you for more information to help identify how the funding impacted you and to evaluate how effective the Program was in achieving its outcomes.

DITRDCA may contact you up to two years after you finish your project for more information to assist with this evaluation.

#### 12.9. Acknowledgement

Signage and communications requirements will be stipulated in your funding agreement. This includes that the Australian Government's funding contribution to projects is recognised in all publications, promotional and advertising materials, including project signage, and public announcements and activities in relation to a project as appropriate. The Australian Government,

through the state or territory government agency contact, must also be consulted prior to release of any promotional-related materials concerning your project.

You will be required to provide reasonable opportunity, through the funding agreement contact, for the Australian Government to contribute to developing communications strategies for your projects; and to provide the Australian Government with equal access to products that they obtain for use in the development of promotional material including but not limited to project data, footage and images.

# 13. Probity

We will make sure that the funding opportunity process is fair, according to the published guidelines, incorporates appropriate safeguards against fraud, unlawful activities and other inappropriate conduct.

These guidelines may be changed from time-to-time with the approval of the Program delegate or Minister. When this happens, the revised guidelines will be published online.

#### 13.1. Enquiries and feedback

For further information and clarification on application assessments, application outcomes and timing, you can contact the Business Grants Hub on 13 28 46 or by <a href="web chat">web chat</a> or through our <a href="mailto:online">online</a> <a href="mailto:enquiry form">enquiry form</a> on business.gov.au.

The Commonwealth may publish answers to your questions on our website as Frequently Asked Questions.

Our <u>Customer Service Charter</u> is available at business.gov.au. We use customer satisfaction surveys to improve our business operations and service.

If you have a complaint, contact DITRDCA at

PrecinctsandPartnershipsProgram@infrastructure.gov.au.

If you are not satisfied with the way we handle your complaint, you can contact:

Assistant Secretary Cities and Suburbs Branch

Department of Infrastructure, Transport, Regional Development, Communications and the Arts GPO Box 594

**CANBERRA ACT 2601** 

You can also contact the <u>Commonwealth Ombudsman</u> with your complaint (call 1300 362 072). There is no fee for making a complaint, and the Ombudsman may conduct an independent investigation.

#### 13.2. Conflicts of interest

Any conflicts of interest could affect the performance of the funding opportunity and/or program. There may be a conflict of interest, or perceived conflict of interest, if our staff, any member of a committee or advisor and/or you or any of your personnel:

- has a professional, commercial or personal relationship with a party who is able to influence the application selection process, such as an Australian Government officer or member of an external panel
- has a relationship with or interest in, an organisation, which is likely to interfere with or restrict
  the applicants from carrying out the proposed activities fairly and independently or
- has a relationship with, or interest in, an organisation from which they will receive personal gain because the organisation receives funding under the funding program/ funding opportunity.

As part of your application, we will ask you to declare any perceived or existing conflicts of interests or confirm that, to the best of your knowledge, there is no conflict of interest.

If you later identify an actual, apparent, or perceived conflict of interest, you must inform us in writing immediately.

Conflicts of interest for Australian Government staff are handled as set out in the Australian <u>Public</u> <u>Service Code of Conduct (Section 13(7))</u> of the <u>Public Service Act 1999</u>. Panel members and other officials including the decision maker must also declare any conflicts of interest.

We publish our <u>conflict of interest policy</u><sup>3</sup> on the department's website. The Commonwealth policy entity also publishes a conflict of interest policy on its website.

#### 13.3. Privacy

Unless the information you provide to us is:

- confidential information as per below, or
- personal information as per below.

We may share the information with other government agencies for a relevant Commonwealth purpose such as:

- to improve the effective administration, monitoring and evaluation of Australian Government programs
- for research
- to announce the awarding of funding agreements.

We must treat your personal information according to the Australian Privacy Principles (APPs) and the *Privacy Act 1988* (Cth). This includes letting you know:

- what personal information we collect
- why we collect your personal information
- to whom we give your personal information.

We may give the personal information we collect from you to our employees and contractors, the Panel, state and territory government agencies and their representatives, and other Commonwealth employees and contractors, so we can:

- manage the Program
- research, assess, monitor and analyse our programs and activities.

DITRDCA or the Minister, may:

- announce the names of successful applicants to the public
- publish personal information on the Department's websites.

You may read our Privacy Policy4 on the Department's website for more information on:

- what is personal information
- how we collect, use, disclose and store your personal information
- how you can access and correct your personal information.

<sup>3</sup> https://www.industry.gov.au/sites/default/files/July%202018/document/pdf/conflict-of-interest-and-insider-trading-policy.pdf?acsf\_files\_redirect

<sup>&</sup>lt;sup>4</sup> https://www.industry.gov.au/data-and-publications/privacy-policy

#### 13.4. Confidential information

Other than information available in the public domain, you agree not to disclose to any person, other than us, any confidential information (defined at Item 14) relating to the funding application and/or agreement, without our prior written approval. The obligation will not be breached where you are required by law, Parliament or a stock exchange to disclose the relevant information or where the relevant information is publicly available (other than through breach of a confidentiality or non-disclosure obligation).

We may at any time, require you to arrange for you; or your employees, agents or subcontractors to give a written undertaking relating to non-disclosure of our confidential information in a form we consider acceptable.

We will treat the information you give us as sensitive and therefore confidential if it meets all of the following conditions:

- you clearly identify the information as confidential and explain why we should treat it as confidential
- the information is commercially sensitive
- disclosing the information would cause unreasonable harm to you or someone else
- you provide the information with an understanding that it will stay confidential.

We may disclose confidential information:

- to the Panel, state and territory government agencies and their representatives and
   Commonwealth employees and contractors, to help us manage the Program effectively
- to the Auditor-General, Ombudsman or Privacy Commissioner
- to the responsible Minister or Assistant Minister
- to a House or a Committee of the Australian Parliament.

We may also disclose confidential information if

- we are required or authorised by law to disclose it
- you agree to the information being disclosed, or
- someone other than us has made the confidential information public.

#### 13.5. Sharing information

Information submitted by the applicant may be provided to other organisations for the purposes of assessment. For successful projects, we expect relevant information will be shared with your state or territory government for the purposes of administering funding.

In addition, the details of successful projects will be made publicly available. Information from applications may also be used for research and analysis purposes.

Applicants should identify any information submitted which they wish to be considered as confidential, supported by reasons for the request. The Australian Government reserves the right to accept or refuse a request to treat information as confidential. *The Privacy Act 1988* applies to the handling of personal information about individuals obtained in the course of the delivery of the programs.

#### 13.6. Freedom of information

All documents in the possession of the Australian Government, including those about the Program, are subject to the *Freedom of Information Act 1982* (Cth) (FOI Act).

The purpose of the FOI Act is to give members of the public rights of access to information held by the Australian Government and its entities. Under the FOI Act, members of the public can seek access to documents held by the Australian Government. This right of access is limited only by the exceptions and exemptions necessary to protect essential public interests and private and business affairs of persons in respect of whom the information relates.

If someone requests a document under the FOI Act, we will release it (though we may need to consult with you and/or other parties first) unless it meets one of the exemptions set out in the FOI Act.

# 14. Glossary

Term	Definition
administering entity	When an entity that is not responsible for the policy, is responsible for the administration of part or all of the administration processes.
	For receiving and assessing applications for consideration, that refers to work undertaken by the Department of Industry, Science and Resources (DISR) (Australian Government).
	Administration of the funding agreement, including ongoing project oversight, may be undertaken by your relevant state or territory government.
application form	The document issued by the Program delegate that applicants use to apply for funding under the Program.
assessment criteria	The specified principles or standards, against which applications will be judged. These criteria are also used to assess the merits of proposals and, in the case of a competitive funding opportunity, to determine application ranking.
Australian local government body or agency	A local governing body as defined under the Local Government (Financial Assistance) Act 1995 (Commonwealth) as a local governing body established by or under a law of a State.
Commonwealth or Australian Government	A Department of State, or a Parliamentary Department, or a listed entity or a corporate body established by a law of the Commonwealth. See subsections 10(1) and (2) of the Public Governance, Performance and Accountability Act 2013 (PGPA Act).
completion date	The expected date that the project activity must be completed and the funding spent by.
confidential information	Information identified by the applicant or Commonwealth as being of a sensitive or commercial in confidence nature.

Term	Definition
date of effect	Can be the date on which a funding agreement is signed or a specified starting date. Where there is no funding agreement, entities must publish information on individual funding agreements as soon as practicable.
decision maker	The person who makes a decision to award funding. For this Program this is the Commonwealth Minister for Infrastructure, Transport, Regional Development and Local Government.
DISR	Department of Industry, Science and Resources (Australian Government).
DITRDCA	Department of Infrastructure, Transport, Regional Development, Communications and the Arts (Australian Government)
eligible activities	The activities undertaken by a project proponent in relation to a project that are eligible for funding support as set out in 5.1.
eligible application	An application or proposal for funding under the Program that the Program delegate has determined is eligible for assessment.
eligibility criteria	Refer to the mandatory criteria which must be met to qualify for a funding agreement. Assessment criteria may apply in addition to eligibility criteria.
eligible expenditure	The expenditure incurred by a project proponent on a project and which is eligible for funding support as set out in 5.
eligible expenditure guidance	The guidance that is provided at Appendix A.
First Nations community-controlled organisations	These organisations are an Indigenous Organisation or enterprise and have an Indigenous Corporation Number (ICN) or can declare that they are a Traditional Owner or that their organisation is at least 51 per cent owned or controlled by Indigenous persons or the Indigenous Enterprise has 50 per cent Indigenous ownership.
funding activity/activities	Refers to the project/tasks/services that the project proponent is required to undertake.
funding agreement	A legally binding contract that sets out the relationship for the funding, and specifies the details of the funding agreement.
funding opportunity	Refers to the specific Program assessment round or process where Commonwealth funding is made available to potential project proponents. Funding opportunities may be open or targeted, and will reflect the relevant project selection process.

efinition
ne funding made available by the Commonwealth to oject proponents under the Program.
ne body established to assess eligible applications and etermine which are meritorious. Panellists comprise a abset of the Urban Policy Forum.
ow rate-based councils are determined using the ratio of nancial Assistance Grant to Net Rate Income and are as illows:  Balranald Shire Council Berrigan Shire Council Bland Shire Council Coolamon Shire Council Cootamundra-Gundagai Regional Council Cowra Shire Council Edward River Council Federation Council Forbes Shire Council Gilgandra Council Hay Shire Council Lachlan Council Lockhart Shire Council Murray River Council Murray River Council Narrandera Shire Council Narromine Shire Council Narromine Shire Council Temora Shire Council Uralla Shire Council Uralla Shire Council Weddin Shire Council Wentworth Shire Council Wentworth Shire Council Wentworth Shire Council Ureensland Cherbourg Aboriginal Shire Council Obertic Council of Karoonda East Murray District Council of Peterborough The Flinders Ranges Council asmania Central Highlands Council Cotoria Loddon Shire Council Loddon Shire Council Loddon Shire Council Council Council Southern Midlands Council Council Council Southern Midlands Council Cotoria

Term	Definition
	<ul> <li>Western Australia</li> <li>Shire of Cuballing</li> <li>Shire of Cunderdin</li> <li>Shire of Dowerin</li> <li>Shire of Kellerberrin</li> <li>Shire of Nannup</li> <li>Shire of Quairading</li> <li>Shire of Tammin</li> <li>Shire of Wickepin</li> <li>Shire of Woodanilling</li> <li>Shire of Wyalkatchem</li> </ul>
Minister	The Commonwealth Minister for Infrastructure, Transport, Regional Development and Local Government.
National Housing Accord	The National Housing Accord brings together all levels of government along with investors and the construction sector, to unlock quality, affordable housing supply over the medium term. The Accord supports the Government's aspiration of building one million new homes over 5 years from 2024, as well as investing \$350 million in additional federal funding to deliver 10,000 affordable rental homes over five years from 2024 – matched by the states and territories.
partnership	For the purposes of the funding opportunity – partnership refers to collaboration between organisations/entities towards a shared goal. Applicants are not required to set up formal business partnership structures for the Program, however, as noted in the assessment criteria you must demonstrate evidence, including the provision of an established governance structure, that partners are committed to the goals of the project.
personal information	Has the same meaning as in the <i>Privacy Act 1988</i> (Commonwealth) which is:  Information or an opinion about an identified individual, or an individual who is reasonably identifiable:  a. whether the information or opinion is true or not; and  b. whether the information or opinion is recorded in a material form or not.
Precinct	Place of purpose as outlined in this document and the program FAQs.
Program	A 'program' carries its natural meaning and is intended to cover a potentially wide range of related activities aimed at achieving government policy outcomes.

Term	Definition
Program administrator	DISR will have responsibility for administering the application process for the Program funding opportunity.
Program delegate	A manager within the Australian Government with responsibility for administering the Program.
Program funding or Program funds	The funding made available by the Commonwealth for the Program.
project	A project described in an application for funding under the Program.
project proponent	The organisation(s) which has been selected to receive a funding agreement.
proposal	A detailed outline of project/s described in your application.
Regional University	For the purposes of the funding opportunity – regional university refers to universities with a main campus or presence or universities that wish to establish a campus or presence within a regional area as stipulated by the Greater Capital City Statistical Area.
remote or very remote location	Refers to projects located in 'remote' or 'very remote' locations per the Australian Bureau of Statistics' Remoteness Structure
selection criteria	Comprises of eligibility criteria and assessment criteria.
State and Territory Governments	State and Territory Governments are the:  Australian Capital Territory Government  New South Wales Government  Northern Territory Government  Queensland Government  South Australia Government  Tasmanian Government  Victorian Government  Western Australia Government

Term	Definition
value with money	Value with money in this document refers to 'value with relevant money' which is a judgement based on the funding agreement proposal representing an efficient, effective, economical and ethical use of public resources and determined from a variety of considerations.
	When administering a funding opportunity, an official should consider the relevant financial and non-financial costs and benefits of each proposal including, but not limited to:  the quality of the project proposal and activities;  fitness for purpose of the proposal in contributing to
	government objectives;  that the absence of funding is likely to prevent the
	project proponent and government's outcomes being achieved; and
	the potential project proponent's relevant experience and performance history.
We	The Commonwealth

# Appendix A. Eligible expenditure

This section provides guidance on the eligibility of expenditure. We may update this guidance from time to time.

The Program delegate makes the final decision on what is eligible expenditure and may give additional guidance on eligible expenditure if required.

To be eligible, expenditure must:

- be incurred by you within the project period
- be a direct cost of the project
- be incurred by you to undertake required project audit activities (where applicable)
- meet the eligible expenditure requirements.

#### A.1 How we verify eligible expenditure

If your application is successful, we may ask you to verify the project budget that you provided in your application. You may need to provide evidence such as quotes for major costs.

Your funding agreement with the state and territory government agency may seek evidence of when you achieve certain milestones in your project. This may include evidence related to eligible expenditure.

If requested, you will need to provide the agreed evidence along with your progress reports.

You must keep payment records of all eligible expenditure, and be able to explain how the costs relate to the agreed project activities. At any time, we may ask you to provide records of the expenditure you have paid. If you do not provide these records when requested, the expense may not qualify as eligible expenditure.

At the end of the project, you may be required to provide an independent financial audit of all eligible expenditure from the project.

#### A.2 Partnership Establishment and operation costs

We consider the costs associated with the establishment of a Partnership as eligible expenditure.

We will not make any payments to you for any expenditure you have incurred prior to the execution of your funding agreement.

Examples of eligible Partnership establishment costs can include:

- meeting costs e.g. hiring meeting spaces, hospitality costs, facilitators to bring all parties together in the establishment phase, and for consultation sessions and meeting of partners during the project
- advertising, social media, publicity associated with consultation activities
- establishing governance arrangements including professional and legal advice.

You may show expenditure on the establishment of a Partnership by providing evidence of:

- purchase price
- payments (e.g. tax invoices and receipts from suppliers confirming payment)
- commitment to pay for the services.

If you claim expenditure for the establishment of a partnership, we limit this to 10 per cent of the total funding amount.

#### A.3 Labour expenditure

We consider the costs associated with the establishment and management of a partnership as eligible expenditure. This includes labour costs. The Commonwealth will not make any payments under this program for any expenditure you have incurred prior to the execution of your funding agreement.

Eligible labour expenditure for the project covers the direct labour costs of employees you directly employ on the core elements of the project. We consider a person an employee when you pay them a regular salary or wage, out of which you make regular tax instalment deductions.

We consider direct costs for technical, administrative and management related to the partnership establishment and its ongoing management through the life of the project. However, we limit these costs to 20 per cent of the total amount of eligible labour expenditure claimed.

Eligible salary expenditure includes an employee's total remuneration package as stated on their Pay As You Go (PAYG) Annual Payment Summary submitted to the ATO. We consider salary-sacrificed superannuation contributions as part of an employee's salary package if the amount is more than what the Superannuation Guarantee requires.

The maximum salary for an employee, director or shareholder, including packaged components that you can claim through the funding opportunity is \$200,000 per financial year.

For periods of the project that do not make a full financial year, you must reduce the maximum salary amount you claim proportionally.

You can only claim eligible salary costs when an employee is working directly on agreed project activities during the agreed project period.

#### A.4 Labour on-costs and administrative overhead

You may increase eligible salary costs by an additional 30 per cent allowance to cover on-costs such as employer paid superannuation, payroll tax, workers compensation insurance, and overheads such as office rent and the purchase or provision of computing equipment directly required or related to the delivery of the project.

You should calculate eligible salary costs using the formula below:

You cannot calculate labour costs by estimating the employee's worth. If you have not exchanged money (either by cash or bank transactions) we will not consider the cost eligible.

Evidence you will need to provide can include:

- details of all personnel working on the project, including name, title, function, time spent on the project and salary
- ATO payment summaries, pay slips and employment contracts.

#### A.5 Contract expenditure

Eligible contract expenditure is the cost of any agreed project activities that you contract others to do. These can include contracting:

another organisation

an individual who is not an employee, but engaged under a separate contract.

All contractors must have a written contract prior to starting any project work—for example, a formal agreement, letter or purchase order which specifies:

- the nature of the work they perform
- the applicable fees, charges and other costs payable.

Invoices from contractors must contain:

- a detailed description of the nature of the work
- the hours and hourly rates involved
- any specific plant expenses paid.

Invoices must directly relate to the agreed project, and the work must qualify as an eligible expense. The costs must also be reasonable and appropriate for the activities performed.

We may require evidence of contractor expenditure that may include:

- an exchange of letters (including email) setting out the terms and conditions of the proposed contract work
- purchase orders
- supply agreements
- invoices and payment documents.

You must ensure all project contractors keep a record of the costs of their work on the project. The Commonwealth may require you to provide a contractor's records of their costs of doing project work. If you cannot provide these records, the relevant contract expense may not qualify as eligible expenditure.

Where possible, you should engage local labour and services. Eligible contract expenditure may include:

- Legal services
- Architect services
- Design services
- Project management
- Quantity surveying
- Building services
- Expertise relating to the development of business cases
- Data or research commissioned for the purpose of the project.

#### A.6 Travel expenditure

Eligible travel expenditure may include:

 domestic travel limited to the reasonable cost of accommodation and transportation required to conduct agreed project and collaboration activities in Australia.

Eligible air transportation is limited to the economy class fare for each sector travelled; where non-economy class air transport is used only the equivalent of an economy fare for that sector is eligible expenditure. Where non-economy class air transport is used, the proponent will require evidence showing what an economy airfare costs at the time of travel.

#### A.7 Other eligible expenditure

Other eligible expenditure for the project may include:

- costs associated with consultation sessions including venue hire and light refreshments (excluding alcohol)
- marketing and branding costs
- administration costs directly related to the project and partnership establishment and management including communications and consultation materials
- staff training that directly supports the achievement of project outcomes
- financial auditing of project expenditure, the cost of an independent audit of project expenditure (where we request one) up to a maximum of 1 per cent of total eligible project expenditure
- costs you incur in order to obtain planning, environmental or other regulatory approvals during the project period. However, associated fees paid to the Commonwealth, State, Territory and local governments are not eligible
- contingency costs up to a maximum of 10 per cent of the eligible project costs. Other specific expenditures may be eligible as determined by the program delegate.

Evidence you need to supply can include supplier contracts, purchase orders, invoices and supplier confirmation of payments.

# Appendix B. Ineligible expenditure

This section provides guidance on what we consider ineligible expenditure. We may update this guidance from time to time.

The Program delegate may impose limitations or exclude expenditure, or further include some ineligible expenditure listed under this Program by notice to you.

Examples of ineligible expenditure include:

- research not directly supporting eligible activities
- activities, equipment or supplies that are already being supported through other sources
- costs incurred prior to us notifying you that the application is successful
- debt and financing costs, including interest
- capital expenditure for the purchase of assets such as office furniture and equipment, motor vehicles, computers, printers or photocopiers
- construction, renovation or extension of facilities such as building and laboratories; and site preparation activities
- costs involved in the purchase or upgrade/hire of software (including user licences) and ICT hardware (unless it directly relates to the project)
- non-project-related staff training and development costs
- insurance costs (the participants must affect and maintain adequate insurance or similar coverage for any liability arising as a result of its participation in funded activities)
- costs related to obtaining resources used on the project, job advertising and recruiting, and contract negotiations
- ongoing maintenance costs
- costs of purchasing, leasing, depreciation of, or development of land
- ongoing upgrades, updates and maintenance of existing ICT systems and computing facilities
- routine operational expenses, including communications, accommodation, printing and stationery, postage, legal and accounting fees and bank charges
- costs related to preparing the funding application
- overseas travel costs

This list is not exhaustive and applies only to the expenditure of the funds. Other costs may be ineligible where we decide that they do not directly support the achievement of the planned outcomes for the project or that they are contrary to the objective of the program.

You must ensure you have adequate funds to meet the costs of any ineligible expenditure associated with the project.

# STATUTORY PLANNING

28 April 2025

Regional City Planning and Assets

# AMENDMENT C149 - LATROBE PLANNING SCHEME REVIEW - CONSIDERATION OF SUBMISSIONS

#### **PURPOSE**

Item Number 9.1

To present to Council the submissions received to Planning Scheme Amendment C149 (Latrobe Planning Scheme Review 2024) and seek endorsement of proposed next steps for the Amendment.

#### **EXECUTIVE SUMMARY**

- Under section 12(b) of the Planning and Environment Act 1987 (PE Act), all councils must review their planning scheme within one year of the adoption of the Council Plan.
- Council was provided an extension to complete the review of the Latrobe Planning Scheme prior to the end of August 2024, which formed the background document to Amendment C149.
- Amendment C149 implements the recommendations of the Latrobe Planning Scheme Review 2024. The changes are generally minor and affect the whole municipality.
- Amendment C149 proposes to implement the above recommendations through the inclusion of new or amended local information into the Latrobe Planning Scheme.
- A summary of the review's recommendations included:
  - Implementing minor changes to data, form and content and other administrative changes;
  - Updating the Buffer Area Overlay (BAO) to include a subdivision trigger as well as a 250m long area along Traralgon-Maffra Road that is not currently included in the Overlay;
  - Updating Further Strategic Work at the Schedule to Clause 74.02, which informs the next four years of new strategic planning projects to be undertaken by Council;
  - Rezoning land owned by Gippsland Water to Public Use Zone;

- Removing the Development Plan Overlay Schedule 2 from land at Craigburn Place, Traralgon. It is no longer required as it was for a school site. It was recommended to replace that Overlay with Development Plan Overlay Schedule 6, as it is the same overlay that applies to the South East Traralgon Precinct;
- Amending the area covered by the Environmental Significance Overlay Schedule 2 (ESO2) for water catchments, to ensure it is accurate to the declared special water supply catchment area; and
- Updating Toongabbie Housing Framework to reflect the Township Zone as a Town Centre not a 'Minimal Change Area.
- A total of seven submissions were received from:
  - Three landowners (Submission 1, 2 and 3);
  - Planning and Property Partners on behalf of their client Greenham
     Gippsland Pty Ltd (submission 4);
  - AGL (submission 5);
  - Department of Environment, Energy and Climate Action (DEECA)
     (submission 6); and
  - Gippsland Water (submission 7).
- There were three submissions (submissions 3, 6 and 7) which supported the Amendment and request changes which are supported.
- There were two submissions (submissions 1 and 2) which objected to the Amendment but based on the Council officer response to the submissions have now been withdrawn.
- There were two submissions (submission 4 and 5) which objected to the Amendment, these have been resolved through agreed ordinance changes.
- As there are no unresolved submissions to Amendment C149, Council officers recommend the Amendment be presented to the Minister for Planning to request approval, pending Council adoption.

#### OFFICER'S RECOMMENDATION

#### **That Council:**

- 1. Having formally considered all written submissions received to Amendment C149latr notes the issues raised by the submissions and the officer's response to those issues, as outlined in Attachment 2;
- 2. Adopts the final Latrobe Planning Scheme Review 2024 at Attachment 4;
- 3. Adopts Amendment C149latr with post exhibition changes, as outlined in Attachment 3, in accordance with section 29 of the *Planning and Environment Act 1987*;
- 4. Submits adopted Amendment C149latr, Attachment 5 together with the prescribed information to the Minister for Planning for approval, in accordance with section 31 of the *Planning and Environment Act 1987*; and
- 5. Advises those persons who made written submissions to Amendment C149latr of Council's decision.

#### **BACKGROUND**

At the 5 August 2024 Council Meeting, Council resolved to:

- Endorse the Latrobe Planning Scheme Review 2024;
- Request authorisation from the Minister for Planning to prepare and exhibit
   Amendment C149 to the Latrobe Planning Scheme: and
- Place Amendment C149 on public exhibition, subject to Ministerial Authorisation.

A request for authorisation to the Minister for Planning was lodged on 13 September 2024.

Amendment C149 (the Amendment) implements the recommendations of the Latrobe Planning Scheme. The changes are generally minor but affect a large number of clauses within the Latrobe Planning Scheme. The Amendment is municipality wide.

On 6 December 2024, the Minister for Planning authorised Council to prepare and exhibit the Amendment with the following conditions which were satisfied by Council:

- The Gunaikurnai Traditional Owners are to be notified of the amendment during exhibition.
- Minor updates to the Instruction Sheet and Explanatory Report.
- Minor amendments to the proposed draft ordinance changes.

The Amendment was placed on exhibition from 16 January 2025 to 17 February 2025.

The planning scheme amendment process is shown in Figure 1 below, which identifies the current stage the Amendment is at in that process.

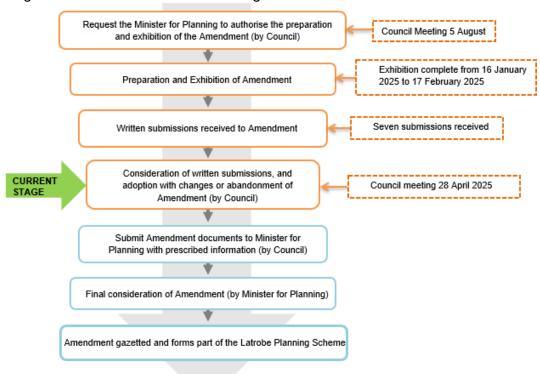


Figure 1 – Amendment C149 Planning Scheme Amendment Process

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 *Latrobe Planning Scheme Review 2024* report **Attachment 4** provides the background that supports the Amendment while the Explanatory Report **Attachment 5** outlines how Amendment C149 meets the relevant guidelines and policy.

#### **ANALYSIS**

Following public exhibition 7 written submissions **Attachment 1** were received by Council in response to Amendment C149. Section 22 of the Act requires that Council considers all submissions to the Amendment during the public exhibition process. Council may also consider late submissions.

Two submissions (landowner submission 3, DEECA submission 6 and Gippsland Water submission 7) requested changes to the Amendment by altering Environmental Significance Overlay – Schedule 2. These changes included department name changes and updates to background documents which can be supported. Two submissions (landowner submission 1 and 2) objected to the Amendment but following advice from Council officers have now been withdrawn. Two submissions (Planning and Property Partners on behalf of a landowner, submission 4, and AGL submission 5) had their objection resolved through ordinance changes to Clauses 14.02-1L, 02.01, 02.03-04, 37.01 and 44.07.

The changes to the Amendment documents in response to the submissions are included in **Attachment 3** 'proposed post exhibition changes'.

A summary of these submissions is included in the below table:

Amendment C149 Submissions	
Support with changes	3
Withdrawn (resolved submissions)	4
Total Submissions	7
Unresolved Submissions	0

A detailed summary of all submissions and Council officers' proposed response to submissions is provided at **Attachment 2**.

#### <u>Submission 3 (Landowner), 6 (DEECA) and 7 (Gippsland Water) – Changes to the</u> Amendment

Submission 3 and 7 requested that the ESO2 be removed from the declared special water supply catchment area from Billy's Creek. Council officers confirmed with Gippsland Water that this declared special water catchment area is redundant and does not need to be mapped in the ESO2.

DEECA requested minor changes to ensure that department names are correct and background documents are the most recent versions. These changes are administrative in nature and support the recommendations of the *Latrobe Planning Scheme Review 2024*.

#### <u>Landowner Submissions 1 and 2 – Withdrawal of Objections</u>

Submission 1 requested that their property zone be changed from Rural Conservation Zone to a more appropriate zone. Council officers provided detail about the history of the zoning, explaining that the Amendment did not have the justification to make a change to the zone at this time and highlighted further work in which a zone change could be considered.

Submission 2 requested that the Special Water Supply Catchment Areas (SWSCA) be reviewed on property and surrounds. Council officers liaised with Gippsland Water regarding the SWSCA and provided further information to the landowner in relation to the catchment.

Upon receiving and considering the further information provided by Council officers, submissions 1 and 2 have now been withdrawn.

#### Submission 4 (Planning and Property Partners) – Resolved Objection

The submission raised concerns regarding:

- Calculations of the SWSCA and the potential impacts on the development of the land;
- Why the ESO2 had not been included on the land earlier if it was an appropriate control; and
- Broad terms used in Clause 14.02-1L (Catchment and land protection).

The submission has been resolved through Council officers providing Planning and Property Partners with information on:

- Details on the SWSCA declaration under the Catchment and Land Protection Act 1994;
- Advice that the SWSCA includes determining referral authority requirements without inclusion of ESO2:
- Details on Ministerial Amendment GC31, which did implement the ESO2 to SWSCA, but due to an administrative error, this area was not included. The Amendment proposes to fix this error; and
- Minor changes proposed to the terms in Clause 14.02-1L to ensure suitable language, is used in context paragraph of the Clause.

#### Submission 5 (AGL) – Resolved Objection

In Submission 5, AGL raised concerns that the Amendment was not a policy neutral translation and that the Planning Scheme had too much emphasis on the closure and rehabilitation of the mines. A summary of the submission and Council officers' responses is included below:

- Clause 02.01 Context. The submission requested that more information regarding mining should be included in the environmental risks. The proposed changes from AGL included a requirement for consultation with power station operators to ensure 'future rezoning, subdivision, use or development is not adversely impacting mining operations'.
  - Council officers advised that the proposed changes to coal mining should be included in paragraph relevant to coal mining and not environmental risks. The final changes agreed upon by Council officers and AGL, included relevant details regarding the operation and rehabilitation process of coal mining and power stations in Latrobe. The detailed changes are provided in **Attachment 3**.

- Clause 02.02 Vision. The submission requested changes to the Vision to include mining.
  - The proposed changes to the Vision cannot be made. Council officers are required to include the latest Council adopted Vision from the Council Plan. The Vision will change with the updated Council Plan later this year. Council will be required to complete a further Planning Scheme Review following adoption of the next Council Plan, and the updated Vision at this time will be included in a future Amendment implementing that review.
- Clause 02.03-4 Natural Resource Management. The submission requested changes consistent with the request in Clause 02.01.
  - The proposed changes to Clause 02.03-4 submission are similar to the Clause 02.01 response above. The changes include relevant details regarding the operation and rehabilitation process of coal mining and power stations in Latrobe. The detailed changes are provided in **Attachment 3**.
- Requested changes to the land use terms and conditions in the Special Use
   Zone Schedule 1.
  - Proposed changes to the Special Use Zone Schedule 1 have been included as part of the response to the submission. The detailed changes are provided in **Attachment 3**.
- Requested minor wording changes to Clause 2.0 Management objectives in the State Resource Overlay - Schedule 1.
  - Proposed changes to the State Resource Overlay Schedule 1 have been proposed as part of the response to the submission. The detailed changes are provided in **Attachment 3**.

Once Council has considered the submissions to the Amendment, section 23 of the PE Act requires Council to:

- Agree to change the Amendment in the manner requested; or
- Abandon the Amendment or part of the Amendment.

Having considered the submissions received for Amendment C149, Council officers consider that Amendment C149 should be changed to respond to submissions as shown in **Attachment 3**, and therefore recommends Council adopt Amendment C149 in accordance with section 29 of the Act with as shown in **Attachments 3 and 5**.

#### RISK ASSESSMENT

RISK	RISK RATING	TREATMENT
STRATEGIC  If the Amendment is not adopted by Council, the corrections to the Planning Scheme will not be implemented resulting in inaccuracies through the Planning Scheme.	<b>Low</b> Unlikely x Minor	As there are no unresolved submissions, Council adopts the amendment and submits to the Minister for Planning for approval.

#### CONSULTATION

As a result of the exhibition process, Council:

- Held one public engagement session at Council Headquarters on 21 January 2025;
- Received 11 landowner / stakeholder telephone enquiries; and
- Received 207 hits on Have Your Say and Amendment website pages.

#### COMMUNICATION

The Amendment was subject to the prescribed processes in accordance with the public notices and consultation requirements of section 19 of the PE Act.

As part of the exhibition of the Amendment, the following activities were undertaken:

- Amendment documents were placed on Latrobe City Council's website;
- Have Your Say page was created;
- 148 notification letters were sent to affected owner and occupiers;
- 14 notification emails were sent to agencies, public authorities and Ministers believed to be materially affected by the Amendment or prescribed under the PE Act;
- Notices placed in the Latrobe Valley Express on 15 January 2025 and 29 January 2025;
- Notice placed in the Government Gazette on 15 January 2025;
- Public consultation sessions and 1 on 1 sessions made available; and
- Information placed at service centre and libraries in Morwell, Moe, Traralgon and Churchill.

#### **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) is required under the *Gender Equality Act 2020* to be conducted on all new and reviewed programs, services, and policies, where there is a significant and direct impact on the community.

A GIA has not been undertaken, as this report relates to consideration of public submissions rather than directly to a program, service or policy.

#### Social

Not applicable.

#### Cultural

GLaWAC were consulted during the Planning Scheme Review process and exhibition process of Amendment C149.

#### Health

Not applicable.

#### **Environmental**

Relevant referral authorities, together with the Sustainability and Environment team as an internal stakeholder, were consulted during the Review process, resulting in recommendations for further strategic work and preference adjustments to Planning Policy.

#### **Economic**

Not applicable.

#### **Financial**

Amendment C149 will be undertaken with the Strategic Planning BAU budget for the 2024/25 financial year. The Planning Scheme Approval fee is increased annually but will be approximately \$532.

#### **Attachments**

- 1. Copy of Submissions
- 2. Summary of Submissions
- 3. Post Exhibition Changes Table
- 4. Latrobe Planning Scheme Review 2024
- 5. Combined Planning Scheme Amendment Documents

### 9.1

## **Amendment C149 - Latrobe Planning Scheme Review - Consideration of Submissions**

1	Copy of Submissions	225
2	Summary of Submissions	289
3	Post Exhibition Changes Table	294
4	Latrobe Planning Scheme Review 2024	295
5	Combined Planning Scheme Amendment Documents	808

Submission 1A

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From: To: Subject: Date:

Anonymous User completed Amendment C149 - Latrobe Planning Scheme Review Friday, 24 January 2025 3:20:48 PM

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# This message needs your attention • Some Recipients have never replied to this person. Mark Safe Report Powered by Mimecast for Latrobe

Anonymous User just submitted the survey Amendment C149 - Latrobe Planning Scheme Review with the responses below.
Name
Email
Address
Contact Number (if you want council officers to contact you)
Please select to either support, object or request a change be made to the draft document(s)
Request a change be made.
Your Submission
We are they owners of Goodman From Council documents relating to Amendment C149 (Goodman We note that our Lot is the subject of a Conservation Overlay RCZ2. Our Lot is 3.06ha in area and has approximately 0.5ha of

We are they owners of documents relating to Amendment C149 ( ) we note that our Lot is the subject of a Conservation Overlay RCZ2. Our Lot is 3.06ha in area and has approximately 0.5ha of mature native bushland. The balance of the area is the house and surrounds, clear pasture and some scattered mature eucalypts. Our property is no different to numerous properties on our west, south and north sides with respect to native vegetation or other conservation values. None of the properties mentioned has a Conservation Overlay imposed upon them.

Our property) was up until 20+ years ago part of a larger lot which had frontage onto

Rintouls Creek. We assume the Rintouls Creek frontage somehow prompted the imposition of the RCZ2 overlay sometime prior to 2003. Having said that, other similar Rintouls Creek frontage properties to the north did not for whatever reason have the overlay applied. Following the subdivision which was finalised in 2003, no longer had the characteristics that determined the need for an RCZ2 zoning that was previously applied to the larger Lot. Therefore, as Council are amending anomalies in the current Planning Scheme we respectfully request Council remove the RCZ2 zoning from leaving this site unencumbered by a zoning that is not appropriate for our block. Kind

#### Submission 1B

To: Subject: Date: Attachments:

From:

Re: Amendment C149 Submission Sunday, 9 February 2025 3:35:43 PM image002.png image001.png 0.png This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

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Hello

Thanks for your discussion regarding the Conservation Zone on our land. I now understand the current Amendment does not include re-zoning and therefore I wish to withdraw my submission.

Regards

On 6/02/2025 12:16 pm, wrote:

Hi

Thanks for discussing the details of you submission to Amendment C149.

As noted, Amendment C149 is not proposing to rezone the property, it proposes to separate all properties in the Rural Conservation Zone into separate schedules based of property sizes.

Therefore, it is not within the scope of the Amendment to rezone your property.

Could you please confirm if you wish to withdraw your submission? Or uphold your submission to be considered at Planning Panels Victoria?

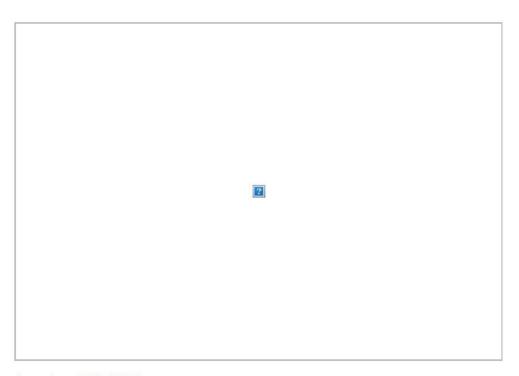
The exhibition process closes on the 17/2/25, it would be great if you can confirm prior to that date.

I hope you will not have to worry about it in a few years, but as discussed there is scheduled to be a review of the conservation zone properties in Latrobe which may offer an opportunity to review the current zone.

Below is some information on the historic zone changes to your property.

#### Amendment C7 Planning Panel Report (2006)

Planning Panel Victoria provides independent recommendations to resolve submissions during a Planning Scheme Amendment that cannot be resolved by Local Council. In the table below your property is referred to 'Region 8', the attached map also shows the zone details at this time.



#### Amendment C43 (2006)

The Amendment was directed by the Minister for Planning to be completed. The Amendment introduced the Rural Conservation Zone into the Scheme and rezoned all land in the Environmental Rural Zone to Rural Conservation Zone.

#### Thank you,





#### Confidentiality

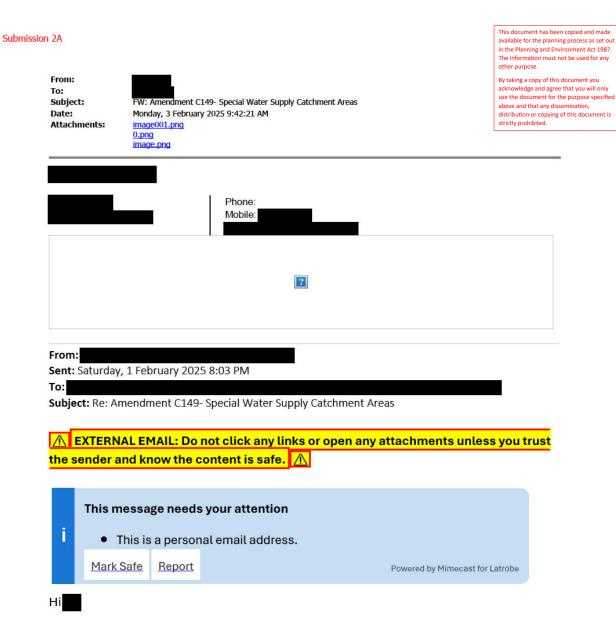
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Latrobe City Council P.O. Box 264 Morwell 3840 Victoria Australia



Thanks very much for your time to explain the C149 amendment and the potential impacts on our property at

In addition, thanks for beginning contact with the WGCMA regarding the boundaries of the new proposed overlay.

In terms of an official submission, we would like to request that the boundary of the new overlay which is imposed on our property is actually ground proven and the overlay boundaries adjusted accordingly to reflect reality of the lay of the land. Please see the below sketch which indicates the area which needs changing as it is inaccurate (marked in yellow).

We look forward to hearing further from you and the WGCMA in regards to this matter.

Kind regards,



On Wed, Jan 22, 2025 at 9:09 AM

We appreciate you attending the session yesterday.

I have contacted the catchment authority to request further information on the catchment area relating to your property.

I will chase them up next week if I have not received a response and keep you informed with anything.

Thank you,

Phone:

Mobile:

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www.latrobe.vic.gov.au

#### Submission 2B

From: To: Subject: Date: Attachments:

FW: Amendment C149 Submission Wednesday, 26 February 2025 8:57:03 AM image002.png image003.png This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose.

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From:
Sent: Wednesday, 26 February 2025 8:21 AM

Subject: Re: Amendment C149 Submission

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Good morning

Apologies for the delay, life got a little hectic.

Please consider this matter cled and I am happy to withdraw my submission. Thanks for following up and being so helpful throughout the process.

Kind regards,

I hope you are keeping well.

I havnt heard anything back since the last email I sent regarding your submission to C149. It appears that after review, the requested changes to the SWSCA were not included in the scope of the Amendment.

If this is not the case, please let me know. Otherwise we will consider your submission satisfied.

Thank you,



From:

Sent: Monday, 10 February 2025 10:12 AM

To: Subject: Amendment C149 Submission

Hi

Thanks for the discussion regarding your written submission.

I feel we clarified that the request to review the Special Water Supply Catchment Areas (SWSCA) is different from what Amendment C149 proposes, as the Amendment seeks to apply the ESO2 to the existing SWSCA and not review the area itself.

Having discussed your request with others from Gippsland water, can you please confirm if you are satisfied with the response and wish to withdraw your submission? Or if you wish to uphold your submission to be considered at Planning Panels Victoria?

The exhibition process closes on the 17/02/2025, it would be great if you can confirm prior to that date.

I have provided the details below that Gippsland water provided to me to understand the situation. Im not sure if you have already seen but thought helpful.



Thank you,





#### \*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*\*

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#### Submission 3

17/2/2025

Latrobe City Council Strategic Planning PO Box 264 Morwell VIC 3840

Dear Latrobe City Council Strategic Planning Department,

#### RE: ESO2 - Amendment C149 - Latrobe Planning Scheme Review 2024

My property at is included within the boundaries of the proposed ESO2 between Jeeralang and Jumbuk (detailed on MAP No finite in the "Combined Overlay Maps" document).

If the intent of the proposed ESO2 is to protect the Billys Creek catchment between Jeeralang and Jumbuk then the boundary of the ESO2 is incorrectly drawn and includes more land than necessary. 99% of my property drains into the valley to the north of Rd which is not included in the ESO2.

I request that the boundaries of the ESO2 be amended so that they accurately reflect the drainage contours of the surrounding landscape.



Submission 4A



17 February 2025

Latrobe City Council Strategic Planning PO Box 264 MORWELL VIC 3840

By email to: latrobe@latrobe.vic.gov.au

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Dear Sir/Madam

#### LATROBE PLANNING SCHEME AMENDMENT C149

We act for	the owner of the land at	

We have been instructed to prepare a submission in relation to Latrobe Planning Scheme Amendment C149 ('Amendment') which implements changes identified in the Latrobe Planning Scheme Review ('Review') and which directly affects our client's land.

#### **Background**

has produced high quality beef products across southern Australia since 1933.

In 2017, purchased the Land, formerly host to the Moe Meatworks. It has since operated an export-accredited abattoir on the Land and is a significant source of employment and investment in the Latrobe Valley.

Part of the Land's northern boundary abuts the Tanjil River.

#### **Environmental Significance Overlay**

The Amendment as currently drafted will impact the future developability of the site through the imposition of the Environmental Significance Overlay Schedule 2 ('ESO2') over the northern portion of the Land.

The northern portion of the Land is currently subject to the Farming Zone Schedule 1 and is not subject to any additional planning controls beyond the requirements of that zone. Accordingly, the extension of the ESO2 to include this land will present a significant barrier to its future development, such as any expansion of the existing beef processing plant or employee facilities.

The Amendment's explanatory report notes that Gippsland Water provided comment to the Review in respect of the catchment of the Tanjil River not correctly aligning with the existing ESO2. To this end, it has recommended modifications to the shape of the ESO2 to Council, which have formed the basis of this particular change.

Our client is concerned that the details of Gippsland Water's recalculation of the Tanjil River catchment area, nor the methodology on which this was based, have not been separately made public. Given the impact of this change on the Land's developability, our client seeks assurance that such calculations have not been made arbitrarily and are otherwise accurate.

Planning & Property Partners Pty Ltd ABN 63 343 015 948 13/1 Collins Street, Melbourne VIC 3000 Telephone: +61 3 8626 9000 Emaii: admin@pppartners.com.au www.popartners.com.au Legal Directors Mark Naughton, Chris Taylor, Amanda Johns, Tyrone Rath, Scott Edwards & Rob McKendrick Non-Legal Directors Paul Little, Johan Moylan, Nicholas Touzeau & Sue Zhang



Irrespective of such recalculations, our client maintains that an Environmental Significance Overlay is an inappropriate planning control for the Land. The purpose of this overlay is "to identify areas where the development of land may be affected by environmental constraints" and in the context of Schedule 2, "to protect and maintain water quality and quantity". It is unclear why such constraints, which had heretofore never been identified, are now deemed significant enough as to warrant the imposition of a restrictive overlay on the Land.

#### **Broad policy guidelines**

In addition to the imposition of the ESO2, we also note that the introduction of Clause 14.02-1L ('Catchment and land protection') expands the policy guidelines for decisions affecting land under that overlay.

In particular, the introduction of strategies to "minimise the impact of use and development on the existing condition, health and capacity of natural resources and environment systems" confers a very broad decision-making guidance on the responsible authority.

Our client is concerned that such broad environmental discretion will further limit Greenham's ability to expand its facilities into the northern portion of the Land.

#### Conclusion

Planning & Property Partners Pty Ltd

Given the above impact of the Amend the ESO2 over the Land. Greenham r respect of this Amendment.	ment on land, our client objects to the expansion of eserves the right to participate in any Planning Panels process in
Please contact	(email:) or
correspondence.	) should you have any queries in respect of this
Yours faithfully	

Submission 4B

From: To:

Subject:

FW: Submission to Amendment C149latr [P&PP-PRODUCTION.FID94467]

Tuesday, 18 March 2025 12:38:10 PM Date:

Attachments: image001.png image002.png

image003.png

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Phone Mobile:



Phone: 1300 367 700 PO Box 264, Morwell 3840 www.latrobe.vic.gov.au

🔼 Latrobe City Council operates on the traditional land of the Brayakaulung people of the Gunalkurnal nation

From:

Sent: Thursday, 13 March 2025 4:45 PM

Subject: RE: Submission to Amendment C149latr [P&PP-PRODUCTION.FID94467]

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Thanks for confirming I look forward to the amendment progressing.

Kind regards

PLANNING & PARTNERS

LAWYERS & CONSULTANTS

Planning & Property Partners Pty Ltd

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Sent: Thursday, March 13, 2025 2:06 PM

Subject: RE: Submission to Amendment C149latr [P&PP-PRODUCTION.FID94467]

Good afternoon

I have no issues with the requested changes, both appear reasonable.

They will be included in the Amendment post exhibition changes.

I have attached a copy of draft ordinance for peace of mind on proposed outcome.

Thank you,



Sent: Thursday, 13 March 2025 8:39 AM

To:

Subject: RE: Submission to Amendment C149latr [P&PP-PRODUCTION.FID94467]

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Hi

Thanks for your time on the phone earlier.

As discussed, our client may be content to have its submission resolved by the following change to proposed clause 14.02-1L:

<u>Minimise Manage</u> the impact of use and development on the existing condition, health and capacity of natural resources and environment systems including waterways, soil types, soil structure, soil condition, vegetation and aquatic and terrestrial habitats.

I also forgot to add that we would like to see 'maximise' in the last strategy be deleted.

Kind regards



#### Melbourne VIC 3000

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From:

Sent: Wednesday, March 12, 2025 7:21 PM

To:

Subject: RE: Submission to Amendment C149latr



I will call you around 8:30 tomorrow morning - apologies, I have been waylaid in VCAT matters.

Kind regards



LAWYERS & CONSULTANTS

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From:

Sent: Wednesday, March 12, 2025 3:42 PM

To:

Subject: RE: Submission to Amendment C149latr

Importance: High

Good afternoon



I wanted to make contact after failing to reach you over the phone to discuss Council's response provided to the submission for Amendment C149.

I have been informed that we require an indication about whether the submission may be resolved prior to 9am Thursday 13 March 2025 (Tomorrow morning).

Otherwise, the Amendment will proceed to March Council meeting to request a planning panel be appointed to consider submissions.

If you would like to discuss the submission further please contact me on





Thank you for taking the time to discuss the information I have retrieved regarding the submission for Amendment C149.

As discussed, there appears to be two key items included in the submission.

The first item includes questions regarding the Special Water Supply Catchment Areas (SWSCA).

The SWSCA are proclaimed (approved) by the State Government and Councils are required to identify these areas within their planning scheme to ensure land use and/or development does not compromise drinking water supplies for communities.

I reviewed Amendment GC31, which introduced the Environment Significance overlay Schedule 2 (ESO2) to SWSCA of Baw Baw, Latrobe, and South Gippsland Councils. Amendment GC31 was gazetted 13 October 2016 and as noted in submission, the landowner would not have been made aware of the SWSCA details as it was approved through a ministerial Amendment process under Section 20(4) of the *Planning and Environment Act* 1987.

Through a review of the details included in GC31 I found that the area proposed to include ESO2 was not correctly documented to represent the area covered by SWSCA. The ESO2 area marked up to represent the Tanjil River catchment area did not include the land South of Purvis Road, leading to the current ESO2 area being corrected in Amendment C149.

Please see the attached documents supporting this information.

Under the Farming zone Schedule 1, I believe an extension to the building would trigger a permit under Section 2 use of Abattoir.

Whilst the ESO2 is not currently applied to the subject site, referral is already included under Clause 66.02-2 for SWSCA to the relevant water board or water supply authority as a determining referral authority.

The second item raised questioned the language of Clause 14.02-1L. Inclusions of the Clause have been directly transferred from Hepburn and Macedon Ranges Planning Schemes, which introduced Clause 14.02-1L in C80hepb and C145macr. The Planning Scheme Review noted that the inclusion of the Clause provides regional consistency to proclaimed catchment areas.

I'm happy to provide further information or discuss details of the items raised in submission. After a review of the submission items, we don't propose changes to the Amendment.

Can you please let me know the outcome of providing this information to the landowner and if they wish to proceed to Planning Panels or if they are satisfied with the response to submission.

Thank you,





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Submission 5A



AGL Energy Limited T 02 9921 2999 F 02 9921 2552 agl.com.au ABN: 74 115 061 375

Level 24, 200 George St Sydney NSW 2000 Locked Bag 1837 St Leonards NSW 2065

**Attention: Strategic Planning Department** 

Latrobe City Council PO BOX 264 Morwell VIC 3840 Latrobe City Council

**PO BOX 264** 

Via email: latrobe@latrobe.vic.gov.au

17 February 2025

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#### **Submission to Proposed Latrobe Planning Scheme Amendment C149**

#### Introduction

- 1. AGL is the owner and operator of the Loy Yang mine and Loy Yang A power station, located south of the Traralgon township and covering an area of some 6,000 hectares.
- 2. We refer to Latrobe Planning Scheme Amendment C149 (Amendment C149) currently on exhibition which seeks to implement the recommendations of the Latrobe Planning Scheme Review conducted in 2024 under Section 12(B) of the *Planning and Environment Act 1987* by making a range of amendments to the planning controls and policies set out in the Latrobe Planning Scheme.
- 3. We have formed a view that the amendments proposed materially and adversely impact AGL and to this end we enclose this submission.

#### **Background**

- 4. AGL owns and operates the Loy Yang coal mine and Loy Yang A power station, which provides 30% of Victoria's electricity requirements and produces enough electricity to supply over 2 million homes every year. For added context, the AGL Loy Yang mine supplies two power stations which collectively deliver just under 50% of Victoria's electricity requirements.
- 5. The AGL Loy Yang A power station and mine provides employment for a large workforce in the Latrobe Valley, with approximately 600 employees and 300 contractors. In addition, AGL contributes significantly to the Latrobe Valley economy each year through supply chain procurement and investment in community partnerships that support economic development, address disadvantage and community connections.
- 6. As Council will be aware, AGL has entered into a Structured Transition Agreement (STA) with the State Government that will provide for longer-term operational and rehabilitation requirements for the mine and power station. The STA ensures a reliable and secure supply of electricity in Victoria by safeguarding the continued and reliable operation, whilst considering longer-term land use outcomes that contribute to a diverse workforce and local / regional economy.



- AGL has a range of statutory obligations which govern its ongoing operations on the land, including a Mining Licence and various other approvals. The Mining Licence in particular requires extensive post-closure rehabilitation works to occur.
- 8. Rehabilitation of such a large mine and power station is a complex process and will take time.
- 9. AGL also seeks to make efficient and economic use of its land and will have many options available to it in respect to the future land use and development outcomes for the site, and has capacity to make a meaningful contribution to the Latrobe Valley future.

#### **Latrobe Planning Scheme**

- 10. The Latrobe Planning Scheme recognises the importance of the Loy Yang site, both at a State and local level. In particular:
  - Clause 02.01 recognises that Latrobe has one of the world's largest brown coal deposits;
  - Clause 02.03-4 further notes that this reserve is of National and State significance, and notes:

Coal resource development and use needs to be integrated with state and local strategic planning, taking into account:

- 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 remediation of existing mines and for the future use of brown coal in order to best manage urban growth. Many infrastructure assets are in areas that are at danger from mine and timber plantation fires.

#### Planning for coal seeks 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.
- Clause 14.03-1S includes the following State planning strategies for extractive industries:
  - Develop and maintain buffers around mining and extractive industry activities.
  - Ensure planning permit applications clearly define buffer areas appropriate to the nature of the
    proposed extractive uses, which are to be owned or controlled by the proponent of an extractive
    industry.

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- Determine buffer areas between extractive activities and sensitive land uses on the following considerations:
  - Appropriate limits on effects can be met at the sensitive locations using practical and available technology.
  - Whether a change of land use in the vicinity of the extractive industry is proposed.
  - Use of land within the buffer areas is not limited by adverse effects created by the extractive activities.
  - Performance standards identified under the relevant legislation.
  - Types of activities within land zoned for public use.
- Protect the brown coal resource in Central Gippsland by ensuring that:
  - Changes in use and development of land overlying coal resources, as generally defined in Framework for the Future (Minister for Industry, Technology and Resources and Minister for Planning and Environment, 1987) and the Land Over Coal and Buffer Area Study (Ministry for Planning and Environment, 1988), do not compromise the winning or processing of coal.
  - Coal-related development is adequately separated from residential or other sensitive uses and main transport corridors by buffer areas to minimise adverse effects such as noise, dust, fire, earth subsidence and visual intrusion.
- Clause 14.03-1R sets out the following regional coal strategies:
  - Ensure the extraction and use of coal is the primary planning consideration in protected coal resource areas.
  - Prevent established towns and urban areas from being subject to coal mining, and direct urban growth away from coal resource areas.
  - Discourage the encroachment of incompatible use or development on coal resource areas.
  - Maintain buffers that protect coal resource areas and associated development from encroachment by adjacent urban areas.
  - Provide buffers between existing and proposed urban zones and coal resource areas that reduce the likely effects of earth subsidence, noise emission, dust, fire hazard and visual intrusion.
- Locally, Clause 14.03-1L directs the Responsible Authority to have regard to the views of the Minister
  administering the Mineral Resources (Sustainable Development) Act 1990 regarding the assessment of
  geotechnical risk within 2,000 metres from the crest of the mine around the southern boundary of
  Traralgon prior to supporting the rezoning of land, subdivision, or an increase in dwelling density in Areas
  5, 12b, 19 and 21 of the Traralgon Town Structure Plan in Clause 11.01-1L.
- 11. Specifically, for the AGL Loy Yang site, a majority of the land is included in the Special Use Zone (Schedule 1) (SUZ1) which has as its purpose:
  - To provide for brown coal mining and associated uses
  - To provide for electricity generation and associated uses

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- 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
- 12. Much of the land surrounding AGL Loy Yang is included in a State Resource Overlay which recognises that Gippsland Coalfields provide a secure long term energy source for base load electricity generation in Victoria, as well as providing a unique opportunity for other related significant developments.
- 13. Land to the north of the mine is included in an Environmental Significance Overlay (Schedule 1) which recognises that the coal industry is of national and State importance due to its use as the primary energy source for the electricity generating industry in Victoria. The impact on the environment is radical. Buffers protect those elements of the Coal Buffers Policy Area such as urban settlements from the impact of the radical change to the environment from the coal industry.

#### **Proposed Amendment C149**

- 14. Amendment C149 is underpinned by the 2024 Review of the Planning Scheme, which is a regular requirement imposed on Council through Section 12(B) of the *Planning and Environment Act 1987*.
- 15. Amendment C149 is far-reaching across many different provisions of the Planning Scheme, and of those, the following are of most relevance to the Loy Yang site:
  - Clause 02.01 Context
  - Clause 02.02 Vision
  - Clause 02.03-4 Natural Resource Management
  - Special Use Zone (Schedule 1)
  - Environmental Significance Overlay (Schedule 1)
  - State Resource Overlay (Schedule 1)
- 16. Having regard to the above, we note that the changes to the ESO1 are largely administrative in nature.
- 17. It is the remaining provisions listed above that form the basis of our submission.

#### **Submission**

- 18. The AGL site is recognised through the Planning Scheme as being of National and State significance and has protections in terms of the existing and ongoing operations of the mine and power station, as well as recognition of the future rehabilitation requirements which will occur in the future.
- 19. While the closure of the mine and power station is targeted to occur in 2035, there are many factors that will influence this timing, including but not limited to Federal Government policy, State Government policy, and the need to ensure a reliable and secure supply of electricity to Victoria. None of these are matters which can or should be influenced by the Planning Scheme provisions.
- 20. Planning Scheme reviews are required to be conducted on a four-yearly basis (at minimum) under the Act. AGL, along with other mine operators, is required to complete a declared mine rehabilitation plan (DMRP). The DMRP outlines the measures and actions that declared mine licensees will take to rehabilitate land impacted by mining within the mine license, to create safe, stable and sustainable landforms which support the next land use. It requires the undertaking of significant technical and investigative studies. Consequently, before the targeted 2035 Loy Yang A power station and mine closure, there will be at least two further review processes that will need to be carried out by Council. Accordingly, there should be no rush to assumptions about when or how the proposed mine closure and future rehabilitation process will occur.
- 21. The rehabilitation process is complex and influenced by a range of environmental, geological and hydrogeological factors, including substantial geotechnical and hazard risks which must be extensively assessed, planned for and accommodated to ensure the most successful long-term environmental outcomes for the site and wider Traralgon region. As mining progresses in the years to come, the geotechnical

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considerations in particular will change, and depending on the final form of the mine profile, the rehabilitation methodology will evolve. That is to say, it is too soon to make assumptions about buffers, risks or methodology.

- 22. There is every possibility that AGL will require a future Planning Scheme Amendment to give effect to its transition, including through zone, overlay and policy provisions that will guide the next stages of the site evolution.
- 23. Amendment C149 has been noted as "policy neutral" however our view is that this is not the case. There are material changes to the Latrobe Planning Scheme which are noted below.

#### Municipal Planning Strategy

24. Within the Municipal Planning Strategy and Planning Policy Framework, AGL submits the following comments:

#### 25. <u>02.01 - Context</u>

AGL notes that the following additional text is proposed within Clause 02.01 - Context:

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.

The Latrobe Planning Scheme Review (Version 2, June 2024) notes that this change is policy neutral and is to address environmental risks including flooding and bushfire, which are significant issues in Latrobe.

We propose amendments to Council's new text to make specific reference to mining and the environmental risks associated with this on-going land use:

The municipality is subject to a range of environmental risks including <u>ongoing mining and power station uses</u> (and, in the future, associated rehabilitation phases), 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, including in consultation with the Minister for <u>Energy and Resources and mining and power station operators to ensure that future rezoning, subdivision, use or development is not adversely impacted by mining and/or power station operations and/or future rehabilitation phases, and that, in reverse, ongoing mining and power station operations and rehabilitation are not constrained.</u>

#### 26. Clause 02.02 - Vision

Updates to Clause 02.02 - Vision are proposed to reflect the adopted 2021 Council Plan.

The Council Plan is an adopted document of the Council, but it has a lifespan of 2021-2025, and Council has recently completed a very brief period of consultation on its website for a new version of the Council Plan with a new version mooted for consideration by Council in mid-2025.

It does not seem practical to adopt a vision from an "old" Council Plan that expires within months, which itself had limited engagement with key stakeholders in the municipality. Based on our records and inquiries, AGL – as a key employer, landowner and central to the future of the region – was not directly consulted in its preparation. In short, the vision in the C149 version of the Planning Scheme would be outdated before it even commences operation.

The Planning Scheme Review process includes reference to a range of coal-related matters at Section 10.1 and notes that by *maintaining transparent dialogue and actively involving the community in decision-making, Council aims to foster a cohesive and prosperous future for all residents.* AGL supports regular

<sup>1</sup>Consultation link for Latrobe City Council Plan and Community Vision here.

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engagement with Council on matters associated with the existing and ongoing mining and power station uses, as well as future rehabilitation plans and the associated strategic and statutory planning processes that are needed to accommodate this.

The review ultimately recommends that Council include greater reference to Latrobe's transition from coal towards a more sustainable and diversified economy in the Municipal Planning Strategy, however there is no detail as to how this conclusion has been reached, although it seems to align generally with the Council Plan 2021.

AGL submits that the Council Plan that is currently under preparation may be a better base from which to consider a new vision statement for the City, however we request direct engagement at the earliest convenience with AGL in relation to this to ensure major economic and environmental stakeholders are considered and can respond to Council's current strategy to "work with partners" on mine rehabilitation (p. 33 of the 2021 version of the Council Plan).

Alternatively, additional text should be included to recognise the long-term and ongoing nature of the mining use on the land given the National and State significance of the uses. AGL suggests the following additional context is added in recognition of mining operations:

Working together we are a diverse, connected and resilient community, <u>protecting existing mining and power station uses from urban and other incompatible land use encroachment</u>, supporting the equitable diversification of our economic base and transition toward a low emissions future <u>while protecting our current energy generating industry</u>.

We are known as a community that is equitable, liveable and sustainable, with a continued focus on healthy lifestyles supported by high quality recreational and cultural facilities and a natural environment that is nurtured and respected.

#### 27. Clause 02.03-4 - Natural resource management

Clause 02.03-4 is proposed to be updated, including under the sub-heading 'Coal' as a policy neutral action identified in the Review. We submit further refinement of the proposed wording to better reflect the ongoing mining and power station uses and subsequent decommissioning and rehabilitation phases:

Latrobe supports planning for the remediation of ongoing operations, future decommissioning, rehabilitation and transition of existing mines and power stations and for the future use of brown coal in order to best safely manage risks to and created by 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, and it is undesirable for urban zoning and development to impinge upon the safe and ongoing mining and power station operations or future rehabilitation phases.

We submit the above are policy neutral revisions, as identified in the Review, and reflect more accurately the mining operations and associated risks in the future.

#### 28. Zoning

SUZ1 Land Uses

We note that Amendment C149 seeks to include changes to the SUZ1. The Review identifies that this is a policy neutral amendment ensuring land uses are listed correctly, and in alphabetical order.

The exhibited SUZ1 has been drafted to include additional application requirements under 2.0 of the Schedule for some Section 2 uses including:

- Extractive industry- if the Section 1 condition is not met
- · Host farm Industry- if the Section 1 condition is not met
- Leisure and recreation (other than Informal outdoor recreation)
- Manufacturing sales Mineral, stone, or soil extraction (other than Extractive industry, Mineral
  exploration, and Mining)

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- Mining— if the Section 1 condition is not met
- · Small second dwelling.

#### Extract from C149 version of Schedule 1 to Clause 37.01 Special Use Zone - Clause 1.0, Section 2

Use	Condition
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	
Leisure and recreation (other than Informal outdoor recreation)	
Manufacturing sales	
Mineral, stone, or soil extraction (other than Extractive industry, Mineral exploration, and Mining)	
Mining – if the Section 1 condition is not met	
Small second dwelling - if the Section 1 condition is not met	

As highlighted in the above extract, the amendments to the SUZ1 have unreasonably included conditions associated with Section 2 land uses that are fundamental or ancillary to the mining and power station activities on the land. These uses include Extractive Industry, Industry, Manufacturing Sales, Mineral, Stone or Soil Extraction, and Mining.

The condition should be removed from these uses, consistent with the current SUZ1 in the Planning Scheme.

With respect to other uses in Section 2 – 'Bed and Breakfast', 'Convenience Shop', 'Host Farm', 'Leisure and Recreation (other than Informal outdoor recreation)' and (should it remain within the adopted SUZ1) 'Small second dwelling' – in our view, these can include the condition that the use must meet the requirements of Clause 2.0 of SUZ1. Please see our further comments below regarding the inclusion of 'Small second dwelling' as either Section 1 or Section 2 land uses within SUZ1.

#### Small second dwelling

The ability for a 'Small second dwelling' to be established should not be included as Section 1 or Section 2 uses within SUZ1, as accommodation land uses should be discouraged due to incompatible interface issues, potential detrimental amenity impacts and risks arising from mining and power station operations and, in time, rehabilitation (although it is noted that Dwelling is an existing Section 1 and 2 use).

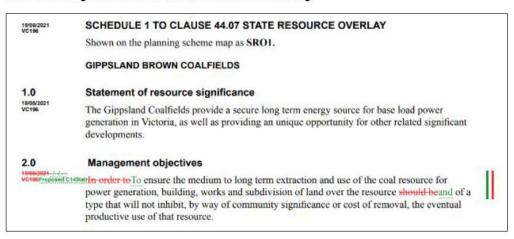
We suggest that 'Small second dwelling' is a Section 3 (prohibited) land use to avoid further embedding any residential land use options in this Zone.

#### 29. State Resource Overlay (Schedule 1)

The exhibited version of the State Resource Overlay appears to have had minor text changes as noted below.



These text changes are not clear and the sentence is confusing.



We assume the intent is to say:

To ensure the medium to long term extraction and use of the coal resource for power generation, building works and subdivision of land over the resource should be of a type that will not inhibit, by way of community significance or cost of removal, the eventual productive use of that resource.

#### Conclusion

- 30. We welcome the opportunity to meet with Council to discuss this matter further.
- 31. AGL is expecting that the submissions will be referred to a Planning Panel for consideration and looks forward to an update from Council as to when this will occur.



Submission 5B

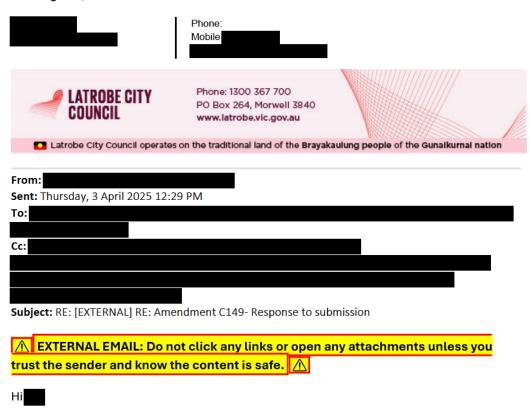
This document has been copied and made available for the planning process as set out in the Planning and Environment Act 1987. The information must not be used for any other purpose. By taking a copy of this document you From: use the document for the purpose specified bove and that any diss Cc: distribution or copying of this document is strictly prohibited. Subject: RE: [EXTERNAL] RE: Amendment C149- Response to submission Date: Thursday, 3 April 2025 2:59:25 PM Amendment C149 latr Draft Ordinance 03-04-2025.pdf Attachments: image004.png image007.png image010.png image011.png Good afternoon Thank you for the consideration. I have attached a copy of the relevant draft Ordinance changes to the Amendment.

We will provide further details on the Council meeting once the agenda is confirmed.

We are preparing the Amendment to be presented to the Council Meeting held on 28 April

Kind regards,

2025.



Thanks for your prompt reply below, and for the meeting last week.

The removal of the word "future" is acceptable given the wider context.

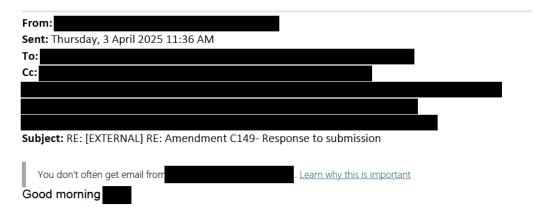
Are you able to please let us know which Council Meeting the PSA will be reported to?





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While there are some differing preferences from Council and AGL regarding some terms proposed, Council are appreciative of the manner in which solutions have been achieved.

Council is happy to make the changes suggested with one change, the final item Council would like to be considered for removal to the proposed ordinance changes is the term "future" included in Clause 02.01- Context. This defining term does not present to be inclusive to the whole of Latrobe.

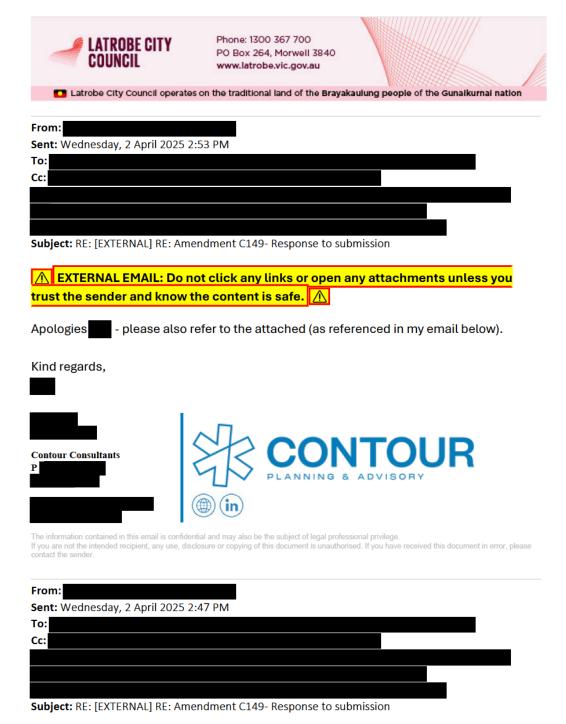
Latrobe Valley has one of the world's largest reserves of brown coal which comprises the ongoing mining and power station operations and associated future rehabilitation phases and environmental risks.

Through involved consultation on coal mining and power stations we have focused on AGL's sites. I believe we need to consider that in Latrobe, rehabilitation is *currently* occurring at some coal mining sites. This includes Yallourn, Yallourn north and Hazelwood which commenced rehabilitation in 2017.

Can you please review this final item for consideration and confirm if satisfied with Council's proposed changes?

Kind regards,





We continue to assist AGL on this matter.

Dear

Thank you for taking the time to meet with AGL and us last week to work through AGL's feedback on Amendment C149.

Please find below a table with AGL's positions on Council's reply to the AGL submission (received on 28 March) following our meeting last Thursday.

By way of overview, AGL is agreeable to all matters save for Clauses 2.01 and 2.03-4 as outlined below. AGL respectfully requests that Council considers the following, which are outlined in detail within the below table:

- Clause 02.01 addition of suggested language to Council's reply to reinforce the environmental risks associated with the AGL's land uses / rehabilitation; and
- Clause 02.03-4 the reinstatement of the word "safely" in relation to management of urban growth.

If these are agreed, AGL confirms there is no need for a Planning Panel process from its perspective.

AGL's proposed	Council's comment	Council's proposed	AGL position -
changes or without	on proposed changes	ordinance changes	April 2025
prejudice comment			
We note that the	Please find attached a	NA	Noted.
2024 Review report	copy of the Council		
seeks to include	notice of motion and		
revised or new policy	Council resolution		
and/or provisions to	supporting the		
improve the strategic	recommendations to		
directions of the	review outdated		
scheme. Our submissions have	planning provisions, in		
been made with this	particular Overlays relevant to coal related		
in mind.	projects.		
III IIIIIIG.	projects.		
We separately note	The notice of motion		
that Advocacy	provides understanding		
Recommendation #5	to the intent of		
is related to Council	recommendations		
meeting with the	included in the Latrobe		
Minister for Energy	Planning Scheme		
and Resources to	Review 2024.		
"review outdated			
planning controls	Further to this		
including the Special	information, Lorrae		
Use Zone, Environmental	commented on the level of influence Local		
Significance Overlay	Council has over these		
Schedule 1 and State	•		
Resource Overlay"	that Council plays more		
and to amend the	of a part in advocating		
Planning Scheme	rather than executing		
following a review of	changes to coal related		
the provisions "to	planning provisions.		
remove obsolete coal			
1			ı

related planning provisions".

This approach seems to be inappropriately sequenced having regard to the comments above and pre-supposes that there are outdated controls and they will be removed.

Clause 02.01 – Context

The municipality is subject to a range of environmental risks including ongoing mining and power station uses (associated rehabilitation phases in the future),

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.

In 6.3.1 Context of the Practitioner's Guide to Victoria's Planning Scheme it states "The context should set the scene for what issues are important to the municipality and need to be addressed by the planning scheme. There is no need to provide extensive detail or state how the issue will be addressed in the context statement because this is the role of the strategic directions."

The proposed changes have been included in paragraph relative to coal mining, this provides for a more suitable context than the initial paragraph relevant to Environmental risks and in turn relates better to Clause 14.03 Earth and energy resources of the Latrobe Planning Scheme,

It is proposed the word "Although" is removed from current policy, as it provides a negative association regarding coal mining to Latrobe. The proposed text provides broad detail on the mining and

Although Latrobe Valley has one of the world's largest reserves of brown coal, this includes ongoing mining and power station operations and associated rehabilitation phases. 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.

Council's suggested response moves the statement regarding fongoing mining and power station uses' from environmental risks to a more contextual statement within Clause 02.01.

Whilst this appears to be an appropriate place to include the statement, it alters its meaning from being an environmental risk to an economic consideration. We maintain that it should be recognised as an environmental risk within the clause.

We propose the following alternative, slightly amended language:

Latrobe Valley
has one of the
world's largest
reserves of brown
coal which
comprises the
ongoing mining
and power station
operations and

	power stations to improve understanding of circumstances.		associated future 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.
Clause 02.02 - Vision  Working together we are a diverse, connected and resilient community, protecting existing mining and power station uses from urban and other incompatible land use encroachment, supporting the equitable diversification of our economic base and transition toward a low emissions future while protecting our current energy generating industry.	In 6.3.2 Vision of the Practitioner's Guide to Victoria's Planning Scheme it states: "The vision must focus on land use and development issues capable of being influenced by the planning scheme. If the vision is derived from a vision statement sourced outside the planning scheme (such as from a council plan that addresses broader issues), that wider vision statement will need to be distilled into a vision for the MPS that focuses on land use and development."	NA	Council's response is noted.  AGL looks forward to further engaging with the Council for the 2025-2029 Council Plan and Community Vision process.

The vision is drawn from the Council Plan which has been drafted by a community panel and put through an extensive consultation process. Due to the proposed changes to this Clause relating directly to Latrobe's Community Vision, Council does not think it is appropriate to include the text proposed by AGL.

Although, we anticipate the draft 2025-2029 Council Plan and Community Vision will seek Council approval to commence public consultation at the April Council Meeting. If this occurs, public consultation is likely to occur during May and June 2025. This will provide opportunity to engage in consultation regarding Council's Community Vision

Clause 02.03-4 – Natural resource management

Latrobe supports planning for the remediation of ongoing operations, future decommissioning. rehabilitation and transition of existing mines and power stations and for the future use of brown coal in order to best safely manage risks to and created by urban growth, while also considering the transition to a low or zero net emission future and the finite nature of coal resources. Many

Further detail on the circumstances surrounding mining and power stations has been included, this is relative to the proposed changes and wording included in Clause 02.01, to ensure consistency of language. We have removed the adverb "best" from the context statement to remove judgement from how urban growth is managed. However, the last sentence is not consistent with a context statement for the strategic directions as it talks about future rezonings which are a further strategic work item, and believe that

Latrobe supports planning for the remediationongoing operations and associated rehabilitation phases of existing mines and power stations for the future use of brown coal in order to best 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.

We note Council's response and appreciate the inclusion of AGL's submission to Clause 02.03-4. Overall, this wording is an improvement but AGL maintains the use of 'safely' prior to 'manage urban growth', to provide clearer direction for the future of coal and coal related uses.

The proposed wording would be:

Latrobe supports planning for the ongoing

infrastructure assets are in areas that are at danger from mine and timber plantation fires, and it is undesirable for urban zoning and development to impinge upon the safe and ongoing mining and power station operations or future rehabilitation phases.

the items raised in the last sentence are addressed in the strategic directions consistent with section 6.3.3 Strategic directions of the Practitioner's Guide to Victoria's Planning Scheme it states: "Strategic directions are the high-level policy intentions for the municipality that provide the basis for matters that are implemented through more detailed policy at clauses 10 to 19 or a planning scheme control. Strategic directions are consistent with and build on state planning policy in the PPF and respond to the planning vision in a council plan. The strategic directions must be supported by background strategic work that has already been undertaken by a council. If the work to support the strategic directions has not been undertaken, then that matter may be identified as further strategic work in clause 74.02 or elsewhere in a council work or business plan, not in the MPS. The strategic directions need to be evidence-based so that they can be reasonably implemented through the planning scheme.

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.

Clause 37.01 Special Use Zone – Schedule 1

Council will now recommend the inclusion of

Council's proposed changes align with AGL's recommendations.

Please see draft ordinance attached

The draft
ordinance shows
'Industry' and
'extractive
industry' where
Section 1 is not
met now within

conditions associated with Small second dwelling and that conditions associated with Extractive Industry, Industry, Manufacturing Sales, Mineral, Stone or Soil Extraction, and Mining have been removed from section 2 use table.			Section 2, with no conditions. We appreciate Council's efforts to address this section of AGL's submission and make no further comment.
Clause 44.07 - State	Council's proposed	In order toTo ensure	This is noted.
Resource Overlay	changes align with	the medium to long	
Schedule 1	AGL's	term extraction and use	
	recommendations.	of the coal resource for	
To ensure the		power generation,	
medium to long term		building, buildings and	
extraction and use of		works and subdivision	
the coal resource for		of land over the	
power generation,		resource should be of a	
building works and		type that will not inhibit,	
subdivision of land		by way of community	
over the resource		significance or cost of	
should be of a type		removal,designed in a	
that will not inhibit, by		way that does not	
way of community		inhibit the eventual	
significance or cost		productive use of that	
of removal, the		resource due to	
eventual productive		community significance	
use of that resource.		or removal costs.	

We would appreciate Council's position on the above as soon as possible.

If you have any questions, please don't hesitate to contact on on or or me on the details below.

Kind regards,





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From:	
<b>Sent:</b> Friday, 28 March 2025 5:06 PM	
То:	
Cc:	

**Subject:** RE: [EXTERNAL] RE: Amendment C149- Response to submission

Hi all,

Thank you for contributing to what I believe was a comprehensive and productive meeting.

A copy of the meeting minutes taken by Council have been attached.

Regarding the Traralgon South-East project, I have attached a copy of the *Qualitative Risk Assessment 8 June 2016*, prepared by Golder Associates in relation to Latrobe Planning Scheme Amendment C87.

#### Submission

The proposed changes have been reviewed in accordance with the *Practitioner's Guide to Victoria's Planning Scheme*, p. 66-67.

Regarding the proposed draft ordinance that I have attached, information is provided below to assist in the understanding of justification for changes.

AGL's proposed	Council's comment on	Council's proposed
changes or without	proposed changes	ordinance changes
prejudice comment		
We note that the 2024	Please find attached a copy of	NA
Review report seeks to	the Council notice of motion	
include revised or new	and Council resolution	
policy and/or provisions to	supporting the	
improve the strategic	recommendations to review	
directions of the scheme.	outdated planning provisions, in	
Our submissions have	particular Overlays relevant to	
been made with this in mind.	coal related projects.	
	The notice of motion provides	
We separately note that	understanding to the intent of	
Advocacy	recommendations included in	
Recommendation #5 is	the Latrobe Planning Scheme	
related to Council meeting	Review 2024.	
with the Minister for		
Energy and Resources to	Further to this information,	
"review outdated planning	Lorrae commented on the level	
controls including the	of influence Local Council has	
Special Use Zone,	over these planning controls	
Environmental Significance	• •	
Overlay Schedule 1 and	a part in advocating rather than	
State Resource Overlay"	executing changes to coal	
and to amend the Planning	related planning provisions.	
Scheme following a review		
of the provisions "to		
remove obsolete coal		
related planning		

provisions".		
This approach seems to be inappropriately sequenced having regard to the comments above and presupposes that there are outdated controls and they will be removed.		
Clause 02.01 – Context  The municipality is subject to a range of environmental risks including ongoing mining and power station uses (associated rehabilitation phases in the future), 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.	In 6.3.1 Context of the Practitioner's Guide to Victoria's Planning Scheme it states "The context should set the scene for what issues are important to the municipality and need to be addressed by the planning scheme. There is no need to provide extensive detail or state how the issue will be addressed in the context statement because this is the role of the strategic directions."  The proposed changes have been included in paragraph relative to coal mining, this provides for a more suitable context than the initial paragraph relevant to Environmental risks and in turn relates better to Clause 14.03 Earth and energy resources of the Latrobe Planning Scheme,  It is proposed the word "Although" is removed from current policy, as it provides a negative association regarding coal mining to Latrobe. The proposed text provides broad detail on the mining and power stations to improve	Although Latrobe Valley has one of the world's largest reserves of brown coal, this includes ongoing mining and power station operations and associated rehabilitation phases. 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.
Clause 02.02 - Vision	understanding of circumstances. In 6.3.2 Vision of the	NA
Working together we are a diverse, connected and resilient community, protecting existing mining and power station uses from urban and other incompatible land use encroachment, supporting the equitable diversification of our economic base and	Practitioner's Guide to Victoria's Planning Scheme it states: "The vision must focus on land use and development issues capable of being influenced by the planning scheme. If the vision is derived from a vision statement sourced outside the planning scheme (such as from a council plan that addresses	

transition toward a low emissions future while protecting our current energy generating industry.

broader issues), that wider vision statement will need to be distilled into a vision for the MPS that focuses on land use and development."

The vision is drawn from the Council Plan which has been drafted by a community panel and put through an extensive consultation process. Due to the proposed changes to this Clause relating directly to Latrobe's Community Vision, Council does not think it is appropriate to include the text proposed by AGL.

Although, we anticipate the draft 2025-2029 Council Plan and Community Vision will seek Council approval to commence public consultation at the April Council Meeting. If this occurs, public consultation is likely to occur during May and June 2025. This will provide opportunity to engage in consultation regarding Council's Community Vision

Clause 02.03-4 – Natural resource management

Latrobe supports planning for the remediation of ongoing operations, future decommissioning, rehabilitation and transition of existing mines and power stations and for the future use of brown coal in order to best safely manage risks to and created by 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, and it is undesirable for urban zoning and development to impinge upon the safe and | Scheme it states:

Further detail on the circumstances surrounding mining and power stations has been included, this is relative to the proposed changes and wording included in Clause 02.01, to ensure consistency of language. We have removed the adverb "best" from the context statement to remove judgement from how urban growth is managed. However, the last sentence is not consistent with a context statement for the strategic directions as it talks about future rezonings which are a further strategic work item, and believe that the items raised in the last sentence are addressed in the strategic directions consistent with section 6.3.3 Strategic directions of the Practitioner's Guide to Victoria's Planning

Latrobe supports planning for the remediationongoing operations and associated rehabilitation phases of existing mines and power stations for the future use of brown coal in order to best 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.

ongoing mining and power station operations or future rehabilitation phases.	"Strategic directions are the high-level policy intentions for the municipality that provide the basis for matters that are implemented through more detailed policy at clauses 10 to 19 or a planning scheme control. Strategic directions are consistent with and build on state planning policy in the PPF and respond to the planning vision in a council plan. The strategic directions must be supported by background strategic work that has already been undertaken by a council. If the work to support the strategic directions has not been undertaken, then that matter may be identified as further strategic work in clause 74.02 or elsewhere in a council work or business plan, not in the MPS. The strategic directions need to be evidence-based so that they can be reasonably implemented through the planning scheme.	
Clause 37.01 Special Use Zone – Schedule 1  We are pleased that Council will now recommend the inclusion of conditions associated with Small second dwelling and that conditions associated with Extractive Industry, Industry, Manufacturing Sales, Mineral, Stone or Soil Extraction, and Mining have been removed from section 2 use table.	Council's proposed changes align with AGL's recommendations.	Please see draft ordinance attached
Clause 44.07 - State Resource Overlay Schedule 1  To ensure the medium to long term extraction and use of the coal resource for power generation, building works and subdivision of land over the resource should be of	Council's proposed changes align with AGL's recommendations.	In order toTo ensure the medium to long term extraction and use of the coal resource for power generation, building, buildings and works and subdivision of land over the resource should be of a type that will not inhibit, by way of community significance or cost of removal, designed in

a type that will not inhibit, by way of community significance or cost of removal, the eventual productive use of that resource. a way that does not inhibit the eventual productive use of that resource due to community significance or removal costs.

Council believes that this provides a balanced approach to what council can consider within the scope of the Amendment and the concerns raised by AGL in the submission to C149latr.

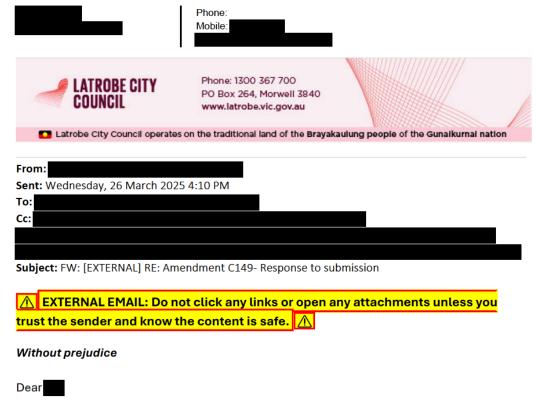
## **Next Steps**

Council has resolved all other submissions to Amendment C149latr and hope to prepare a report for the April Council Meeting which would require an understanding if AGL are or indicated a possibility of being satisfied with the proposed changes in response to the submission by 12pm Thursday 3 April 2025.

If the submission cannot be resolved and the Amendment is required to proceed to Planning Panels Victoria, this could be considered on the papers if AGL would like.

I am happy to discuss or provide further details on specifics if requested.

Kind Regards,



Thanks again for agreeing to meet with us tomorrow.

In order to assist and structure our discussion tomorrow, please see the below summary of

AGL's initial position, Council's response as outlined in its email of 11 March 2025, and AGL's subsequent 'without prejudice' response.

AGL submission – 17 February	Council's comment – 11 March	AGL's without prejudice
2025	2025	comment for discussion
a. The AGL site is recognised through the Planning Scheme as being of National and State significance and has protections in terms of the existing and ongoing operations of the mine and power station, as well as recognition of the future rehabilitation requirements which will occur in the future.	a. Noted.	Noting Council's comment that there are no 'significant' changes proposed that are influential to the closure of coal mines or power stations, it would be helpful to understand what nonsignificant changes Council considers may be part of Amendment C149 as it relates to the closure of coal mines and power stations. We understand that all land must be included in a Zone.
b. While the closure of the mine and power station is targeted to occur in 2035, there are many factors that will influence this timing, including but not limited to Federal Government policy, State Government policy, and the need to ensure a reliable and secure supply of electricity to Victoria. None of these are matters which can or should be influenced by the Planning Scheme provisions.	b. Response: Noted.  Amendment C149 does not propose significant changes influential to the closure of coal mines or power stations. The planning provisions included in the Latrobe Planning Scheme assist in the facilitation of use and development of land in relation to their determined use based of historic land use and the planning strategies set out in the Planning Scheme. Zones are applied spatially and all land must be included in a zone, except Commonwealth land which is not covered by a Planning Scheme.	Noting Council's comment that there are no 'significant' changes proposed that are influential to the closure of coal mines or power stations, it would be helpful to understand what nonsignificant changes Council considers may be part of Amendment C149 as it relates to the closure of coal mines and power stations. We understand that all land must be included in a Zone.
c. Planning Scheme reviews are required to be conducted on a four-yearly basis (at minimum) under the Act. AGL, along with other mine operators, is required to complete a declared mine rehabilitation plan (DMRP). The DMRP outlines the measures and actions that declared mine licensees will take to rehabilitate land impacted by mining within the mine license, to create safe, stable and sustainable landforms which support the next land	c. The DMRP is government by legislation in the Mineral Resources (Sustainable Development) Act 1990. Amendment C149 does not make assumptions on the details of closure and rehabilitation of the coal mines and power stations.	This response is noted. We encourage Council to ensure that these matters are considered in its broader review of other submissions that are made in relation to the Amendment.

use. It requires the undertaking of significant technical and investigative studies. Consequently, before the targeted 2035 Loy Yang A power station and mine closure, there will be at least two further review processes that will need to be carried out by Council. Accordingly, there should be no rush to assumptions about when or how the proposed mine closure and future rehabilitation process will occur.		
d. The rehabilitation process is complex and influenced by a range of environmental, geological and hydrogeological factors, including substantial geotechnical and hazard risks which must be extensively assessed, planned for and accommodated to ensure the most successful long-term environmental outcomes for the site and wider Traralgon region. As mining progresses in the years to come, the geotechnical considerations in particular will change, and depending on the final form of the mine profile, the rehabilitation methodology will evolve. That is to say, it is too soon to make assumptions about buffers, risks or methodology.	d. Amendment C149 does not propose changes to buffers, risks or methodology regarding the future of the coal mines and power stations.	This response is noted. We encourage Council to ensure that these matters are considered in its broader review of other submissions that are made in relation to the Amendment.
e. There is every possibility that AGL will require a future Planning Scheme Amendment to give effect to its transition, including through zone, overlay and policy provisions that will guide the next stages of the site evolution.	e. It is anticipated a proponent led Amendment to propose changes to the Planning Scheme to facilitate changes in land use will be prepared by AGL	This response is noted, and we will look to ensure as part of any future planning scheme amendment process that our buffers are appropriately managed, including avoiding rezoning of land out of sequence with important rehabilitation processes.
f. Amendment C149 has been noted as "policy neutral" however our view is that this is not the case. There are material changes to the	f. The Latrobe Planning Scheme Review 2024 has provided detail on the nature of recommendations which are included in the changes	We note that the 2024 Review report seeks to include revised or new policy and/or provisions to improve the strategic directions of the scheme. Our submissions

Latrobe Planning Scheme which are noted below.

to the Planning Scheme in Amendment C149.

have been made with this in mind.

We separately note that Advocacy Recommendation #5 is related to Council meeting with the Minister for Energy and Resources to "review outdated planning controls including the Special Use Zone, Environmental Significance Overlay Schedule 1 and State Resource Overlay" and to amend the Planning Scheme following a review of the provisions "to remove obsolete coal related planning provisions".

This approach seems to be inappropriately sequenced having regard to the comments above and pre-supposes that there are outdated controls and they will be removed.

- g. Clause 02.01 Context The municipality is subject to a range of environmental risks including ongoing mining and power station uses (and, in the future, associated rehabilitation phases), 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, including in consultation with the Minister for Energy and Resources and mining and power station operators to ensure that future rezoning, subdivision, use or development is not adversely impacted by mining and/or power station operations and/or future rehabilitation phases, and that, in reverse, ongoing mining and power station operations and rehabilitation are not constrained.
- g. Recommendations of the review are policy neutral and in relation to environmental risks, the coal mines and power stations are defined as natural resource management, as included in Clause 14.03 under Earth and Energy Resources.

The Practitioner's guide to Victoria's planning schemes Section 6.3.1 Context includes "There is no need to provide extensive detail or state how the issue will be addressed in the context statement because this is the role of the strategic directions." The submission requests further detail be included regarding Coal mines and power station are not supported by this policy.

The submission proposes duplication of details on mining and the power stations due to the following paragraph of 02.01 already including the items.

Further duplication is included in:

Clause 14.03-S

 Protect the opportunity for exploration and extraction of natural resources where this is consistent with overall The Planning Scheme
Amendment is not policy neutral, and this is documented in the Explanatory Report which notes that there are "new and additional" policy provisions.

In our view, the additional Clause that Council has inserted regarding a range of environmental 'risks' such as bushfire and flooding is appropriately supplemented by coal mining and power station uses and rehabilitation.

On a without prejudice basis, and with a view to coming to agreement with Council prior to a Panel Hearing process, we would be prepared to delete the second segment of the proposed text from the drafting to better align with Council's word count, but retain reference to the land uses in the opening sentence of the additional text as we consider this is an important environmental matter that requires strategic recognition. To this end, we suggest the following amended language for Clause 2.01 but would be open to further discussing this to enable word

- planning considerations and acceptable environmental practice.
- Identify and protect
   extractive industry resources
   within Strategic Extractive
   Resource Areas, based on
   their current or potential
   contribution to state supply,
   access to supporting
   transport networks and
   proximity to demand
   markets.

#### Clause 14.03-1R

- Ensure the extraction and use of coal is the primary planning consideration in protected coal resource areas.
- Encourage land uses that do not impede coal development in the protected coal resource areas.
- Ensure coal excavations, overburden dumps and other associated developments are planned, managed and progressively rehabilitated to facilitate the highest practicable future use.
- Provide for use and development in coal resource areas identified on the Gippsland Coalfields Policy Area map that does not compromise the existing and future use of the coal resource.
- Minimise fire risk to open cuts, coal related industries and storage of coal.
- Ensure that timber production maximises effective fire protection for the coal resource.

## Clause 14.03-1L

 Design and site open cut mines to minimise fire risk, including through establishing buffers between open cut mines and timber plantations.

#### limit compliance:

"The municipality is subject to a range of environmental risks including ongoing mining and power station uses (associated rehabilitation phases in the future), 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."

Duplication is not supported by the *Practitioner's Guide to Victoria's Planning Schemes June 2024.*The Planning Scheme review did not recommend changes to existing paragraph regarding brown coal reserves.

Referral authorities are not listed in Clause 02.01 The Minister for Resources is listed as a referral authority for under Clause 37.01 (SUZ1), 42.01 (ESO1) and 44.07(1).

The following reference to form and content is provided in the Practitioner's guide to Victoria's planning schemes Section 6.3 How to write a municipal Planning Strategy.

"To ensure the MPS focuses on priorities and provides a clear and direct message about a council's planning aspirations, the *Ministerial Direction The Form and Content of Planning Schemes* specifies a word limit for the MPS."

The Local provision templates includes a maximum word limit of 5,000 for Clause 02. The Latrobe Planning Scheme is at the maximum Limit, which does not support the request for additional words to be included throughout Clause 02.

- h. Clause 02.02 Vision

  Working together we are a
  diverse, connected and
  resilient community,
  protecting existing mining
  and power station uses from
  urban and other
  incompatible land use
  encroachment, supporting
  the equitable diversification
  of our economic base and
  transition toward a low
  emissions future while
  protecting our current energy
  generating industry.
- h. The Planning Scheme review recommends a policy neutral change to include current Council vision. It is not policy neutral to include text different from adopted Council vision.

The additional text regarding protection from urban and other incomparable land use encroachment is duplicated in:

Clause 14.03-1R

- Separate existing and future coal related development from urban settlement and main transport corridors within the buffer areas.
- Maintain buffers that protect urban areas and main

It would be helpful to AGL if we can discuss the matters raised at Section 10.1 of the 2024 Review in our meeting on 27 March, specifically R19, 'Include greater reference to Latrobe's transition from coal towards a more sustainable and diversified economy in the Municipal Planning Strategy' as no response has been provided by Council in relation to our submission. Whilst we note the consistency with Council's adopted vision in the Council Plan, this Plan itself is already under review, and it is not proposed to include the Council Plan as a reference document in the Planning Scheme which provides opportunity for discretion on this wording.

- transport corridors from the adverse effects of existing and potential coal-related industry, energy generation and mining.
- Maintain buffers that protect coal resource areas and associated development from encroachment by adjacent urban areas.
- Provide buffers between
   existing and proposed urban
   zones and coal resource
   areas that reduce the likely
   effects of earth subsidence,
   noise emission, dust, fire
   hazard and visual intrusion.

As noted above and consistent with the 2024 Review, this wording is proposed to "improve strategic directions" of the Planning Scheme. The wording as drafted focuses only on rehabilitation and transition of mines and power stations, where as stated in our contextual submissions above, it is beyond the role of the planning scheme to force this change through its strategic directions.

The wording as submitted provides a balance between the existing / ongoing operations, and future rehabilitation processes, noting that there are two further Planning Scheme Review processes required before 2035, where this can be revisted.

- i. Clause 02.03-4 Natural Resource Management Latrobe supports planning for the remediation of ongoing operations, future decommissioning, rehabilitation and transition of existing mines and power stations and for the future use of brown coal in order to best safely manage risks to and created by 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, and it is undesirable for urban zoning and development to impinge upon the safe and ongoing mining and power station operations or future rehabilitation phases.
- i. The Planning Scheme Review 2024 recommends changes from relevant state policy Victoria's Climate Change Strategy. The proposed changes are not considered policy neutral.

The submission requests further details be added to existing policy. The requests are already included in different wording of the Objective paragraph and Strategic Directions of Clause 02.03-4. Included below.

- "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

As above, it would be helpful to AGL if we can discuss the matters raised at Section 10.1 of the 2024 Review in our meeting on 27 March, specifically R19, 'Include greater reference to Latrobe's transition from coal towards a more sustainable and diversified economy in the Municipal Planning Strategy' as no response has been provided by Council in relation to our submission. Whilst we note the consistency with Council's adopted vision in the Council Plan, this Plan itself is already under review, and it is not proposed to include the Council Plan as a reference document in the Planning Scheme which provides opportunity for discretion on this wording.

As noted above and consistent with the 2024 Review, this wording is proposed to "improve strategic directions" of the Planning Scheme. The wording as drafted focuses only on rehabilitation and transition of mines and power stations, where as stated in our contextual submissions above, it is beyond the role of the planning scheme to

mines.

 Remediate brown coal mines to a useable and stable landform."

#### Clause 14.03-S

- Provide for the long-term protection of natural resources in Victoria.
- Protect the opportunity for exploration and extraction of natural resources where this is consistent with overall planning considerations and acceptable environmental practice.

#### Clause 14.03-1R

- Prevent established towns and urban areas from being subject to coal mining, and direct urban growth away from coal resource areas.
- Provide buffers between existing and proposed urban zones and coal resource areas that reduce the likely effects of earth subsidence, noise emission, dust, fire hazard and visual intrusion.
- Ensure the management, use or development of land in buffer areas minimises the potential fire risk to open cut mining.

The requested changes would result in duplication which is not supported by the *Practitioner's Guide to Victoria's Planning Schemes June 2024.* 

force this change through its strategic directions.

The wording as submitted provides a balance between the existing / ongoing operations, and future rehabilitation processes, noting that there are two further Planning Scheme Review processes required before 2035, where this can be revisted.

j. Clause 37.01 - Special Use Zone Schedule 1

The SUZ1 have unreasonably included conditions associated with Section 2 land uses that are fundamental or ancillary to the mining and power station activities on the land. These uses include Extractive Industry, Industry, Manufacturing Sales, Mineral, Stone or Soil Extraction, and Mining.

j. The Planning Scheme Review
2024 recommended policy
neutral changes in accordance
with the Practitioner's guide to
Victoria's planning schemes
Section 6.5.6 Tables of uses
which includes "Tables of uses
must use the land use terms and
follow the nesting diagrams in
clause 73." This is through the
proposed change to include
Small second dwelling in place of
the redundant term Dependant
persons unit which was removed

This response is noted. We understand and appreciate the change in land use term under VC253 which resulted in Small second dwelling being introduced, and the removal of Dependent person's unit from the Planning Scheme.

We are pleased that Council will now recommend the inclusion of conditions associated with Small second dwelling and that conditions associated with With respect to other uses in Section 2 – 'Bed and Breakfast', 'Convenience Shop', 'Host Farm', 'Leisure and Recreation (other than Informal outdoor recreation)' and (should it remain within the adopted SUZ1) 'Small second dwelling' – in our view, these can include the condition that the use must meet the requirements of Clause 2.0 of SUZ1.

The ability for a 'Small second dwelling' to be established should not be included as Section 1 or Section 2 uses within SUZ1, as accommodation land uses should be discouraged due to incompatible interface issues, potential detrimental amenity impacts and risks arising from mining and power station operations and, in time, rehabilitation (although it is noted that Dwelling is an existing Section 1 and 2 use).

We suggest that 'Small second dwelling' is a Section 3 (prohibited) land use to avoid further embedding any residential land use options in this Zone.

from planning scheme land use terms in VC253. The change in term will ensure the SUZ1 is consistent with current land use terms that appear throughout the Latrobe Planning Scheme.

Through consultation with DTP, details on the conditions of Second Small Dwellings will be provided in revised draft schedule.

These changes include further conditions section 1 use table and further requirements to section 2 of the schedule. A notable inclusion is the addition of distance to a works authority property boundary to ensure appropriate separation is reviewed.

Conditions relating to Extractive Industry, Industry, Manufacturing Sales, Mineral, Stone or Soil Extraction, and Mining have been removed from section 2 use table.

Extractive Industry, Industry, Manufacturing Sales, Mineral, Stone or Soil Extraction, and Mining have been removed from section 2 use table.

We look forward to receiving updated draft copies of the zone as part of the amendment process.

k. Clause 44.07 - State Resource Overlay Schedule 1

To ensure the medium to long term extraction and use of the coal resource for power generation, building works and subdivision of land over the resource and a type that will not inhibit, by way of community significance or cost of removal, the eventual productive use of that resource. should be of a type that will not inhibit, by way of community significance or cost of removal, the eventual productive use of that

k) The request is appropriate as an error was made due to the recommendations of the Latrobe Planning Scheme Review 2024 and draft ordinance varying. The proposed change will resolve the error.

This response is noted. We look forward to receiving updated copies of the overlay as part of the amendment process.

resource.		
	ng this further. Our planning s will also attend tomorrow.	consultants
Kind regards,		
Major Projects, Operations & People	e	
m:		
agl		
From: Sent: Thursday, 13 March 2025 To: Cc:	12:17 PM	
Subject: RE: Amendment C149-	Response to submission	
Good afternoon		

It is understandable that further time is required to review the details on the matter.

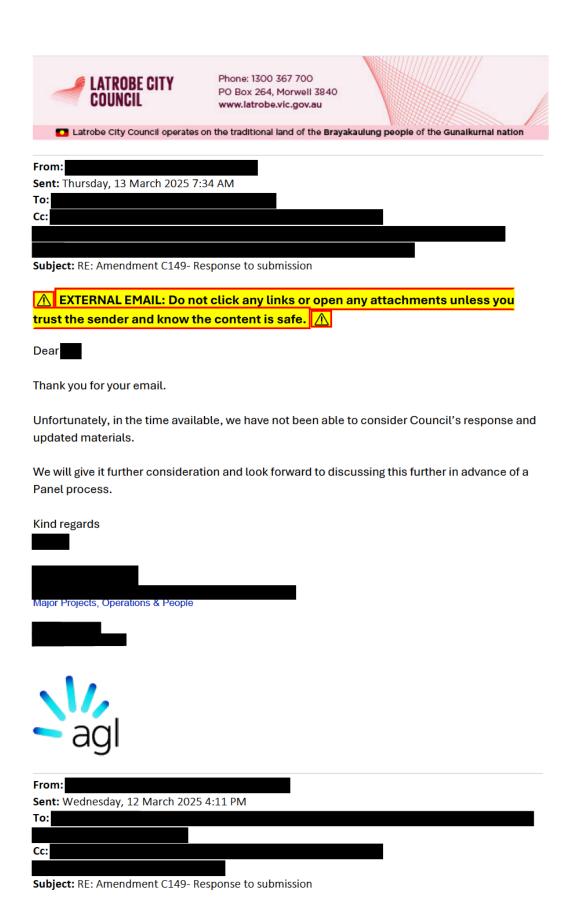
To provide further time to review and facilitate further discussion, we have deferred the Amendment from our 24 March 2025 Council meeting, to the April Council meeting.

The required timeframes to attend April Council meeting would require Council to understand if a resolution to the submission was achievable by 3 April 2025.

Can I propose we arrange a meeting within the next 2 weeks, once you and the team have reviewed the latest details provided by Council?

Kind regards,





Importance: High

Good afternoon

I tried calling to discuss Council's response provided to the submission for Amendment C149.

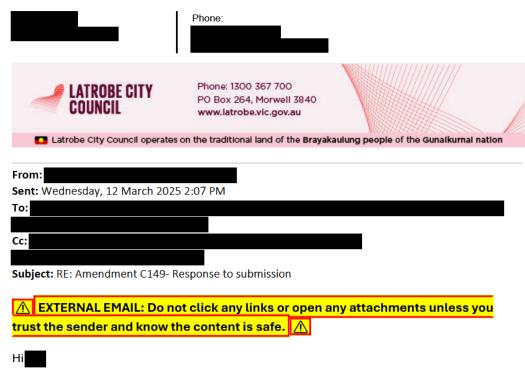
I have been informed that due to Council Meeting processes, we require an indication about whether the submission may be resolved prior to 9am Thursday 13 March 2025 (Tomorrow morning).

Due to the limited timeframe, it would be appreciated if an informal indication could be provided rather than a formal response that may take some time.

Otherwise, the Amendment will proceed to March Council meeting to request a planning panel be appointed to resolve the submission.

I am happy to discuss over the phone or arrange a teams meeting.

Kind regards,



Thanks for your email and attached materials outlining Council's position on AGL's submission to Amendment C149.

We will consider this and revert. Can you please advise the deadline for our response?

Kind regards



From:
Sent: Tuesday, 11 March 2025 9:46 AM
To:
Cc:
Subject: Amendment C149- Response to submission

Good morning

Thank you for taking last week to discuss the details of Council's response with regarding your Submission to Amendment C149latr to the Latrobe Planning Scheme.

As discussed, it's understood that much of the context to the submission to Amendment C149 is directed towards the *South-East Traralgon Precinct Structure Plan* and that the particulars relating to this matter would be more appropriately reviewed during a Planning Scheme Amendment that is focused on that specific area, instead of Amendment C149latr which implements recommendations that are generally policy neutral and apply to a broad range of local planning policy in the Latrobe Planning Scheme.

Separate from the matters regarding the *South-East Traralgon Precinct Structure Plan*, post exhibition changes of the Amendment documentation are proposed in response to the submission requests.

A draft copy of the proposed changes are attached and include, Clause 37.01 Schedule 1 (SUZ1) and 44.07 Schedule 1 (SRO1).

A summary of submission requests and Council's response is included below:

## AGL submission

i. The AGL site is recognised through the Planning Scheme as being of National and State significance and has protections in terms of the existing and ongoing operations of the mine and power station, as well as recognition of the future rehabilitation requirements which will occur in the future.

Council response Noted

AGL submission

j. While the closure of the mine and power station is targeted to occur in 2035, there are many factors that will influence this timing, including but not limited to Federal Government policy, State Government policy, and the need to ensure a reliable and secure supply of electricity to Victoria. None of these are matters which can or should be influenced by the Planning Scheme provisions.

#### Council response

Response: Noted. Amendment C149 does not propose significant changes influential to the closure of coal mines or power stations. The planning provisions included in the Latrobe Planning Scheme assist in the facilitation of use and development of land in relation to their determined use based of historic land use and the planning strategies set out in the Planning Scheme.

Zones are applied spatially and all land must be included in a zone, except Commonwealth land which is not covered by a Planning Scheme.

## AGL submission

k. Planning Scheme reviews are required to be conducted on a four-yearly basis (at minimum) under the Act. AGL, along with other mine operators, is required to complete a declared mine rehabilitation plan (DMRP). The DMRP outlines the measures and actions that declared mine licensees will take to rehabilitate land impacted by mining within the mine license, to create safe, stable and sustainable landforms which support the next land use. It requires the undertaking of significant technical and investigative studies. Consequently, before the targeted 2035 Loy Yang A power station and mine closure, there will be at least two further review processes that will need to be carried out by Council. Accordingly, there should be no rush to assumptions about when or how the proposed mine closure and future rehabilitation process will occur.

## Council response

The DMRP is government by legislation in the *Mineral Resources (Sustainable Development) Act 1990*. Amendment C149 does not make assumptions on the details of closure and rehabilitation of the coal mines and power stations.

## **AGL** submission

t. The rehabilitation process is complex and influenced by a range of environmental, geological and hydrogeological factors, including substantial geotechnical and hazard risks which must be extensively assessed, planned for and accommodated to ensure the most successful long-term environmental outcomes for the site and wider Traralgon region. As mining progresses in the years to come, the geotechnical considerations in particular will change, and depending on the final form of the mine profile, the rehabilitation methodology will evolve. That is to say, it is too soon to make assumptions about buffers, risks or methodology.

#### Council response

Amendment C149 does not propose changes to buffers, risks or methodology regarding the future of the coal mines and power stations.

## **AGL submission**

m. There is every possibility that AGL will require a future Planning Scheme Amendment to give effect to its transition, including through zone, overlay and policy provisions that will guide the next stages of the site evolution.

## Council response

It is anticipated a proponent led Amendment to propose changes to the Planning Scheme to facilitate changes in land use will be prepared by AGL.

## **AGL** submission

n. Amendment C149 has been noted as "policy neutral" however our view is that this is not

the case. There are material changes to the Latrobe Planning Scheme which are noted below.

#### Council response

The Latrobe Planning Scheme Review 2024 has provided detail on the nature of recommendations which are included in the changes to the Planning Scheme in Amendment C149.

## AGL submission

## o. Clause 02.01 - Context

The municipality is subject to a range of environmental risks including ongoing mining and power station uses (and, in the future, associated rehabilitation phases), 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, including in consultation with the Minister for Energy and Resources and mining and power station operators to ensure that future rezoning, subdivision, use or development is not adversely impacted by mining and/or power station operations and/or future rehabilitation phases, and that, in reverse, ongoing mining and power station operations and rehabilitation are not constrained.

#### Council response

Recommendations of the review are policy neutral and in relation to *environmental risks*, the coal mines and power stations are defined as *natural resource management*, as included in Clause 14.03 under *Earth and Energy Resources*.

The *Practitioner's guide to Victoria's planning schemes Section 6.3.1 Context* includes "There is no need to provide extensive detail or state how the issue will be addressed in the context statement because this is the role of the strategic directions." The submission requests further detail be included regarding Coal mines and power station are not supported by this policy.

The submission proposes duplication of details on mining and the power stations due to the following paragraph of 02.01 already including the items.

Further duplication is included in:

## Clause 14.03-S

- Protect the opportunity for exploration and extraction of natural resources where this is consistent with overall planning considerations and acceptable environmental practice.
- Identify and protect extractive industry resources within Strategic Extractive Resource
  Areas, based on their current or potential contribution to state supply, access to
  supporting transport networks and proximity to demand markets.

# Clause 14.03-1R

- Ensure the extraction and use of coal is the primary planning consideration in protected coal resource areas.
- Encourage land uses that do not impede coal development in the protected coal resource areas.
- Ensure coal excavations, overburden dumps and other associated developments are planned, managed and progressively rehabilitated to facilitate the highest practicable future use.
- Provide for use and development in coal resource areas identified on the Gippsland Coalfields Policy Area map that does not compromise the existing and future use of the coal resource.
- Minimise fire risk to open cuts, coal related industries and storage of coal.
- Ensure that timber production maximises effective fire protection for the coal resource.

Clause 14.03-1L

 Design and site open cut mines to minimise fire risk, including through establishing buffers between open cut mines and timber plantations.

Duplication is not supported by the *Practitioner's Guide to Victoria's Planning Schemes June* 2024.

The Planning Scheme review did not recommend changes to existing paragraph regarding brown coal reserves.

Referral authorities are not listed in Clause 02.01

The Minister for Resources is listed as a referral authority for under Clause 37.01 (SUZ1), 42.01 (ESO1) and 44.07(1).

The following reference to form and content is provided in the *Practitioner's guide to Victoria's planning schemes Section 6.3 How to write a municipal Planning Strategy.* "To ensure the MPS focuses on priorities and provides a clear and direct message about a council's planning aspirations, the *Ministerial Direction The Form and Content of Planning Schemes* specifies a word limit for the MPS."

The Local provision templates includes a maximum word limit of 5,000 for Clause 02. The Latrobe Planning Scheme is at the maximum Limit, which does not support the request for additional words to be included throughout Clause 02.

#### **AGL submission**

p. Clause 02.02 - Vision

Working together we are a diverse, connected and resilient community, protecting existing mining and power station uses from urban and other incompatible land use encroachment, supporting the equitable diversification of our economic base and transition toward a low emissions future while protecting our current energy generating industry.

## Council response

The Planning Scheme review recommends a policy neutral change to include current Council vision. It is not policy neutral to include text different from adopted Council vision.

The additional text regarding protection from urban and other incomparable land use encroachment is duplicated in:

## Clause 14.03-1R

- Separate existing and future coal related development from urban settlement and main transport corridors within the buffer areas.
- Maintain buffers that protect urban areas and main transport corridors from the adverse effects of existing and potential coal-related industry, energy generation and mining.
- Maintain buffers that protect coal resource areas and associated development from encroachment by adjacent urban areas.
- Provide buffers between existing and proposed urban zones and coal resource areas that reduce the likely effects of earth subsidence, noise emission, dust, fire hazard and visual intrusion.

#### **AGL submission**

q. Clause 02.03-4 – Natural Resource Management

Latrobe supports planning for the remediation of ongoing operations, future decommissioning, rehabilitation and transition of existing mines and power stations and for the future use of brown coal in order to best safely manage risks to and created by 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, and it is undesirable for urban zoning and

development to impinge upon the safe and ongoing mining and power station operations or future rehabilitation phases.

#### Council response

The *Planning Scheme Review 2024* recommends changes from relevant state policy *Victoria's Climate Change Strategy*. The proposed changes are not considered policy neutral.

The submission requests further details be added to existing policy. The requests are already included in different wording of the Objective paragraph and Strategic Directions of Clause 02.03-4. Included below.

## "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."

#### Clause 14.03-S

- Provide for the long-term protection of natural resources in Victoria.
- Protect the opportunity for exploration and extraction of natural resources where this is consistent with overall planning considerations and acceptable environmental practice.

#### Clause 14.03-1R

- Prevent established towns and urban areas from being subject to coal mining, and direct urban growth away from coal resource areas.
- Provide buffers between existing and proposed urban zones and coal resource areas that reduce the likely effects of earth subsidence, noise emission, dust, fire hazard and visual intrusion
- Ensure the management, use or development of land in buffer areas minimises the
  potential fire risk to open cut mining.

The requested changes would result in duplication which is not supported by the *Practitioner's Guide to Victoria's Planning Schemes June 2024.* 

## AGL submission

r. Clause 37.01 - Special Use Zone Schedule 1

The SUZ1 have unreasonably included conditions associated with Section 2 land uses that are fundamental or ancillary to the mining and power station activities on the land. These uses include Extractive Industry, Industry, Manufacturing Sales, Mineral, Stone or Soil Extraction, and Mining.

With respect to other uses in Section 2 – 'Bed and Breakfast', 'Convenience Shop', 'Host Farm', 'Leisure and Recreation (other than Informal outdoor recreation)' and (should it remain within the adopted SUZ1) 'Small second dwelling' – in our view, these can include the condition that the use must meet the requirements of Clause 2.0 of SUZ1.

The ability for a 'Small second dwelling' to be established should not be included as Section 1 or Section 2 uses within SUZ1, as accommodation land uses should be discouraged due to incompatible interface issues, potential detrimental amenity impacts and risks arising from mining and power station operations and, in time, rehabilitation (although it is noted that Dwelling is an existing Section 1 and 2 use).

We suggest that 'Small second dwelling' is a Section 3 (prohibited) land use to avoid

further embedding any residential land use options in this Zone.

#### Council response

The Planning Scheme Review 2024 recommended policy neutral changes in accordance with the Practitioner's guide to Victoria's planning schemes Section 6.5.6 Tables of uses which includes "Tables of uses must use the land use terms and follow the nesting diagrams in clause 73." This is through the proposed change to include Small second dwelling in place of the redundant term Dependant persons unit which was removed from planning scheme land use terms in VC253. The change in term will ensure the SUZ1 is consistent with current land use terms that appear throughout the Latrobe Planning Scheme.

Through consultation with DTP, details on the conditions of Second Small Dwellings will be provided in revised draft schedule.

These changes include further conditions section 1 use table and further requirements to section 2 of the schedule. A notable inclusion is the addition of distance to a works authority property boundary to ensure appropriate separation is reviewed.

Conditions relating to Extractive Industry, Industry, Manufacturing Sales, Mineral, Stone or Soil Extraction, and Mining have been removed from section 2 use table.

#### AGL submission

s. Clause 44.07 - State Resource Overlay Schedule 1
To ensure the medium to long term extraction and use of the coal resource for power generation, buildings and works and subdivision of land over the resource and of a type that will not inhibit, by way of community significance or cost of removal, the eventual productive use of that resource. should be designed in a way that does not inhibit the eventual productive use of that resource due to community significance or removal costs.

## Council response

The request is appropriate as an error was made due to the recommendations of the *Latrobe Planning Scheme Review 2024* and draft ordinance varying. The proposed change will resolve the error.

Upon review of the information provided, can you please indicate if you wish to proceed to Planning Panels to mediate any unresolved matters or if you are satisfied with the Council's response to submission.

Council is motivated to resolve all submission items and can provide further information or discuss details as required.

#### Kind regards,





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AUSTRALIAN BUSINESS AWARDS

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Submission 6



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Latrobe City Council PO Box 264 MORWELL VIC 3840

Ref: 00007716

## latrobe@latrobe.vic.gov.au

Dear Sir/Madam.

#### AMENDMENT C149 - LARTROBE PLANNING SCHEME REVIEW 2024

Thank you for your correspondence of 15 January 2025 pursuant to Section 19 of the *Planning and Environment Act 1987* (the Act).

Council has given the Department of Energy, Environment and Climate Action (DEECA) notice of proposed planning scheme amendment C149 (the amendment) that seeks to implement the recommendations of the Latrobe Planning Scheme Review 2024 (PSR) by introducing new and revised local content in the Municipal Planning Strategy and the Planning Policy Framework, and by amending the schedules to zones, overlays, general provisions and operational provisions.

#### Comments

The Department is supportive of the amendment, particularly inclusions relating to the protection of biodiversity and managing environmental risk by not supporting residential development in areas prone to bushfire, flood, erosion or where the overall impact on native vegetation and biodiversity values conflicts with strategic or local biodiversity planning policy.

The following comments are also provided to assist Council, as the Planning Authority, in progressing Amendment C149:

- On page 151 of 187 to the Amendment C149latr combined ordinance document, the first dot point under Flora and Fauna still references "In consultation with the Department of Sustainability and Environment." This should be updated to "DEECA."
- On page 156 of 187 to the Amendment C149latr combined ordinance document, the second dot point under Flora and Fauna references the outdated background document Victoria's Native Vegetation Management: A Framework for Action (Department of Natural Resources and Environment, 2002). This should be updated to the Guidelines for the removal, destruction or lopping of native vegetation (DELWP, 2017).

If you have any further questions in relation to this matter, I can be contacted directly at

Yours sincerely



## 17 February 2025

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Submission 7



Tuesday, 4th March 2025

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LaTrobe City Council PO Box 264, Morwell 3840

Dear ,

# Request for Removal of Environmental Significance Overlay (ESO) from Billy's Creek Catchment

Thank you for the opportunity provided to review the need for the Environmental Significance Overlay (Schedule 2) covering the Billy's Creek catchment in the Jeeralang and Jumbuk area.

The Billy's Creek catchment was gazetted as a Special Water Supply Catchment on 9 March, 1966. The catchment was historically used to supply potable water to Morwell and surrounds; however, the catchment has not been used for this purpose by Gippsland Water (or our predecessors) for many decades. Following an internal review process, we have concluded that there is no current or future need to maintain planning controls on the catchment provided by Schedule 2 to the Environmental Significance Overlay (ESO2).

In light of this conclusion, we would like to request that Latrobe City Council remove the application of ESO2 in the Latrobe Planning Scheme to the boundaries of the area gazetted as the "Billy's Creek Water Supply Catchment" as gazetted here: <a href="http://gazette.slv.vic.gov.au/images/1966/V/general/16.pdf">http://gazette.slv.vic.gov.au/images/1966/V/general/16.pdf</a>.

We trust that this decision will be viewed favourably by your organization as we anticipate that it will lead to efficiencies processing future planning applications in this area for both of our organisations.

Should you require any further information or clarification, please do not hesitate to contact

Kind regards,

P 1800 050 500 F (03) 5174 0103 Interpreter service 131 450 TTY 1800 555 677 E contactus@gippswater.com.au

A 55 Hazelwood Road, Traralgon, VIC, 3844 PA PO Box 348, Traralgon, VIC, 3844 ABN 75 830 750 413 www.gippswater.com.au



# Amendment C149 Latrobe Planning Scheme Review 2024

Summary of Submissions and Planning Comment Table

Sub	Support /			Changes to Plan Required?	Date submission
No.	Objection	Summary of Issues	Planning Comment	Yes / No	received
1A	Object	Noted that the Rural Conservation Zone applied to his property did not appear appropriate and requested the zone of his property be changed to Rural living Zone instead of a different type of conservation zone.	<ul> <li>a) Officers noted the Amendment did not propose to rezone the property. The changes proposed were to separate the properties in the Rural Conservation Zone into separate schedules based on their land size.</li> <li>b) The proposed change is policy neutral as it was carried out to comply with Ministerial direction.</li> </ul>	No	22/11/2024
1B	Object- Withdrawn		After understanding the request was not within the scope of the Amendment it was agreed for the submission to be withdrawn.	No	09/02/2025
2A	Object	<ul> <li>a) Requested that the Special Water Supply Catchment Areas (SWSCA) be reviewed to property and surrounding area.</li> <li>b) Noted the catchment details were not accurate to the levels of the land.</li> </ul>	a) Officers noted the Amendment proposed to apply an overlay to the existing catchment areas and not review the catchment areas.	No	01/02/2025
2B	Object- Withdrawn		a) Through understanding the differences in request to Amendment changes it was agreed that submission would be withdrawn.	No	26/02/2025
3	Support with changes	a) Request the boundaries of ESO2 be reviewed for Billy's Creek catchment.	a) The ESO2 will be removed from Billy's Creek catchment area. This was directed by Gippsland Water as it has not been used for 65 years and not intended to be used in the future.	Yes	17/02/2025
4A	Object	<ul> <li>a) Questioned the calculations of the SWSCA as it has not been made public and that the change will impact the development potential of the land.</li> <li>b) Questioned why the ESO2 planning control had not been included on land prior and if it was an appropriate control.</li> <li>c) Concern regarding broad terms used in new Clause 14.02-1L.</li> </ul>	<ul> <li>a) The SWSCA are defined by water authority then provided to the catchment authority to be recommended to the Minister for water to be declared under the <i>Catchment and Land Protection Act 1994</i>.</li> <li>b) GC31 was a ministerial Amendment that did not provide notification to land owners, the Amendment implemented the ESO2 to are covered by SWSCA. The proposed changes to ESO2 area are due to the area not being included in Amendment GC31 by error.</li> <li>c) The terms used in 14.02-1L provide consistency to catchment areas in regional Victoria Planning Schemes as the inclusions have been directly transferred from Hepburn and Macedon Rangers Planning Schemes which introduced the clause in Amendment C80hepb and C145macr.</li> </ul>	No	17/02/2025



Sub	Support /			Changes to Plan Required?	Date submission
No.	Objection	Summary of Issues	Planning Comment	Yes / No	received
4B	Object- Withdrawn		d) Minor term changes proposed to Clause 14.02-1L to ensure balanced langue is used in context paragraph of Schedule	Yes	13/03/2025
5A	Object	<ul> <li>a) Acknowledgement that the Planning Scheme recognises the existing, ongoing, future rehabilitation operations of the coal mines and power stations through state and national significance.</li> <li>b) Noted that the target closure date of the coal mine and power station is influenced by Federal and State Government policy, and that the Planning Scheme should not be included in these influences.</li> <li>c) Noted the requirement to complete Declared Mine Rehabilitation Plan (DMRP) which is an involved piece of work and that two reviews of the Latrobe Planning Scheme should be complete prior to the targeted 2035 closure date based off the <i>Planning and Environment Act 1987</i> (PE act) therefore no assumptions should be made regarding the closure or rehabilitation at this point in time.</li> <li>d) Detailed the complex range of influencing factors and hazards considered in the rehabilitation process to ensure successful outcomes and that while operations continue this will change details of the influences such as buffers, risks and methodology.</li> <li>e) Noted that a Planning Scheme Amendment is likely to be required to accompany the transition in processes.</li> <li>f) Questioned if changes proposed in Amendment C149 are policy neutral or material changes.</li> <li>g) Clause 02.01 - Context Requesting mining and Power station operations be included to environmental risks. Requesting Ministerial and landowner referral on rezoning, subdivision, use or development.</li> <li>h) Clause 02.02 - Vision Noted the current Council plan will be amended soon therefore further details on mining and power stations be included.</li> <li>i) Clause 02.03-4 - Natural Resource Management Request to include process of coal mines and include power stations.</li> </ul>	<ul> <li>a) Noted</li> <li>b) Noted. Amendment C149 does not propose significant changes influential to the closure of coal mines or power stations. The planning provisions included in the Latrobe Planning Scheme assist in the facilitation of use and development of land in relation to their determined use based of historic land use and the planning strategies set out in the Planning Scheme.</li> <li>Zones are applied spatially and all land must be included in a zone, except Commonwealth land which is not covered by a planning scheme.</li> <li>c) The DMRP is government by legislation in the <i>Mineral Resources (Sustainable Development) Act 1990</i>. Amendment C149 does not make assumptions on the details of closure and rehabilitation of the coal mines and power stations.</li> <li>d) Amendment C149 does not propose changes to buffers, risks or methodology regarding the future of the coal mines and power stations.</li> <li>e) It is anticipated a proponent led Amendment to propose changes to the planning Scheme to facilitate changes in land use will be prepared by AGL.</li> <li>f) The <i>Latrobe Planning Scheme Review 2024</i> provides detail on the nature of recommendations which are included in the changes to the Planning Scheme in Amendment C149.</li> <li>g) Recommendations of the review are policy neutral and in relation to environmental risks where the coal mines and power stations are natural resource management, as included in Clause 14.03 under <i>Earth and Energy Resources</i>.</li> <li><i>Practitioner's guide to Victoria's planning schemes Section 6.3.1 Context</i> includes "There is no need to provide extensive detail or state how the issue will be addressed in the context statement because this is the role of the strategic directions." The detail requested in submission to provide detail in regard to Coal mines and power station are not supported by this policy.</li> <li>The submission proposes duplication of details on mining and the power stations due to the following paragraph of 02.01 already including the items.</li></ul>	a) No b) No c) No d) No e) No f) No g) Yes h) No i) Yes j) Yes k) Yes	17/02/2025



Sub	Support /			Changes to Plan Required?	Date submission
No.	Objection	Summary of Issues	Planning Comment	Yes / No	received
		Request for further details to be added regarding development and zoning in relation to the coal mines and power stations.  j) Clause 37.01 - Special Use Zone Schedule 1 Request uses ancillary to mining and power station be removed from section 2 use table. Noted accommodation uses be discouraged and request Small second dwelling be removed from section 1 and 2 use table and be include in section 3 as prohibited.  k) Clause 44.07 - State Resource Overlay Schedule 1 Request minor text changes.	<ul> <li>Ensure the extraction and use of coal is the primary planning consideration in protected coal resource areas.</li> <li>Encourage land uses that do not impede coal development in the protected coal resource areas.</li> <li>Ensure coal excavations, overburden dumps and other associated developments are planned, managed and progressively rehabilitated to facilitate the highest practicable future use.</li> <li>Provide for use and development in coal resource areas identified on the Gippsland Coalfields Policy Area map that does not compromise the existing and future use of the coal resource.</li> <li>Minimise fire risk to open cuts, coal related industries and storage of coal.</li> <li>Ensure that timber production maximises effective fire protection for the coal resource.</li> <li>Clause 14.03-1L</li> <li>Design and site open cut mines to minimise fire risk, including through establishing buffers between open cut mines and timber plantations.</li> <li>Duplication is not supported by the <i>Practitioner's Guide to Victoria's Planning Schemes June 2024</i>.</li> <li>The Planning Scheme review did not recommend changes to existing paragraph regarding brown coal reserves, as no policy changes have impacted a need to provide changes.</li> <li>Referral authorities are not listed in Clause 02.01</li> <li>The Minister for Resources is listed as a referral authority for under Clause 37.01 (SUZ1), 42.01 (ESO1) and 44.07(1).</li> <li><i>Practitioner's guide to Victoria's planning schemes Section 6.3 How to write a municipal Planning Strategy</i>. includes</li> <li>"To ensure the MPS focuses on priorities and provides a clear and direct message about a council's planning aspirations, the <i>Ministerial Direction The Form and Content of Planning Schemes</i> specifies a word limit for the MPS."</li> <li>The Local provision templates includes a maximum Limit, which does not support the request for additional text regarding protection from urban and other incomparable land use encroachment is duplicated in: Clause 14.03-1R</li> <li>Sep</li></ul>		



Sub	Support /			Changes to Plan Required?	Date submission
No.	Objection		Planning Comment	Yes / No	received
			<ul> <li>Maintain buffers that protect urban areas and main transport corridors from the adverse effects of existing and potential coal-related industry, energy generation and mining.</li> <li>Maintain buffers that protect coal resource areas and associated development from encroachment by adjacent urban areas.</li> <li>Provide buffers between existing and proposed urban zones and coal resource areas that reduce the likely effects of earth subsidence, noise emission, dust, fire hazard and visual intrusion.</li> <li>The Planning Scheme Review 2024 recommends changes from relevant state policy Victoria's Climate Change Strategy. The proposed changes are not considered policy neutral.</li> <li>The submission requests further details be added to existing policy. The requests are already included in different wording of the context paragraph and Strategic directions of Clause 02.03-4. Some of the requested inclusions of submission are already included in the existing dot points of Clause 02.03-4. "Council's strategic directions for coal are to: Minimise land use conflict with coal resource development.</li> <li>Ensure development does not compromise coal resources.</li> <li>Protect urban amenity, coal resource development and the productive use of land in the coal resource and buffer areas.</li> <li>Minimise the risk to life, property and the environment in and around mine sites.</li> <li>Minimise the risk to life, property and the environment in and around mine sites.</li> <li>Minimise the risk to life, property and the environment in and around mine sites.</li> <li>Minimise the risk to life, property and the environment in and around mine sites.</li> <li>Minimise the risk to life, property and the environment in and around mine sites.</li> <li>Minimise the risk to life, property and the environment in and around mine sites.</li> <li>Minimise the risk to life, property and the environment in and around mine sites.</li> <li>Minimise the risk to life, property and the environment in and around mine sites.</li> <li>Pl</li></ul>		
5B	Object- Withdrawn	g) Clause 02.01 - Context	g) Requested minor change to remove the word future given the wider context to Latrobe.	g) Yes h) No	03/04/2025

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Sub No.	Support / Objection	Summary of Issues	Planning Comment	Changes to Plan Required? Yes / No	Date submission received
		Revised request to change paragraph relevant to coal mining.  Latrobe Valley has one of the world's largest reserves of brown coal which comprises the ongoing mining and power station operations and associated future rehabilitation phases and environmental risks.  h) Clause 02.02 – Vision Agreed to Council's justification as to why Clause could not be changed.  i) Clause 02.03-4 – Natural Resource Management Request to include process of coal mines and include power stations.  Latrobe supports planning for the remediation ongoing operations and associated rehabilitation phases of existing mines and power stations for the future use of brown coal in order to best safely manage urban growth, while also considering the transition to a low or zero net emission future and the finite nature of coal resources.	Latrobe Valley has one of the world's largest reserves of brown coal which comprises the ongoing mining and power station operations and associated future rehabilitation phases and environmental risks.  h) Noted i) Through revisions, agreed changes are justified necessary to reflect current circumstances of coal mining and power stations in Latrobe	i) Yes	
6	Support with changes	<ul><li>a) Requests superseded department reference of DSE be changed to DEECA.</li><li>b) Request a superseded background document be updated to current document version.</li></ul>	<ul> <li>j) Request to be carried out to ensure accurately of department references.</li> <li>k) Requests to be carried out to ensure current background documents are referenced.</li> </ul>	Yes	17/02/2025
7	Support with changes	Requested that the Special Water Supply Catchment Area (SWSCA) to Billys Creek catchment be removed as the area is redundant from catchment use.	The ESO2 will be removed from Billy's Creek catchment area. This was directed by Gippsland Water as it has not been used for 65 years and not intended to be used in the future.	Yes	04/03/2025



# Amendment C149 Latrobe Planning Scheme Review 2024

Post Exhibition Changes Table

Post-Exhibition Changes			
Subheading (Clause/Map/Schedule)	WHAT IS THE CHANGE?	WHAT IS THE REASON FOR THE CHANGE?	RELATED SUBMISSION
Clause 02.01 Context	Although Latrobe Valley has one of the world's largest reserves of brown coal, coal which comprises the ongoing mining and power station operations and associated rehabilitation phases and environmental risks.	Revision necessary to reflect current circumstances of coal mining and power stations in Latrobe	5
Clause 02.03-04 Natural resource management Coal	Latrobe supports planning for the remediation ongoing operations and associated rehabilitation phases of existing mines and power stations for the future use of brown coal in order to best safely manage urban growth, while also considering the transition to a low or zero net emission future and the finite nature of coal resources.	Revision to ensure consistency through Clause 02	5
Clause 14.02-1L Catchment and land protection	Minor word changes to Schedule to ensure correct terms are included	Proposed term changes provide balance in context of how the schedule is reviewed	4
Clause 37.01 Schedule 1	Remove Conditions from Section 2 Uses, Extractive Industry, Industry, Manufacturing Sales, Mineral, Stone or Soil Extraction and Mining.  Changes throughout schedule to replace term <i>Dependant persons unit</i> with <i>Small second dwelling</i> .	Conditions not necessary  Revisions suitable to reflect change in term to Small second dwelling	5
Clause 44.07 Schedule 1	To ensure the medium to long term extraction and use of the coal resource for power generation, building, and works and subdivision of land over the resource and of a type that will not inhibit, by way of community significance or cost of removal, the eventual productive use of that resource. should be designed in a way that does not inhibit the eventual productive use of that resource due to community significance or removal costs."	Planning Scheme Review draft ordinance change was different the recommendations. Revision required to correct difference	5
Clause 43.04 Schedule 5 Subsection 4.0 Flora and Fauna	Update referral authority from Department of Sustainability and Environment (DSE) to DEECA	Update superseded department name	6
Clause 43.04 Schedule 7 Subsection 4.0 Flora and Fauna	Update background document reference from Victoria's Native Vegetation Management: A Framework for Action (Department of Natural Resources and Environment, 2002). To Guidelines for the removal, destruction or lopping of native vegetation (DELWP, 2017).	Update superseded background document	6
Map numbers 112ESO, 113ESO, 121ESO, 123ESO and 124ESO	Remove proposed map areas for Environmental Significance Overlay Schedule 2 (ESO2) to be applied to Billys Creek Special Water Supply Catchment Area.	Area identified by Gippsland Water to be redundant and would not provide value in being added to Environmental Significance Overlay Schedule 2 (ESO2)	3 and 7
Schedule to Clause 72.03	Remove map numbers 112ESO, 113ESO, 121ESO, 123ESO and 124ESO	Remove corresponding number numbers from schedule	3 and 7



Version 2



This report was prepared by Plan2Place Consulting on behalf of Latrobe City Council.

Photo Sources: <u>Latrobe council welcomes flood recovery funding - Inside Local Government 5 Victoria Street, Toongabbie, VIC 3856 - realestate.com.au, (9) Facebook</u>

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	19 June 2024

2

# **Abbreviations**

Abbreviation	Meaning	
BAO	Buffer Area Overlay	
BMO	Bushfire Management Overlay	
CASBE	Council Alliance for a Sustainable Built Environment	
C1Z	Commercial 1 Zone	
C2Z	Commercial 2 Zone	
С	Council Amendment	
DTP	Department of Transport and Planning	
DEECA	Department of Energy, Environment and Climate Action	
DDO	Design and Development Overlay	
DPO	Development Plan Overlay	
ESD	Environmentally Sustainable Development	
ESO	Environmental Significance Overlay	
EPAV	Environment Protection Authority Victoria	
FZ	Farming Zone	
FO	Flooding Overlay	
GC	Group Council Amendment	
GRZ	General Residential Zone	
HO	Heritage Overlay	
LSIO	Land Subject to Inundation Overlay	
LGA	Local Government Area	
LDRZ	Low Density Residential Zone	
MDFC	Ministerial Direction on the Form and Content of Planning Schemes	
LCC, Council	Latrobe City Council	
MPS	Municipal Planning Strategy	
NCO	Neighbourhood Character Overlay	
NRZ	Neighbourhood Residential Zone	
PG	Practitioner's Guide to Victoria's Planning Schemes	
PPF	Planning Policy Framework	
PPN	Planning Practice Note	
PPV	Planning Practice Note  Planning Panels Victoria	
PUZ	Public Use Zone	
PSR	Planning Scheme Review	
RCZ	Rural Conservation Zone	
RLZ		
SLO	Rural Living Zone Significant Landscape Overlay	
DDWCAC	Dja Wurrung Clans Aboriginal Corporation	
The Scheme, latr	Latrobe Planning Scheme	
TZ VC	Township Zone Victoria and Council Amendment	
VCAT	Victorian Civil and Administrative Tribunal	
VPP		
VPO	Victoria Planning Provisions	
	Vegetation Protection Overlay	
Numeric Abbreviations	hactaras	
ha m	hectares	
m m <sup>2</sup>	metre metres squared	
%	,	
	percent	
sqm	square metres	
Related Legislation	ch 2017\	
Environment Protection Act 2017 (EP A	CL 201/)	
Subdivision Act 1988 (Sub Act)		
Planning and Environment Act 1987 (P&E Act)		

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# 1. Executive summary

### 1.1. Why is the planning scheme being reviewed?

Council as the planning authority for the Latrobe City Council 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 received an exemption to delay this review, but the exemption will end within a year, making the due date for this structure plan review August 2024.

Council last undertook a comprehensive review of the planning scheme in 2018. The findings of this review were translated into the planning scheme primarily via Amendment C122latr gazetted in 2021.

In 2021, the planning scheme was restructured to insert a new Municipal Planning Strategy (MPS) and local planning policies in an integrated Planning Policy Framework (PPF) to replace the former Local Policy Planning Framework (LPPF). This was implemented 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 completed. 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 City Council Planning Scheme (the scheme) provides a robust strategic and statutory framework for land use and development in Latrobe. The planning scheme was translated into the new structure with an MPS and integrated PPF and now needs updating as a result of improvements that have been to the MPS and PPF structure over the last few years.

The scheme's MPS requires some administrative and population updates and some very minor administrative corrections. Planning policies in the PPF also require some administrative updates and minor restructuring.

Low density residential, mixed use and township zone schedules and their mapping should be more clearly mapped and expressed with single schedules to improve their clarity. Schedules should be redrafted, where required, to be consistent with the *Ministerial Direction on the Form and Content of Planning Schemes*.

Overlays including the Environmental Significance, Design and Development, Development Plan Floodway, Land Subject to Inundation, Bushfire Management, State Resource, Buffer Area, Airport Environs 2 and Parking 1 and 2 Overlays should be redrafted to be consistent with the *Ministerial Direction on the Form and Content of Planning Schemes*. There could be greater use of VicSmart local provisions for simple, non-contentious applications and this could be considered for range of identified application types.

Over the last five years, the numbers of applications received have mostly matched the numbers of applications decided, which demonstrates that Council is assessing applications and administering its scheme well. There are periods in which applications determined have lagged behind those lodged, which reflects the resourcing constraints and challenges for a rural Council. There is a very low number of appeals and refusals for planning applications subject to the scheme and a moderate number of withdrawn and no permit required applications, which partly explains the low number of refusals.

Further strategic work is needed to reinforce and improve the strategic directions of the scheme to better guide decision making around. These are summarised in 1.4.2 further strategic work.

There is adequate resourcing of the planning functions at Council but this could be improved both in the statutory and strategic planning areas. Given the Municipality's rural location in south-eastern Victoria, staff attraction and retention can be a significant issue and recruitment is an ongoing challenge.

Latrobe City Council benefits from a well-balanced team of planners capable of managing multiple strategic projects concurrently. The Statutory Planning division includes one Coordinator, two Principal Planners, two Senior Planners, one Planner, one Graduate Planner, two Administration Officers, and one Compliance Officer. The Strategic Planning team consists of one Coordinator, one Principal Planner, one Senior Planner, and one Administration Officer. The Urban Growth team comprises one Principal Planner, one Senior Planner, and one Urban Growth Officer.

The team processes amendments to the planning scheme efficiently and on a regular basis. Current resources enable the Strategic Planning and Urban Growth Team to complete up to 10-12 projects and amendments each financial year, potentially accommodating 40-58 projects over a four-year period assuming full staffing. The council acknowledges the need for periodic reviews of forward planning to adapt to evolving requirements. When staffing levels fluctuate, some projects or planning scheme amendments may need to be deferred, with a consistent approach developed to manage such situations.

The Strategic Planning and Urban Growth Business Plan for Latrobe City Council includes a range of work plan items. These items encompass Planning Scheme Amendments, strategic land use projects, advocacy efforts, and a Process Improvement Program. Planning Scheme Amendments may involve changes to maps or written parts of the scheme, significantly influencing how land is utilised or developed in the Municipality. The council manages both council-led and proponent-led amendments, averaging 2-3 proponent-led amendments annually. Strategic land use projects involve collaborative efforts with the community, developers, and landowners to provide guidance on land use and development, often resulting in subsequent Planning Scheme Amendments. The council's approach ensures that planning and urban growth activities are comprehensive and responsive to the Municipality's needs.

In Statutory Planning, if a planning permit application receives six or more objections, the decision is delegated to Council. Applications with five or fewer objections are included in a list circulated to Councillors every Friday, allowing one week for Councillors to request that any item be presented at a Council meeting. Any permit that a Planning Officer refuses also requires a Council decision. In Strategic Planning, Council determines the authorisation, consideration of submissions, consideration of planning panel reports, and the adoption or abandonment of planning amendments. During the consideration of submissions, the recommendation may be to refer the matter to a planning panel or to adopt the amendment. When considering a planning panel report, the decision is either to adopt or abandon the amendment. If an amendment is abandoned, it must go to Council for final approval. An amendment has not been abandoned in at least 16 years.

Latrobe City Council manages a robust statutory planning process but occasionally faces challenges when dealing with poor-quality applications. These applications can place strain on the statutory planning team, requiring additional time and effort to communicate with applicants and revise submissions until a satisfactory outcome is reached. This process involves extensive back-and-forth interactions to clarify requirements, amend documents, and ensure compliance with planning regulations.

During this planning scheme review, it has become clear that the executive team at Council and Councillors both understand and are committed to a culture of continuous improvement and directing resources to match the performance of the planning function at Council. Council has a culture of efficiently implementing strategic planning projects so that there is reduced lag time between the

adoption of the strategic study or strategy and implementation through a planning scheme Amendment.

# 1.3. Top priorities for Council

The review has identified the following priorities for Council over the next four years:

- Planning for housing
- Planning for jobs
- Planning for a liveable community

#### 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 for 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 factual changes that should be made to the Municipal Planning Strategy (MPS) to bring it up to date with the most recent ABS and economic data, and the Council Plan.

The planning permit audit and consultation with referral authorities and Council staff identified that some provisions can be better drafted, particularly overlay schedules, better applied and some referral and notice provisions for applications can be revised or removed. Revising the clauses will enhance the clarity and usability of the scheme, allowing for a more efficient planning process, better allocation of resources and leading to a reduction in workload.

Opportunity has been taken to make several other changes to the planning scheme to reflect Council policy and practice including:

- Minor administrative corrections and updates to the MPS including an updated vision.
- Policy neutral amendments to Clauses 11.01-1L.01, 11.03-1L and 11.03-2L; 13.02-1L, 13.02-1L and 13.07-1L; 14.01-1L, 14.01-3L and 14.03-1L; 15.01-1L and 15.01-3L; 16.01-1L; 17.01-1L and 17.04-1L; 19.02-2L.
- Revisions to 14.01-2L to improve the strategic intent.
- Introduce a new local policy at Clause 14.02-1L in light of the West Gippsland Regional Catchment Strategy 2021-2027 (2021)
- Updating zone and overlay schedules to be consistent with the MDFC.
- Updating Clause 74.02 to align with the strategic work that has been completed by Council and the future strategic work that is pending.

All of these matters can be progressed with through a Ministerial Amendment.

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 to undertake the analysis have been provided to Council officers for reference. The record of engagement with officers, referral authorities and Council has been summarised in this report and provided to Council for reference.

These planning scheme changes are marked as track changes on the supporting Latrobe Planning Scheme (the scheme) 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, or exhibited, amendment.

#### Recommendation:

It is recommended that Council:

- 1. Prepare a planning scheme amendment or amendments using the marked-up ordinance at Appendix 1 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) Include revised or new policy and/or provisions to improve the strategic directions of the scheme and to include adopted Council strategies and policies.

### 1.4.2. 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 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 is considered will have the most positive impact for the Latrobe community and the efficient functioning of the planning function.

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.

### **Recommendations:**

It is recommended that Council:

- 2. Prioritise the following further strategic work over the next four years to:
- a) Prepare small town structure plans for Yinnar, Traralgon South and Yallourn North

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- b) Prepare an Integrated Transport and Social Infrastructure Plan for existing and future significant shared infrastructure across the municipality
- c) 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.
- d) 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.
- e) Prepare a Rural Living Strategy and apply planning scheme tools to land identified as appropriate for Rural Living.
- f) Prepare a bushfire framework plan to inform future settlement and urban growth planning.
- g) 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.
- h) Implement recommendations from the Traralgon Activity Centre Plan including:
  - Preparing streetscape masterplans for the Traralgon Activity Centre.
  - ii. Preparing a masterplan for Post Office Place.
  - iii. Preparing the Latrobe Active Transport Plan.
- i) 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.
- k) Develop Environmental Significance Overlays to protect natural assets and to water supply catchments.
- I) Develop a Management Plan and maintain the Victory Park wetland in Traralgon.
- m) Prepare Urban Design Guidelines for small towns.
- n) 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.
- o) Identify, assess and document places of indigenous cultural heritage significance, where this is considered appropriate, in conjunction with indigenous communities or custodians.
- p) Prepare a stormwater quality strategy.
- q) Develop a policy and approach to development contributions for social and affordable housing.

- r) Develop a policy to guide planning assessment (relating to design, neighbourhood character and site management), when they are required for Rooming Houses.
- s) Preparation of a municipal wide signage strategy
- t) Investigate the inclusion 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.
- u) Investigate potential to increase Rural Conservation Zone Schedule 1 to other areas zoned Rural Living Zone that contain native vegetation.

#### 1.4.3. Process improvements

Several process improvements were drawn from the analysis of the planning scheme and consultation with Council internal referral authorities. Firstly, implementing a notification system through CI Anywhere where a specific person within the referred team receives the notification to take action would streamline the process. This ensures that the right individuals are promptly informed and can address the referral without unnecessary delays.

Secondly, referrals should be allocated to S and E rather than individual staff members. This change would ensure that all referrals are received and responded to within the required timeframes, promoting efficiency and accountability. Additionally, it is crucial to include clear notes explaining why the referral has been made. Detailed notes provide better context and understanding, reducing confusion and facilitating a more effective response.

Another significant improvement would be to standardise the referral process. Inconsistencies have been observed, with some referrals being unclear and some information being communicated via email rather than CI Anywhere. A consistent approach would enhance clarity and ensure that all referrals are handled uniformly, improving overall efficiency.

Furthermore, addressing the inefficiencies caused by using different systems for statutory and subdivision permits is essential. The current system makes it difficult to oversee workload and progress. By unifying these systems or improving their interoperability, it would be easier to manage and track referrals.

Lastly, it is important to ensure that Statutory Planning referrals are sent to the correct engineering teams. Misdirected referrals lead to unnecessary delays and inefficiencies. By establishing clear guidelines and checks to ensure referrals are accurately directed, the process can be significantly improved.

#### 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 Planning and Environment Act 1987. 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:

3. Advocate 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 located on high value agricultural land.

- 4. Advocate 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.
- 5. Advocate to the Minister for Energy and Resources to:
  - a) Review outdated planning controls including the Special Use Zone Schedule 1, Environmental Significance Overlay Schedule 1 and State Resource Overlay;
  - b) Request representatives of Department of Environment, Energy and Climate Action meet with Council officers regarding the review process; and
  - c) Amend the Planning Scheme, following the completion of the review, to remove obsolete coal related planning provisions.

#### 1.4.5. Minister for Planning

Latrobe City Council, with assistance from Plan2Place Consulting has prepared a planning scheme review as required by section 12B(1) of the *Planning and Environment Act 1987* (the Act).

In accordance with section 12B(3) of the 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 Act.

In accordance with section 12B(4) of the 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 complete the Review report and documents to obtain Council endorsement and also request for Council consideration to Authorise Amendment C149.

Once the planning scheme review report is finalised after community and external stakeholder consultation, include the following recommendation:

7. That Latrobe City Council endorse this Planning Scheme Review and forward it to the Minister for Planning as evidence that Latrobe City Council, as the planning authority for 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* (The Act). Council received an exemption to delay this review, but the exemption will end within a year, making the due date for this structure plan review August 2024.

The scope of a planning scheme review is established under Section 12(B) and planning scheme reviews 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.
- 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 planning scheme in 2018. Much of the 2018 review is either underway or has been implemented through a variety of planning scheme amendments including Amendment C122latr in 2021. Amendment C122latr restructured the planning scheme by inserting a new Municipal Planning Strategy and local planning policies to replace the former Local Policy Planning Framework (LPPF) into the new Planning Policy Framework (PPF). This was a policy neutral amendment undertaken by the Victorian government in partnership with Council.

The new MPS and local policies in the PPF have responded to one of the significant recommendations from the 2018 planning scheme review to significantly revise and restructure the LPPF to reflect current strategic directions for land use and development and incorporate a more usable and relevant planning scheme format.

This review will be forwarded to the Minister for Planning as required under section 12(B) of the 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 six-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 Council to conduct Stages 1 to 4.

Stages 5 and 6 will involve a planning scheme amendment to implement the recommendations of the review, which the community will be consulted on. The amendment will be exhibited and submissions invited from community members in accordance with the requirements of the Planning and

Environment Act 1987. If submissions cannot be resolved, Council is obliged to ask the Minister for Planning to appoint an independent Planning Panel to consider submissions and make recommendations to the Minister.

Figure 1: Planning Scheme Review Methodology



The timing for the project is:

Stage	Timing
Initiate	19/02/24 – 26/02/24
Analyse	19/02/24 – 20/05/24
Engage	13/05/24 – 20/05/24
Report	24/06/24 (Draft Report)
Consult	01/08/24
Implement	01/08/24 – Onwards

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.
- PPN46 Strategic Assessment Guidelines.
- PPN32 Review of planning schemes.

# 2.3. Latrobe City Council Context

Latrobe City Council is located in south-eastern Victoria, approximately 2 hours' drive from Melbourne. The Municipality has an area of over 1,400 square kilometres and a 2021 census population of 77,318. There are many towns and settlements located throughout the Municipality with most people residing in Traralgon, Moe and Morwell. The municipality exhibits a varied settlement pattern, featuring numerous smaller townships and farming areas, especially concentrated in the southern region. This has left a general settlement pattern of larger lots on the outskirts of smaller townships, now popular for hobby farming and rural lifestyles.

The municipality is known for its diverse and unique landscape, encompassing three natural bioregions: the forested foothills of the Highlands – Southern Fall in the north, the vast Gippsland Plains in the centre, and the northern slopes of the Strzelecki Ranges in the south. These bioregions support a variety of ecosystems with significant flora and fauna, many of which are protected under State and Federal legislation.

Latrobe's economic development is marked by significant industry diversification and employment generation, drawing on its extensive natural resources, built infrastructure, and skilled local workforce. While traditionally reliant on manufacturing and mining to support Victoria's power production, Latrobe is undergoing economic restructuring. It remains one of Victoria's strongest regional economies, serving as the regional retail service centre for Gippsland, with retail providing a substantial share of local jobs.

The region also boasts a large forestry industry, supporting Australia's largest pulp and paper mill, and includes other key sectors like food processing, engineering, health, and post-secondary education. Agriculture, primarily focused on dairy farming and livestock, continues to be a vital part of the local economy. The area is also exploring new opportunities in modified motor vehicle production, renewable energy, the arts, tourism, special engineering, and land repair sectors.

The context for the Latrobe City Council is shown in Figure 2.

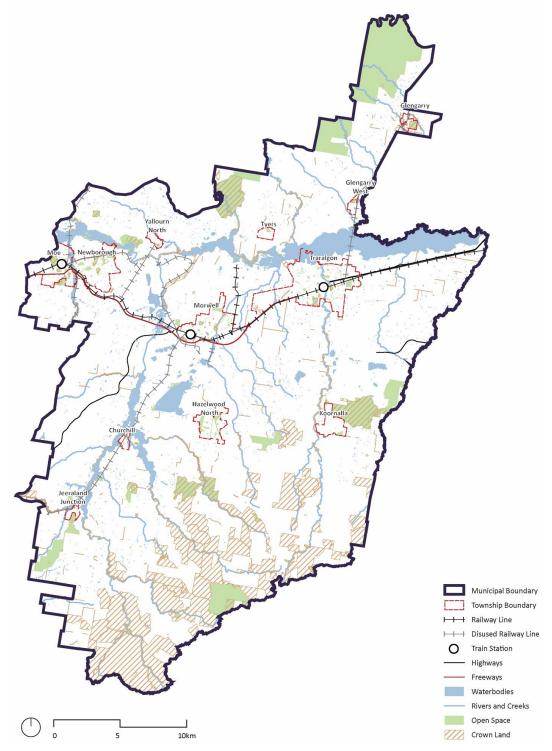
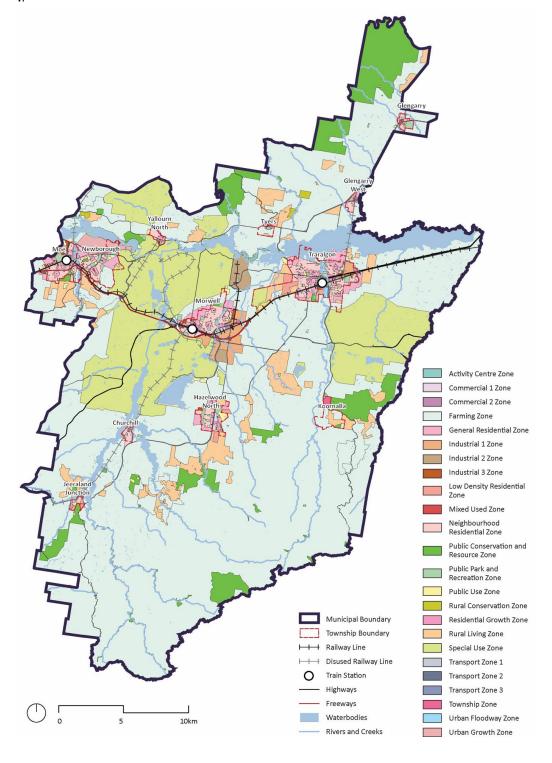


Figure 2: Latrobe City Council Context

# 2.4. Existing Zones and Overlays applied in Latrobe City Council

The existing Zones and Overlays applied in Latrobe City Council that are currently included in the Latrobe Planning Scheme (the scheme) and that are subject to this review are shown in **Figures 3 and 4** 



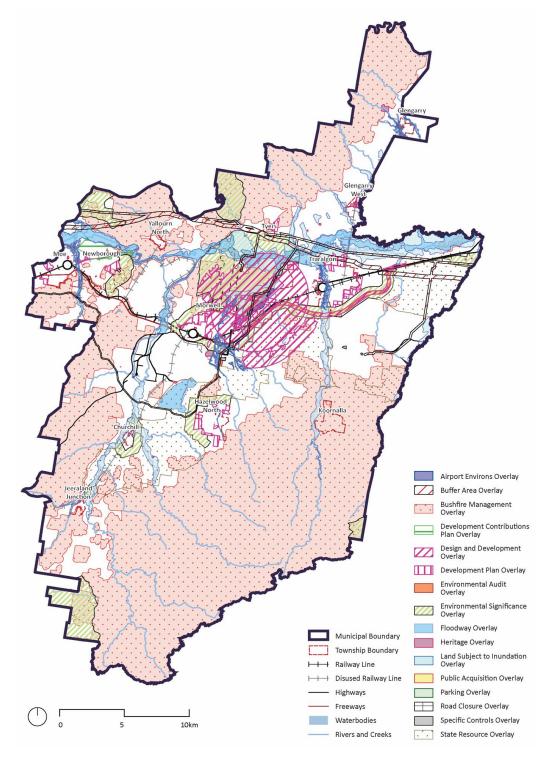
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#### Figure 3: Latrobe Planning Scheme - Zones

There are a total of 25 zones in the Latrobe Planning Scheme containing 38 separate schedules as follows:

- Low Density Residential Zone (1 schedule).
- Mixed Use Zone (1 schedule).
- Township Zone (1 schedule).
- Residential Growth Zone (4 schedules).
- General Residential Zone (4 schedules).
- Neighbourhood Residential Zone (5 schedules).
- Industrial 1 Zone (1 schedule).
- Industrial 2 Zone (1 schedule).
- Industrial 3 Zone (1 schedule).
- Commercial 1 Zone (1 schedule).
- Commercial 2 Zone (no schedule).
- Rural Living Zone (3 schedule).
- Rural Conservation Zone (1 schedule).
- Rural Activity Zone (no schedule)
- Farming Zone (2 schedules).
- Public Use Zone (1 schedule).
- Public Park and Recreation Zone (1 schedule).
- Public Conservation and Resource Zone (1 schedule).
- Transport Zone 1 (no schedule).
- Transport Zone 2 (no schedule).
- Transport Zone 3 (no schedule).
- Special Use Zone (6 schedules)
- Urban Floodway Zone (1 schedule)
- Activity Centre Zone (2 schedules)
- Urban Growth Zone (no schedule)

Figure 4: Latrobe Planning Scheme - Overlays



There are a total of 16 overlays in the Latrobe Planning Scheme, with 35 schedules, as follows:

- Environmental Significance Overlay (3 schedules).
- Heritage Overlay (1 schedule).
- Design and Development Overlay (9 schedules).
- Development Plan Overlay (10 schedules).
- Floodway Overlay (1 schedule).
- Land Subject to Inundation Overlay (1 schedules).
- Bushfire Management Overlay (1 schedules).
- State Resource Overlay (1 schedule).
- Buffer Area Overlay (1 schedule).
- Public Acquisition Overlay (1 schedule).
- Airport Environs Overlay (2 schedules).
- Environmental Audit Overlay (no schedule).
- Road Closure Overlay (no schedule).
- Development Contributions Plan Overlay (1 schedule).
- Parking Overlay (2 schedules).
- Specific Controls Overlay (1 schedule).

# 2.5. Council Organisational Structure

Council's organisational structure includes the Chief Executive Officer supported by an Executive Assistant and five General Managers that are responsible for Regional City Planning and Assets, Community Health and Wellbeing, Organisational Performance, Regional City Strategy and Transition and Sports Legacy and Activation. These General Managers report directly to the CEO. Strategic planning and statutory planning report to the General Manager of Regional City Planning and Assets as shown in **Figure 5**.

Figure 5: Latrobe City Council Organisational Structure



Latrobe City Council is also comprised of nine Councillors who represent four wards within the municipality: East Ward, Central Ward, South Ward, and West Ward, as illustrated in **Figures 6 and 7.** 

**Figure 6: Latrobe City Council Councillor Structure** 

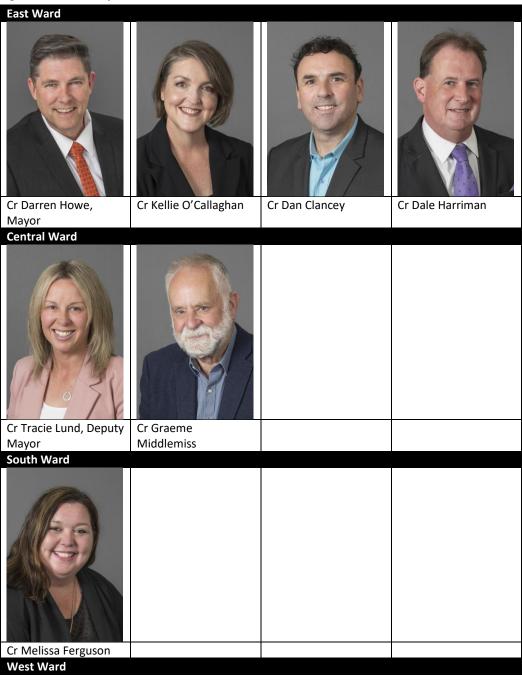
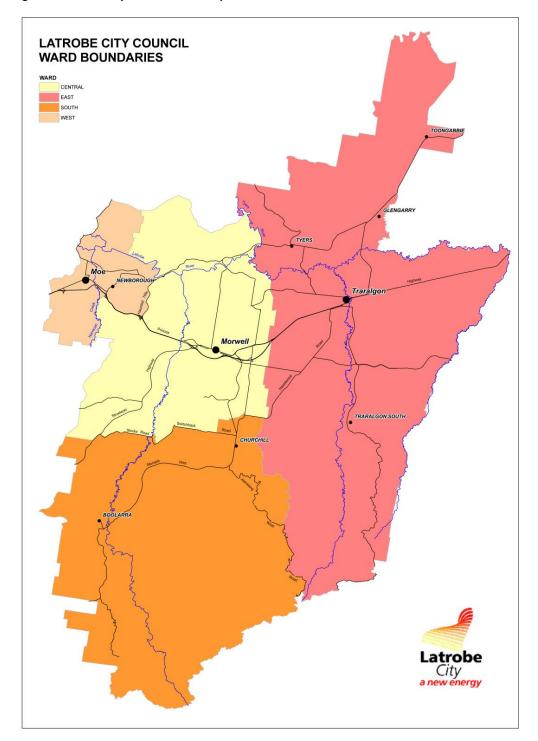




Figure 7: Latrobe City Council Ward Map



# 3. What's driving change

#### 3.1. Population, growth, and economy

The population of Latrobe Local Government Area (LGA) increased from approximately 74,170 people in 2011 (ABS, 2011) to 77,866 in 2021 (ABS, 2021). Over the period from 2006 to 2021, Latrobe's population grew at an average annual rate of 0.63%, which is lower than Victoria's average annual population growth rate of 2.12% during the same period.

According to the Australian Bureau of Statistics Census data, the majority of the population in Latrobe LGA live in urban areas, with a significant portion residing in major towns such as Traralgon and Morwell. Latrobe LGA has an ageing population compared to Victoria as a whole. The median age in Latrobe increased from 42 in 2011 to 45 in 2021, and the proportion of residents aged over 60 has grown since 2011. In contrast, the median age of the population in Victoria overall was 37 years as of the 2021 Census.

According to Australian Bureau of Statistics Census data, the average household size in the Latrobe LGA is 2.3 persons per household (ABS, 2021). While family households are the most common, the number of lone-person households is increasing, making up 29.9% of all households as of the 2021 Census. This is higher than the proportion of lone-person households in Victoria overall, which is 23.4%.

The municipal population is expected to experience steady population growth over the coming years. The projected population for 2026 is 79,646, which is anticipated to increase to 82,216 by 2031, reflecting a growth rate of approximately 3.23% between 2026 and 2031 (VIF, 2023). By 2036, the population is projected to reach 84,776, marking a further increase of about 3.11% from 2031 to 2036 (VIF, 2023). The average annual growth rate is approximately 0.59%. This growth is expected to be concentrated primarily in the areas of Traralgon and Morwell, driving the overall expansion and development within the region.

In 2021, the Municipality had 35,685 private dwellings which is projected to grow from to 37,458, representing a growth rate of approximately 4.98% (VIF, 2023). From 2026 to 2031, this growth continues, with dwellings expected to increase to 39,154, marking a growth rate of about 4.50% (VIF, 2023). Looking ahead from 2031 to 2036, the projected total reaches 40,802 dwellings, indicating a growth rate of around 4.23% (VIF, 2023). Overall, the period from 2021 to 2036 anticipates a cumulative growth rate of about 14.52% in dwellings (VIF, 2023) which equates to an approximate annual growth rate of 0.97%.

# 3.1.1. Council Plan 2021-2025

Council recently updated its 'Council Plan' and have included the following vision:

"In 2031, Latrobe City will be known for being smart, creative, healthy, sustainable and connected. It will be the most liveable regional city and at the forefront of innovation.

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.

We are known as a community that is equitable, liveable and sustainable, with a continued focus on healthy lifestyles supported by high quality recreational and cultural facilities and a natural environment that is nurtured and respected."

This updated vision needs to be included in an update to Council's Municipal Planning Strategy in the scheme.

25

#### Findings/Recommendations

R1. Update the Municipal Planning Strategy with recent population and dwelling data and forecasts as well as the updated vision included in the Council Plan.

# 3.2. Climate change and other environmental risks

Latrobe City Council has a large range of natural features that contribute significantly towards the municipality's environment, economy, character and appeal. The municipality comprises over 1,400 square kilometres. Latrobe City Council, nestled between the Alpine and Strzelecki Ranges in the Gippsland Region, is renowned for its natural beauty but faces significant environmental risks, particularly from bushfires and floods.

Bushfires have been a recurrent threat, impacting communities such as Churchill, Traralgon South, Koornalla, Boolarra, Tyers, Glengarry, and Toongabbie. Notably, the devastating Black Saturday bushfires of 2009 originated near Churchill, resulting in tragic loss of lives and property. While the 2019/2020 bushfire season spared the ranges surrounding the valley, it highlighted the heightened prevalence and longer duration of bushfires in these landscapes. Latrobe faces two primary bushfire scenarios, prolonged fires in forested areas that pose ongoing threats over days or weeks, and shorter but intense fires that can swiftly impact lives and property.

Similarly, Traralgon faces recurrent flooding primarily from Traralgon Creek, exacerbated by heavy rainfall events that trigger flash floods. Major flood events have historically affected the urban areas in 1978, 1993, 1995, 2011, 2012, and most recently in 2021. These events caused over-floor flooding of numerous properties and inundating critical roads like the Princes Highway and rural routes such as Hyland Highway and Traralgon-Maffra Road. The susceptibility to flooding underscores the importance of comprehensive floodplain management strategies, including early warning systems and infrastructure improvements to mitigate damage and ensure community safety.

Furthermore, addressing the ongoing flood risks in the Latrobe Valley, Latrobe City Council has initiated Council Amendment C131, currently under review by a planning panel. This amendment aims to update flooding overlays based on findings from eight comprehensive flood studies. These studies are crucial in identifying high-risk flood areas and developing targeted strategies to mitigate flooding impacts across the municipality. By incorporating updated flood data and implementing effective floodplain management measures, Council endeavours to reduce the vulnerability of local residents and businesses to future flood events

#### Findings/Recommendations

R2. Include greater reference to environmental sustainability and hazards in the Municipal Planning Strategy.

# 3.3. Victorian government amendments and advice

The Victoria Planning Provisions (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 (PG) and new 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 forms **Appendix 3**.

The way in which the Latrobe Planning Scheme should respond at a local level to these changes to the VPP and how they should be applied has been considered in this review and includes the following.

#### Planning for housing

The introduction of more sophisticated schedules to the residential zones (through Amendment VC169), including the ability to include place-based objectives (essentially a preferred neighbourhood character statement), provides an opportunity for Council to introduce controls to manage built form in residential areas more effectively. Planning Practice Notes 90 – Planning for Housing and 91 – Using the Residential Zones provide advice about how this should be done.

This type of strategic work assists with housing diversity, housing affordability, sustainability and neighbourhood character objectives. Council undertook extensive work in 2019 in preparing its housing strategy and implementing updated residential zones and schedules through Amendment C105latr. Council's settlement hierarchy is clearly detailed in its adopted settlement hierarchy that focuses on Traralgon and Morwell. Other townships such as Moe play a supportive role. Further work to implement structure plans, local planning policies, more specific and tailored residential schedules could follow further strategic work for townships and housing later this decade.

#### Victorian housing statement

The release of the Victorian housing statement has placed housing provision as one of the key challenges of the 2020s. It aims to refresh Victoria's housing policy settings with a series of initiatives that respond to short-term issues of affordability and supply while still promoting long term economic growth.

Victoria's population is forecast to reach 10.3 million by 2051 and Melbourne is set to become Australia's biggest city by the end of the decade with an additional 3.5 million people by 2056. To ease housing pressures, 2.24 million homes will be required by 2051 state-wide to house the increased population which is around 80,000 additional dwellings per year.

The housing statement is supported by Amendments VC242, VC243 and VC253 which aim to facilitate well-located, integrated and diverse housing that meets community needs and to support the delivery of housing in Victoria. The amendments seek to provide social benefits by supporting the delivery of more housing close to jobs, transport and services, facilitating social and affordable housing through private and public investment and supporting significant development projects.

Amendment VC242 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. The Residential Growth Zone, Township Zone, General Residential Zone and Neighbourhood Residential Zone have also been revised by changing permit requirements for office and retail premises subject to meeting specific land use conditions. The use of the new particular provisions pathway is voluntary and a permit applicant still has the option for their development to be assessed in the usual manner by the local Council as the responsible authority.

Amendment VC243 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 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.

#### Applying the buffer area overlay

Amendment VC175 introduced the Buffer Area Overlay (BAO) and applied updated separation distances for industries that may have amenity impacts to sensitive uses. The BAO is a new amenity buffer that is designed to ensure that industry can operate according to acceptable standards with no encroachment from sensitive uses such as schools and dwellings that may be affected by odour or dust from industries operating nearby. The BAO (BAO1) has been applied around major pipeline infrastructure in the municipality through Amendment C121 in December 2023.

This control may be suitable for application around a range of other infrastructure assets in the municipality, including wastewater treatment plants, transfer stations and stock sale yards where a risk assessment related to the environmental hazard has been undertaken. This work is best led by the owners of the assets but should have some Council involvement.

#### **Rural Worker Accommodation and Dwellings**

Amendment VC202 Introduced a land use term and definition for 'Rural worker accommodation' and modified clause 35.07 (Farming Zone) to introduce exemptions for the land use of Rural worker accommodation that accommodates no more than 10 persons. This Amendment also introduced a permit requirement for the land use of Rural worker accommodation for more than 10 persons. This change has enabled rural worker accommodation to be more easily provided on Farming Zone land throughout the Municipality, assisting with key worker accommodation.

Changes have not been made to address issues related to a second dwelling and subsequent subdivision in the rural zones (the Farming Zone, Rural Conservation Zone and Rural Activity Zone in particular) which can negatively affect farming and agricultural production and viability. Greater advocacy on this issue to the Victorian Government is needed.

#### **Environmentally Sustainable Development and Climate Change**

Amendments VC216 and VC221 revised the VPP and all planning schemes by altering the PPF to support Environmentally Sustainable Development (ESD) and to facilitate all-electric developments to support implementation of Victoria's *Climate Change Strategy 2021* and *Gas Substitution Roadmap 2022*. These Amendments have ongoing impacts to land in the Municipality around ESD policy and requirements and reflects updated climate change forecasts and energy related considerations for land in the Municipality.

#### Findings/Recommendations

- R3. As a result of Amendments VC169, VC175, VC202, VC216, VC221, VC242, VC243 and VC253, the following strategic projects and advocacy should be undertaken around:
  - Continuing with the implementation of structure plans and precinct structure plans for areas of identified growth and/or change into the scheme.
  - Consider undertaking updated housing and neighbourhood character review work for townships for implementation into the scheme.
  - Advocating to the Victorian Government for stronger provisions to be included in the Farming Zone, Rural Conservation Zone and Rural Activity Zone to prohibit a second dwelling on a lot and subsequent residential subdivisions.
  - Strengthening ESD policy and requirements and climate change risks and mitigation into the scheme.

# 4. Previous planning scheme review

# 4.1. Previous planning scheme review

The scheme was last reviewed in 2018 which found that the scheme was generally sound and mostly performing well but could be improved. It was recommended that the scheme be updated in order to remain contemporary with significant opportunity to review zone and overlay schedules and rewrite the Local Planning Policy Framework.

The strategic performance of the scheme was identified for improvement through 6 planning projects and planning scheme changes including to:

- Review town structure plans Latrobe's Settlement Clause (21.03-9) previously included extensive place-based implementation content given the use of reference numbers to plans. It was considered that most of this guidance was already evident from the town structure plans and not required to be itemised in text. It was recommended that the structure plan content be reviewed for implementation via zones/overlays, and text-based content removed.
- Review Gippsland Coalfields and Extractive Industry Interest Areas plan this review, in consultation with DEDJTR, reviewed the usefulness and implementability of this plan.
   Implementing requirements via an overlay or other mechanism that provided greater clarity and transparency to planning scheme users was considered.
- Zones and Overlays review the review of zones and overlays as recommended in Chapters 5 and 6 of the report was undertaken.
- Retail strategy (in progress) This project considered implementation of the outcomes of the retail strategy that is currently in progress.
- Clifton Street Policy Guidelines The LPPF review deleted reference to these guidelines (in accordance with Smart Planning direction to avoid reference to extrinsic documents). It is recommended that these guidelines be reviewed for more integrated and specific planning scheme implementation.
- Churchill Structure Plan review The Churchill Structure Plan is outdated, and further review is recommended.
- Stormwater quality policy During consultation, Council's engineers identified a gap in how Council addresses stormwater policy. While state policy and Clause 56 generally address this, more internal process guidance may be required to ensure appropriate stormwater treatment measures are implemented via development.

Many of the above planning projects, some of them significant pieces of strategic work, were implemented or have been commenced in the last 4 years. Others are yet to be commenced or implemented. Prior to the 2018 review, the Latrobe Planning Scheme was reviewed in 2014 which implemented recommendations from that time through Amendment C101latr in 2020 to the Latrobe Planning Scheme.

### 4.2. Progress since last review

### 4.2.1. Completed projects

Council has implemented several of the recommendations from the last review through the:

- Zones and Overlays review review of zones and overlays as recommended in Chapters 5 and 6
  of that report.
- Retail strategy (in progress) implementation of the outcomes of the retail strategy that is currently in progress.

 Clifton Street Policy Guidelines - The LPPF review deleted reference to these guidelines (in accordance with Smart Planning direction to avoid reference to extrinsic documents). It is recommended that these guidelines be reviewed for more integrated and precise planning scheme implementation.

#### 4.2.2. Projects underway or ongoing

Council is currently undertaking several projects identified in the previous review plus a range of other projects and inputs to projects including the:

- Review of town structure plans Latrobe's Settlement Clause (21.03-9) included extensive place-based implementation content given the use of reference numbers to plans. It is considered that most of this guidance is already evident from the structure plans and is not required to be itemised in text. It is recommended that the structure plan content be reviewed for implementation via zones/overlays, and text-based content removed.
- Churchill Structure Plan review The Churchill Structure Plan is outdated, and a further review is recommended.
- Stormwater quality policy During consultation, Council's engineers identified a gap in how Council addresses stormwater policy. While state policy and Clause 56 generally address this, more internal process guidance may be required to ensure appropriate stormwater treatment measures are implemented via development.

#### 4.3. Obsolete recommendations

There is one recommendation that is now obsolete for Council to undertake:

 Review Gippsland Coalfields and Extractive Industry Interest Areas plan – this review, in consultation with DEDJTR, reviewed the usefulness and implementability of this plan.
 Implementing requirements via an overlay or other mechanism that provided greater clarity and transparency to planning scheme users was considered.

This project identified above remains an important project but relies on direction and being undertaken as a project from the Department of Energy, Environment and Climate Action (DEECA) and is beyond the Council's area of responsibility.

## 4.4. Strategic Work at Clause 74.02

A range of further strategic work was inserted into the scheme as part of Amendment C122latr. This combined a range of items similar to the planning scheme review along with additional actions. These actions included:

- Investigating the application of the most appropriate residential zone to townships (underway).
- Prepare small town structure plans for Yinnar, Traralgon South, Toongabbie and Yallourn

  North
- Prepare an Infrastructure Needs Analysis for existing and future significant shared infrastructure across the municipality.
- Prepare a land use response to the State Government's Strategic Plan for Coal or any other adopted coal resource strategy.
- Prepare a drainage study to establish development capability and infrastructure needs to support the development of a development plan or precinct structure plan and development contribution plan for the land in the Traralgon West Growth area in accordance with the Structure Plan.

- 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.
- Develop open Space Asset Management Plans (linked to GIS Systems) for all classes of open space assets (including vegetation) and park furniture to implement a costed, systematic approach to asset replacement, renewal and maintenance.
- Develop administration processes that improve the record keeping of open space contributions received (cash and land) to ensure transparency around the expenditure on passive and active open spaces (including land acquisition) and sources of funding.
- Develop a policy to guide open space contributions and expenditure, including circumstances where Council will accept encumbered land for open space in addition to unencumbered land.
- 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.
- Monitor the application and efficiency of public open space contributions for residential, commercial, industrial and mixed use subdivisions.
- 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.
- Identify locations to apply the Environmental Audit Overlay, including former landfill sites, fuel depots or industry locations identified for transition.
- Investigate and apply permit trigger(s) or policy to enable assessment and requirement for noise attenuation measures to be provided for sensitive use developments within the 500 metre buffer area surrounding the Janette Street Industrial Precinct (Traralgon Structure Plan Area 8a).
- Investigate the application of Industrial 3 Zone to land within the Janette Street Industrial Precinct surrounding the existing lime batching plant (Traralgon Structure Plan Area 8a).
- Implement recommendations from the Traralgon Activity Centre Plan including:
- Preparing streetscape masterplans for the Traralgon Activity Centre.
- Preparing a masterplan for Post Office Place.
- Updating the Latrobe City Bike Plan.
- Review the minimal change status of the Toongabbie town centre in the Toongabbie Housing Framework Plan at Clause 16.01-1L (Housing Supply).

Many of these projects have been undertaken and completed or are no longer necessary. They have been reviewed and only included as future strategic projects if they are underway but not yet implemented or still current and yet to commence.

# 4.5. Findings

Council has undertaken several important strategic planning projects since the last review and has a large work program of projects underway. It has implemented or is near to finalising a significant work program detailed from that review.

There remains a list of strategic projects that have not been undertaken and/or implemented which should be undertaken in the next 4-5 years. Additionally, some new strategic projects have been identified which should also be undertaken in this time period. These include:

- Prepare small town structure plans for Yinnar, Traralgon South and Yallourn North.
- Prepare an Integrated Transport and 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 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.
- Investigate the inclusion 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.
- Investigate potential to increase Rural Conservation Zone Schedule 1 to other areas zoned Rural Living Zone that contain native vegetation.

#### Findings / recommendations:

- R4. The following further strategic work that should be undertaken in the next four years:
  - Prepare small town structure plans for Yinnar, Traralgon South and Yallourn North.
  - Prepare an Integrated Transport and 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 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 inclusion 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.
- Investigate potential to increase Rural Conservation Zone Schedule 1 to other areas zoned Rural Living Zone that contain native vegetation.

# 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 *Ministerial Direction on the Form and Content of Planning Schemes*, a *Practitioners' Guide to Victorian Planning Schemes* (Version 1.5, April 2022) and relevant planning practice notes.

Each provision has also been assessed against how it is 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**. Other changes have also been identified that may require further strategic work.

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)	Complies, no change required	Complies
02.01 Context	Make minor amendments to the Context (02.01) to include:  Updated Australian Bureau of Statistics and Essential Economics data figures for economic and population demographics  Environmental risks including flooding and bushfire which are significant issues in Latrobe: Add text as follows: '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.'  Updated spelling of Brayakaulung	Policy neutral amendment
02.02 Vision	Update to reflect 2021 Council plan vision as follows:  "In 2031, Latrobe City will be known for being smart, creative, healthy, sustainable and connected. It will be the most liveable regional city and at the forefront of innovation.  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.	Policy neutral amendment

	•	
	We are known as a community that is equitable, liveable and sustainable, with a continued focus on healthy lifestyles supported by high quality recreational and cultural facilities and a natural environment that is nurtured and respected.	
02.03 Strategic directions	Complies, no change required	Complies
02.03-1 Settlement	Rephrase: "Each town has developed its own function, with Traralgon as a regional retail centre; Morwell as a centre for government offices and industry; Moe-Newborough as a service centre and Churchill as a university town." to "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.	Policy neutral amendment
	Minor grammatical updates required under subheading 'Activity centres' e.g. changes 'Provide' to 'Provides'.	
	In the sentence stating 'Council's settlement planning seeks to:' reword to 'Council's strategic directions for settlement planning are to:'	
	Reword for all strategic directions in the MPS.	Delieus neutral amandment
02.03-2 Environmental values and landscapes	Update figure of current level of native vegetation in the Latrobe Valley	Policy neutral amendment
02.03-3 Environmental risks	Updated under sub heading 'Bushfire'	Policy neutral amendment
and amenity	Fires in bushland reserves, grasslands and plantations also pose a risk to property and infrastructure development across Latrobe.	
	Ensure development in bushfire prone areas does not reduce native vegetation cover or biodiversity.	
	Include the following under sub heading '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'	
02.03-4 Natural resource	Update under sub heading 'Timber':	Policy neutral amendment
management	'However, this should occur in a way that protects the amenity of residents including limiting bushfire risk.'	
	Updated under sub-heading 'Coal':	
	'Latrobe supports planning for the remediation of existing mines and for the future use of brown coal in order to best 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.'	
02.05 Built environment and heritage	Consider including additional First Nations history under 'Heritage' subheading as current form is skewed towards post contact heritage.	Policy neutral amendment
	Change European settlement to European arrival.	
02.03-6 Housing	Update projected population figures and	Policy neutral amendment

·	
Include changes from amendment C136.	
Update under sub-heading 'rural residential development':	
'Ensure rural living does no negatively impact on or reduce native vegetation and biodiversity values.'	
Rephrase: "Emerging industries are establishing close to existing infrastructure at the University in Churchill and east of Morwell." to "Emerging industries are establishing close to existing infrastructure, both at the University in Churchill and to the east of Morwell."	Policy neutral amendment
Update tourism number figures under subheading 'Tourism'.	
Complies, no change required	Complies
Rephrase: "These assets need to be protected. Use and development near these assets, particularly the pipelines, can also pose risks to human life if they are not planned for properly." to "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."	Policy neutral amendment
Rephrase: "The establishment of linear parklands within residential areas are necessary to improve access through and amenity within residential areas." to "Establishing linear parklands within residential areas is essential to enhance access and amenity within those residential areas."	
Update under sub-heading 'Open spaces':	
'Ensure rural living does no negatively impact on or reduce native vegetation and biodiversity values.'	
Complies, no change required	Complies
Complies, no change required	Complies
Complies, no change required	Complies
Change uppercase 'H' in 'hierarchy' to lowercase	Policy neutral amendment
Complies, no change required	Complies
Complies, no change required	Complies
Change colour of either 'Special Use Zone 1' or 'Future Industrial Land' as they are too similar and difficult to differentiate	Policy neutral amendment
Complies, no change required	Complies
Lowercase 'G', 'F' and 'P' in 'Growth Framework Plan'	Policy neutral amendment
	Update under sub-heading 'rural residential development':  'Ensure rural living does no negatively impact on or reduce native vegetation and biodiversity values.'  Rephrase: "Emerging industries are establishing close to existing infrastructure at the University in Churchill and east of Morwell." to "Emerging industries are establishing close to existing infrastructure, both at the University in Churchill and to the east of Morwell."  Update tourism number figures under subheading 'Tourism'.  Complies, no change required  Rephrase: "These assets need to be protected. Use and development near these assets, particularly the pipelines, can also pose risks to human life if they are not planned for properly." to "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."  Rephrase: "The establishment of linear parklands within residential areas are necessary to improve access through and amenity within residential areas is essential to enhance access and amenity within those residential areas."  Update under sub-heading 'Open spaces': 'Ensure rural living does no negatively impact on or reduce native vegetation and biodiversity values.'  Complies, no change required  Complies, no change required  Complies, no change required  Complies, no change required  Change uppercase 'H' in 'hierarchy' to lowercase  Complies, no change required  Change colour of either 'Special Use Zone 1' or 'Future Industrial Land' as they are too similar and difficult to differentiate  Complies, no change required

 Note changes to colours and wording on the framework plan will need to be considered separately as that is not within the scope of the PSR.

# **5.3.** Planning Policy Framework

All the Local PPF policies that are included in the planning scheme are included in the table below, and a notation is included about whether they comply or require changing because of this review. Changes may be required to align with the *Ministerial Direction on the Form and Content of Planning Schemes*,

or they 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.
SETTLEMENT		PSR full amendment.
11.01-1L.01 Latrobe settlement patterns	Numbering needs to be updated to -01. Consequential clause renumbering in strategies is also needed.	Policy neutral amendment
	Move the Boolarra structure plan to its own unique clause and include policy applications and strategies with updating numbering to -02	
	Updated to 'Manage growth in rural living precincts by discouraging further rezoning of land and by discouraging impacts to environmental values.'	
11.01-1L Churchill	Change clause number to 11.01-1L.03	Policy neutral amendment
	Rephrase: "This policy applies to land within the Churchill Town Structure Plan (CTSP) in this clause." to "This policy applies to land within the Churchill Town Structure Plan (CTSP) included in this clause."	
11.01-1L Moe-Newborough	Change clause number to 11.01-1L.05	Policy neutral amendment
	Rephrase: "This policy applies to land within the Moe-Newborough Town Structure Plan (MNTSP) in this clause." to "This policy applies to land within the Moe-Newborough Town Structure Plan (MNTSP) included in this clause."	
11.01-1L Morwell	Change clause number to 11.01-1L.06	Policy neutral amendment
	Rephrase: "This policy applies to land within the Morwell Town Structure Plan (MTSP) in this clause." to "This policy applies to land within the Morwell Town Structure Plan (MTSP) included in this clause."	
11.01-1L Traralgon	Change clause number to 11.01-1L.07	Policy neutral amendment
	Rephrase: "This policy applies to land shown on the Traralgon Town Structure Plan (TTSP) in this clause" to "This policy applies to land shown on the Traralgon Town Structure Plan (TTSP) included in this clause."	
	Rephrase: "Encourage long term (15 or more years) residential intensification of land zoned rural living and farming in TTSP Areas 9, 10 and 11" to "Encourage long term (15 years or more) residential intensification of land zoned rural living and farming in TTSP Areas 9, 10 and 11."	
11.01-1L Glengarry	Change clause number to 11.01-1L.04	Policy neutral amendment
	Rephrase: "This policy applies to land within the Glengarry Town Structure Plan (GTSP) in this clause." to "This policy applies to land within the Glengarry Town Structure Plan (GTSP) included in this clause."	

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11.01-1L Tyers	Change clause number to 11.01-1L.09 Rephrase: "This policy applies to land within the Tyers Town Structure Plan (TYTSP) in Clause 11.01-1L." to "This policy applies to land within the Tyers Town Structure Plan (TYTSP) included in this clause."	Policy neutral amendment
11.01-1L Toongabbie	Change clause number to 11.01-1L.08 Rephrase: "This policy applies to land within the Toongabbie Town Structure Plan (ToonTSP)." to "This policy applies to land within the Toongabbie Town Structure Plan (ToonTSP) included in this clause." Rotate 'Toongabbie Town Structure Plan (ToonTSP)' to landscape format and enlarge to improve readability.	Policy neutral amendment
	Correct spelling of 'subject'.	Complies
11.03-1L Activity Centres	Complies, change clause number to 11.03-1L-01	·
11.03-1L Churchill activity centre	Change clause number to 11.03-1L-02 Rephrase: "This policy applies to land within the Churchill Town Centre Plan (CTCP) in this clause." to "This policy applies to land within the Churchill Town Centre Plan (CTCP) included in this clause."	Policy neutral amendment
11.03-1L Moe activity centre	Change clause number to 11.03-1L-03 Rephrase: "This policy applies to land within the Moe Activity Centre Plan (MACP) in Clause 11.03-1L." to "This policy applies to land within the Moe Activity Centre Plan (MACP) included in this clause."	Policy neutral amendment
11.03-2L Morwell to Traralgon Structure Plan	Rephrase: "This policy applies to the land identified on the Morwell to Traralgon Structure Plan (MTTSP) in this clause." to "This policy applies to the land identified on the Morwell to Traralgon Structure Plan (MTTSP) included in this clause."	Policy neutral amendment
ENVIRONMENT VALUES AND LANDSCAPES		
12.01-1L Protection of biodiversity	Add: 'Ensure that development does not result in a net loss of native vegetation and biodiversity' Updated to: '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.'	Policy neutral amendment
12.03-1L River corridors and waterways	Complies, no change required	Complies
ENVIRONMENTAL RISKS AND AMENITY		
13.02-1L Planning in the Bushfire Management Overlay	Change clause number to 13.02-1L-01 Rephrase Strategy to "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-	Policy neutral amendment

	29, unless there are significant siting constraints."	
13.02-1L Bushfire prone areas	Change clause number to 13.02-1L-02	Policy neutral amendment
13.03-1L Floodplain management	Complies, no change required	Complies
13.07-1L Land use compatibility	Include a policy application section to state where the policy actually applies.	Policy neutral amendment
	Combine 'General strategies' with 'Gippsland Water assets strategies' under 'strategies'	
NATURAL RESOURCE MANAGEMENT		
14.01-1L Protection of	Change clause number to 14.01-1L-01	Policy neutral amendment
agricultural land	Rephrase: "This policy applies to land in the Farming Zone." to "This policy applies to all land in the Farming Zone."	
	Rephrase: "Site buildings so that they do not encroach on industry buffer and separation distances, including that of as-of-right animal production land uses." to "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."	
	Change heading to 'Preservation of agricultural land in the Farming Zone'	
14.01-1L Dwelling in the Farming Zone Schedule 1	Change clause number to 14.01-1L-02 Add "only if the following are met"	Policy neutral amendment
14.01-1L Dwelling in the Farming Zone Schedule 2	Change clause number to 14.01-1L-03 Add "only if the following are met"	Policy neutral amendment
14.01-1L Subdivision in Farming Zone Schedule 1	Change clause number to 14.01-1L-04 Add "only if the following are met"	Policy neutral amendment
14.01-2L Intensive agriculture	Complies	Complies
14.01-3L Forestry and timber production	Include a policy application to state where the policy actually applies	Policy neutral amendment
14.02-1L	Consider a new catchment planning and management local policy that would apply to proclaimed water catchment areas.	PSR full amendment
14.03-1L Coal resources	Complies given the relationship to the regional policy.	Complies
BUILT ENVIRONMENT AND HERITAGE		
15.01-1L Urban design	Rephrase to: 'Encourage all retail outlets to create active street frontages by incorporating low-level signage and minimising blank walls on street facades.'	Policy neutral amendment
	Remove the expiry date of clause.	
	Updates as a result of amendment C136	Complies
15.01-2L Energy and resource efficiency	Complies, no change required	Complies

15.01-3L Subdivision design	Rephrase: "Locate shops, community centres, public open space and activity centres within walking distance to dwellings." to "Locate shops, community centres, public open space and activity centres within walking distance of dwellings."  Remove full stop after 'cycle' in first dot point.  Add: 'Incorporate remnant native vegetation as reserves and parklands where possible'  Add: 'Waterway Management Plan Guidelines	Policy neutral amendment
15.01-5L Neighbourhood character	for Urban Development in Gippsland.'  Updated to include changes from amendment C136	Policy neutral amendment
15.01-6L Design for rural areas	Complies, no change required	Complies
15.03-1L Heritage conservation	Complies, no change required	Complies
HOUSING		
16.01-1L Housing supply	Lowercase 'S' in 'Supply'	Policy neutral amendment
	Lowercase 'A' in 'Application' Lowercase 'S' in 'Strategies'	
	Rephrase: "This policy applies to all land identified in the Housing Framework Plans in this clause" to "This policy applies to all land identified in the Housing Framework Plans included in this clause."	
	Lowercase 'C' in 'Clause'	
	Rephrase 'retails' to 'retail'	
	Rephrase: "Encourage multi-level residential development in the form of low scale apartments, townhouses, shop tops and units." to "Encourage multi-level residential development in the form of low scale apartments, townhouses, shop top dwellings and units."	
	Rephrase: "Encourage higher density housing in the form of townhouses, units and dual occupancies that are sensitive with adjoining streetscapes, buildings and residential areas." to "Encourage higher density housing in the form of townhouses, units and dual occupancies that are sensitive to adjoining streetscapes, buildings and residential areas."	
	Update 'Traralgon Township Structure Plan in Clause 11.01-1L' to 'Traralgon Township Structure Plan in Clause 11.01-1L.07' and the Morwell Town Structure Plan in Clause 11.01-1L to 'Clause 11.01-1L-06'.	
	Updated to include changes from amendment C136	
16.01-2L Housing affordability	New clause as a result of amendment C136	Full amendment
16.01-3L Rural residential development	Complies, no change required	Complies
16.01-5L Residential aged care facilities	Complies, no change required	Complies

ECONOMIC DEVELOPMENT		
17.01-1L Diverisifed economy	Replace "Diverisifed" with "Diversified" and update the Morwell Structure Plan clause number.	Policy neutral amendment
17.01-2L Innovation and research	Complies, no change required	Complies
17.02-1L Business	Complies but update the Moe/Newborough, Morwell and Traralgon Structure Plan clause numbers.	Complies
17.02-2L Out-of-centre development	Complies, no change required	Complies
17.03-1L Sustainable industry	Complies, no change required  Need to update renumbered clause numbers from 11.01-1L updates	Complies
17.04-1L Major attractions and commercial tourism in Latrobe	Complies, no change required Change clause number to 17.04-1L.01.	Complies
17.04-1L Facilitating rural tourism	Change clause number to 17.04-1L.02. Rephrase "To provide for complementary use of land for rural and nature based tourism in rural landscapes." to "To promote the complementary use of land for rural and nature-based tourism within rural landscapes" Rephrase "Discourage tourism that is likely to result in significant disturbance of remnant bushland." to "Discourage tourism that is likely to result in significant disturbance to remnant	Policy neutral amendment
	bushland."  Separate 'Tourism in the Farming Zone Schedule 1' into a separate clause (17.04-1L.03)	
	Separate 'Tourism in the Farming Zone Schedule 2' into a separate clause (17.04-1L.04)	
TRANSPORT		
18.01-2L Transport system	Complies, no change required	Complies
18.01-3L Sustainable personal transport	Add: 'Encourage where possible Healthy Active by Design principles when planning open space and neighbourhoods' 'Ensure that health and wellbeing outcomes for the community are considered, where appropriate, in land use planning.' 'Living Well Latrobe 2022-2025 (Latrobe City Council, 2022)'	Policy neutral amendment
18.02-2L Sustainable personal transport	Add: 'Facilitate Council programs and events that value and promote engagement with walking, cycling, nature and open space.' 'Encourage where possible Healthy Active by Design principles when planning open space and neighbourhoods' 'Ensure that health and wellbeing outcomes for the community are considered, where appropriate, in land use planning.' 'Living Well Latrobe 2022-2025 (Latrobe City Council, 2022)'	Policy neutral amendment

18.02-4L Road system	Add: 'Enhance the safety of all road users by utilising a safe system approach and promoting active transport.'	Policy neutral amendment
18.02-5L Freight links	Complies, no change required	Complies
18.02-7L Latrobe Regional Airport	Complies, no change required	Complies
INFRASTRUCTURE		
19.01-3L Pipeline infrastructure	Complies, no change required	Complies
19.02-1L Health facilities	Complies, no change required	Complies
19.02-2L Education facilities	Rephrase "Facilitate and protect the operations of the University in Churchill, including by encouraging the preparation of master plans for the development of higher education and similar facilities." to "Facilitate and protect the operations of the University in Churchill by promoting the development of master plans for higher education and similar facilities."	Policy neutral amendment
19.02-4L Social and cultural infrastructure	Add: 'Ensure the cultural safety of Aboriginal and Torres Strait Islander people in the organisation, programs and services and recognise the impact of inter-generational trauma and the ongoing impacts of colonisation.' '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.'	Policy neutral amendment
19.02-6L Open space	Update required to the Traralgon Structure Plan clause.  Add: 'Prioritise universal design in the development and upgrade of open space.'  'Living Well Latrobe 2022-2025 (Latrobe City Council, 2022)'	Policy neutral amendment
19.03-2L Infrastructure design and provision	Complies, but an update is required to reference the updated IDM date of 2022.	Complies
19.03-3L Integrated water management	Complies, no change required	Complies

# 5.4. Zones

All the zone schedules that are included in the planning scheme are included in the table below, and a notation about whether they comply or require changing as a result of this review. Changes may be required to align with the *Ministerial Direction on the Form and Content of Planning Schemes*, or they may be suggested to clarify the policy 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		
32.03s1 Low Density Residential Zone (LDRZ)	Include Schedule number 1 against planning scheme map reference to comply with MD	Policy neutral amendment
32.04s1 Mixed Use Zone (MUZ)	Include Schedule number 1 against planning scheme map reference to comply with MD	Policy neutral amendment
32.05s1 Township Zone (TZ)	Include Schedule number 1 against planning scheme map reference to comply with MD	Policy neutral amendment
32.07s1 Residential Growth Zone (RGZ)	Complies generally but requirements could be better drafted to be more specific for each variation consistent with PPN91. E.g.: for Standard A3 and B6, reword requirement from '3 metres' to 'Walls of buildings should be set back at least 3 metres from the front street including corner sites.'	Policy neutral amendment
	'Side street setback requirements specified in the table to standards A3 and B6 continue to apply.'	
	Retain existing porches, pergolas and verandahs encroachment requirement.	
	Undertake redrafting of other requirements to be consistent with PPN91.	
32.07s2 Residential Growth Zone (RGZ)	Complies generally but requirements could be better drafted to be more specific for each variation consistent with PPN91 as detailed for s1.	Policy neutral amendment
32.07s3 Residential Growth Zone (RGZ)	Complies generally but requirements could be better drafted to be more specific for each variation consistent with PPN91 as detailed for s1.  Remove duplicated decision guideline "Whether land is of sufficient size to achieve setbacks, landscaping and car parking requirements."	Policy neutral amendment
32.07s4 Residential Growth Zone (RGZ)	Complies generally but requirements could be better drafted to be more specific for each variation consistent with PPN91 as detailed for s1.  Requirements are slightly different to 32.07s3 but both the "Morwell and Moe Transit City", and "Churchill Activity Centre" RGZ schedules could be combined as they are quite similar.	Policy neutral amendment
32.08s1 General Residential Zone (GRZ)	Complies generally but requirements could be better drafted to be more specific for the fencing variation consistent with PPN91.  Include urban design guidelines as a decision guideline relating to garages being setback 5.5 metres from the frontage.	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.
32.08s2 General Residential Zone (GRZ)	Complies generally but requirements could be better drafted to be more specific for the fencing variation consistent with PPN91.	Policy neutral amendment
	Include urban design guidelines as a decision guideline relating to garages being setback 5.5 metres from the frontage.	
32.08s3 General Residential Zone (GRZ)	Remove "To encourage a lack of front fencing and generous front setbacks to allow for landscaping."	Policy neutral amendment
	Include urban design guidelines as a decision guideline relating to garages being setback 5.5 metres from the frontage.	
32.08s4 General Residential Zone (GRZ)	Complies generally but requirements could be better drafted to be more specific for the fencing variation consistent with PPN91.	Policy neutral amendment
	Include urban design guidelines as a decision guideline relating to garages being setback 5.5 metres from the frontage.	
32.09s1 Neighbourhood Residential Zone (NRZ)	Introduce a character objective "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".	Policy neutral amendment
	Include urban design guidelines as a decision guideline relating to garages being setback 5.5 metres from the frontage.	
32.09s2 Neighbourhood Residential Zone (NRZ)	Rephrase: "To ensure new development uses muted tones that blend with the environment." to "To ensure new development uses muted tones that complements the surrounding environment and landscape."	Policy neutral amendment
	Complies generally but requirements could be better drafted to be more specific for each variation consistent with PPN91.	
	Include urban design guidelines as a decision guideline relating to garages being setback 5.5 metres from the frontage.	
32.09s3 Neighbourhood Residential Zone (NRZ)	Complies generally but requirements could be better drafted to be more specific for each variation consistent with PPN91.	Policy neutral amendment
	Include urban design guidelines as a decision guideline relating to garages being setback 5.5 metres from the frontage.	
32.09s4 Neighbourhood Residential Zone (NRZ)	Complies generally but requirements could be better drafted to be more specific for each variation consistent with PPN91 (e.g. for site coverage).	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.
		r Gretail amonament.
	Include urban design guidelines as a decision guideline relating to garages being setback 5.5 metres from the frontage.	
32.09s5 Neighbourhood Residential Zone (NRZ)	Include urban design guidelines as a decision guideline relating to garages being setback 5.5 metres from the frontage.	Policy neutral amendment
INDUSTRIAL ZONES		
33.01s Industrial 1 Zone (IN1Z)	Complies, no change required	Complies
33.02s Industrial 2 Zone (IN2Z)	Complies, no change required	Complies
33.03s Industrial 3 Zone (IN3Z)	Complies, no change required	Complies
COMMERCIAL ZONES		
34.01s Commercial 1 Zone (C1Z)	Complies, no change required	Complies
RURAL ZONES		
35.03s1 Rural Living Zone (RLZ)	Amend 100 metre setback from waterways to 60 metres.	Policy neutral amendment
35.03s2 Rural Living Zone (RLZ)	Amend 100 metre setback from waterways to 60 metres.	Policy neutral amendment
35.03s3 Rural Living Zone (RLZ)	Amend 100 metre setback from waterways to 60 metres.	Policy neutral amendment
35.06s1 Rural Conservation Zone (RCZ)	Separate each different minimum lot size areas into separate schedules and include Schedule number 1, 2 or 3 against planning scheme map reference to comply with MD	Policy neutral amendment
35.07s1 Farming Zone (FZ)	Amend 100 metre setback from waterways to 60 metres.	Policy neutral amendment
35.07s2 Farming Zone (FZ)	Amend 100 metre setback from waterways to 60 metres.	Policy neutral amendment
PUBLIC USE ZONES		
36.01s Public Use Zone (PUZ)	Complies, no change required	Complies
36.02s Public Park and Recreation Zone (PPRZ)	Complies, no change required	Complies
36.03s Public Conservation and Resource Zone (PCRZ)	Complies, no change required	Complies
SPECIAL PURPOSE ZONES		

Clause no. and name	Changes required (if relevant)	Action
		PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
37.01s1 Special Use Zone (SUZ)	Ensure land use terms are listed in Clause 73.03 and remove or rename incorrectly listed land use terms  Ensure land use terms are listed in alphabetic order  Change to: 'Natural features including trees and all native vegetation, habitat for protected species, drainage lines, water courses, wetlands, ridgelines, hill tops and features of geomorphic significance; and'	Policy neutral amendment
37.01s2 Special Use Zone (SUZ)	Ensure land use terms are listed in Clause 73.03 and remove or rename incorrectly listed land use terms  Ensure land use terms are listed in alphabetic order	Policy neutral amendment
37.01s3 Special Use Zone (SUZ)	Ensure land use terms are listed in Clause 73.03 and remove or rename incorrectly listed land use terms  Ensure land use terms are listed in alphabetic order	Policy neutral amendment
37.01s6 Special Use Zone (SUZ)	Ensure land use terms are listed in Clause 73.03 and remove or rename incorrectly listed land use terms  Ensure land use terms are listed in alphabetic order	Policy neutral amendment
37.01s7 Special Use Zone (SUZ)	Ensure land use terms are listed in Clause 73.03 and remove or rename incorrectly listed land use terms  Ensure land use terms are listed in alphabetic order	Policy neutral amendment
37.01s8 Special Use Zone (SUZ)	Ensure land use terms are listed in alphabetic order	Policy neutral amendment
37.03s Urban Floodway Zone (UFZ)	Complies, no change required	Complies
37.07s1 Urban Growth Zone (UGZ)	Replace "The Plan" with "Plan 1" Remove "It is a reproduction of Plan 2 in the Lake Narracan Precinct Structure Plan (March 2015)" Add a header to Table 1 to improve readability	Policy neutral amendment
37.08s1 Activity Centre Zone (ACZ)	Remove dot points in 'Land use and development objectives to be achieved'  Combine last two dot points of 'Access & Movement' into "To provide safe cycle links through the town centre, ensure connections with other cycle path projects such as the Traralgon-Morwell Shared Pathway, and allow for	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.
	pedestrian and visual links from Kay Street to Victory Park."  Combine "To strengthen the role of the key retail axes of Franklin and Seymour Streets as a vibrant dining, retail and commercial hub" and "To ensure a distinction between the historic Franklin Street corridor and the contemporary streetscapes of Seymour and Hotham Streets." to "To strengthen the role of the key retail axes of Franklin and Seymour Streets as a vibrant dining, retail, and commercial hub, while ensuring a distinction between the historic Franklin Street corridor and the contemporary streetscapes of Seymour and Hotham Streets."  Rephrase 'precinct guidelines' to make them sound more like guidelines rather than requirements and move existing precinct guidelines that read like requirements to the 'other requirements' section of the clause.	
37.08s2 Activity Centre Zone (ACZ)	Remove uses that are not Accommodation uses from the Section 1 Accommodation use exemptions including 'community care accommodation' and 'rooming house'.  Ensure uses are listed in alphabetic order Include 'C' in 'other than car wash' in 'Section 3' Replace 'Landscaping' with 'Landscape' Remove 's' from Saleyards Remove words 'See 37.08-8 for relevant provisions' from section 7.	Policy neutral amendment

# 5.5. Overlays

All the overlay schedules that are included in the planning scheme are included in the table below, and a notation about whether they comply or require changing as a result of this review. Changes may be required to align with the *Ministerial Direction on the Form and Content of Planning Schemes*, or they may be suggested to clarify the policy 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		
42.01s1 ESO1	Capital 'N' in 'National' in section 1.	Policy neutral amendment
	Restructure 'Development must' segment to ensure it is in keeping with the MD	
	Update Department name from DSE to DEECA in section 3.	
	Update EPA Act to EP Act 2017.  Updated to: 'Remove, destroy or lop native vegetation associated with the construction of the Princes Freeway – Traralgon Bypass carried out by or on behalf of the Roads Corporation, subject to meeting the requirements of the background document The Guidelines for the removal, destruction or lopping of native	
	vegetation (DELWP 2017).	
42.01s2 ESO2	Restructure 'Permit requirement explanatory notes' segment to ensure it is in keeping with the MD  Rephrase "The design of any wastewater treatment system will ensure that nutrients pathogens or other pollutants from wastewater will not enter any waterway, wetland, flood plain or water supply reservoir or otherwise detrimentally affect the designated beneficial uses of groundwater or surface water" to "The design of any wastewater treatment system will ensure that nutrients and pathogens or other pollutants from wastewater will not enter any waterway, wetland, flood plain or water supply reservoir or otherwise detrimentally affect the designated beneficial uses of groundwater or surface water"  Rephrase "How activities will be carried out and maintained to prevent erosion and the siltation of any waterway or wetland in accordance with EPA Victoria publication - Construction Techniques for Sediment Pollution Control 1991 or any superseding document(s)" to "Activities will be carried out and maintained to prevent erosion and the siltation of any waterway or wetland in accordance with EPA Victoria publication - Construction Techniques for	Policy neutral amendment
	Sediment Pollution Control 1991 or any superseding document(s)"	
42.01s3 ESO3	Rephrase "The Mill has been continually updated and upgraded to ensure it remains market competitive, environmentally sustainable and safety focused." to "The Mill has been continually upgraded to ensure it remains market competitive, environmentally sustainable and safety focused."	Full amendment
	Remove dot point in objectives	
	Translate clause to a BAO at a future stage.	
HERITAGE AND BUILT FORM OVERLAYS		
43.01s HO	Complies, no change required	Complies

	·	
43.02s3 DDO3	Complies, no change required other than to reference to 'Head, Department of Transport'.	Policy neutral amendment
	Decision guideline shouldn't refer to comments from the referral authority in Cl 66.04.	
43.02s4 DDO4	Complies, no change required	Complies
43.02s5 DDO5	Decision guideline shouldn't refer to comments from the referral authority in Cl 66.04.	Policy neutral amendment
43.02s6 DDO6	Insert "The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which much be considered, as appropriate, by the responsible authority:" in 'Decision guidelines'.	Policy neutral amendment
	Alternatively, a decision guideline shouldn't refer to comments from the referral authority in Cl 66.04	
43.02s7 DDO7	Complies, no change required, other than a decision guideline shouldn't refer to views from the referral authority in Cl 66.04.	Policy neutral amendment
43.02s8 DDO8	Complies, no change required, other than a decision guideline shouldn't refer to views from the referral authority in Cl 66.04.	Policy neutral amendment
43.02s9 DDO9	Complies, no change required	Complies
43.02s10 DDO10	Complies, no change required, other than a decision guideline shouldn't refer to views from the referral authority in Cl 66.04.	Policy neutral amendment
43.02s11 DDO11	Remove dot point from 'Buildings and works' and combined into one sentence	Policy neutral amendment
	Decision guideline shouldn't refer to comments from the referral authority in Cl 66.04.	
43.04s1 DPO1	Background documents needs to be removed and referenced in the schedule to Cl 72.08 only.	Policy neutral amendment
	Updated to: 'An assessment of any native vegetation proposed to be removed having regard to background document Guidelines for the removal, destruction or lopping of native vegetation (DELWP, 2017)'	
43.04s2 DPO2	Minor changes to map NO62DPO	Policy neutral amendment
43.04s3 DPO3	Replace the first sentence of Clause 3.0 with "The following conditions and/or requirements apply to permits"	Policy neutral amendment
	Replace the first two sentences of Clause 4.0 with "A development plan must include the following requirements:"	
	Remove Clause 5.0 as it is not consistent with MD	
	Updated to: 'An assessment of any native vegetation proposed to be removed having regard	

	to background document Guidelines for the removal, destruction or lopping of native vegetation (DELWP, 2017)	
43.04s4 DPO4	Delete "A single development plan must be prepared for the whole of the land to which this schedule applies and be to the satisfaction of the Responsible Authority.	Policy neutral amendment
	The plan must show:" from Clause 4.0	
43.04s5 DPO5	Delete "The plan must show" from Clause 4.0	Policy neutral amendment
43.04s6 DPO6	Delete "The plan must show" from Clause 4.0	Policy neutral amendment
43.04s7 DPO7	Rephrase "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 a 'Minor Buildings and Works' means a minor extension, minor addition or minor modification to an existing buildings and works that does not prejudice the future, orderly development of the general area affected by the Development Plan Overlay." to "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' including small scale extensions, additions, or modifications to existing buildings that do not hinder the future orderly development of the general area affected by the Development Plan Overlay."	Policy neutral amendment
43.04s8 DPO8	Rephrase: "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:  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 Development Plan Overlay." to "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:  'Minor Buildings and Works' including small scale extensions, additions, or modifications to existing buildings that do not hinder the future orderly development of the general area affected by the Development Plan Overlay."	Policy neutral amendment
43.04s9 DPO9	Rephrase: "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 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	Policy neutral amendment

	Development Plan Overlay." to "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:  'Minor Buildings and Works' including small scale extensions, additions, or modifications to existing	
	buildings that do not hinder the future orderly development of the general area affected by the Development Plan Overlay."	
43.04s11 DPO11	Rephrase: "A permit may be granted for minor buildings and works before a development plan has been prepared to the satisfaction of the responsible authority. Minor buildings and works means a minor extension, minor addition or minor modification to an existing building(s) and works that do not prejudice the future, orderly development of the general area affected by the Development Plan Overlay." to "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:	Policy neutral amendment
	'Minor Buildings and Works' including small scale extensions, additions, or modifications to existing buildings that do not hinder the future orderly development of the general area affected by the Development Plan Overlay."	
LAND MANAGEMENT OVERLAYS		
44.03s1 FO1	Rephrase: "For land in an existing urban area, construct a replacement building (excluding non-habitable outbuildings) where:" to "construct a replacement building (excluding non-habitable outbuildings) on land in an existing urban area where"	Policy neutral amendment
	Insert dot points for main requirements in clause 3.0	
44.04s1 LSIO1	Insert dot points for main requirements in clause 3.0	Policy neutral amendment
44.06s1 BMO1	Convert "A bushfire management plan that:" to a dot point and following dot points as sub dot points to ensure clause is in keeping with MD	Policy neutral amendment
44.07s1 SRO1	Rephrase: "In order to ensure the medium to long term extraction and use of the coal resource for power generation, building, works and subdivision of land over the resource should be of a type that will not inhibit, by way of community significance or cost of removal, the eventual productive use of that resource." to "To ensure the medium to long-term extraction and use of the coal resource for power generation, building, works, and subdivision of land over the resource should be designed in a way that does not inhibit the eventual productive use of that resource due to community significance or removal costs."	Policy neutral amendment

Remove 'a' from clause 3.0	Policy neutral amendment
	i l
Complies, no change required	Complies
Complies, no change required	Complies
Replace: "a permit is required to use land for the following uses:" with "An application to use land for the following must be referred to the airport owner 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 airport owner:" to ensure clause is in keeping with MD	Policy neutral amendment
Remove "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." to ensure clause is in keeping with MD	
Complies, no change required	Complies
Remove map 1	Policy neutral amendment
Remove map 1	Policy neutral amendment
Complies, no change required	Complies
	Complies, no change required  Replace: "a permit is required to use land for the following uses:" with "An application to use land for the following must be referred to the airport owner 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 airport owner:" to ensure clause is in keeping with MD  Remove "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." to ensure clause is in keeping with MD  Complies, no change required  Remove map 1

# 5.6. Particular provisions

All the particular provision schedules that are available to be applied in the planning scheme are included in the table below, and a notation about whether they comply or require changing as a result of this review. Changes may be required to align with the *Ministerial Direction on the Form and Content of Planning Schemes*, or they may be suggested to clarify the policy as identified through the analysis and engage stages of the review.

Clause no. and name	Is it applied? Changes required (if relevant)	Action PSR complies. PSR further strategic work. PSR policy neutral amendment. PSR full amendment.
51.01s Specific sites and exclusions	Complies, no changes required	Complies
52.02s Easements, restrictions, and reserves	Complies, no changes required	Complies
52.05s Signs	Complies, no changes required	Complies
52.16s Native vegetation precinct plan	Complies, no changes required	Complies

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52.17s Native vegetation	Complies, no changes required	Complies
52.27s Licenced premises	Complies, no changes required	Complies
52.28s Gaming	Complies, no changes required	Complies
52.32s Wind energy facility	Complies, no changes required	Complies
52.33 Post boxes and drystone walls	Complies, no changes required	Complies
53.01s Public open space contributions and subdivision.	Complies, no change required	Complies
53.06s Live music entertainment venues	Complies, no change required	Complies
53.15s Statement of underlying provisions	Complies, no change required	Complies
59.15s Local VicSmart applications	Complies, no change required	Complies
Schedule 1 to Clause 59.16 Information requirements and decision guidelines for local VicSmart applications	Complies, no change required	Complies

# 5.7. 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 as a result of this review. Changes may be required to align with the *Ministerial Direction on the Form and Content of Planning Schemes*, or they may be suggested to clarify the policy as identified through the analysis and engage stages of the review. Department names have also been reviewed and updated.

Clause no. and name	Is it applied? Changes required (if relevant)	Action
Schedule to Clause 66.04 Referral of Permit Applications Under Local Provisions	Victorian Government Department names have been updated in schedule.	Policy neutral amendment
Schedule to Clause 66.06 Notice of permit applications under local provisions	Victorian Government Department names have been updated in schedule.	Policy neutral amendment

## 5.8. Operational provisions

All the operational provision schedules that are available to be applied in the planning scheme are included in the table below, and a notation about whether they comply or require changing as a result of this review. Changes may be required to align with the *Ministerial Direction on the Form and Content of Planning Schemes*, or they may be suggested to clarify the policy as identified through the analysis and engage stages of the review.



ADMINISTRATION A	AND ENFORCEME	NT OF THIS SCHEME	
72.01s	Schedule to Responsible Authority for this Planning Scheme	Are all relevant responsible authorities specified correctly? If no, please list any inaccuracies.	Complies
72.02s	Schedule to What Area is Covered by this Planning Scheme?	Is the Municipal district named correctly?	Complies
72.03s	Schedule to What Does this Scheme Consist of?	Are all currently applicable Planning Scheme maps listed correctly? If no, please list any inaccuracies. Alphabetise maps Remove maps not listed in the planning scheme online	Policy neutral amendment
72.04s	Schedule to Documents Incorporated in this Planning Scheme	Is the most up to date version of each Incorporated Document listed? Are there any Incorporated Documents no longer required that can be deleted? Do all Incorporated Documents link to an Amendment and Planning Scheme provision in the final column of the schedule? Would any Incorporated Documents benefit from being mapped as a Special Control Overlay? Note: any changes to Incorporated Documents are beyond the scope of a 20(4) amendment.	Complies
72.08s	Schedule to Background Documents	Add Live Work Latrobe 2019	Policy neutral amendment
STRATEGIC IMPLEMENTATION			
74.01s	Schedule to Application of Zones, Overlays and Provisions	Have any Zones or Overlays been introduced or removed since the PPF translation? If yes, please list (including the Amendment Number, the effect of the Amendment & the date of gazettal).	Complies
74.02s	Schedule to further strategic work	Transpose further strategic work to Template R1: Planning Scheme Review Report with the source code of [72.04s]	Complies

### 5.9. Recommendations

R5. Amend the MPS, local PPF policies and schedules to include changes identified in the audit of the planning scheme review and shown on the marked up ordinance at Appendix 1.

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R6. Amend zone and overlay schedules to include changes identified in the audit of the planning scheme review and shown on 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 five financial years. It draws on both publicly available Planning Permit Activity and Reporting System (PPARs) data and data provided by Council.

#### 6.1. Planning permit activity

#### 6.1.1. Number of permits assessed

#### **Evidence**

**Table 1** shows the number of permit applications received between the 2018/19 financial year and 2023/24 up to May 31, 2024, over six consecutive years. The numbers of applications received varied, with a low of 237 in 2023/24 and a high of 424 in 2020/21.

Table 1: PPARs Report for Permits Issued Between the 2018/19 and 2022/23 (up to May 31 2024)

Permits (including refusals)	Total 2018/1 9 to 2023/2 4	Percent age of total	2018/1 9	2019/2 0	2020/2 1	2021/2 2	2022/2 3	2023/24
Received	2,070	-	314	312	424	397	386	237
New application	1,871	-	283	267	391	373	339	218
Amended permit	199	-	31	45	33	24	47	19
NOD	113	5.5%	16	15	21	24	22	15
New / Amended Permit	1,786	86.3%	286	266	356	322	334	222
Refusal	17	0.8%	8	2	1	0	3	3
Withdrawn / Not Required / Lapsed	222	10.7%	27	29	43	41	46	36
Determined / RA Outcome	2,029	-	316	297	403	364	383	266

#### Discussion

Analysis of Table 1 shows that applications received and determined increased during the first year of the Covid-19 pandemic and remained relatively consistent over the last few years, although they appear to be decreasing.

There is a low percentage of refusals, which at less than 1% is typical for rural municipalities but also includes a moderately high degree of withdrawn/not required/lapsed applications. The large rate of withdrawn and no permit required applications is explained in part by the low number of refusals as applications that are inconsistent with Council's MPS and local planning policy are often withdrawn before they are refused. A high number of withdrawn and no permit required applications also suggests that greater clarity could be provided in the Latrobe Planning Scheme or through supporting information so that it is clearer to applicants and Council about when a permit is required.

#### 6.1.2. Service performance

#### **Evidence**

Latrobe City's planning application performance over the past four years highlights both strengths and areas for improvement compared to other councils and the all-council average.

**Time Taken to Decide Planning Applications**: Latrobe's median time to decide applications increased from 52 days in 2019-2020 to 81 days in 2022-2023, surpassing the all-council average of 86 days. Although delays are evident, Latrobe's performance remains better than Greater Geelong City and Ballarat City, which took longer to decide applications.

**Planning Applications Decided Within Required Time Frames**: The percentage of applications decided within required time frames decreased from 96.3% in 2019-2020 to 88% in 2022-2023. Despite this decline, Latrobe consistently performed above the all-council average, outperforming Wangaratta Rural City and Ballarat City, but not Greater Geelong.

Cost of Statutory Planning Service per Planning Application: Costs for Latrobe's planning services rose from \$1,991.09 in 2020-2021 to \$2,946.68 in 2022-2023, still below the all-council average of \$2,996.16 but higher than Wangaratta and Ballarat. Greater Geelong had the highest costs, indicating Latrobe's moderate position.

Council Planning Decisions Upheld at VCAT: Council supplied data shows Latrobe's VCAT performance improved significantly, with decisions upheld increasing from 0% to 100% in 2022-2023, surpassing the all-council average of 50.8% and matching Wangaratta's perfect score. This figure is likely to change for the 2023-2024 period as Council's decision to refuse a permit was recently set aside by the Tribunal in Uren v Latrobe CC [2023] VCAT 2023. Data provided by Know Your Council does not yet reflect the 2023-2024 financial year.

**Table 2** compares recent service performance of the recent service performance of the Latrobe City Council against comparable councils.

Table 2: Comparison of service performance against comparable councils between the 2019/2020 calendar year and 2022/2023.

Measure description	Council	2019-2020	2020-2021	2021-2022	2022-2023
Time taken to decide planning applications	Latrobe City	52 days	63 days	76 days	81 days
(Median number of days taken between receipt of	Wangaratta Rural City	46 days	46 days	50 days	78 days
a planning application and	Greater Geelong City	83 days	78 days	80 days	91 days
application)	Ballarat City	69 days	59 days	72 days	107 days
	All Council Average	64 days	67 days	78 days	86 days
Planning applications	Latrobe City	96.3%	95%	91.9%	88%
decided within required time frames	Wangaratta Rural City	82%	80.3%	83.4%	27.9%
(Percentage of VicSmart planning application	Greater Geelong City	69.4%	80.9%	78.7%	75%
decisions made within 10 days and regular planning	Ballarat City	65.5%	79.5%	56.2%	42.9%
application decisions made within 60 days)	All Council Average	74%	73.2%	67.3%	62.3%
Cost of statutory planning	Latrobe City	\$2,514.72	\$1,991.09	\$2,080.37	\$2,946.68
(Direct cost to council of the statutory planning	Wangaratta Rural City	\$2,271.96	\$1,826.91	\$2,017	\$2,431.51

	Greater Geelong City	\$2,453.48	\$2,304.98	\$2,260.19	\$3,250.96
	Ballarat City	\$1,935.48	\$1,876.42	\$2,222.99	\$2,884.03
	All Council Average	\$2645.65	\$2,483.12	\$2,546.49	\$2,996.16
Council planning decisions	Latrobe City	40%	0%	0%	100%
(Percentage of council	Wangaratta Rural City	83.3%	33.3%	100%	100%
bianime addication	Greater Geelong City	54.2%	71.8%	72.4%	64%
	Ballarat City	75%	100%	100%	54.4%
	All Council Average	51%	49.8%	53.4%	50.8%

Source: www.knowyourcouncil.vic.gov.au.

#### Discussion

Latrobe's performance has been benchmarked against three other similar Councils being Wangaratta Rural City, Greater Geelong City and Ballarat City. This benchmarking shows that Latrobe compares favourably against:

- The performance of the statutory planning service at Latrobe City Council has remained relatively stable over the last four years, particularly compared to Councils of a similar size.
- Percentage of VicSmart planning application decisions made within 10 days and regular planning application decisions made within 60 days, particularly since 2021/22.
- Direct cost to council of the statutory planning service per planning application received except in 2019/20 when Ballarat City compared more favourably.

While there have been significant performance improvements, more could be undertaken with further planning regulatory reductions and additional resourcing and investment of the planning function being required.

#### 6.1.3. Most common permit triggers

## **Evidence**

As shown in Table 3, applications for 'One or more new buildings' and 'Subdivision' are the two most common in 2018/2019 and 2019/2020, while applications for 'One or more new buildings' and 'Single dwelling' make up the two most common application types in 2020/21 and 2022/23.

Table 3: Most Common Application Types in the townships between the 2018/2019 calendar year and 2023/2024 (up to 31 May 2024).

Application type	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Change or extension of use	34	38	25	30	31	38
Extension to existing dwelling	18	18	47	62	35	22
One or more new buildings	77	76	84	48	78	50
Single dwelling	38	43	87	53	69	34
Multi-dwellings	13	13	25	19	18	7

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Native vegetation removal	13	6	9	7	5	12
Subdivision	51	48	52	73	51	45
Liquor licence	7	5	4	4	10	8
Signage	27	23	12	14	19	11
Telecommunications facility	0	0	0	1	5	4

Source: PPARS (including aggregates of new permit applications and amended permit applications)

#### **Discussion:**

**Table 3** delineates the prevalent types of applications received within the municipality, where the most common type pertains to one or more new buildings. This category consistently represents approximately one-third of all annual applications received, with the exception of the 2021/22 period. Following closely are subdivisions and single dwellings, constituting the next highest categories of application types received.

A noteworthy proportion of applications pertain to changes or extensions of use, as well as extensions to existing dwellings. Conversely, applications for multi-dwellings are relatively infrequent for a rural municipality and the sparse number of applications for native vegetation removal is notably low for a rural area.

### 6.1.4. Decision making by Council

#### **Evidence**

Table 4 shown applications determined by Council in the period from 2019 to 2024.

Table 4: Decision outcome data from 2019 to 2024

No.	Final Outcome	Percentage
1,298	Permit Determined by Delegate	89. <b>4%</b>
23	Permit/ NOD Determined by Council	1.6%
11	Permit Determined by VCAT	0.8%
-	Refusal Determined by Council Delegate	0%
11	Refusal Determined by Council	0.8%
6	Refusal Determined by VCAT	0.4%
57	Withdrawn/ No Permit Required/ Lapsed	3.9%
75	Current Applications	5.2%
-	No Data	-
1,4 <b>52</b>	Total	100%

Source: Council supplied permit application dataDiscussion:

Note: Council supplied data is different to PPARs data.

**6.1.5.** There were a large number of applications determined by Council's delegate, with over to 89.4% of permits decided by Council's delegate. 3.9% of applications were withdrawn by the permit applicant, lapsed or no permit was required. 5.2% of applications remain current and no decision has been made. 1.6% of applications were determined by Council. 0.8% of applications were determined for refusal by Council, 0.6% of applications were determined for refusal by VCAT and no applications were determined by Council Delegate for refusal. **VCAT Matters** 

#### **Evidence**

As shown in **Table 5**, most appeals are against Council's approval of a planning permit with 5 appeals in the last six years in this category.

Table 5: Applications for Review against Planning Applications to VCAT

Application for review type	2018/19	2019/20	2020/21	2021/22	2022/23	2023/24
Appeal against refusal (s. 77)	1	4	1	-	-	1
Appeal against decision to grant (s. 82) and conditions (s.80)	-	2	1	1	1	1
Appeal against failure (s. 79)	-	-	-	-	-	-

#### Discussion:

There were 11 matters that were appealed to the Victorian Civil and Administrative Tribunal (VCAT) between the 2018/19 and 2022/23 financial years (up to September 2023). Council's decision was upheld by VCAT in five cases and in eight cases, Council's decision was not upheld by VCAT. A large rate of withdrawn and no permit required applications accounts in part for the low rate of appeals, as applications that are inconsistent with Council's MPS and local planning policy are often withdrawn before they are refused.

#### 6.1.6. Geographic spread of applications

#### **Evidence**

There is a large spread of applications over the municipality with 1445 shown in **Table 6**. The most significant have been in Hazelwood North, Traralgon and Morwell as shown from most to least numbers of applications.

Table 6: Distribution of Applications from 2018/19 to 2022/23

Locality	Number of Applications between 2018/2019 and 2022/2023	Percentage (%)
Hazelwood North	259	17.9%
Traralgon	182	12.6%
Morwell	180	12.5%
Tyers	107	7.4%
Tanjil South	64	4.4%
Yinnar South	61	4.2%

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Locality	Number of Applications between 2018/2019 and 2022/2023	Percentage (%)
Maryvale	58	4%
Boolarra	47	3.3%
Moe	40	2.8%
Newborough	38	2.6%
Moe South	38	2.6%
Flynn	36	2.5%
Yinnar	36	2.5%
Traralgon East	34	2.4%
Yallourn North	29	2%
Churchill	26	1.8%
Traralgon South	25	1.7%
Hernes Oak	24	1.7%
60Jeeralang Junction	21	1.5%
Koornalla	20	1.4%
Callignee	18	1.2%
Hazelwood	18	1.2%
60mToongabbie	17	1.2%
Glengarry	16	1.1%
Boolarra South	8	0.6%
Glengarry North	8	0.6%
Hazelwood South	7	0.5%
Driffield	7	0.5%
Mirboo	6	0.4%
Glengarry West	6	0.4%
Budgeree	5	0.4%
Jumbuk	4	0.3%
Yallourn	2	0.1%
Jeeralang	1	0.1%
Grand Ridge	1	0.1%

Locality	Number of Applications between 2018/2019 and 2022/2023	Percentage (%)
Total	1445	100%

#### **Discussion:**

Applications are concentrated within the townships of Hazelwood North, Traralgon, Morwell, and Tyers. This concentration is influenced by various factors, including the Heritage Overlay, Land Subject to Inundation Overlay, Bushfire Management Overlay and Flooding Overlay controls. The blend of residential, industrial and commercial areas points to the significant number of applications in Traralgon and Morwell.

In Hazelwood North and Tyers, extensive areas designated as Farming Zone underscore the substantial number of applications in these localities. Moreover, moderate application volumes have been noted in smaller townships or localities such as Tanjil South (64 applications), Yinnar South (61 applications), and Maryvale (58 applications).

# 6.2. Planning Panels Victoria

#### 6.2.1. Summary of planning scheme amendments

Council has undertaken 6 'C' planning scheme amendments since the last planning scheme review as shown in **Table 7**. A detailed analysis of these has been provided to Council officers. Most amendments were considered by a Panel and there was one proposal that involved a renewable energy use and development. Implications for three Amendments, C105latr, C115latr and C122latr are further discussed below.

Table 7: C Amendments Undertaken by Council from 2019

Amendment number	In operation from	Brief description of the amendment	What sort of amendment: - Policy related - Site specific - Administrative	Status of the amendment - Did not progress - Approved - Underway	Was there are Planning Panel Hearing?	Does this require assessment in Part Two - Yes - No
C105latr	21 November 2019	The Amendment implemented key recommendations of Live Work Latrobe, comprising the Live Work Latrobe Housing Strategy 2017, Live Work Latrobe Industrial and Employment Strategy 2017 and Live Work Latrobe Rural Land Use Strategy 2017.	Policy related	Approved	Yes	Yes
C115latr	9 July 2020	The Amendment seeks to implement the Morwell Traralgon Employment Corridor Investment Master Plan 2018 by updating various clauses and maps in clause 21 of the Scheme. It also proposes to rezone land to the Public Use Zone Schedule 3 and Special Use Zone Schedule 9 to facilitate development around the Latrobe Regional Hospital for a health precinct. Minor changes to the wording of Special Use Zone Schedule 2 are also proposed.	Policy related	Approved	Yes	Yes
C122latr	28 May 2021	Replaces the Municipal Strategic Statement (Clause 21) and local policies (Clause 22) with the Municipal Planning Strategy and Planning Policy Framework and revised local schedules to zones, overlays, particular, operational and general provisions.	Policy related	Approved	Yes	Yes

Amendment number	In operation from	Brief description of the amendment	What sort of amendment: - Policy related - Site specific - Administrative	Status of the amendment - Did not progress - Approved - Underway	Was there are Planning Panel Hearing?	Does this require assessment in Part Two - Yes - No
C126latr	29 June 2023	Implements the recommendations of the Toongabbie Structure Plan Report, 2020 and the Floodplain mapping for Toongabbie township report prepared by the West Gippsland Catchment Management Authority in 2016	Policy related	Approved	Yes	No
C127latr	Not in operation	Implements the findings of the Latrobe City Municipal Bushfire Risk Assessment 2020 and the Latrobe City Rural Living Strategy 2020, through the application of local policy and overlays and rezoning of land	Policy related	Underway	Yes	No
C131latr	Not in operation	Updates flood overlays in the municipality, incorporating recent reports and studies, affecting 3323 properties.  After peer review and consideration of 67 submissions, adjustments were made, including the removal of areas undergoing urban flood studies and the inclusion of climate change scenarios for the Latrobe River.	Policy related	Underway	No – upco ming heari ng 11 June 2024	No

Proposal number	Brief description of the proposal	What sort of amendment: - Policy related - Site specific - Administrative	Status of the amendment - Did not progress - Approved - Underway	Was there are Planning Panel Hearing?	Does this require assessment in Part Two - Yes - No
PA2001063	Four planning permit applications have been made across three Local Government Areas including Latrobe City (PA2001063 – wind energy facility and PA2001065 –	Site specific	Approved	Yes	No

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terminal station), South Gippsland Shire (PA2001066) and Baw Baw Shire (PA2001064). Approval is sought for:		
use and development of land for     a 33-turbine wind energy facility     and associated activities		
use and development of land for a utility installation (terminal station)		
- removal of vegetation		
- creation or alteration of access to a Road Zone Category 1		
- business signage.		
Twenty eight of the turbines and the terminal station are located within Latrobe City, four in South Gippsland Shire and one in Baw Baw Shire.		

### 6.2.2. Issue One

### **Evidence**

Matter	Response		
Amendment No:	C105latr		
Amendment common name	Live Work Latrobe		
In operation from:	21 November 2019		
Brief description of the amendment:	The Amendment seeks to implement key recommendations of Live Work Latrobe, comprising the Live Work Latrobe Housing Strategy 2017, Live Work Latrobe Industrial and Employment Strategy 2017 and Live Work Latrobe Rural Land Use Strategy 2017.		
Policy matters raised by the Panel that require further consideration or action by Council.	<ol> <li>and Employment Strategy 2017 and Live Work Latrobe Rural Land Use Strategy 2017</li> <li>Retain General Residential Zone Schedule 1 for Oswald Street and Lodge Drive, Traralgon.</li> <li>Harmonize language in residential zone schedules' character statements where appropriate.</li> <li>Ensure residential zone schedules comply with Ministerial Direction and clarify combined side and rear setbacks.</li> <li>Modify planning scheme and supporting strategies to sustain Sibelco's operation, abandoning area transition strategies:         <ul> <li>Revise clause 21.09-6 residential to manage urban development near Sibelco facility.</li> <li>Add clause 21.09-6 residential to avoid converting farming zoned land south of Janette Street Industrial Precinct.</li> <li>Delete encouragement of industrial use transition in transit city precinct and a 8a.</li> <li>Plan for Sibelco Lime facility's operation within Janette Street Industrial Precinct Eliminate references to Traralgon South Precinct Masterplan.</li> <li>Explore need for permit trigger or policy for noise attenuation in new sensitive use developments.</li> <li>Remove references to transitioning Janette Street Industrial Precinct to residential, updating relevant diagrams accordingly.</li> </ul> </li> </ol>		

Changes to ordinance required:	Replace clauses 21.01 to 21.10
	Introduce clauses 22.01, 22.02 and 22.03
	Rezone all land within the Farming Zone to Farming Zone Schedule 1 and Farming Zone Schedule 2
	Rezone land from Farming Zone to Public Conservation and Resource Zone when not in private ownership
	Rezone residential land based on Housing Framework Plans into Residential Growth, General Residential, and Neighbourhood Residential Zones, with identified areas for different levels of change.
	Amend Development Plan Overlay Schedules 5 and 6 to align with the Housing Strategy recommendations.
	Rationalise existing Rural Living Zone Schedules 1 to 6 into three new schedules.
	Rezone specific parcels from Farming to Industrial 1 Zone.
	Correct zoning and overlay mapping errors.
	Update various zone maps and introducing new Development Plan Overlay maps to reflect changes in provisions.
Further strategic work required:	Implementation into background documents of the MPS.

#### Discussion

Latrobe Amendment C105 aims to incorporate recommendations from the 2017 Live Work Latrobe project, impacting housing, industrial, and rural land use. It proposes extensive changes to policies, zones, and schedules in response to demographic and economic shifts. Key issues include concerns about 'back zoning' in Yinnar South, planning controls affecting the Sibelco lime plant in Traralgon South, residential development near forestry areas, and changes to rural zone subdivision sizes impacting farming. The Council has addressed submissions with post-exhibition changes, which the Panel largely supported, except for differing views on the Janette Street industrial precinct.

The Panel endorsed deferring rural living zoning due to bushfire risks and maintaining the Farming Zone in certain areas, with recommendations for further adjustments to support ongoing industrial and agricultural operations while refining residential zone schedules. The overall approach to bushfire risk was consistent with state policy, ensuring future development did not occur in high-risk areas. The Panel's recommendations included retaining the General Residential Zone in specific areas, reviewing residential zone schedules for compliance and clarity, and supporting the Sibelco lime facility's ongoing operation while removing references to transitioning the Janette Street Industrial Precinct to residential use.

#### 6.2.3. Issue Two

#### **Evidence**

Matter	Response
Amendment No:	C115latr
Amendment common name	Morwell to Traralgon Employment Corridor
In operation from:	9 July 2020
Brief description of the amendment:	The implemented the Morwell Traralgon Employment Corridor Investment Master Plan 2018 by updating various clauses and maps in clause 21 of the Scheme. It also proposed to rezone land to the Public Use Zone Schedule 3 and Special Use Zone Schedule 9 to

	facilitate development around the Latrobe Regional Hospital for a health precinct. Minor changes to the wording of Special Use Zone Schedule 2 were also proposed.
Policy matters raised by the Panel that require further consideration or action by Council.	<ol> <li>Amend Clause 21 in accordance with the Panel preferred version included in Appendix D.</li> <li>Amend Schedule 2 to the Special Use Zone to correct various land use terms as shown in the Panel preferred version in Appendix E.</li> <li>Amend Schedule 9 to the Special Use Zone in accordance with the Panel preferred version included in Appendix F.</li> <li>Do not include the land at 5219 Princes Highway, Traralgon in Special Use Zone Schedule 9 as part of this Amendment unless an Environmental Audit Overlay is applied to the site.</li> </ol>
Changes to ordinance required:	Update Clause 21.01 to align with Master Plan recommendations.  Amend Clauses 21.02 and 21.07 to integrate Master Plan strategies.  Rename and revise Traralgon West Structure Plan to align with Master Plan, reflected in Clause 21.09.  Include Master Plan as a background document in Clause 21.10.  Rezone land in Master Plan Precincts B3 and D, along with specific properties, to Special Use Zone Schedule 9.  Rezone land at Village Avenue, Traralgon, from Rural Living Zone to Public Use Zone.  Introduce a new Schedule to Clause 37.01 for the 'Health and complementary uses precinct'.  Adjust Clause 37.01 Special Use Zone Schedule 2 for development of Precinct F for car sales per Master Plan.
Further strategic work required:	Not required

### Discussion

Latrobe Planning Scheme Amendment C115 seeks to implement the first stage of the Morwell Traralgon Employment Corridor Investment Master Plan 2018, focusing on rezoning land to develop a health precinct around Latrobe Regional Hospital. The Master Plan, covering land north of the Princes Highway between Morwell and Traralgon, aims to create a major regional employment hub, estimating support for 5,600 jobs and \$2.5 billion in economic output upon full development. Key issues raised include support for the Amendment, requests for changes to the Master Plan, objections to certain residential designations, and suggestions for greater flexibility in land use zones.

The Panel report supported the strategic basis of the Master Plan and its inclusion in Clause 21.10-3, endorses changes to Clause 21, and backs the rezoning for the Neighbourhood Activity Centre (NAC) with further economic analysis. The Panel agreed with the proposed modifications to Special Use Zone Schedules 2 and 9, supporting their alignment with the Master Plan and recent amendments. Recommendations include amending Clause 21 and Schedules 2 and 9, ensuring that land at 5219 Princes Highway was only rezoned with an Environmental Audit Overlay, and applying the Public Use Zone Schedule 3 as exhibited.

### 6.2.4. Issue Three

### **Evidence**

Matter	Response
Amendment No:	C122latr

Amendment common name	New MPS and PPF Translation Amendment
In operation from:	28 May 2021
Brief description of the amendment:	Replaces the Municipal Strategic Statement (Clause 21) and local policies (Clause 22) with the Municipal Planning Strategy and Planning Policy Framework and revised local schedules to zones, overlays, particular, operational and general provisions.
Policy matters raised by the Panel that require further consideration or action by Council.	Adopt the post exhibition changes to the Amendment contained in Attachment 6 of Council's Part A submission (Document 1).
Changes to ordinance required:	Introduce a new Municipal Planning Strategy (MPS) and updates the Planning Policy Framework (PPF) based on local and regional considerations.  Add new local policies and revises existing ones across various planning categories such as settlement, environmental protection, and infrastructure.  Amend zoning regulations including Township, Neighbourhood Residential, and Urban Growth zones to align with Ministerial directives and local strategies.  Adjust overlays like the Environmental Significance Overlay and Design and Development Overlay to reflect recent studies and consultations.  Update particular provisions including local VicSmart applications and licensed premises regulations.  Refines general provisions such as referral requirements for permit applications in designated areas.
Further strategic work required:	Latrobe PSR 2024 and ongoing strategic work through Amendments underway

### Discussion

Latrobe Planning Scheme Amendment C122latr replaced the Municipal Strategic Statement and Local Planning Policy Framework with a Municipal Planning Strategy and local policies, and revised local schedules to zones, overlays, and provisions. Of the ten submissions received, most were resolved before the Hearing, leading to post-exhibition changes adopted by the Panel. Two submissions remained unresolved: one site-specific (80-96 Latrobe Road, Morwell) and one issue-based (rural and bushfire planning), with the latter to be addressed in Amendment C127 through further consultation.

For the unresolved issues at 80-96 Latrobe Road, the Panel suggested either transitioning the area to residential use with an economic strategy or formalizing its industrial use. The use of background documents as policy in the Planning Policy Framework was deemed appropriate. The Panel concluded that the proposed changes were beyond the Amendment's scope, which focuses on a policy-neutral shift to a new framework. Future Council investigations will further consider these issues. The Panel recommended adopting the post-exhibition changes from Council's Part A submission.

### **Findings**

R7. Revise Clause 74.02 - Future Strategic Work for delivery of the strategic work to areas of existing strategic gaps.

R8. Improve the application, efficiency and effectiveness of the scheme by revising zone and overlay schedules to be consistent with the Ministerial Direction on Form and Content of Planning Schemes through more specific zone and overlay schedule requirements.

### 6.3. VCAT

### 6.3.1. VCAT cases reviewed

Council officers provided the following list of VCAT cases to review as provided below:

- Fourniotis v Latrobe CC [2020] VCAT 329.
- Grinstead-Jones v Latrobe CC [2020] VCAT 330.
- Koolen v Latrobe CC (Corrected) [2023] VCAT 994.
- McLaren v Latrobe CC [2021] VCAT 674.
- Nicola v Latrobe CC [2020] VCAT 1456.
- Strachan v Latrobe CC [2022] VCAT 35.
- Uren v Latrobe CC [2023] VCAT 2023.
- Yfantis v Latrobe CC [2022] VCAT 1037.
- Community Housing Ltd v La Trobe CC [2019] VCAT 1115.
- Longo v Latrobe CC [2019] VCAT 1536.
- Optus Mobile Pty Ltd v Latrobe CC [2019] VCAT 1836.
- P1154 2020 Guest v LaTrobe CC.
- Latrobe CC v Monkhurst [2020] VCAT 209
- Inger v Latrobe CC (Corrected) [2019] VCAT 630
- H & Associates Pty Ltd v LaTrobe CC [2019] VCAT 589

### 6.3.2. Policy issues raised at VCAT

The issues raised in VCAT cases over the past four years that have policy implications include:

- Car parking requirements in the Commercial 2 Zone.
- Development of two of more dwellings in the General Residential Zone.
- Land uses in the Farming Zone.
- Landscaping and parking requirements in the Heritage Overlay.
- Building and works on flood prone land.
- Residential development in the Farming Zone.
- ResCode requirements.
- Residential development interfacing industry.
- Emergency services interfacing residential
- Telecommunications infrastructure in the Farming Zone
- Nine lot subdivision
- Enforcement order
- Store in the Farming Zone
- Medium density housing

### 6.3.3. Issue One

### **Car Parking**

P1275/2019	Address: 73 Argyle Street, Traralgon
Council Ref:	-
Date of VCAT Order:	13 March 2020

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P1275/2019	Address: 73 Argyle Street, Traralgon
VCAT Citation:	Fourniotis v Latrobe CC [2020] VCAT 329
Nature of proceeding:	Application under section 82 of the Planning and Environment Act 1987 – to review the decision to grant a permit.
Council Decision:	Council approved the permit
Council Decision Upheld at VCAT:	No – permit was not granted
Applicable policies and provisions:	Clause 34.02 Commercial 2 Zone and 52.06 Car Parking Requirements
Key Issues:	Is car parking appropriately provided?
	Is the proposed siting and built form acceptable?
	The Tribunal found that car parking was appropriate provided for the proposal and that siting and building form was acceptable.
Changes to ordinance required:	Yes
Further strategic work required:	Yes – Latrobe City Urban Design Guidelines (UDG)

### Summary

Latrobe City Council approved an application for constructing additions to an existing building at 73 Argyle Street, Traralgon, for use as a restricted retail premises, including a waiver of the required car parking. The site, located on the southeast corner of Argyle and Campbell Streets, is currently vacant but was previously used for motor vehicle sales and a service workshop. However, the permit applicant sought a review of the Council's decision, citing inadequate car parking, poor vehicle access, and inappropriate siting. Upon review, considering submissions, evidence, and the Latrobe Planning Scheme, the Tribunal decided against issuing the permit due to insufficient car parking provision and an unsatisfactory built form response to Campbell Street.

### Discussion

The redevelopment of 73 Argyle Street, Traralgon, aligns with the objectives of the Commercial 2 Zone, which aim to diversify the economy and encourage bulky goods retail. The Tribunal acknowledged the policy support for commercial growth in this area but found that the lack of sufficient onsite car parking and the unsatisfactory built form response to Campbell Street would result in an unacceptable outcome. Thus, while the planning policy supports the site's commercial use, practical concerns about parking and site design led to the decision to deny the permit, highlighting the need for development that balances strategic goals with practical needs like parking and good design.

### 6.3.4. Issue Two

### Development of two of more dwellings in the GRZ

P1590/2022	Address: 29 Monash Road, Newborough
Council Ref:	-
Date of VCAT Order:	28 August 2023
VCAT Citation:	Koolen v Latrobe CC (Corrected) [2023] VCAT 994
Nature of proceeding:	Application under section 82 of the Planning and Environment Act 1987 – to review the decision to grant a permit.
Council Decision:	Council approved the permit
Council Decision	=Yes – permit was granted subject to conditions

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P1590/2022	Address: 29 Monash Road, Newborough
Upheld at VCAT:	
Applicable policies and provisions:	Clause 02 MPS, 11 Settlement, 15 Built Environment and Heritage, 16 Housing, 32.08 General Residential Zone, 52.06 Car Parking, 55 Two or more dwellings on a lot and residential buildings, 65 Decision guidelines, 71.02 Operation of planning policy framework
Key Issues:	<ul> <li>Is the proposal an appropriate response to the surrounding neighbourhood character?</li> <li>The Tribunal found the proposal aligns with the neighbourhood character and the planning scheme's encouragement for medium density housing, supported by design elements consistent with local guidelines and previous decisions.</li> </ul>
	<ul> <li>Will there be any unreasonable off-site amenity impacts?</li> <li>The proposal is not expected to cause unreasonable off-site amenity impacts, as no concerns were raised regarding overlooking, overshadowing, or visual bulk, and the potential acoustic impacts were deemed acceptable following an assessment based on relevant standards and objectives.</li> </ul>
	<ul> <li>Is an appropriate level of internal amenity achieved?</li> <li>The proposed dwellings are expected to achieve an appropriate level of internal amenity, considering factors such as room size, solar and daylight access, secluded private open space, and car parking layout.</li> </ul>
	<ul> <li>Does the proposal appropriately provide for car parking and traffic movements?</li> <li>The proposal adequately provides for car parking and traffic movements, meeting the requirements set out in the Latrobe Planning Scheme and addressing concerns raised regarding on-street parking and garage dimensions.</li> </ul>
Changes to ordinance required:	Nil
Further strategic work required:	Nil

### Summary

Council permit was challenged for constructing two additional dwellings, extending the existing dwelling, and subdividing the land at 29 Monash Road, Newborough into three lots. The site is a 1199 square metre rectangular lot with a single-story dwelling. The applicant's concerns include overdevelopment, insufficient on-site parking, inadequate garage access, noise from the common driveway, and poor energy efficiency in the new dwellings. He agreed that Council's conditions addressed drainage issues. The Tribunal reviewed these concerns along with neighbourhood character, amenity impacts, and parking provisions. Ultimately, it decided to grant the permit with conditions, modifying the Council's original decision.

### 6.3.5. Issue Three

### Land uses in the Farming Zone

P827/2019	Address: CA 8A1, Flynns Creek Road, FLYNN VIC 3844
Council Ref:	-
Date of VCAT Order:	12 March 2020
VCAT Citation:	Grinstead-Jones v Latrobe CC [2020] VCAT 330
Nature of proceeding:	Application under section 77 of the Planning and Environment Act 1987 – to review the refusal to grant a permit.
Council Decision:	Council refused the permit
Council Decision Upheld at VCAT:	No – permit was granted subject to conditions
Applicable policies and	Clause 35.07 Farming Zone, 43.02-1 Design and Development Overlay 1 and 42.01-1

P827/2019	Address: CA 8A1, Flynns Creek Road, FLYNN VIC 3844
provisions:	Environmental Significance Overlay 1
	Aboriginal Cultural Sensitivity (area adjacent to Flynns Creek)
Key Issues:	<ul> <li>Will the proposal result in the land being used for agriculture?</li> <li>The Tribunal found that the proposal proposes using the land for the breeding, training, and sale of Australian stock horses, aligning with agricultural activities.</li> </ul>
	Is the construction of a dwelling a necessary component of the proposed agricultural enterprise?     The Tribunal found the construction of a dwelling is deemed necessary for the proposed agricultural enterprise, particularly due to the intensive nature of horse breeding, the round-the-clock care required, and the ancillary outbuilding's function tailored for horse breeding activities.
	<ul> <li>3. Is the proposal for a dwelling and the associated agricultural enterprise supported by planning policy?</li> <li>The Tribunal found the proposal for a dwelling and the associated agricultural enterprise is supported by planning policy, as it aligns with objectives to retain land in agricultural use, avoid fragmentation of agricultural land, encourage agricultural diversity, and ensure appropriate land use within designated buffers.</li> </ul>
	4. Does the proposal meet the purpose and decision guidelines of the Farming Zone? <ul> <li>The Tribunal determined the proposal fits the Farming Zone's purpose by retaining agricultural land, introducing a new enterprise, and supporting rural communities, while also meeting guidelines regarding site suitability, compatibility with neighbouring land uses, and minimizing adverse impacts on agriculture and the environment.</li> </ul>
	<ul> <li>Does the proposal meet the environmental objectives and decision guidelines of the urban buffer at Schedule 1 to the Environmental Significance Overlay?</li> <li>The Tribunal determined the proposal aligns with the environmental objectives of the urban buffer by ensuring compatibility with both urban settlements and coal-related activities, with farming considered a low-intensity use consistent with policy.</li> </ul>
Changes to ordinance required:	Nil
Further strategic work required:	Yes

### Summary

Council initially refused a planning application for constructing a single dwelling and an outbuilding for horse breeding and grazing at Flynns Creek Road, Flynn. The proposal includes a single-storey, four-bedroom dwelling and an outbuilding with stables, on a 32.77-hectare irregularly shaped lot. The Council's refusal was based on concerns about inconsistency with planning policies, protection of agricultural and coal resources, and the purpose of the Farming Zone. The applicants requested a review, emphasising their agricultural plan to develop a horse breeding business. The Tribunal reviewed the submissions and found the proposal acceptable due to the land's size, single title, and planned agricultural use. Consequently, the Tribunal decided to overturn the Council's decision and grant the permit.

### 6.3.6. Issue Four

### Landscaping and parking requirements in the Heritage Overlay

P827/2019	Address: 43 Shakespeare Street, TRARALGON 3844
Council Ref:	2019/224
Date of VCAT Order:	25 June 2021
VCAT Citation:	McLaren v LaTrobe CC [2021] VCAT 674

P827/2019	Address: 43 Shakespeare Street, TRARALGON 3844
Nature of proceeding:	Application under section 80 of the Planning and Environment Act 1987 – to review the conditions contained in the permit.
Council Decision:	Council approved the permit subject to conditions
Council Decision Upheld at VCAT:	Yes – permit was granted subject to conditions but the Tribunal deleted Condition 1a and 1b and amended Condition 6, 11 and 13b.
Applicable policies and provisions:	Clause 32.09-1 Neighbourhood Residential Zone 1, 43.01-1 Heritage Overlay, 43.01-Heritage Overlay (HO85), 52.29-2 Land Adjacent to Principal Road Network, 52.05-13 Signs
Key Issues:	How to determine this retrospective application?
	<ul> <li>Relates to potential planning compliance issues as a retrospective application.</li> </ul>
	Is additional landscaping required to respond to the heritage precinct?
	<ul> <li>The Tribunal found the deletion of the three car spaces for additional landscaping is unnecessary</li> </ul>
	Is the material of the car park important to the heritage significance of the precinct?
	<ul> <li>The Tribunal found the gravel surface of the car park satisfactory despite agreeing with Council that there is a greater proportion of the site occupied by driveways and parking than buildings on the site.</li> </ul>
	4. Should the car park be paved?
	<ul> <li>The Tribunal found that crushed rock meets the requirements for a durable surface for car park and accessways, directs Council to amend permit Condition 13(b) to remove the requirement for an all-weather sealed surface.</li> </ul>
Changes to ordinance required:	Yes – 52.06-11 and 53.18 but these are VPP clauses that Council cannot alter. Consider implications for HO85 but ensure no contradiction with other planning scheme requirements
Further strategic work required:	Yes – Latrobe City Heritage Study

### **Summary**

Council issued Planning Permit 2019/224 for a car park at a medical centre on Shakespeare Street, Traralgon. The applicant sought to delete conditions requiring reduction of car spaces for landscaping and construction of a sealed surface, and to amend conditions to allow up to four health practitioners, require on-site stormwater detention, and remove the mandate for an all-weather sealed surface. The site, a Victorian house converted to a medical centre, includes a gravel car park. Council argued these conditions protect the heritage significance of the area, while the applicant claimed they were unnecessary. The Tribunal decided to delete the contested conditions, finding the gravel car park and current landscaping adequate for preserving heritage values.

### 6.3.7. Issue Five

### Building and works on flood prone land

P162/2020	Address 9 Castlereagh Court, TRARALGON VIC 3844
Council Ref:	-
Date of VCAT Order:	22 December 2020
VCAT Citation:	Nicola v Latrobe CC [2020] VCAT 1456
Nature of proceeding:	Application under section 77 of the Planning and Environment Act 1987 – to review the refusal to grant a permit.

P162/2020	Address 9 Castlereagh Court, TRARALGON VIC 3844
Council Decision:	Council refused the permit
Council Decision Upheld at VCAT:	No – permit was granted.
Applicable policies and provisions:	Clause 13.03 Floodplains, 15.01 Built Environment, 21.04, 21.09, 32.09 Neighbourhood Residential Zone, 37.03 Urban Floodway Zone, 44.03 Floodway Overlay, 44.04 Land Subject to Inundation Overlay, 63.05 Existing Uses – Subject 2 and 3 Uses, and 65 Decision Guidelines.
Key Issues:	Given the site's proximity to the Traralgon Creek and associated floodplain, the key issue is whether the proposal is acceptable with respect to the impact on flooding. The Tribunal also examined if the siting and design of the proposed buildings and works are an acceptable design response in accordance with policy at clause 15.01 of the planning scheme.
	<ul> <li>The Tribunal found the proposal's buildings and works are in flood-affected areas, but expert hydraulic modeling and floodplain management authority's assessment suggest the development will not have an unacceptable impact on flooding.</li> <li>The hydraulic model for the shed extension and water tanks (2019/195) permit is deemed sufficiently accurate despite some topographical concerns.</li> <li>The Tribunal found the buildings and works cannot be reasonably located out of the floodplain.</li> </ul>
Changes to ordinance required:	Nil
Further strategic work required:	Yes – Amendment C131 (underway)

### **Summary**

The establishment of two outbuildings, two water tanks, and concrete steps and ramps at 9 Castlereagh Court, Traralgon, was reviewed for retrospective planning permission. The site, which includes a dwelling and an existing large outbuilding, is partly in a flood-prone area used for grazing and partly in a residential zone. The unapproved buildings were identified during a previous permit consideration. The West Gippsland Catchment Management Authority opposed the additions due to flood risks, and the council refused the permit, citing design inconsistencies with urban design policies. However, upon review, it was determined that the impact of these buildings on the floodplain and surrounding properties is reasonable, leading to a decision that the buildings and works were acceptable.

### 6.3.8. Issue Six

### Residential development in the Farming Zone

P803/2021	Address: 94 Neaves Road, CALLIGNEE VIC 3844
Council Ref:	-
Date of VCAT Order:	14 January 2022
VCAT Citation:	Strachan v Latrobe CC [2022] VCAT 35
Nature of proceeding:	Application under section 82 of the Planning and Environment Act 1987 – to review the decision to grant a permit.
Council Decision:	Council approved the permit
Council Decision Upheld at VCAT:	No – permit was not granted

P803/2021	Address: 94 Neaves Road, CALLIGNEE VIC 3844
Applicable policies and provisions:	Clause 35.07-2 Farming Zone 2, 44.06 Bushfire Management Overlay
Key Issues:	<ul> <li>1. Is the proposal appropriate having regard to the relevant policies and provisions in the Scheme?</li> <li>The Tribunal found the proposal for a dwelling on the land in the Farming Zone Schedule 2 (FZ2) is deemed inappropriate due to its potential to conflict with</li> </ul>
	existing agricultural activities on nearby properties.  2. Is the risk to human life from bushfire acceptable?
	<ul> <li>The risk to human life from bushfire is deemed unacceptable because the proposal fails to demonstrate that the risk from the broader landscape can be mitigated to a satisfactory level.</li> </ul>
Changes to ordinance required:	Yes – FZ2 requires greater detailed criteria for consideration regarding the issue of whether the use of land for a dwelling is appropriate in the FZ2
Further strategic work required:	Yes - Future Rural Strategy for municipality and potential advocacy to the Victorian Government

### Summary

The establishment of two outbuildings, two water tanks, and concrete steps and ramps at 9 Castlereagh Court, Traralgon, was reviewed for retrospective planning permission. The site, which includes a dwelling and an existing large outbuilding, is partly in a flood-prone area used for grazing and partly in a residential zone. The unapproved buildings were identified during a previous permit inspection. The West Gippsland Catchment Management Authority opposed the additions due to flood risks, and Council refused the permit, citing design inconsistencies with urban design policies. However, upon review, it was determined that the impact of these buildings on the floodplain and surrounding properties was reasonable, leading to a decision that the buildings and works were acceptable.

### 6.3.9. Issue Seven

### Residential development in the Farming Zone

P421/2023	Address: Harris Lane, TOONGABBIE VIC 3856 (Crown Allotment 104E Parish of Toongabbie North)
Council Ref:	-
Date of VCAT Order:	18 October 2023
VCAT Citation:	Uren v Latrobe CC [2023] VCAT 2023
Nature of proceeding:	Application under section 77 of the Planning and Environment Act 1987 – to review the refusal to grant a permit.
Council Decision:	Council refused the permit
Council Decision Upheld at VCAT:	No – permit was granted
Applicable policies and provisions:	Clause 35.07-1 Farming Zone 1, 44.06 Bushfire Management Overlay, 44.04 Land Subject to Inundation Overlay
Key Issues:	Is the proposal supported by Planning Policy?
	<ul> <li>The Tribunal determined the proposal for a dwelling is generally supported by planning policy, provided it is used in conjunction with the agricultural use of the land</li> </ul>

P421/2023	Address: Harris Lane, TOONGABBIE VIC 3856 (Crown Allotment 104E Parish of Toongabbie North)
	<ol> <li>Is the use of the dwelling associated with the agricultural use of the land?</li> <li>The Tribunal found the use of the dwelling is associated with the agricultural use of the land, particularly for horse breeding and calf rearing</li> <li>Will the proposed dwelling lead to a proliferation of dwellings in the area?</li> <li>The Tribunal found the proposed dwelling will not lead to a proliferation of dwellings in the area, as there are already numerous existing dwellings nearby.</li> <li>Will the proposed dwelling have an adverse impact on other agricultural uses within the area?</li> <li>The Tribunal found the proposed dwelling is unlikely to have an adverse impact on other agricultural uses within the area</li> <li>Is the proposed dwelling acceptable given the environmental risks associated with this site?</li> <li>The Tribunal found the proposed dwelling, located within a Bushfire Management Overlay (BMO) and outside the area affected by a Land Subject to Inundation Overlay (LSIO), is considered acceptable as it meets the necessary bushfire safety</li> </ol>
Changes to ordinance required:	standards outlined in the Bushfire Management Statement (BMS).  Yes – implement updates to RLUS to clause 14.01-1L
Further strategic work required:	Yes - Strengthening of the RLUS to avoid rural lifestyle developments being developed in high quality agricultural areas.

### **Summary**

The proceeding involved retrospective approval being sought for converting a shed into a dwelling on a 31.6-hectare property at Harris Lane, Toongabbie. Initially, a building permit for a shed was granted in 2011, which was later converted without approval. The subsequent application was refused by Council in March 2023. Council argued the dwelling was inconsistent with planning policy and the orderly planning of the area. After reviewing all evidence and considering key issues such as compliance with planning policies, support for agricultural use, potential proliferation of dwellings, and impacts on surrounding agricultural activities, the Tribunal decided to grant the planning permit. They concluded that the dwelling would support agricultural activities on the land, thereby justifying its approval.

### 6.3.10. Issue Eight

### **ResCode requirements**

P11955/2021	Address: 7 Brendan Street, MOE VIC 3825
Council Ref:	P11955/2021
Date of VCAT Order:	8 September 2022
VCAT Citation:	Yfantis v Latrobe CC [2022] VCAT 1037
Nature of proceeding:	Application under section 82 of the Planning and Environment Act 1987 – to review the decision to grant a permit
Council Decision:	Council approved the permit subject to conditions
Council Decision Upheld at VCAT:	Yes – permit was granted subject to conditions
Applicable policies and provisions:	Clauses 02.03-1 (Settlement), 02.03-5 (Built Environment and Heritage), 02.03-6 and 16.01-1S, 16.01-1L and 16.01-2S (Housing), 11.01-S and 11.01-R (Settlement),

P11955/2021	Address: 7 Brendan Street, MOE VIC 3825
	11.01-1L (Moe-Newborough), 11.02-1S (Supply of Urban Land), 15.01-1S, 15.01-1L and 15.01-2S (Urban and Building Design) and 15.01-5S, 15.01-5L (Neighbourhood Character) in addition to the matters in Clauses 55 (ResCode) and 65 of the planning scheme
Key Issues:	Is the proposed development of the land acceptable having regard to all relevant planning considerations.
	<ul> <li>The Tribunal found that the proposed development of the land is acceptable, meeting ResCode requirements and enhancing neighbourhood character.</li> </ul>
Changes to ordinance required:	Nil
Further strategic work required:	Nil

### 6.3.11. Issue nine

### Residential development interfacing industry

P2403/2018	Address: 8 Bemm Drive, MORWELL VIC 3840
Council Ref:	-
Date of VCAT Order:	26 July 2019
VCAT Citation:	Community Housing Ltd v La Trobe CC [2019] VCAT 1115
Nature of proceeding:	Application under section 77 of the Planning and Environment Act 1987 – to review the refusal to grant a permit.
Council Decision:	Council refused the permit
Council Decision Upheld at VCAT:	No – permit was granted
Applicable policies and provisions:	Clause 32.08: General Residential Zone (GRZ1)
Key Issues:	Has the Current Proposal Responded to the Tribunal's Criticisms?
	The current proposal addresses the Tribunal's criticisms by reducing the number of dwellings from five to three and repositioning them with a 12.0-meter setback and a single curvilinear driveway. This revision responds to concerns about the site's suitability for medium-density housing and its isolation from amenities.
	Is the proposal acceptable in its physical and strategic context?
	The proposal is acceptable within its physical and strategic context. Despite concerns about the site's isolation from services and facilities, reducing the dwellings from five to three addresses previous critiques about medium-density housing suitability. This approach aligns with current planning provisions and Amendment C105, maintaining neighbourhood character while meeting all relevant planning standards for design, setbacks, and parking, without impacting local amenity.
Changes to ordinance required:	No
Further strategic work required:	No

### **Summary**

The site at 8 Bemm Drive, Morwell, is a 2,029m2 irregularly shaped vacant lot, located in the Greenvale Park residential estate. It has a 13m frontage to Bemm Drive and abuts an industrial estate to the east. The proposal is for three single-storey dwellings, which has faced objections and a previous refusal due to policy and planning scheme non-compliance. The applicant has reduced the number of

dwellings from five to three in response to previous tribunal feedback, aiming to address concerns about density and neighbourhood compatibility. The final decision considers the site's isolation from amenities, interface with industrial use, and recent planning amendments, ultimately approving the revised proposal for three dwellings.

### 6.3.12. Issue ten

### **Emergency services interfacing residential**

P398/2019	Address: 30 - 40 Buckley Street, 167 – 171 and 173 – 177 Princes Drive, MORWELL VIC 3840
Council Ref:	-
Date of VCAT Order:	7 October 2019
VCAT Citation:	Longo v Latrobe CC [2019] VCAT 1536
Nature of proceeding:	Application under section 82 of the Planning and Environment Act 1987 – to review the decision to grant a permit.
Council Decision:	Council approved the permit
Council Decision Upheld at VCAT:	Yes – permit was granted with some additional conditions
Applicable policies and provisions:	Clauses 11.01-1S, 11.03-1S, 13.02-1S, 15.01-2S, 19.02-5S, 21.09-3, 21.07-2, 21.08-1, 21.06-1, 52.02 and 65
Key Issues:	Will the proposal have a negative impact on traffic and safety or pedestrians and bicycle users?
	No, the proposal ensures all vehicle access is directed from Princes Drive and Collins Street, avoiding impacts on local traffic patterns and ensuring emergency vehicles enter and exit in a straightforward manner. The layout and operational plans mitigate concerns for pedestrian safety and bicycle lane users, with specific measures like emergency traffic signals in place.
	Will the proposal result in excessive noise?
	No, the proposal includes a 2.4-meter high colorbond fence and a 3.6-meter high acoustic barrier along relevant boundaries. Operational guidelines restrict noise-intensive activities to daytime and evening hours, with strict controls on siren usage and training schedules. These measures aim to minimize noise disturbance for nearby residential areas, aligning with environmental standards and community expectations.
Changes to ordinance required:	No
Further strategic work required:	No

### **Summary**

The tribunal proceeding concerned the proposed development of an Emergency Services Facility (Fire Station) on a 7,242 square meter site at the corner of Princes Drive, Collins Street, and Buckley Street in Morwell. Managed by the Country Fire Authority (CFA), the facility is designed for 24/7 operation and includes administrative offices, accommodation, training areas, and garages for emergency vehicles. Access will be from Princes Drive and Collins Street, with specific provisions to mitigate noise impacts on nearby residential areas, including the construction of a 3.6-meter-high acoustic barrier. After considering traffic, noise, safety, and operational needs, the tribunal varied the initial decision to grant a permit, imposing additional conditions to ensure compliance with noise regulations and safety standards.

### 6.3.13. Issue eleven

Telecommunications infrastructure in the Farming Zone

P632/2019	Address: Lot 2, PS609453, Traralgon West Road, Maryvale
Council Ref:	-
Date of VCAT Order:	21 November 2019
VCAT Citation:	Optus Mobile Pty Ltd v Latrobe CC [2019] VCAT 1836
Nature of proceeding:	Application under section 77 of the Planning and Environment Act 1987 – to review the refusal to grant a permit.
Council Decision:	Council refused the permit
Council Decision Upheld at VCAT:	Yes – permit was not granted
Applicable policies and provisions:	Clauses 11, 12, 13, 15, 19, 21, 35.07, 42.01, 43.02, 44.04, 44.06, 52.19, 62.01, 62.02, 65 and 71.02.
Key Issues:	Will the proposal result in an acceptable visual outcome in this landscape?
	Do any of the Respondents concerns warrant a refusal of the grant of a permit?
	The proposed 43-meter monopole in the Farming Zone near Scrubby Lane will be visually prominent, impacting views from nearby dwellings. While it offers significant community benefits, such as improved telecommunications and emergency services, the Latrobe Planning Scheme emphasises balancing these benefits with minimising visual impact on rural landscapes.
Changes to ordinance required:	No
Further strategic work required:	No

### **Summary**

Optus Mobile Pty Ltd sought to overturn Latrobe City Council's refusal to permit a 43-meter-high telecommunications monopole in Maryvale, citing visual impact concerns. The Tribunal affirmed the Council's decision, finding the proposed monopole's visual prominence in the rural landscape unacceptable despite the benefits of improved telecommunications. Concerns included impacts on nearby residences, alternative sites, and environmental and safety issues. The Tribunal concluded that the adverse visual impacts outweighed the facility's benefits, leading to the decision not to grant the permit.

### 6.3.14. Issue twelve

### Nine lot subdivision

P1154/2020	Address: Monash Way, BOOLARRA VIC 3870
Council Ref:	-
Date of VCAT Order:	29 January 2021
VCAT Citation:	P1154 2020 Guest v LaTrobe CC
Nature of proceeding:	This matter involves an application pursuant to section s82 of the Planning and Environment Act 1987 for a review of the LaTrobe City Council to issue a notice of decision to grant a permit.
Council Decision:	Council approved the permit
Council Decision Upheld at VCAT:	Yes – a settlement between all parties was reached and a permit was granted subject to conditions
Applicable policies and provisions:	-
Key Issues:	-
Changes to ordinance required:	No
Further strategic work	No

P1154/2020	Address: Monash Way, BOOLARRA VIC 3870
required:	

### **Summary**

In VCAT proceeding P1154/2020, the Tribunal varied the decision of the Latrobe City Council, granting a permit for a nine-lot subdivision at Monash Way, Boolarra. The compulsory conference led to an agreement among the parties, resulting in the Tribunal issuing the permit with specified conditions. The scheduled hearing was vacated, and no costs were ordered.

### 6.3.15. Issue thirteen

### **Enforcement order**

P1563/2019	Address: 192 Creamery Road, YINNAR VIC 3869
Council Ref:	-
Date of VCAT Order:	21 February 2020
VCAT Citation:	Latrobe CC v Monkhurst [2020] VCAT 209
Nature of contravention:	Construction of an outbuilding without a planning permit contrary to Clauses 35.07-4 and 44.06-2 of the Latrobe Planning Scheme.
Council Decision:	-
Council Decision Upheld at VCAT:	-
Applicable policies and provisions:	Clauses 35.07-4 and 44.06-2
Key Issues:	-
Changes to ordinance required:	No
Further strategic work required:	No

### Summary

The Tribunal granted an enforcement order against Mr. Steven Monkhurst for constructing a large shed at 192 Creamery Road, Yinnar, without a planning permit, violating the Latrobe Planning Scheme. Despite his claims of verbal permission and personal delays, the Tribunal required the shed's removal within 120 days or obtaining a retrospective permit. No costs or fees were awarded

### 6.3.16. Issue fourteen

### Store in the Farming Zone

P1335/2018	Address: Lot 2, LP 134531, Hazelwood Road, TRARALGON VIC. 3844
Council Ref:	-
Date of VCAT Order:	21 August 2019
VCAT Citation:	Inger v Latrobe CC (Corrected) [2019] VCAT 630
Nature of proceeding:	Application under section 77 of the Planning and Environment Act 1987 – to review the refusal to grant a permit.
Council Decision:	Council refused the permit
Council Decision Upheld at VCAT:	No – a permit was granted

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P1335/2018	Address: Lot 2, LP 134531, Hazelwood Road, TRARALGON VIC. 3844
Applicable policies and provisions:	Farming Zone (FZ), Bushfire Management Overlay (BMO)1, State Resource Overlay – Schedule 1 (SRO1).
Key Issues:	Whether the proposed reduction in the amount of equipment on the land and the retention of agricultural equipment and vehicles within the proposed building constitutes an acceptable basis for the use of the land as a Store in the Farming Zone.
	The proposed reduction in equipment and the retention of agricultural vehicles within a designated building is acceptable for using the land as a Store in the Farming Zone. This arrangement mitigates visual disturbances, ensures compatibility with the rural landscape, and complies with regulatory requirements, including removal timelines, building placement, waterway proximity, and parking provisions.
Changes to ordinance required:	No
Further strategic work required:	No

### **Summary**

Latrobe City Council denied a permit for the development of a store on land in the Farming Zone with a Bushfire Management Overlay. The applicant sought a Tribunal review and proposed building a private-use shed with limited access. The Tribunal upheld the use as a store, requiring removal of non-agricultural items, and approved the permit with conditions, including consolidating items in the shed and adding a toilet facility.

### 6.3.17. Issue fifteen

### Medium density housing

P2033/2018	Address: 23 Dunbar Avenue, MORWELL VIC 3840
Council Ref:	
Date of VCAT Order:	18 April 2019
VCAT Citation:	H & Associates Pty Ltd v LaTrobe CC [2019] VCAT 589
Nature of proceeding:	Application under section 77 of the Planning and Environment Act 1987 – to review the refusal to grant a permit.
Council Decision:	Council refused the permit
Council Decision Upheld at VCAT:	No – a permit was granted
Applicable policies and provisions:	Clauses 11, 15.01, 16.01, 18.02, 19.02, 21.02, 21.06, 52.06, 55 and 65
Key Issues:	Is the proposal consistent with the planning policy framework of the LaTrobe Planning Scheme?
	The proposal is consistent with the Planning Policy Framework of the Latrobe Planning Scheme as it promotes urban consolidation and efficient use of existing infrastructure and services, aligns with the objectives for medium-density housing in Morwell (Clause 21.09-3), and supports residential growth near activity centers and public transport routes
	Does the development achieve a satisfactory level of compliance with Clause 55 (ResCode)?
	The proposed development complies satisfactorily with Clause 55 (ResCode) objectives. It aligns well with local character requirements, offers appropriate setbacks and landscaping, and ensures good access to light and ventilation. Overall, it maintains the amenity of surrounding properties without overdeveloping the site.
Changes to ordinance required:	No
Further strategic work required:	No

### Summary

H & Associates Pty Ltd applied for a permit to build three double-storey dwellings at 23 Dunbar Avenue, Morwell. Initially refused by LaTrobe City Council due to design impact concerns and non-compliance issues, the Tribunal overturned this decision. They found the proposal aligned with planning objectives for higher density housing near activity centers, addressing landscaping and neighborhood character concerns.

### Findings / recommendations

- R9. Undertake further strategic work that considers the strengthening of local planning policies and zoning and overlay provisions in the scheme that:
  - Avoids rural lifestyle developments being developed in high quality agricultural
  - Avoids building and works in the Farming Zone that are inconsistent with the zone.
  - Consider car parking provision for development on balance and related to the commercial or housing change objectives for particular areas.

### 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.

Detailed tabulated survey results have been provided separately to Council.

### 7.1. Planners' feedback

Council planning 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.

Feedback from the initial planner survey provided the basis for a workshop with Council planners held on 8 November 2023. The workshop expanded on the issues raised in the Planners' survey and analysed planning scheme performance more broadly.

Matters raised in this workshop echoed the survey results but there were further issues raised about:

- Hazelwood North has the highest number of applications due to its estate status and RLZ/FZ zoning.
- Many applications near waterways, prompting considerations for reducing permit triggers in RLZ.
- Control measures are needed to protect waterways, with VICSMART often used.
- Flooding and waterways management are crucial, especially for flood-prone areas.
- TRZ2 VICSMART pathway lacks clear DTP response timelines.
- Private schools in residential zones face building exemption limitations; childcare centres are excluded due to community concerns.
- Streamlining low impact telecommunications facilities through VICSMART is recommended.
- Need clearer headings in Clause 14.01-1L and improved Clause 11 translation.
- Challenges with land supply in residential areas due to the Rural Residential Practice Note.
- Proposal to include definitions for land use terms in Clause 53.10 within Clause 73.
- Review inconsistencies in Development Plan permit requirements and update DPO11 phrasing.
- Land use terms in schedules need updating with changes to 74.04.
- Integrate urban design guidelines into residential zone schedules for better enforceability.
- Mixed Use Zone issues for LACs and NACs, including shopping convenience and building heights.
- ESO review during PPF translation missed C132, now under amendment.
- RGZ mentions only commercial zone; advocacy needed for ACZ change.
- Poor design outcomes in medium density sites near industries need clearer guidelines.
- Ongoing research on industry-residential separation distances focuses on 2km studies.
- Restrictions on South Morwell residential development due to nearby mines and state government intervention.
- Lack of a bypass complicates development due to mine-related instability.

- Economic Development is developing alcohol and gambling policies, suggesting limits on council land advertising.
- Environmental team working on overlays, including the 'Biolink'.
- Ongoing signage review for commercial and industrial land.
- ESO1 and ESO3 being translated to BAO for coal mine and pipeline buffers.
- Infrastructure needs analysis and integrated transport strategy addressing issues despite funding challenges.
- Integrated Water Management and ESD plans considered expensive.
- Recreation team working on inter-town trail strategy and bike plan.

# R10. Recommendations included the following matters about the operation of the Scheme, about further strategic work and/ or implementation to address policy gaps for:

- Improve clarity in Clause 14.01-1L and enhance the translation of Clause 11.
- Include definitions for land use terms in Clause 53.10 within Clause 73.
- Review and update inconsistencies in Development Plan permit requirements and DPO11 phrasing.
- Update land use terms in schedules to reflect changes to 74.04.
- Integrate urban design guidelines into residential zone schedules for improved enforceability.
- Advocate for changes in the RGZ parent control to reference the ACZ as a commercial type zone in considering the effect of land use conditions in the RGZ's table of uses.
- Develop policies on alcohol and gambling, including potential limits on council land advertising.
- Translate ESO1 and ESO3 to the BAO for coal mine and pipeline buffers.

### 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 survey and a follow up meeting on the 17<sup>th</sup> of May. These responses are detailed below.

- Engineering, liquor license, and subdivision applications are referred but need better integration, especially with social housing and large developments.
- Rooming house applications could be streamlined to a specific area for processing efficiency.
- Building permits, especially for bushfire safety and high corner fences, require input from the Municipal Building Surveyor.
- The Flooding Amendment improves workflows, but community education on flooding is needed.
- Strategic work is necessary to address alcohol harm in Latrobe, with ongoing policy development.
- Updates from the health department include increasing septic setback requirements and updating EPA regulations.
- Infrastructure priorities include flood risk mapping, climate adaptation, and transport planning.
- Ongoing initiatives focus on biodiversity, active transport, and open space strategy reviews.
- Updates to infrastructure design and community health plans are planned, alongside a planning scheme review.
- Bushfire management challenges highlight the essential need for biodiversity strategies and consistent application of the planning scheme, especially when development proposals conflict with zoning and environmental considerations under Rural Living Zone.

 Despite positive feedback on the new flood amendment, "mum and dad" applicants require significant resources, highlighting the need for community education and improved access to information.

# R11. Recommendations included the following matters about planning scheme requirements or further strategic work that should be prepared:

- Improve the integration of engineering, liquor license, and subdivision applications, particularly for social housing and large developments.
- Streamline the processing of rooming house applications by designating a specific area for their management.
- Develop strategic work and ongoing policies to address alcohol harm in Latrobe.
- Implement updates from the health department, including increased septic setback requirements and updated EPA regulations.
- Address challenges in bushfire management by developing robust biodiversity strategies and ensuring consistent application of the planning scheme, especially when development proposals conflict with zoning and environmental considerations under Rural Living Zone.
- Update infrastructure design and community health plans in conjunction with a comprehensive planning scheme review.

### 7.3. Councillors and executive team

A briefing paper outlining the Planning Scheme Review process was provided to Councillors and the executive team on 27 May 2024, offering an opportunity for feedback.

### 7.4. Referral and notice agencies

All relevant referral and notice agencies and the Registered Aboriginal Party 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 were provided to Council and are summarised below.

In summary, there were many good suggestions made by referral authorities for the review currently underway. These relate to referrals or notice of permit applications under local provisions as detailed in the schedules to Clauses 66.04 and 66.06. There are several matters listed incorrectly in schedules to overlays in relation to referral or notice requirements that should be removed and relocated in either Clause 66.04 or 66.06 and Department or agency name updates.

### **Energy Safe Victoria (ESV):**

To limit potential changes to subdivision issues, the BAO schedule should include "A permit is required to subdivide land" in section 4 and "Whether the development will result in an un/acceptable increase in the number of dwellings and people or sensitive uses" in section 8. Other changes to sections 3 and 8 are also important and would not materially alter the original Amendment (Am C121latr). Recommended changes to section 6 are less critical and primarily aimed at improving clarity and efficiency.

ESV feedback highlighted no major issues with the planning scheme. They raised concerns about playground permits, suggesting informal outdoor recreation should require permission. They emphasised the need to refer subdivision works near pipelines to pipeline operators and aim to ensure

consistency in planning scheme amendments across municipalities. ESV will keep in touch regarding relevant projects and found Clause 19 BAO references adequate.

#### APA:

APA VTS has noticed that Planning Scheme Amendment C121 is missing coverage over a lateral licensed pipeline near Traralgon-Maffra Road. This offtake pipeline connects to the city gate facility and should have the same overlay areas as the Longford-Dandenong pipeline. The change should be made on Map No 63BAO.

APA provided feedback on their interaction with the scheme, focusing on pipeline assets within LCC. They discussed the introduction of BAO and expressed hope for a statewide rollout. Apart from mapping improvements, they did not identify any major issues with the scheme. They expressed willingness to be involved in changes to town structure plans and suggested referencing pipelines in the MPS.

### **DEECA Resources (ERR):**

DEECA feedback suggests clarifying some controls to improve user-friendliness and updating coal provisions in the Latrobe and State Planning Schemes. They propose administrative improvements for clearer referral processes and are waiting for a formal request for a coal policy review. Current projects affecting the scheme include the C87 review and coal mine void transformations. Council projects include Chook Hill rezoning to PUZ and feedback on the Haunted Hills Amendment.

### **Department of Health and Human Resources:**

Proposed changes to the Latrobe Planning Provisions include updating "Department of Health and Human Services (DHHS)" to "Department of Health (DH)" and revising references to "the views of the Department of Human Services" to "The views of the Department of Health and the Chief Executive Officer, Latrobe Regional Hospital." The VHBA aims to transition Hospital Emergency Medical Service (HEMS) Helicopter Flight Path protection controls from the Design and Development Overlay to a Strategic Control Overlay (SCO), initially focusing on Metropolitan Council areas but seeking alignment with the planning scheme review.

### **Civil Aviation Safety Authority (CASA):**

At this stage there appears to be no aviation related information or development planning category with potential aviation impacts that CASA could provide comments on.

### Department of Energy, Environment and Climate Change (DEECA):

DEECA's current referral provisions are state-based and beyond the review's scope. The mentioned Salinity Management Overlay is not part of the Latrobe Planning Scheme. Amendment C121latr, effective from late 2023, replaced DEECA's role in the Design and Development Overlay Schedule 1. With no local provisions remaining, DEECA has no further comments on this review aspect.

### West Gippsland Catchment Management Authority (WGCMA):

The Authority, acting as a recommending body for state-based referrals, isn't included in the schedules for local provisions' permit application referrals or notifications. It is satisfied with the current arrangements and does not seek inclusion in these schedules, but appreciates the opportunity to contribute to the Latrobe Planning Scheme review.

WGCMA discussed challenges and solutions regarding overlays and development near waterways. They supported a Council proposal reducing the permit trigger distance from 100m to 30m, however, this has been amended to 60m following a review of planning permit applications by Council. They emphasised clearer integration of requirements into plans to address urban intensification near water bodies and suggested broader township flooding amendments for efficiency. Additionally, they

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recommended considering the LDRZ for waterways to go into Council reserves, highlighting tensions in the RLZ regarding the application of waterway/vegetation buffers.

#### AusNet:

AusNet Transmission Group did not have any recommendations or feedback in relation to the policies and provisions in the Latrobe Planning Scheme.

### **Gippsland Water:**

Gippsland Water provided information about the Latrobe City Council Planning Scheme Anomalies, 2024 which identified Gippsland Water owned land which they want rezoned from the SUZ to the PUZ.

Gippsland Water provided feedback regarding other rezonings to the PUZ, indicating their efforts to identify and rezone properties to PUZ1, with the exception of a single Crown Land property, Hazelwood Road. Despite some hesitation from DTP, they are advocating for rezoning. Additionally, Gippsland Water mentioned having several land holdings, like Chook Hill, which they may include and will provide further details on.

Chook Hill, located near Old Melbourne Road, holds strategic significance as it sits close to the combined water treatment plant for Traralgon, Churchill, and Morwell, making it ideal for gravity supply. A servicing strategy, aligned with the Traralgon Growth Area Plan (TGAR), aims to transition the area from Significant Regional Overlays (SRO) to Public Use Zone 1 (PUZ1). Discussions with earth resources have occurred during the purchasing phase, with Gippsland Water offering supportive research for necessary approvals.

ESO2 and Tanjil River's water catchment area require alignment, while Gippsland Water seeks recognition as a determining authority in Clause 66.04. They advocate for clearer definitions in state policy, particularly regarding the State Resource Overlay, offering to share their policy on the matter.

### **Country Fire Authority (CFA):**

The CFA collaborates with state agencies on bushfire-related planning policies for statewide consistency. Latrobe City Council's review of bushfire policy may intersect with the ongoing planning scheme review. It is recommended to assess existing and proposed policies for bushfire implications to enhance community safety and resilience, focusing on settlement growth, vegetation management, and emergency preparedness. This proactive approach aims to update policies and minimize risks, especially in vulnerable areas, ensuring safer development and effective emergency responses.

Amendment C127 is currently underway and will offer a comprehensive examination of bushfire provisions in the municipality. CFA highlighted issues like the Tyers Amendment C132 and advocated for updates to reference documents. Additionally, they noted ongoing state-level efforts to improve guidance through practice note reviews and raised concerns about rural worker accommodation's impact on bushfire safety and evacuation plans.

### **Registered Aboriginal Parties**

### **Gunaikurmai Land and Water Council**

Discussions with the Gunaikurmai Land and Water Council identified that the Latrobe Planning Scheme partially addresses cultural heritage, focusing on archaeological and initiation ceremony sites, with improvements in predictive models being made with Monash University's assistance. However, reliance solely on technology is cautioned against due to the complexities introduced by climate change, especially concerning waterways and poorly mapped sand sheets that may contain ancestral remains. The scheme's effectiveness is limited by the late involvement of the Registered Aboriginal Party (RAP), restricted opportunities for meaningful input, and resource constraints. The Gunaikurnai Land and Water Council plays a significant role in management plans.

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Early involvement of the RAP at the visionary stage is crucial to prevent issues and advise on infrastructure siting, necessitating a strong, two-way relationship with the Council and sufficient resources. Currently, engagement and continuity are hampered by staff turnover, emphasising the need for improved collaboration. Despite challenges from statutory requirements, recent effective collaboration with the Sale golf course highlights the benefits of early involvement, allowing for the identification of less sensitive areas and discussions on harm reduction methods. Building personal connections with stakeholders like the Council is essential for successful collaborations.

### R12. The following recommendations are included:

- Amend section 4 of Clause 44.08s1 to include the statement "A permit is required to subdivide land."
- Amend section 8 of Clause 44.08s1 to include the statement "Whether the development will result in an un/acceptable increase in the number of dwellings and people or sensitive uses."
- Implement referrals for subdivision works near pipelines to pipeline operators to manage risks associated with these infrastructures.
- Include references to pipelines in the Municipal Planning Strategy (MPS) to ensure that planning decisions take into account the presence and safety requirements of pipeline infrastructure.
- Update provisions related to coal in both the Latrobe Planning Scheme to reflect current standards, practices, and regulations concerning coal mining and related activities.
- Update all reference to "Department of Health and Human Services (DHHS)" to "Department of Health (DH).
- Updated references to "the views of the Department of Human Services" to "The views of the Department of Health and the Chief Executive Officer, Latrobe Regional Hospital."
- Transition from Design and Development Overlay (DDO) to Strategic Control Overlay (SCO).
- Rezone Gippsland Water owned properties to Public Use Zone (PUZ).
- Amend Clause 66.04 to recognise Gippsland Water as a determining authority.
- Advocate for clearer definitions in state policy concerning the State Resource Overlay.
- Align bushfire planning policies with state-level efforts to improve guidance.
- Strengthen the scheme's approach to cultural heritage by expanding beyond archaeological and initiation ceremony sites.
- Facilitate early involvement of the Registered Aboriginal Party (RAP).
- Establish a framework for continuous review and adaptation of the planning scheme in response to evolving cultural heritage considerations and feedback from the Gunaikurnai Land and Water Council.

### 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 Clause Revisions:	Officer survey	Planners	Internal staff	Crs and Executive	Referral Agencies	Community and other external stakeholders
<ul> <li>Improvement needed for headings in Clause 14.01-1L and translation of Clause 11.</li> <li>Many applications near waterways, prompting considerations for reducing permit triggers in RLZ.</li> <li>Land use terms in schedules need updating to reflect changes in 74.04.</li> <li>Integration of urban design guidelines into residential zone schedules for better enforceability.</li> <li>Review inconsistencies in Development Plan permit requirements and update DPO11 phrasing.</li> <li>Private schools in residential zones face unnecessary restrictions, whereas childcare centres are excluded due to community concerns.</li> </ul>		•				
Definitions in Clause 53.10: Proposal to include land use term definitions within Clause 73.		0				
Development Plan Inconsistencies: Review and update required for Development Plan permit requirements and DPO11 phrasing.		•				
Mixed Use Zone Issues: Problems in Mixed Use Zones for LACs and NACs related to shopping convenience and building heights.		0				
Environmental Significance Overlay (ESO): ESO review during PPF translation missed C132, now under amendment.		9				
Residential and Industrial Proximity: Poor design outcomes near industries require clearer guidelines for medium density sites.  Ongoing research focuses on 2km separation distances between industry and residential areas.		0				
South Morwell Development Restrictions: Nearby mines and state government intervention limit residential development in South Morwell. Development complications due to lack of a bypass and mine-related instability.		0				
Flooding and Community Education: Flooding and waterways management are crucial, especially for flood-prone areas. The need for improved community education on flooding despite positive feedback on new flood amendment.		0 0 0				
<ul> <li>Integration and Efficiency:</li> <li>Improve integration of engineering, liquor license, and subdivision applications.</li> <li>Streamline rooming house applications.</li> <li>Require Municipal Building Surveyor input for certain building permits.</li> </ul>		0				
<ul> <li>Infrastructure and Environmental Planning:</li> <li>Prioritise flood risk mapping, climate adaptation, and transport planning.</li> <li>Continue biodiversity, active transport, and open space initiatives.</li> <li>Update infrastructure design and community health plans, with effective bushfire management strategies.</li> </ul>		•				
Subdivision and Permitting Controls: Need for detailed subdivision controls in the BAO schedule and consistency in planning scheme amendments, including pipeline references (ESV, APA).		0			0	
User-Friendliness and Administrative Clarity: Improve user-friendliness and clarity in referral processes, especially concerning coal provisions and upcoming policy reviews (DEECA).	•	0			0	

Issue	Officer survey	Planners	Internal staff	Crs and Executive	Referral Agencies	Community and other external stakeholders
Health and Safety Updates: Update departmental references and HEMS Helicopter Flight Path protections, and review bushfire provisions for enhanced community safety (Department of Health and Human Services, CFA).					0	
Infrastructure and Environmental Planning: Advocate for rezoning properties to Public Use Zone 1, aligning ESO2 with water catchment areas, and integrating waterway development requirements (Gippsland Water, WGCMA).	0	0			0	
Policy Coordination and Integration: Emphasise consistent and integrated planning scheme amendments across municipalities and ongoing collaboration on relevant projects (ESV, APA, DEECA, WGCMA).					0	

### 8. New strategic work

New strategic work that has been adopted by Council and prepared for the municipality was reviewed to identify whether any policy should be included into the scheme.

The intention of this part of the review process is to include 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 townships, or housing strategies, which should go through a separate, dedicated planning scheme amendment process.

Regional documents, such as Catchment Management Plans, were 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 regional transport plan or an integrated water management plan).

### 8.1. Council projects and documents

#### 8.1.1. Documents reviewed

The following documents that have been prepared since the last planning scheme review were reviewed:

- Latrobe Council Plan 2021-2025 (Latrobe City Council, 2021).
- 2022-25 Living Well Latrobe (Latrobe City Council, 2022).
- Public Toilet Plan 2023-2033 (Latrobe City Council, 2023).
- Fenced Dog Park Implementation Plan 2024-2023 (Latrobe City Council, 2024)

These documents should be included into the schedule to clause 72.08 as background documents.

### 8.1.2. Documents with policy implications

### Latrobe Council Plan 2021-2025 (2021)

The Council Plan outlines goals for the next four years, focusing on community priorities, economic growth, and environmental sustainability, emphasising the region's engineering and manufacturing history. Efforts include supporting community health and enhancing infrastructure for sports, recreation, and arts. The plan aims to transform Latrobe into a smart, creative, healthy, sustainable, connected and liveable city and a leader in innovation. The Council Plan aims to build a diverse, connected, and resilient community, promoting equitable economic diversification and transitioning Latrobe towards a low-emissions future, known for its equity, liveability, and sustainability.

The updated 'Vision' should be implemented into the planning scheme to ensure future development aligns with strategic goals.

### **2022-25 Living Well Latrobe (2022)**

Living Well Latrobe is Latrobe City Council's strategy for enhancing community health and wellbeing. It identifies four key priorities based on community input and data analysis. The council implements programs and partnerships to achieve these goals, reporting annually on progress. The plan aims to

address broader health factors and empower the community, guiding future initiatives and embedding health principles in all Council work.

The document should be listed as a 'policy document' in the following clauses to reinforce their objectives:

- 15.01-1L Urban Design.
- 17.01-1L Diversified Economy.
- 18.01-3L Sustainable Personal Transport.
- 19.02-1L Health Facilities.

### Public Toilet Plan 2023-2030 (2023)

The goal of the Latrobe City Council Public Toilet Plan is to ensure fair and accessible public toilet infrastructure exists across the Municipality, promoting community participation and inclusion. This plan aims to enhance existing facilities, establish appropriate ones in high-traffic areas, maintain sustainable infrastructure, and ensure easy access to information about public toilets.

The document should be listed as a 'policy document' in the following clauses to reinforce their objectives:

- 15.01-1L Urban Design.
- 19.03-2L Infrastructure Design and Provision.

References to the document should be updated in the following clauses to reinforce their objectives:

Schedule 5, 6, 7 and 11 to Clause 43.04-4 Community Hubs and Meeting Places.

### Fenced Dog Park Implementation Plan 2024-2034 (2024)

The Implementation Plan is informed by comprehensive evaluations which have been conducted on 34 sites across the municipality, employing criteria specified in the Latrobe City Fenced Dog Park Guidelines 2021. These assessments encompass a combination of community-proposed locations and areas identified as capable of accommodating appropriately sized fenced dog parks.

The document should be listed as a 'policy document' in the following clauses to reinforce their objectives:

■ 19.02-6L Open Space.

### Recommendations are made with regard to the following policy documents:

- R13. Include the updated vision from the 'Latrobe Council Plan 2021-2025' into the planning scheme to ensure future development aligns with strategic goals.
- R14. Include '2022-25 Living Well Latrobe' as a policy document in Clauses 15.01-1L Urban Design, 17.01-1L Diversified Economy, 18.01-3L Sustainable Personal Transport and 19.02-1L Health Facilities.
- R15. Include 'Public Toilet Plan 2023-2030' as a policy document in Clauses 15.01-1L Urban Design and 19.03-2L Infrastructure Design and Provision, and update references to the document in Schedule 5, 6, 7 and 11 to Clause 43.04-4 Community Hubs and Meeting Places.
- R16. Include 'Fenced Dog Park Implementation Plan 2024-2034' in Clause 19.02-6L Open Space

### 8.2. Regional projects and documents

#### 8.2.1. Documents reviewed

The following documents were reviewed:

- Strategic Plan 2022-27 (EPA Victoria, 2022).
- Corporate Plan 2023-2028 (Gippsland Water Victoria, 2023).
- Gunaikurnai Land and Waters Aboriginal Corporation (GLaWAC) Corporate Plan 2017-22 (Gunaikurnai Land and Waters Aboriginal Corporation, 2017).
- Gippsland Freight Infrastructure Master Plan (The Committee for Gippsland and the Regional Development Australia Gippsland Committee, 2023).
- West Gippsland Regional Catchment Strategy 2021-2027 (WGCMA, 2021).

### 8.2.2. Documents with policy implications

Most of the regional strategies have high level implications for the review but much of their content is too high level to be specifically included in the planning scheme. Application of these regional strategies should be undertaken through the lens of regional policy rather than local policy and considered further by the Victorian Government. The strategies could be referenced as background documents in the planning scheme through the review.

### **Gippsland Freight Infrastructure Master Plan (2023)**

The Gippsland Freight and Infrastructure Master Plan (GFIMP) is essential for guiding the region's transition to clean energy and sustainable development. It outlines critical infrastructure needs and skills initiatives to support Gippsland's freight task and industry growth. Through stakeholder engagement, it identifies investment opportunities and drives intermodal freight priorities. This document serves as a strategic roadmap for collaborative efforts with governments, industries, and communities to deliver vital freight infrastructure.

Council should advocate to the Department of Transport and Planning (DTP) for an update to Clause 18.02-5R in light of this document, as Council lacks the authority to make this change directly.

West Gippsland Regional Catchment Strategy 2021-2027 (2021)

The West Gippsland region, stretching from San Remo to Lakes Entrance and Mount Howitt, is rich in natural resources crucial for its agriculture, forestry, and tourism sectors. With extensive brown coal reserves and vital water sources, including the iconic Wilsons Promontory and Gippsland Lakes, the region faces complex management challenges. The Regional Catchment Strategy (RCS), now in its fourth iteration, guides land, water, and biodiversity management through collaborative stakeholder engagement, reflecting local and regional priorities.

This document should be included as a background document in Schedule to Clause 72.08 and a new local policy should be created at Clause 14.02-1L.

- R17. Advocate to the Department of Transport and Planning (DTP) for an update to Clause 18.02-5R in light of the 'Gippsland Freight Infrastructure Master Plan', as Council lacks the authority to make this change directly.
- R18. Include the 'West Gippsland Regional Catchment Strategy 2021-2027' as a background document in Schedule to Clause 72.08 and create a new local policy for catchment management and planning at Clause 14.02-1L.

### 9. Work underway

There are four planning scheme amendments currently underway.

C127latr	Bushfire and Rural Rezonings
C142latr	Traralgon Car Parking Review
C141latr	Philip Parade, Churchill
C131latr	Flood Overlays Update

Council is currently preparing or contributing to the following strategic planning projects:

- Industrial and Sensitive Use Strategy.
- Rural Living Strategy.
- Bushfire Framework Plan.
- Car Parking Framework Plan Traralgon.
- Moe Activity Centre Plan, including a review of the following projects:
  - Clifton Street Urban Design Guidelines.

These nine projects are significant and a large number of strategic projects for any Council to undertake at the one time, let alone for a regional Council.

Council is currently scoping the following projects and others being undertaken are listed below:

- A drainage study.
- Review the minimal change status of the Toongabbie town centre in the Toongabbie Housing Framework Plan at Clause 16.01-1L (Housing Supply).

Council is currently undertaking two strategic planning projects that will implement several of the projects identified in the previous review plus a range of other projects and inputs to projects including the:

- Industrial Interface Assessment.
- Moe Activity Centre Plan Review.

These projects are a significant burden on Council's strategic planning resources. To ensure that all projects are delivered in a timely fashion and are not held up due to resource constraints, additional resourcing for Strategic Planning is needed. While the current strategic planning staff and budget are managing existing and upcoming projects, some external assistance or additional staff resources may be required. Exploring grants and other funding opportunities from the Victorian and Commonwealth Governments, as well as other avenues, could provide the necessary support.

### 10. Key issues

Most of the key issues have already been discussed. However, the issue of transitioning from coal as a major form of energy production requires further discussion below.

### 10.1. Transitioning from Coal

#### 10.1.1. Issue

The transition from coal towards a more sustainable and diverse economy is a critical issue for Latrobe. Coal production has historically been central to power generation and the region now faces the closure of all of its coal-fired power stations and mines due to the global shift towards cleaner energy.

### 10.1.2. Discussion

Council is currently managing a significant transition from a coal-dependent economy to one that is sustainable and diversified. This change is driven by the impending closures of major coal-fired power stations such as Yallourn in 2028 and Loy Yang in 2035, alongside increasing government focus on renewable energy solutions.

At the core of the Commonwealth and Victorian Government strategies is proactive engagement with both the public and private sectors to stimulate economic growth and secure long-term employment opportunities. Adopting a "Strength Led Transition" framework, the Council has initiated substantial investments in infrastructure projects. These include the development of key facilities such as the Gippsland Regional Aquatic Centre and upgrades to healthcare and transportation infrastructure, essential for establishing a resilient future economy in Latrobe.

In addition to infrastructure development, Council places strong emphasis on supporting the local workforce through retraining programs and preparing for emerging industries. They are committed to creating an environment conducive to attracting new businesses and industries, enhancing overall liveability, and promoting population growth. This comprehensive approach underscores their dedication to navigating the economic impacts of industry closures and positioning Latrobe City as a leader in regional sustainability and economic resilience.

Furthermore, effective communication plays a pivotal role in this transition process, ensuring stakeholders are informed and engaged. The Council aims to amplify community voices and aspirations, advocating for continued investment and collaborative efforts aligned with the city's long-term economic and environmental goals. By maintaining transparent dialogue and actively involving the community in decision-making, Council aims to foster a cohesive and prosperous future for all residents.

### Findings/Recommendations

R19. Include greater reference to Latrobe's transition from coal towards a more sustainable and diversified economy in the Municipal Planning Strategy.

### 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 has 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**.

Council has reviewed this list and removed projects that are no longer required. The list below represents the further strategic work that will have the most positive impact for the Latrobe community and the efficient functioning of the planning service.

Only work that can be completed in the next four years should be included in Clause 72.04 of the planning scheme. A recommended Clause 72.04 is included in the marked-up ordinance at **Appendix 2**. 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 Clause 74.02.

### **Recommendations:**

It is recommended that Council prioritise the following further strategic work over the next four years.

R20. The following further strategic work that should be undertaken in the next four years:

- Prepare small town structure plans for Yinnar, Traralgon South and Yallourn North.
- Prepare an Integrated Transport and 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 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 inclusion 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.
- Investigate potential to increase Rural Conservation Zone Schedule 1 to other areas zoned Rural Living Zone that contain native vegetation.

# **Appendix 1**

Marked up ordinance with policy neutral and strategically justified changes to the planning scheme.

Circulated as a separate document.

# **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.

The highest priorities have been identified and included in Chapter 11 of the report. The remaining projects on this list need to be prioritised by Council.

Project Name	Project source:
Prepare small town structure plans for Yinnar, Traralgon South,	Clause 74.02
Toongabbie and Yallourn North.	
Prepare an Integrated Transport and Social Infrastructure Plan for existing	Clause 74.02
and future significant shared infrastructure across the municipality.	
Prepare a plan and facilitate the formal recognition of the Strzelecki-	Clause 74.02
Alpine Biolink, incorporating plantation, public, private, road reserve land	
and mining areas ready or scheduled for rehabilitation through the	
application of zones and overlays.	Clause 74.02
Prepare an Industrial and Sensitive Use Strategy which looks at the viability for transition of industrial areas and alternative options to	Clause 74.02
transition to allow for economic growth and protection of amenity.	
Prepare a Rural Living Strategy and apply planning scheme tools to land	Clause 74.02
identified as appropriate for Rural Living.	Clause 74.02
Prepare a bushfire framework plan to inform future settlement and urban	Clause 74.02
growth planning.	
Undertake a landscape assessment of rural areas and apply appropriate	Clause 74.02
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	Clause 74.02
including:	
<ul> <li>Preparing streetscape masterplans for the Traralgon Activity Centre.</li> </ul>	
<ul> <li>Preparing a masterplan for Post Office Place.</li> </ul>	
Preparing the Latrobe Active Transport Plan.	
Review the minimal change status of the Toongabbie town centre in the	Clause 74.02
Toongabbie Housing Framework Plan at Clause 16.01-1L (Housing Supply).	
Modify the flooding schedules in consultation with the West Gippsland	Latrobe PSR 2014
Catchment Management Authority.	
Develop Environmental Significance Overlays to protect natural assets and	Latrobe PSR 2014
to water supply catchments.	
Develop a Management Plan and maintain the Victory Park wetland in	Latrobe PSR 2014
Traralgon.	
Prepare Urban Design Guidelines for small towns.	Latrobe PSR 2014
Undertake further studies to document places of potential local	Latrobe PSR 2014
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	Latrobe PSR 2014
significance, where this is considered appropriate, in conjunction with	
indigenous communities or custodians.	

Prepare a stormwater quality strategy.	Latrobe Valley Planning Schemes Review 2018
Develop a policy and approach to development contributions for social and affordable housing.	Latrobe PSR 2024
Develop a policy to guide planning assessment (relating to design, neighbourhood character and site management), when they are required for Rooming Houses.	Latrobe PSR 2024
Preparation of a municipal wide signage strategy	Latrobe PSR 2024
Investigate the inclusion 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 PSR 2024
Investigate potential to increase Rural Conservation Zone Schedule 1 to other areas zoned Rural Living Zone that contain native vegetation.	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 2018, 94 VC and GC amendments have introduced new policy and provisions into the Latrobe Planning Scheme, many of which are directly relevant to this review:

Table 8: V, VC and GC Amendments to Latrobe Planning Scheme From 2018

Amendment	In operation	Brief description
number	from	
VC149	4 OCT 2018	The Amendment changed the Victoria Planning Provisions (VPP) by inserting a new Commercial 3 Zone at Clause 34.03.
		Impact on Latrobe Planning Scheme:  Minimal. The Shire has no C3Z land. Other aspects of the amendment further support solar and wind energy.
VC153	4 OCT 2018	Amended Clause 52.13-7 (2009 Bushfire – Recovery Exemptions) to extend the expiry date to 30 September 2019.
		Impact on Latrobe Planning Scheme: Administrative and has now expired.
VC152	26 OCT 2018	Responded to various accommodation matters for shared housing, rooming houses, aged care, nursing homes and crisis accommodation.
		Impact on Latrobe Planning Scheme: Supports and augments current housing provisions for various types of important accommodation and aged care facilities.
VC154	26 OCT 2018	Changed the Victoria Planning Provisions and all planning schemes by:
		<ul> <li>Deleting Clause 14.02-3S (Water conservation) and integrating these policy statements into a new Clause 19.03-3S (Integrated water management).</li> <li>Amending Clause 19.03-3S (Water supply, sewerage and drainage) to update and broaden water, drainage and stormwater policies to integrated water management policies.</li> <li>Deleting Clause 19.03-4S (Stormwater) and integrating this policy into the new Clause 19.03-3S (Integrated water management), with consequential renumbering throughout Clause 19.03.</li> <li>Inserting a new particular provision at Clause 53.18 for 'Stormwater management in urban development'.</li> <li>Amending Clause 55 (Two or more dwellings on a lot and residential buildings) to provide transitional provisions for residential development applications to be assessed against the Clause 55 provisions as they existed before the approval date of Amendment VC154.</li> <li>Amending Clause 55.03-4 (Permeability) to rename the standard "Permeability and stormwater management' and amend the standard to include a new stormwater purpose, requirements and decision guidelines.</li> <li>Amending Clause 55.07 (Apartment developments), Clause 56.07 (Integrated water management) and Clause 58.03 (Site layout) to generally align with the new particular provision.</li> <li>Amending Clause 73.01 (General terms) to insert a new general term and definition for 'stormwater'.</li> <li>Impact on Latrobe Planning Scheme:</li> <li>Significant and supports current provisions relating to water management for two or more dwellings on a lot and commercial and industrial developments.</li> </ul>
VC155	26 OCT 2018	Amended the Victoria Planning Provisions and all planning schemes by:
AC133	20 001 2010	Amended the victoria rialling riovisions and an planning schemes by.

Amendment number	In operation from	Brief description
		<ul> <li>Amending Clause 15.03-1S (Heritage conservation) to include an additional strategy and policy guideline.</li> <li>Amending Clauses 54.03-5 (Energy efficiency protection), 55.03-5 (Energy efficiency) and 55.07-1 (Energy efficiency) to replace the word 'capacity' with 'performance' and specify that a rooftop solar energy facility must exist at the time an application is lodged.</li> <li>Impact on Latrobe Planning Scheme:</li> <li>Significant and supports and augmented current provisions.</li> </ul>
VC157	15 MAR 2019	Introduced changes to the Victoria Planning Provisions (VPP) and all planning schemes to require planning approval for power lines to connect new large-scale electricity generation facilities to the electricity network.  Impact on Latrobe Planning Scheme:
VC156	11 APR 2019	May impact on future transmission lines connecting wind farms across the state.  Introduced changes to the Victoria Planning Provisions and all planning schemes to
VCISO	11 A/ 11 2013	correct formatting and spelling errors and omissions and to clarify the operation of certain provisions.
		Impact on Latrobe Planning Scheme: Minimal. This is a policy neutral amendment.
VC159	8 AUG 2019	The Amendment supported Smart Planning and addressed land use terms.
		Impact on Latrobe Planning Scheme: Minimal and largely administrative with updated land use definitions used in planning applications.
VC163	16 AUG 2019	Corrected an error in Clause 73.04 (nesting diagrams)
		Impact on Latrobe Planning Scheme: Minimal. This is a policy neutral amendment.
VC161	17 SEP 2019	Amended the Victoria Planning Provisions and all planning schemes to introduce new requirements for renewable energy facilities and a State planning policy for the protection of declared irrigation districts, and makes an administrative correction in relation to Amendment VC157.
		Impact on Latrobe Planning Scheme: Minimal but did have some effect.
VC164	26 SEP 2019	The Amendment changed the Victoria Planning Provisions and all planning schemes by amending Clause 52.13-7 (2009 Bushfire – Recovery Exemptions) to extend the expiry date to 31 March 2020.
		Impact on Latrobe Planning Scheme: Minimal as this Clause has expired.
VC158	26 NOV 2019	Introduced a new particular provision to exempt combustible cladding rectification on buildings subject to an emergency order, building notice or building order under Part 8 of the Building Act 1993.
		Impact on Latrobe Planning Scheme: Minimal due to the low rise residential nature of the Municipality.
VC165	3 DEC 2019	Amended the Victoria Planning Provisions and all planning schemes to introduce notice and review exemptions and to amend the responsible authority status for certain planning applications for non-government primary and secondary schools.
		Impact on Latrobe Planning Scheme: Minimal.
GC124	24 DEC 2019	The amendment facilitates the Gippsland Line Upgrade Corridor Works (project) by allowing the use and development of land for the project in accordance with the specific control in the Gippsland Line Upgrade- Corridor Works Incorporated Document, November 2019.

Amendment number	In operation from	Brief description	
		Impact on Latrobe Planning Scheme: Impacts land affected by the Gippsland Line Upgrade Corridor Works (project).	
VC160	24 JAN 2020	Amended the Victoria Planning Provisions and all planning schemes to correct errors and omissions, clarify the operation of certain provisions, and implement planning reforms for extractive industries.	
		Impact on Latrobe Planning Scheme: Minimal but has some impact on the assessment of extractive industries.	
VC170	31 JAN 2020	Introduced a new particular provision to facilitate the Level Crossing Removal Project.	
		Impact on Latrobe Planning Scheme: Minimal.	
VC168	11 FEB 2020	Updated the PPF and Operational Provisions to reference the Plan Melbourne 2017-2050: Addendum 2019 and introduced a new strategy and spatial framework at Clause 11.01-1R Settlement-Metropolitan Melbourne.	
		Impact on Latrobe Planning Scheme: Minimal.	
VC177	11 MAR 2020	The Amendment changes the VPP and all planning schemes in Victoria by inserting a new particular provision at Clause 52.07 to facilitate and support recovery from bushfire.	
		Impact on Latrobe Planning Scheme: Has ongoing impact on the Municipality due to the nature of bushfire risk and ongoing recovery efforts from the 2009 bushfires.	
VC181	6 APR 2020	Changes the VPP and all planning schemes were revised with a new Clause 52.18 (State of emergency exemption), to facilitate the delivery of food and other essential goods during and following a state of emergency declared in relation to Novel Coronavirus 2019 (2019-nCoV).	
		Impact on Latrobe Planning Scheme: Had some impact on the Municipality but its effect is now negligible.	
VC178	9 APR 2020	Changes the VPP and all planning schemes were revised with an amended expiry date for Clause 52.13-7 (2009 Bushfire – Recovery Exemptions) to 30 June 2020 as well as changes to the terms 'extractive industry' and 'solar energy system' to align with the intent of Amendment VC160.	
		Impact on Latrobe Planning Scheme: Had ongoing impact on the Municipality but the Clause has expired.	
GC112	20 APR 2020	The Amendment amends the Bass Coast, Baw Baw, Colac Otway, East Gippsland, Glenelg, Greater Bendigo, Greater Geelong, Hepburn, Latrobe, Mitchell, Moorabool, Moyne, Pyrenees, South Gippsland, Southern Grampians, Strathbogie, Warrnambool, Wellington and Wodonga Planning Schemes to recognise the Infrastructure Design Manual in the Municipal Strategic Statements, and introduces the Infrastructure Design Manual as a background document in the Schedule to Clause 72.08 of the respective Planning Schemes.	
		Impact on Latrobe Planning Scheme: Is administrative and has little impact on the Municipality.	
VC179	6 MAY 2020	Inserts a new provision at Clause 52.10 to facilitate rebuilding following the 2019/20 bushfires and amends the Schedule to Clause 72.01 in all planning schemes to designate the Council CEO as the responsible authority for Clause 52.10.	
		Impact on Latrobe Planning Scheme: Has some impact on the Municipality.	
VC175	26 MAY 2020	Improves the way the planning system addresses buffers for amenity, human health and safety impacts by updating the PPF and Clause 53.10, as well as introducing the Buffer Area Overlay (BAO).	
		Impact on Latrobe Planning Scheme:	

Amendment number	In operation from	Brief description	
		Has ongoing impacts on separation distances for industrial, pipelines and other hazardous land uses to more sensitive land uses and enables the BAO to be applied to uses where risk assessments related to the environmental hazard have been undertaken. The BAO has been applied to pipeline infrastructure in Latrobe.	
VC176	5 AUG 2020	Changes the VPP and all planning schemes by amending Clause 52.12 (Bushfire Protection: Exemptions) to align the 10/30 and fence line vegetation exemptions with the Bushfire Prone Area map across all Victorian councils, making administrative updates and further clarifies the exemptions for dwellings and defendable space under the BMO.	
		Impact on Latrobe Planning Scheme: Has ongoing impacts on the Municipality and bushfire requirements.	
VC186	27 AUG 2020	The amendment inserts a new particular provision at Clause 51.06 (Secondary Dwelling) to facilitate the development of a secondary dwelling in the Greater Bendigo, Kingston, Moreland and Murrindindi Planning Schemes.	
		Impact on Latrobe Planning Scheme: Had no impact on secondary dwellings in the Municipality.	
VC183	28 SEP 2020	Introduces a new state planning policy Clause 13.07-3S (Live Music) and makes changes to Clause 53.06 (Live Music Entertainment Venues) of the VPP and all planning schemes to encourage, create and protect opportunities for the enjoyment of live music.	
		Impact on Latrobe Planning Scheme: Had ongoing impacts on live music venues in the Municipality.	
VC169	9 OCT 2020	Changes the VPP and all planning schemes by changing the PPF to help direct balanced outcomes for housing growth and built form while also clarifying and consolidating housing policy.	
		Impact on Latrobe Planning Scheme: Has ongoing impacts on residential development in the Municipality in townships and settlements.	
VC193	21 OCT 2020	Amends clause 52.18 (State of emergency exemption) to support Victoria's social and economic recovery from the coronavirus (COVID-19) pandemic through temporary planning scheme and permit condition exemptions that enable outdoor dining and facilitate the reopening and safe operation of restaurants and other food and drink businesses.	
		Impact on Latrobe Planning Scheme: Had some impact on the Municipality but its effect is now negligible.	
VC191	5 NOV 2020	Clarifies permit requirements for rectification works on government buildings related to Clause 52.01 ('Combustible cladding rectification exemptions').	
		Impact on Latrobe Planning Scheme: Is administrative in nature but has ongoing impacts on development in the Municipality.	
VC192	16 NOV 2020	Clarifies Clause 72.01-1 to make the Minister for Planning the responsible authority for all large energy generation facilities and electrical utility installations, including large renewable energy facilities and large scale battery facilities that store electricity from any source.	
		Impact on Latrobe Planning Scheme: Is administrative in nature and clarifies decision making roles.	
VC187	1 DEC 2020	Introduces a new particular provision for 'Housing by or on behalf of the Director of Housing' at Clause 53.20 and streamlines the planning permit process for residential development made by or on behalf of the Director of Housing.	
		Impact on Latrobe Planning Scheme: Is administrative in nature and reflects existing roles for social and affordable housing.	

Amendment number	In operation from	Brief description	
VC190	1 DEC 2020	Introduces a new particular provision for 'Victoria's Big Housing Build' at Clause 52.20. Clause 52.20 and streamlines the planning permit process for residential development made by or on behalf of the Director of Housing.	
		Impact on Latrobe Planning Scheme: Is administrative in nature and reflects existing roles for social and affordable housing.	
VC180	4 DEC 2020	Facilitates the development of new, and the upgrade and expansion of existing, non-government primary and secondary schools.	
		Impact on Latrobe Planning Scheme: Has an ongoing role for the development of non-government schools.	
VC188	14 DEC 2020	Removes Clause 52.13 2009 Bushfire: Recovery Exemptions and references to it from all planning schemes following its expiry.	
		Impact on Latrobe Planning Scheme: Is administrative in nature and removes an expired clause.	
GC175	18 FEB 2021	Update the existing Schedules to Clause 53.06 to make them consistent with the Ministerial Direction on the Form and Content of Planning Schemes.	
		Impact on Latrobe Planning Scheme: Is administrative in nature and has little impact.	
VC195	11 MAR 2021	Modifies the particular provision at clause 52.32 (Wind energy facilities) to streamline the application process for minor changes to approved wind energy facilities, clarify consent requirements and simplify review and panel exemptions.	
		Impact on Latrobe Planning Scheme: Is administrative in nature and clarifies existing responsibilities.	
VC194	25 MAR 2021	The amendment inserts two new particular provisions at clauses 52.30 and 52.31 to facilitate state projects and local government projects.	
		Impact on Latrobe Planning Scheme: Reflects the ability to identify state and locally significant projects, exemption and permit requirements.	
VC185	30 APR 2021	Modifies Clause 72.01-1 to make transitional provisions for an energy generation facility or utility installation to be determined by the council instead of the Minister for Planning if made prior to the approval date of Amendment VC192.	
		Impact on Latrobe Planning Scheme: Is administrative in nature and clarifies existing responsibilities.	
VC198	14 MAY 2021	The amendment introduces new particular provisions at clauses 52.35 (Major Road Projects) and 52.36 (Rail Projects) and makes other changes related to delivery of projects carried out by or on behalf of Major Road Projects Victoria and Rail Projects Victoria.	
		Impact on Latrobe Planning Scheme: Reflects the ability to identify state significant projects, exemptions and permit requirements.	
VC189	3 JUN 2021	Amends Clause 12.04-1S Sustainable development in alpine areas, to reference the Alpine Resorts Strategic Plan 2020-2025, a new Municipal Planning Strategy at Clause 02 and local policies within the Planning Policy Framework at Clauses 11-19, and administrative changes.	
		Impact on Latrobe Planning Scheme: Has no impact on the Municipality.	
VC203	1 JUL 2021	Implements a new environment protection framework in the VPP and all planning schemes through updates to the PPF to align with new requirements for contaminated and potentially contaminated land, revises clause 45.03 (Environmental Audit Overlay) and replaces references to State Environment Protection Policies with new content references to related to the Environment Protection Act 2017.	

Amendment number	In operation from	Brief description	
		Impact on Latrobe Planning Scheme: Has ongoing impacts on land in the Municipality.	
GC161	8 JUL 2021	The amendment maps and transfers sites from the Schedule to Clause 51.01 (Specific Sites and Exclusions) into the Schedule to Clause 45.12 (Specific Controls Overlay) or deletes expired documents from the Schedule to Clause 51.01 and makes other related consequential changes, as part of the Smart Planning Program to improve the transparency of site specific controls. The changes improve the clarity and format of the Alpine, Ararat, Baw Baw, Benalla, Buloke, Central Goldfields, Colac Otway, Corangamite, East Gippsland, Gannawarra, Golden Plains, Greater Shepparton, Hepburn, Latrobe, Moira, Moorabool, Mount Alexander, Murrindindi, Northern Grampians, Strathbogie, Swan Hill and Yarriambiack planning schemes by implementing reforms introduced by VC148.  Impact on Latrobe Planning Scheme:  Is administrative in nature and reflects existing requirements and scheme structure.	
VC206	3 AUG 2021	Changes the VPP and all planning schemes by aligning planning provisions for a wind energy facility with the requirements of the <i>Environment Protection Act 2017</i> for the regulation of wind turbine noise and updates licencing references in the Port Zone.  Impact on Latrobe Planning Scheme:  Is administrative in nature but reflects updated requirements.	
VC196	19 AUG 2021	Changes the VPP and all planning schemes by providing stronger recognition and protection of existing extractive industries, and to designate land with State-significant earth resources, where extractive industries may be established in the future, as strategic extractive resource areas.  Impact on Latrobe Planning Scheme:  Has ongoing requirements for land identified as strategic extractive resource areas.	
VC171	6 SEP 2021	Changes the VPP and all planning schemes to implement the Marine and Coastal Policy, support coastal hazard planning and sea level rise adaptation, and update policy references.  Impact on Latrobe Planning Scheme: Has little impact on the Municipality given its inland location.	
VC211	14 SEP 2021	Modifies clause 67.02 to enable the application of exemptions set out in clause 52.31 and updates clauses 66.05 and 67, consolidates clauses 67.02, 67.03 and 67.04 under clause 67.02, and deletes clauses 67.03 and 67.04.  Impact on Latrobe Planning Scheme: Is administrative in nature and has little impact.	
VC208	5 OCT 2021	Amends Clause 52.10 to apply the use, notice and review exemptions to other types of emergencies.  Impact on Latrobe Planning Scheme: Is administrative in nature and has little impact.	
VC202	12 OCT 2021	Introduces a land use term and definition for Rural worker accommodation and modifies clause 35.07 (Farming Zone) to introduce exemptions for use of land for Rural worker accommodation that accommodates no more than 10 persons and introduces a permit requirement for use of land for Rural worker accommodation for more than 10 persons.  Impact on Latrobe Planning Scheme:  Has an ongoing impact on Farming Zone land throughout the Municipality and enables rural worker accommodation to be more easily provided.	
VC212	13 OCT 2021	Makes changes to Clause 35.07 (Farming Zone) and to notice requirements to minimise the potential for land use conflict from as-of-right accommodation uses in the Farming Zone, in the vicinity of proposed and approved wind energy facilities.  Impact on Latrobe Planning Scheme: Is administrative in nature and has little impact.	

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Amendment number	In operation from	Brief description	
VC214	19 NOV 2021	Amends the exemptions at clause 52.18 (State of Emergency and Recovery Exemptions) to apply to a broader range of uses.	
		Impact on Latrobe Planning Scheme: Is administrative in nature and has little impact.	
VC204	9 DEC 2021	Changes the VPP and all planning schemes in Victoria by modifying Clause 18 of the Victoria Planning Provisions to implement changes to State planning policy for transport.	
		Impact on Latrobe Planning Scheme: Is administrative in nature and has little impact.	
VC174	20 DEC 2021	Changes the VPP and all planning schemes by implementing the Better Apartment Design Standards for all apartment developments.	
		Impact on Latrobe Planning Scheme: Minimal due to the low rise residential nature of the Municipality.	
VC207	20 DEC 2021	Changes the VPP and all planning schemes by implementing the revised Better Apartment Design Standards into clauses 52.20 and 53.20.	
		Impact on Latrobe Planning Scheme: Minimal for the Municipality.	
VC205	20 JAN 2022	Introduces a new Transport Zone to replace the Road Zone and Public Use Zone Schedule 4 with consequential changes.	
		Impact on Latrobe Planning Scheme: Is administrative in nature but affects all transport land.	
VC199	3 FEB 2022	Changes the VPP and all planning schemes by aligning existing provisions with current policy, guidelines and legislation, deleting redundant content and correcting clerical errors.	
		Impact on Latrobe Planning Scheme: Is administrative in nature and has little impact.	
VC200	17 FEB 2022	Changes the VPP and all planning schemes by introducing planning permit exemptions for specified types of transport projects and specifies the Minister for Planning as the responsible authority for transport projects.	
		Impact on Latrobe Planning Scheme: Is administrative in nature and has little impact.	
VC209	8 MAR 2022	Changes the VPP and all planning schemes by removing clause 51.06 (Secondary dwelling) from the VPP and the Greater Bendigo, Kingston, Moreland and Murrindindi planning schemes, and updating clause 52.18 (State of emergency and recovery exemptions) to reflect the new pandemic declaration powers under the <i>Public Health and Wellbeing Act 2008</i> .	
		Impact on Latrobe Planning Scheme: Has no impact on land in the Municipality.	
VC219	22 MAR 2022	Changes the VPP and all planning schemes to support the ongoing operation of extractive industry across Victoria and increase amenity protections for nearby accommodation.	
		Impact on Latrobe Planning Scheme: Has ongoing requirements for extractive industry and adjoining sensitive uses in the Municipality.	
VC210	4 MAY 2022	Makes changes to the VPP and all planning schemes to ensure they are current and correct obvious or technical errors.	
		Impact on Latrobe Planning Scheme: Is administrative in nature.	

Amendment number	In operation from	Brief description	
VC218	18 MAY 2022	Changes the VPP by updating the PPF to further implement the National Airports Safeguarding Framework in Victoria.	
		Impact on Latrobe Planning Scheme: Has some but limited impact to land in the Municipality.	
VC220	30 MAY 2022	Changes the VPP and all planning schemes by supporting the efficient delivery of neighbourhood batteries into the electricity distribution network by amending clause 73.03 Land use terms.	
		Impact on Latrobe Planning Scheme: Has ongoing impact to land in the Municipality.	
VC216	10 JUN 2022	Changes the VPP and all planning schemes by altering the PPF to support Environmentally Sustainable Development (ESD).	
		Impact on Latrobe Planning Scheme: Has ongoing impact to land in the Municipality around ESD.	
VC213	14 JUL 2022	Makes changes to the VPP and all planning schemes to ensure consistency with existing requirements under the Melbourne Strategic Assessment (MSA) Program to achieve specific biodiversity outcomes within Melbourne's growth corridors.	
		Impact on Latrobe Planning Scheme: Has no impact on land in the Municipality.	
VC230	14 JUL 2022	Updates clauses 52.20 (Victoria's Big Housing Build) and 72.01 (Responsible authority for this planning scheme) to replace the Minister for Planning as the responsible authority.	
		Impact on Latrobe Planning Scheme: Is administrative and has little impact on the Municipality.	
VC221	4 AUG 2022	Facilitates all-electric developments to support implementation of Victoria's <i>Climate Change Strategy 2021</i> and <i>Gas Substitution Roadmap 2022</i> and changes the VPP and all planning schemes by amending clauses that require developments to not be connected to reticulated gas and amending the referral requirements.	
		Impact on Latrobe Planning Scheme: Reflects climate change and energy related considerations for land in the Municipality.	
VC223	12 AUG 2022	Amends Clause 73.01 (General terms) to define Minister for Planning to mean a Minister for the time being administering the <i>Planning and Environment Act 1987</i> .	
		Impact on Latrobe Planning Scheme: Is administrative and has little impact on the Municipality.	
VC225	15 SEP 2022	Makes changes to the VPP and all planning schemes to correct obvious or technical errors and ensure they are current.	
		Impact on Latrobe Planning Scheme: Is administrative and has little impact on the Municipality.	
VC222	29 SEP 2022	Changes to the VPP and all planning schemes to support the co-location of new government primary schools with kindergartens and facilitate projects that support the 2026 Commonwealth Games.  Impact on Latrobe Planning Scheme:  Has ongoing and potentially large impacts on the Municipality's early childhood education provision and facilities.	
VC224	28 OCT 2022	Changes the VPP and all planning schemes that relate to declared irrigation districts and solar energy facilities, delivery exemptions, electorate offices, Future Homes, healthy waterways, land use terms, stormwater management and tree removal under VicSmart.	
	L	Impact on Latrobe Planning Scheme:	

Amendment number	In operation from	Brief description	
		Is largely administrative in nature but has ongoing impacts for land in the Municipality.	
VC226	4 NOV 2022	Makes changes to the VPP and all planning schemes to support emergency recovery, telecommunications, solar energy systems and community care accommodation.  Impact on Latrobe Planning Scheme: Is largely administrative in nature.	
VC227	14 NOV 2022	Changes the VPP and all planning schemes to support the facilitation of container deposit scheme (CDS) infrastructure under the Victorian Government's Recycling Victoria: a new economy policy.  Impact on Latrobe Planning Scheme:  Has ongoing impacts for recycling in the Municipality.	
VC228	22 NOV 2022	Changes to the VPP and all planning schemes to facilitate Victoria's recovery from emergencies by allowing an exemption from operation hours for extractive industries.  Impact on Latrobe Planning Scheme: Is administrative in nature.	
VC201	16 DEC 2022	Updates the PPF, introduces two new regional policies and a series of new Significant Landscape Overlays to recognise, protect and improve waterway health, amenity, access and community values.  Impact on Latrobe Planning Scheme: Provides updates to waterway policy across the State including the Municipality.	
VC215	3 MAR 2023	Implements the Melbourne Industrial and Commercial Land Use Plan in the PPF.	
		Impact on Latrobe Planning Scheme: Has no impact on land in the Municipality.	
VC229	20 MAR 2023	Makes changes to the VPP and all planning schemes to correct obvious or technical errors and ensure they are current.  Impact on Latrobe Planning Scheme: Is administrative in nature.	
VC231	6 APR 2023	Amends the Victoria Planning Provisions and 60 planning schemes in Victoria by amending existing planning permit exemption thresholds for dwelling extensions, outbuildings and buildings used for agriculture in clauses 35.03 (Rural Living Zone), 35.07 (Farming Zone) and 35.08 (Rural Activity Zone).	
		Impact on Latrobe Planning Scheme: Reduces permit requirements for some rural zones in the municipality.	
VC234	4 JUL 2023	Clarifies noise requirements for wind energy facilities and the responsible authority for enforcement matters. Clause 52.32 is revised to refer to Division 5 Part 5.3 of the Environment Protection Regulations 2021.  Impact on Latrobe Planning Scheme:	
		Clarifies requirements but has minimal impact on land in the municipality.	
VC236	14 AUG 2023	Supports renewable hydrogen gas production and distribution and makes the Minister for Planning the responsible authority for large-scale production of hydrogen gas.  Impact on Latrobe Planning Scheme:  Supports renewable energy but at this point has minimal impact on land in the municipality. Has the potential to positively impact new industrial development.	
VC238	3 AUG 2023	Amends clause 52.13, Victoria's container deposit scheme by revising the permit exemption threshold in clause 52.13 to enable an automated collection point to occupy 5 car spaces instead of 4 if the land contains 50 or more car spaces.	
		Impact on Latrobe Planning Scheme: Is administrative in nature.	
VC242	20 SEP 2023	Introduces two new particular provisions to facilitate significant residential development and significant economic development through clauses 53.22 and 53.23.	

Amendment number	In operation from	Brief description	
		It also makes changes to the RGZ, GRZ and NRZ to allow retail premises and offices subject to specific land use conditions.	
		Impact on Latrobe Planning Scheme:  Has significant impact on residential and commercial land in the municipality for the provision of affordable and social housing as well as retailing and commercial premises. Makes the Minister for Planning the responsible authority for applications subject to these two clauses.	
VC243	22 SEP 2023	Supports the delivery of housing in Victoria by codifying residential development standards, implementing the Future Homes project across Victoria, removing permit requirements for single dwellings on lots of 300 square metres or more and introducing VicSmart permits for single dwellings on lots less than 300 square metres.  Impact on Latrobe Planning Scheme:	
		Has significant impact on residential land in the municipality for the provision of all types of housing and their assessment.	
VC246	26 SEP 2023	Introduces new land use controls to improve facilitation of Victoria's Container Deposit Scheme by introducing a new land use term, Container deposit scheme centre, nested under Transfer station and corrections to ordinance in clause 52.13.	
		Impact on Latrobe Planning Scheme: Is administrative in nature but supports recycling in the municipality.	
VC247	6 OCT 2023	Extends planning exemptions under clauses 52.07 (Emergency recovery) and 52.18 (Coronavirus (COVID 19) pandemic and recovery exemptions) and makes corrections to ordinance introduced in VC246 related to Container deposit scheme centres.	
		Impact on Latrobe Planning Scheme: Is administrative in nature and has minimal impact on land in the municipality.	
VC241	17 OCT 2023	Removes prohibitions for specified sign types for a Freeway service centre, Service station and Open sports ground in a zone where Category 4 - Sensitive areas sign controls apply.	
		Impact on Latrobe Planning Scheme: Has some impact on signage at Freeway service centres, service states and open sports grounds in the municipality by removing the prohibitions on signage where Category 4 signage controls apply.	
VC234	18 OCT 2023	Clarifies noise requirements for wind energy facilities and the responsible authority for enforcement matters.	
		Impact on Latrobe Planning Scheme: Is administrative in nature and has minimal impact on land in the municipality.	
VC238	1 NOV 2023	Changes the permit exemption threshold in clause 52.13 to enable an automated collection point to occupy 5 car spaces instead of 4 if the land contains 50 or more car spaces.	
		Impact on Latrobe Planning Scheme: Is administrative in nature and has minimal impact on land in the municipality.	
GC230	1 DEC 2023	Makes changes to zone schedules in 14 planning schemes to ensure alignment with Amendment VC217. Amendment VC217 implemented planning changes to support the decriminalisation of sex work in Victoria. Amendment VC217 was gazetted on 23 June 2022 and came into operation on 1 December 2023.	
		Impact on Latrobe Planning Scheme: Has minimal impact on the municipality.	
VC253	14 DEC 2023	Introduces a new land use term and siting, design and amenity requirements for a small second dwelling into the Victoria Planning Provisions (VPP) and all planning schemes to implement Victoria's Housing Statement: The decade ahead 2024-2034 by making it easier to build a small second dwelling.	
		Impact on Latrobe Scheme:	

Amendment number	In operation from	Brief description	
		Is significant and will have a large impact on land in the municipality for the provision of small second dwellings.	
VC254	12 FEB 2024	Revises the Victoria Planning Provisions and all planning schemes related to the Birrarung-Bolin Framework Plan, proof of continuous use, signs in the Transport Zone and State projects.  Impact on Latrobe Planning Scheme: Impacts signs in the Transport Zone and makes changes to proof of continuous use	
VC244	16 FEB 2024	requirements in the municipality.  Makes administrative corrections to Clause 72.04 and various schedules to Clause	
		72.04.  Impact on Latrobe Planning Scheme: Is administrative in nature and has minimal impact.	
VC255	3 MAY 2024	Changes the VPP and 52 planning schemes in Victoria by correcting obvious or technical errors and by making consequential changes to local schedules to align with Amendment VC243 and Amendment VC253.	
		Impact on Latrobe Planning Scheme: Is administrative in nature and has minimal impact.	
GC239	16 MAY 2024	Extends the expiry dates for clauses 11.01-1L (Settlement in Golden Plains South East), 11.03-6L-02 (Geringhap) and 11.03-6L-04 (Smythesdale) of the Golden Plains Planning Scheme for 12 months, clause 15.01-1L (Urban Design) of the Latrobe Planning Scheme for 12 months and clause 16.01-3L (Rural Residential Development) of the Mount Alexander Planning Scheme for three years.	
		Impact on Latrobe Planning Scheme: Impacts clause 15.01-1L (Urban Design) of the Latrobe Planning Scheme and only extends the local policy for 12 months.	

## 11.1.1. New Planning Practice Notes and Guidance Materials

Since the last planning scheme review in 2018, Several Planning Practice Notes (PPNs) and guidance materials have been introduced which impact on the strategic directions and drafting of the Latrobe Planning Scheme.

Table 9: New or Updated Ministerial Directions and Planning Practice Notes From 2018

Resource	Summary of Document	Implications for Latrobe Planning Scheme
A Practitioner's Guide to Victorian Planning Schemes, March 2024 (Version 6) Practitioners Guide	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.
Managing buffers for land use	The PPN provides guidance about planning for land use compatibility and the PPF and planning	This PPN relates to Amendment VC175 and was
compatibility	requirements relating to the management of	prepared after the last review

Resource	Summary of Document	Implications for Latrobe Planning Scheme
(Planning Practice Note 92)  Planning-Practice-Notes	buffers such as Clause 53.10 Uses and activities with potential adverse impacts and Clause 44.08 Buffer Area Overlay.  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.	in 2018. It provides clearer guidance for industrial uses and maintaining separation distances to sensitive uses and how to apply the BAO to industrial facilities. It relates to BAO1 for pipelines infrastructure in the planning scheme
Ministerial Direction on the Form and Content of Planning Schemes, Am VC253, 13 December 2023 Ministerial directions (planning.vic.gov.au)	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.	These templates can change from time to time and have been used as the basis for the preparation of schedules in the planning scheme.
Strategic Assessment Guidelines (Planning Practice Note 46) Planning-Practice-Notes	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 requirement of the authorisation process for a planning scheme amendment.	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.
Ministerial Direction 19 – Preparation and Content of Amendments That May Significantly Impact the Environment, Amenity and Human Health October 2018 The role of the Minister (planning.vic.gov.au)	This Direction requires planning authorities to seek the views of the Environment Protection Authority (EPA) in the preparation of planning scheme reviews and amendments that could result in use or development of land that may result in significant impacts on the environment, amenity and human health due to pollution and waste. The Direction applies to any strategic plan or its review that forms the basis of a planning scheme amendment relating to the use or development of land within a buffer area or separation distance of industry and specified industrial uses.	This Direction is triggered for any planning scheme amendment or a planning scheme review.
Ministerial Direction 20 – Major Hazard Facilities October 2018 The role of the Minister (planning.vic.gov.au)	This Direction aims to minimise potential human and property exposure from the risk of incidents that may occur at a major hazard facility and ensure their ongoing viability. The Direction requires planning authorities to seek and have regard to the views of WorkSafe Victoria and the Minister for Economic Development when preparing a planning scheme amendment which	This Direction is triggered for any planning scheme amendment that relates to a threshold distance for a major hazard facility.

Resource	Summary of Document	Implications for Latrobe Planning Scheme
	rezones land for, or is within the threshold distance of, a major hazard facility.	
Activity Centre Zone (Planning Practice Note 56) Planning-Practice-Notes	Planning Practice Note 56 was prepared to guide the preparation of a schedule to the Activity Centre Zone. The practice note provides suggestions about how objectives, the table of uses, centre-wide provisions, precinct provisions and other provisions should be drafted to facilitate the types of land use and development promoted for activity centres. It also gives examples of how schedule maps should be prepared and utilised. Schedule preparation is premised on the need for comprehensive strategic work and a structure plan for the activity centre.	This PPN provides guidance for the preparation of a schedule to the Activity Centre Zone and has been used to prepare the ACZ1 and ACZ2 for Traralgon and Morwell.
Activity Centre Zone Mapping Style Guide Activity Centre Zone and boundaries (planning.vic.gov.au)	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 schedules.
Structure Planning for Activity Centres (Planning Practice Note 58) Planning-Practice-Notes	Structure plans define a council's preferred direction of future growth within an activity centre or regional centre. They are a tool to help manage, influence and facilitate change within an individual centre and articulate how this will be managed. The practice note provides the methodology for preparing a structure plan and includes the reasons for structure planning in activity centres, the policy context, and possible inputs and outputs of the process.	This PPN is tailored to metropolitan Melbourne activity centres and regional cities with a CBD type function.  As required by the PPN, the structure plan includes an activity centre boundary, vision, centre wide and thematic objectives, strategies and actions, precincts, strategies, actions and implementation mechanisms. Plans are based on stakeholder and community engagement and a range of technical studies.
Role of Mandatory Provisions in Planning Schemes (Planning Practice Note 59) Planning-Practice-Notes	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	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.
	and how to draft a mandatory provision if that is included.	

Resource	Summary of Document	Implications for Latrobe
		Planning Scheme
Height and Setback Controls for Activity Centres (Planning Practice Note 60) Planning-Practice-Notes	Planning Practice Note 60 was revised following the Activity Centres Pilot Program, to expand the scope of mandatory built form controls in activity centres. It enables instances where mandatory height or setback controls may be appropriate in only particular sections of an activity centre and not the entire activity centre through blanket application. In these instances, it may be appropriate to include a mix of discretionary and mandatory height and setback controls. The practice note supports mandatory height and setback controls where they are supported by robust and comprehensive strategic work or where exceptional circumstances warrant their introduction.	This PPN provides guidance for the use of mandatory provisions in activity centres, particularly related to built form controls, good design outcomes and urban design improvements to an activity centre.
Planning for Housing and Using the Residential Zones (Planning Practice Notes 90 and 91) July 2023 Planning-Practice-Notes	In the last decade, the Victorian Government has revised housing and residential zone resources and approaches with extensive changes and improvements to residential zones, overlays and guidelines through Planning Practice Notes (PPN) 90 and 91.  A residential development framework is required to be prepared usually at a municipal level that identifies residential changes areas and implementation mechanisms. Built form outcomes are driven by the application of specific types of residential zones.  In 2017 changes to residential zones restricted building height to 9 metres in the Neighbourhood Residential Zone and 11 metres in the General Residential Zone with a garden area requirement. Application of the Residential Growth Zone encourages four storey development and Mixed Use Zones have no height limit unless specified in a schedule to the zone. Low Density Residential Zones are applied to low density areas usually between 0.2 and 0.4 hectares (minimum) with no minimum height requirement in the zone.  Township Zones continue to apply in smaller townships with a minimum height requirement only if specified in a schedule to the zone and allow a wide range of commercial, residential, industrial and community uses.	The principles established through these PPNs are sound and need to be nuanced to settlement hierarchies based on a housing and settlement strategy and the preferred neighbourhood character for residential areas.  These PPNs have been in operation since the last review and provide different guidance to previous documentation.

## R2: Guidelines for planning scheme ordinance changes

1.

## APPENDIX TWO: RECOMMENDED CHANGES TO PLANNING SCHEME ORDINANCE

#### How to read this document

This document shows all the changes recommended to the planning scheme as a result of the Planning Scheme Review.

Additions and deletions are shown as 'track changes'.

Changes generally have a source code to explain where the policy has come from or where it has gone. [Source codes look like this].

Where the policy is new, the source code includes NEW in front of it. [NEW: Gumnut Council Plan, page 6]

If a change requires an explanation, it has a reason code against it. [Reason codes look like this]

The list of documents that have been referred to in the ordinance, and the abbreviations used, is in the table below.

Latrobe Council Plan 2021-2025 (Latrobe City Council, 2021)	[CP]
2022-25 Living Well Latrobe (Latrobe City Council, 2021)	[LWL]
Public Toilet Plan 2023-2033 (Latrobe City Council, 2023)	[PTP]
Fenced Dog Park Implementation Plan 2024-2034 (Latrobe City Council, 2024)	[FDP]
Strategic Plan 2022-27 (EPA Victoria, 2022)	[SPEPAV]
Corporate Plan 2023-2028 (Gippsland Water Victoria, 2023)	[CPGWV]
Gunaikurnai Land and Waters Aboriginal Corporation (GLaWAC) Corporate Plan 2017-22 (Gunaikurnai Land and Waters Aboriginal Corporation, 2017)	[]
Gippsland Freight Infrastructure Master Plan (The Committee for Gippsland and the Regional Development Australia Gippsland Committee, 2023)	[ ]
West Gippsland Regional Catchment Strategy 2021-2027 (WGCMA, 2021)	[WGRCS]

# **Latrobe Planning Scheme**

PLANNING SCHEME

Planning scheme last updated by VC244 on 16/02/2024

## 02.01

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Proposed C149latr

#### CONTEXT

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. [NEW] [Updated spelling]

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). [NEW: ABS2021] [Updated data]

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.

#### [NEW] [Updated strategic context based on existing hazards]

Although Latrobe Valley has one of the world's largest reserves of brown coal, 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.

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## 02.02

## **VISION**

Proposed C149latr In 2031, Latrobe City will be known for being smart, creative, healthy, sustainable and connected. It will be the most liveable regional city and at the forefront of innovation.

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.

We are known as a community that is equitable, liveable and sustainable, with a continued focus on healthy lifestyles supported by high quality recreational and cultural facilities and a natural environment that is nurtured and respected.

[NEW: CP] [Updated vision]

02.03 28/05/2021 C122latr

STRATEGIC DIRECTIONS

02.03-1

Settlement

Proposed C149latr

## 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. [NEW] [Redrafted strategic context based on existing directions1

**Churchill** has several significant education providers including the Federation University. It operates as a local service centre, though 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 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.

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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: [NEW] [MDF&C redrafting]

- 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 fora 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 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. 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. 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 Centres (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: [NEW] [MDF&C redrafting]

- 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

--/--/---Proposed C149latr

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 Rangesbioregion 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.

[NEW] [MDF&C redrafting]

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## 02.03-3

## **Environmental risks and amenity**

--/--/ Proposed 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: [NEW] [MDF&C redrafting]

- 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: [NEW] [MDF&C redrafting]

- 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. [NEW] [Additional strategic direction]

## 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. [NEW] [Updated to include Urban Floodway Zone]

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: [NEW] [MDF&C redrafting]

Reduce the damage and costs associated with flood events.

#### 02.03-4 Natural resource management

--/--/---Proposed C149latr

## 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: [NEW] [MDF&C redrafting]

- Enhance the viability of agricultural activity.
- Retain large lots and discourage the establishment of sensitive or non-agricultural related landuses 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 ruralareas (Farming Zone Schedule 2).

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## 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 sensitiveuses.
- Land near irrigation resources, transport, infrastructure, manufacturing, labour force and industrial resources.

Council's strategic directions for intensive agriculture are to: [NEW] [MDF&C redrafting]

- 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. [NEW] [Updated to reference bushfire risk]

Council's strategic directions for timber are to: [NEW] [MDF&C redrafting]

- 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 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: [NEW] [MDF&C redrafting]

- 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: [NEW] [MDF&C redrafting]

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:

- 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 remediation of existing mines and for the future use of brown coal in order to best 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 dangerfrom mine and timber plantation fires. [NEW] [Updated to reference transition to low or zero net emission future]

Council's strategic directions for coal are to: [NEW] [MDF&C redrafting]

- 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**

--/--/---Proposed C149latr

## Pre- and Post-Contact Heritage [NEW] [Updated heading based on strategic content]

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. [NEW] [Updated for cultural sensitivity]

The first European explorers and pastoralists developed agricultural industries such as grazing and dairying, that led to the loss of native forest cover overmuch of the land. The greatest change to the cultural landscape came in the twentieth century withthe exploitation of the vast brown coal reserves. The heritage legacy that these changes have leftbehind include archaeological sites, township precincts, buildings, memorials, gardens, factories and trees.

Council's strategic directions for heritage are to: [NEW] [MDF&C redrafting]

Protect places of heritage, cultural and social significance.

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#### **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 curvilinearand 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: [NEW] [MDF&C redrafting]

- 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

--/--/ Proposed C149latr

It is anticipated that there will be almost 85,000 people living in the City by 2036. Council has aspirations 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 one and two person households expected to represent 76 per cent of all new households over the next 15 years (Latrobe City Council, 2019). [NEW: VIF2023] [Updated data]

Given the land use constraints and decreasing household size, urban renewal 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. [NEW] [C136latr redrafting]

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: [NEW] [MDF&C redrafting]

- 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. [NEW] [C136latr redrafting]

#### 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: [NEW] [MDF&C redrafting]

- Support rural living and associated land use that does not compromise agricultural productivity and environmental values. [NEW] [Updated strategies to reference the environment]
- Ensure rural living does no negatively impact on or reduce native vegetation and biodiversity values. [NEW] [C136latr redrafting]
- Avoid impeding the long term urban growth of settlements.

## 02.03-7 Economic development

--/--/ Proposed

#### **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. Emerging industries are establishing close to existing infrastructure, both at the University in Churchill and to the east of Morwell. The health care sectorwill also be one of the fastest growing employment sectors in Latrobe due to the aging population. [Redrafted clause] [Improved drafting to improve clarity]

Council's strategic directions for economic growth are to: [NEW] [MDF&C redrafting]

- 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.

#### 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.

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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: [NEW] [MDF&C redrafting]

- 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: [NEW] [MDF&C redrafting]

- 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

--/--/ Proposed C149latr

Latrobe is the hub of road networks for greater Gippsland. Rail service is also available to link residents of the four main towns 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 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: [NEW] [MDF&C redrafting]

- 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 topublic 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: [NEW] [MDF&C redrafting]

• Facilitate and protect the operations of Latrobe Regional Airport and its environs.

#### Freight

A centre for the efficient movement of freight to and from the Gippsland region at the Gippsland Logistics Precinct (GLP) has been planned 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, the Gippsland Intermodal Freight Terminal, a dedicated rail siding that serves the needs of the GLP and broader region, will be located in the northernmost portion of the GLP adjacent to the main Melbourne-Sale railway line, while a large-scale logistics and distribution precinct will adjoin the terminal.

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Council's strategic directions for freight are to: [NEW] [MDF&C redrafting]

- Develop an intermodal terminal and logistics precinct at the Gippsland Logistics Precinct that supports increased efficient handling of freight through rail.
- Encourage road, rail and air freight capabilities that connect to regional and national networks.

#### 02.03-9 Infrastructure

--/--/ Proposed C149latr

#### Infrastructure assets

Development in Latrobe is constrained by many existing or planned infrastructure assets, including waste water treatment plants, the Gippsland Water Regional Outfall Sewer and emergency storagefacilities, 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. [Redrafted clause] [Improved drafting to improve clarity]Council's strategic directions for infrastructure assets are to: [NEW] [MDF&C redrafting]

- Protect infrastructure assets from encroachment of development that would compromise theirefficient 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 population will have future implications on the provision of community infrastructure. To achieve a vision for a connected and inclusive built environment, it is important that accessibility of community services is enhanced.

Counci's strategic directions for community infrastructure are to: [NEW] [MDF&C redrafting]

- 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. [NEW] [Rephrased to be more inclusive]

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.

[Redrafted clause] [Improved drafting to improve clarity]

Council's strategic directions for open space are to: [NEW] [MDF&C redrafting]

- 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: [NEW] [MDF&C redrafting]

- 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.

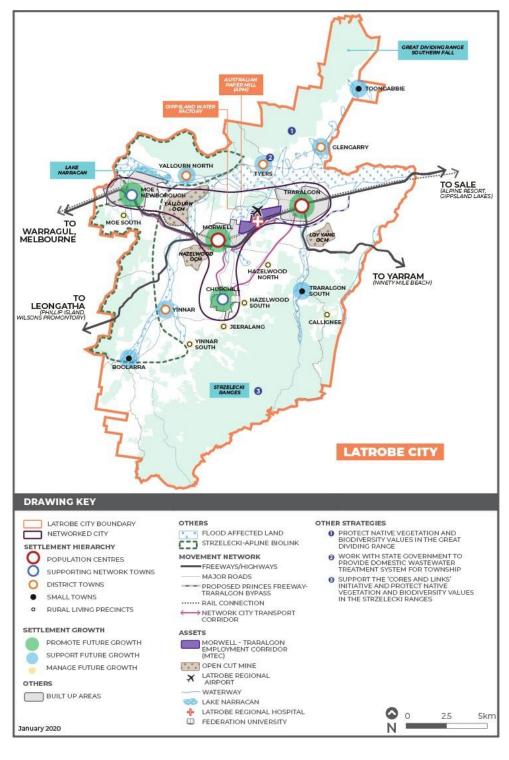
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**02.04** 23/06/2023 C138latr

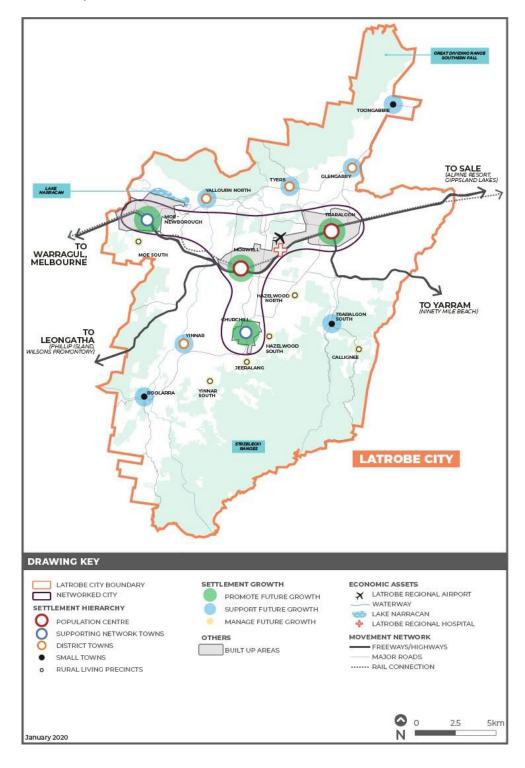
## STRATEGIC FRAMEWORK PLANS

The plans contained in Clause 02.04 are to be read in conjunction with the strategic directions in Clause 02.03.

## Strategic framework plan

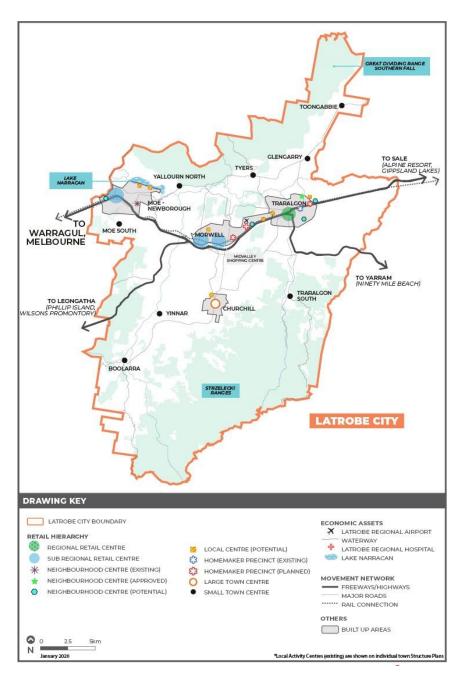


#### Settlement plan

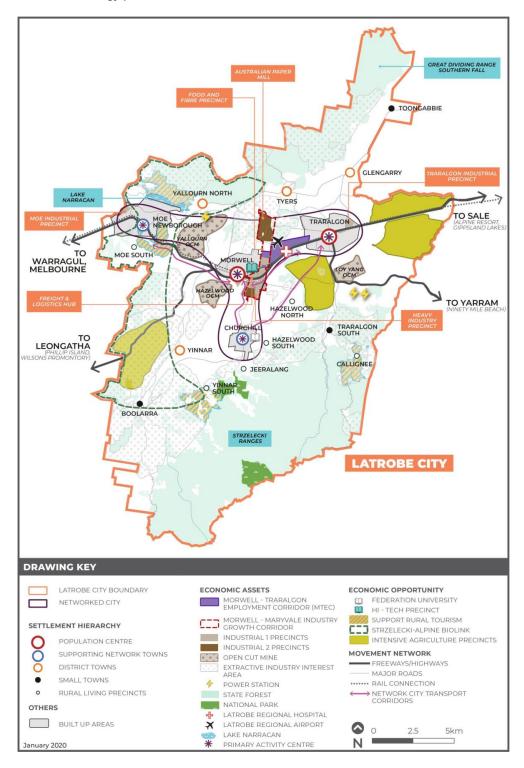


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## Retail Hierarchy plan

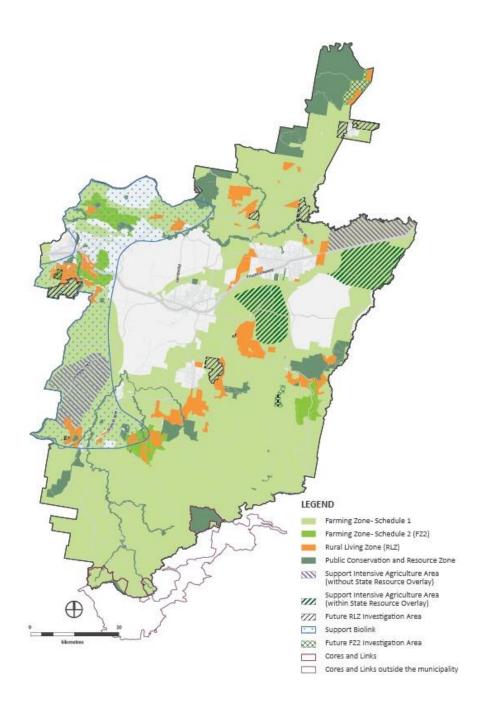


#### **Economic strategy plan**

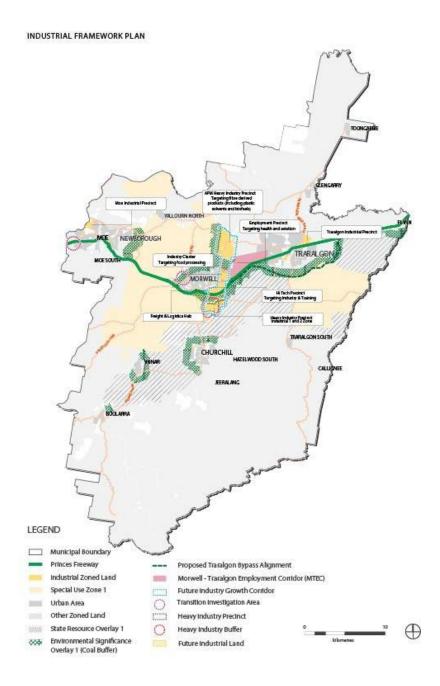


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## Rural framework plan

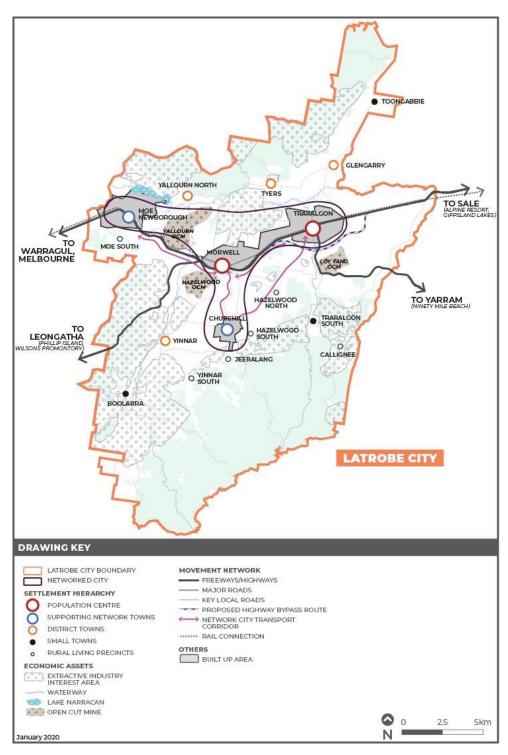


## Industrial framework plan

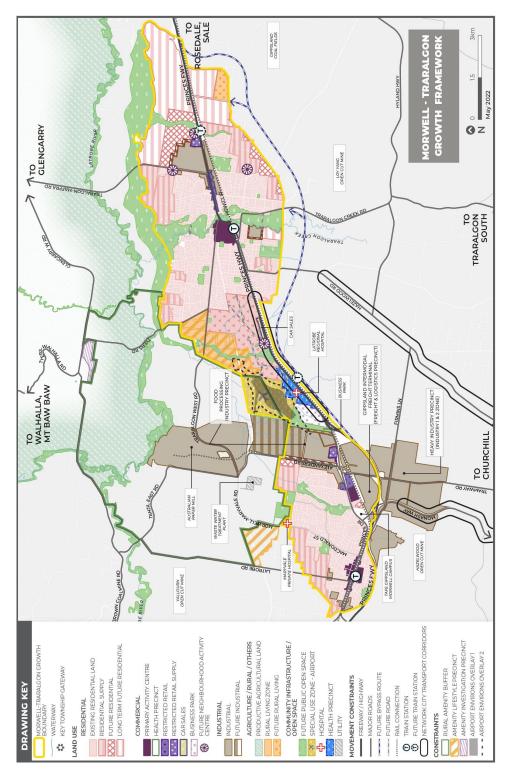


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## Extractive industries framework plan



## Traralgon-Morwell Growth Framework Plan



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## 11.01-1L-01

## Latrobe settlement patterns

--/--/ Proposed C149latr

## **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).
- 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. [NEW] [Rephrased to reference environment]

[Redrafted Clauses] [MDF&C due to clause restructuring]

11.01- Boolarra 1L-02

--/--/----

**Policy application** 

Proposed C149latr

This policy applies to land within the Boolarra Town Structure Plan (BTSP) included in this clause.

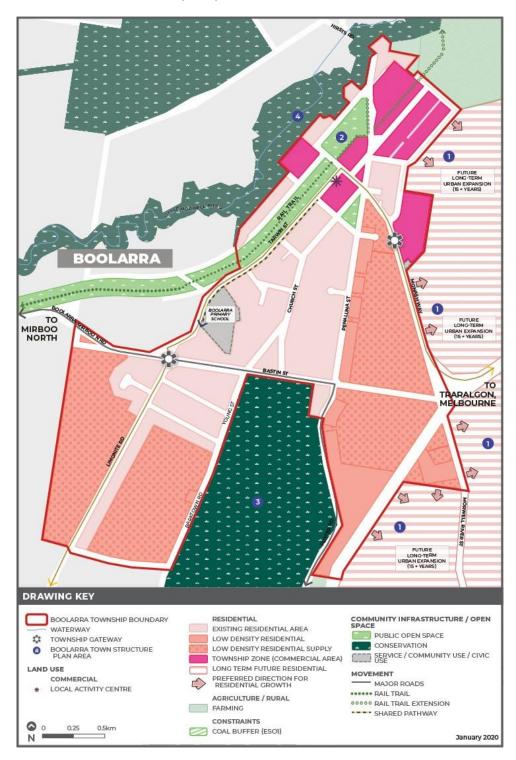
## **Strategies**

Encourage development of land to the east of Boolarra township (Area 1 in the Boolarra Township Structure Plan in Clause 11.01-1L) for residential, township and community purposes.

[Redrafted Clauses] [MDF&C due to clause restructuring]

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## **Boolarra Town Structure Plan (BTSP)**



## 11.01-1L-03

## Churchill

--/--/---Proposed C149latr

## **Policy application**

This policy applies to land within the Churchill Town Structure Plan (CTSP) included in this clause. [Redrafted Clauses] [MDF&C due to clause restructuring]

## **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 residentialland 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)

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## **Churchill Town Structure Plan (CTSP)**



## 11.01- Glengarry 1L-04

--/----Proposed C149latr

## **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 is 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 GTSP Area 6. Protect public open space areas including the Gippsland Rail Trail (GTSP Areas 8 & 9).

## **Policy documents**

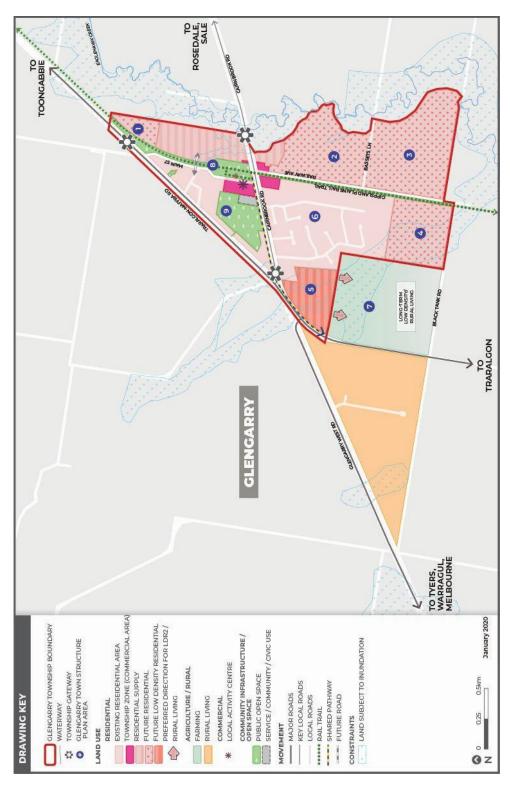
Consider as relevant:

- Small Town Structure Plans: Boolarra, Glengarry & Tyers (NBA Group Pty Ltd, 2009)
- Traralgon Growth Area Framework (Hansen Partnership, 2013)

[Redrafted Clauses] [MDF&C due to clause restructuring]

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## Glengarry Town Structure Plan (GTSP)



## 11.01- Moe-Newborough 1L-05

--/--/--Proposed

## **Policy application**

This policy applies to land within the Moe-Newborough Town Structure Plan (MNTSP) included in this clause. [Redrafted Clauses] [MDF&C due to clause restructuring]

## **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)

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# DRAWING KEY

## Moe-Newborough Town Structure Plan (MNTSP)

## 11.01-1L-06

## Morwell

--/--/--Proposed

## **Policy application**

This policy applies to land within the Morwell Town Structure Plan (MTSP) included in this clause. [Redrafted Clauses] [MDF&C due to clause restructuring]

## **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 ActivityCentre (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)

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## Morwell Town Structure Plan September 2023

## Morwell Town Structure Plan (MTSP)

## 11.01-1L-07

## Traralgon

--/--/----Proposed 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 years) residential intensification of land zoned rural living and farming in TTSP Areas 9, 10 and 11. [Redrafted Clauses] [MDF&C due to clause restructuring]

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)

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## Traralgon Town Structure Plan (TTSP)



## [Redrafted Clauses] [MDF&C due to clause restructuring]

## 11.01-1L-08

## Toongabbie

--/--/ Proposed C149latr

## **Policy application**

This policy applies to land within the Toongabbie Town Structure Plan (ToonTSP) included in this clause. [Redrafted Clauses] [MDF&C due to clause restructuring]

## **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. [NEW] [Corrected spelling]

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).

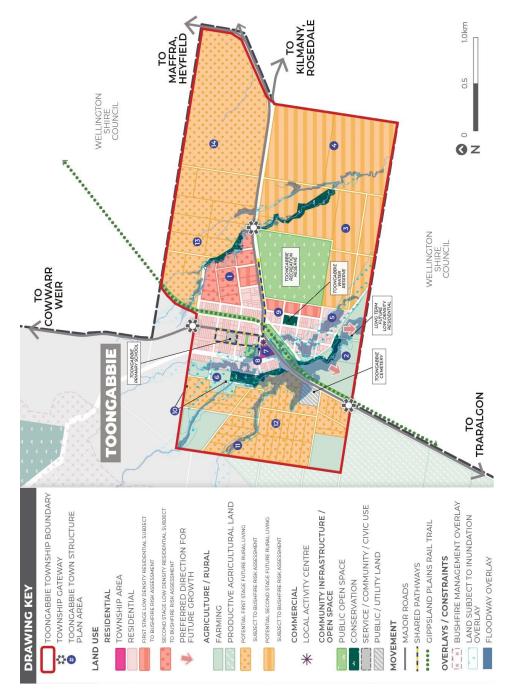
Protect road reserves, such as Ries Street, Russell Street, and Hill Street (ToonTSP Areas 9 and 10) to allow for future access to proposed development areas.

## **Policy documents**

Consider as relevant:

- *Toongabbie Structure Plan* (Latrobe City Council, 2020)
- Toongabbie Structure Plan Background Reports (Latrobe City Council, 2020)

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## Toongabbie Town Structure Plan (ToonTSP) [NEW] [Image rotated to align with other maps]

11.01- Tyers 1L-09

--/--/ Proposed 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)

[Redrafted Clauses] [MDF&C due to clause restructuring]

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## TO TRARALGON TO WALHALLA, MT BAW BAW TOWNSHIP GATEWAY TYERS TOWN STRUCTURE PLAN AREA COMMUNITY INFRASTRUCTURE, OPEN SPACE RESIDENTIAL TOWNSHIP ZONE LOW DENSITY RESIDENTIAL AGRICULTURE / RURAL DRAWING KEY

## Tyers Town Structure Plan (TYTSP)

**OFFICIAL** 

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## 11.03- Activity centres 1L-01

--/---Proposed

## **Strategies**

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

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

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

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

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

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

Discourage the establishment of new centres unless: There is demand to sustain its viability.

Its establishment will not detrimentally affect existing centres, particularly existing main town neighbourhood and small town retail centres.

## **Policy document**

Consider as relevant:

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

[Redrafted Clauses] [MDF&C due to clause restructuring]

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## 11.03- Churchill activity centre 1L-02

--/---Proposed

## **Policy application**

This policy applies to land within the Churchill Town Centre Plan (CTCP) included in this clause. [Redrafted Clauses] [MDF&C due to clause restructuring]

## **Strategies**

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

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

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

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

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

## **Policy document**

Consider as relevant:

• Churchill Town Centre Plan (Beca Pty Ltd, 2007)

## Churchill activity centre plan



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## 11.03-1L-03

## Moe activity centre

--/---Proposed

## **Policy application**

This policy applies to land within the Moe Activity Centre Plan (MACP) included in this clause. [Redrafted Clauses] [MDF&C due to clause restructuring]

## **Strategies**

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

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

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

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

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

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

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

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

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

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

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

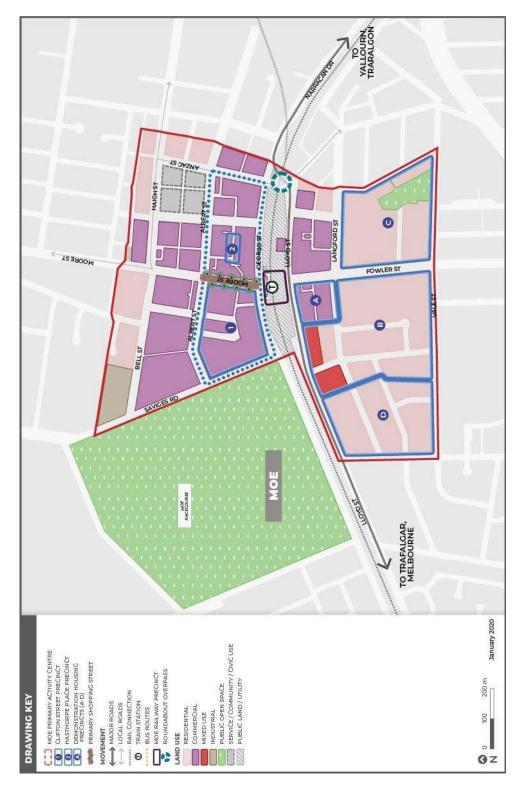
Support the redevelopment of higher density housing to the south of Moe town centre and train station through a demonstration project (MACP Area A to D).

## **Policy documents**

Consider as relevant:

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

## Moe activity centre plan



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## 11.03-2L Morwell to Traralgon Structure Plan

--/--/ Proposed C149latr

## **Policy application**

This policy applies to the land identified on the Morwell to Traralgon Structure Plan (MTTSP) included in this clause. [Redrafted Clauses] [MDF&C due to clause restructuring]

## **Strategies**

Encourage the relocation of the Traralgon Golf Course (MTTSP Area 2) and its development for residential purposes.

Encourage residential development in MTTSP Area 3 that protects the operations of Latrobe Regional Airport.

Support retirement village, aged care and higher density residential developments in MTTSP Area 8 near the Latrobe Regional Hospital.

Encourage employment intensive businesses, once land is rezoned, that are associated with health and aeronautics in MTTSP Area 4.

Encourage the development of a Local Activity Centre near the intersection of Princes Highway and Airfield Road that includes an area of public open space close to the Latrobe Regional Hospital.

Encourage the development of a Neighbourhood Activity Centre adjoining the intersection of Bradford Drive and Princes Highway only if it:

Achieves a standalone catchment area.

Minimises the economic impacts on other activity centres.

Discourage further expansion of the existing area used for car sales along Princes Highway (MTTSP Area 5).

Provide a landscaped buffer along the western and eastern edges of the industrial precinct in MTTSP Area 6.

Encourage development of a green movement corridor along Old Melbourne Road and the Coopers Road Reserve that incorporates pedestrian and cycle pathways, sections of the proposed Traralgon–Morwell shared path and important areas of native vegetation.

Encourage creation of an open space corridor through MTTSP Areas 1, 3 and 7 and 9 along the waterway.

## Policy guideline

Consider as relevant:

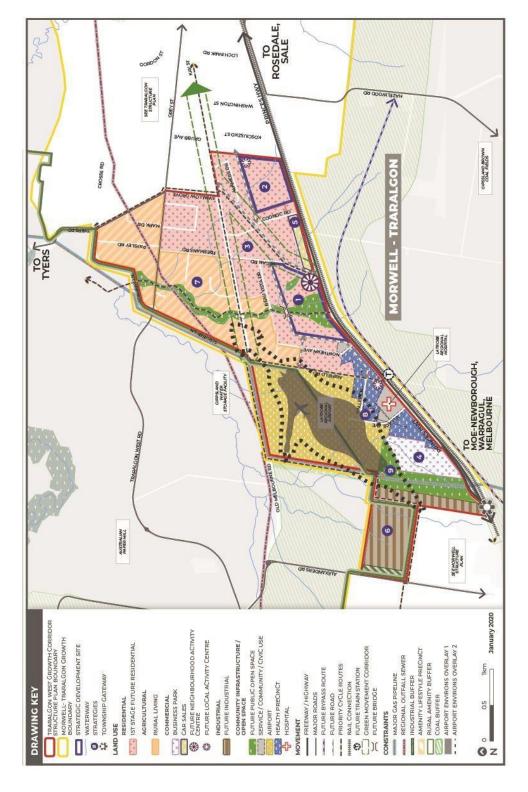
Encouraging incremental growth on land within 200 metres of the Neighbourhood Activity Centre once Farming zoned land has been rezoned to residential use.

## **Policy documents**

Consider as relevant:

- Traralgon Growth Area Framework (Hansen Partnership, 2013)
- Morwell to Traralgon Employment Corridor Precinct Masterplan (Urban Enterprise, 2020)
- Latrobe Regional Airport Master Plan 2015 (Updated 2019) (Rhebein Airport Consulting, 2019)

## Morwell to Traralgon Structure Plan (MTTSP)



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## 12.01-1L Protection of biodiversity

29/06/2023 C126latr

## **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. [NEW] [New strategy to prevent 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).

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).

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 guideline

Consider as relevant:

Ensure rural landholders to pursue a target of 30 per cent of native vegetation coverageacross their properties and the landscape as a critical threshold for biodiversity conservation, particularly within the Strzelecki – Alpine bio-link. [NEW] [Rephrased to make guideline more binding]

- Toongabbie Structure Plan (Latrobe City Council, 2020)
- Flora and Fauna Assessment -Toongabbie Structure Plan Background Report (Latrobe City Council, 2020)

12.03-1L River corridors and waterways

28/05/2021 C122latr

Strategy

Enhance the health of waterway corridors by increasing vegetation along corridors.

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## 13.02-1L-01

## **Planning in the Bushfire Management Overlay**

--/--/----

**Policy application** 

Proposed C149latr

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. [Redrafted clause] [Improved drafting to improve clarity]

## **Policy document**

Consider as relevant:

Latrobe City Municipal Fire Management Plan 2018 (Latrobe City Council, 2018)

## 13.02- Bushfire prone areas 1L-02

--/--/ Propose

## **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 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)
 [Redrafted Clause] [MDF&C due to clause restructuring]

## 13.03-1L Floodplain management

28/05/2021 C122latr

## **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 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 of existing waterways.

Ensure building envelopes for dwellings, including a sufficient effluent disposal area onsite, are located on flood free land.

## 13.07-1L Land use compatibility

-/--/---

Proposed C149latr

## **Policy application**

This policy applies to Farming Zone and Rural Living Zone land.

Strategies [Redrafted clause] [Improved drafting to improve clarity and application]

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) 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).

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 Sewer.

Locate use and development that mitigates interface amenity issues with sensitive uses around Gippsland Water's emergency storage facilities.

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## 14.01-1L-01

## Preservation of agricultural land in the Farming Zone

[NEW] [Rephrased to improve clarity of Clause purpose]

--/---Proposed

## **Policy application**

This policy applies to all land in the Farming Zone. [Redrafted clause] [Improved drafting to improve clarity]

## **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. [Redrafted clause] [Improved drafting to improve clarity]

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- Dwelling in the Farming Zone Schedule 1 1L-02

--/--/----

Proposed 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)

[Redrafted Clauses] [MDF&C due to clause restructuring]

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## 14.01- Dwelling in the Farming Zone Schedule 2 1L-03

--/--/ Proposed 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)

[Redrafted Clauses] [MDF&C due to clause restructuring]

## 14.01- Subdivision in Farming Zone Schedule 1 1L-04

--/---Proposed

## **Policy application**

C149latr

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)

[Redrafted Clauses] [MDF&C due to clause restructuring]

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## 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 outsidethe 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)

## 14.02-1L Catchment and land protection

--/--/---Proposed C149latr

#### Policy application

This policy applies to all land that is subject to the Environmental Significance Overlay – Schedule 1 (ESO2).

## Objective

To ensure that use and development in a special water supply catchment protects, restores and enhances the quality and quantity of the natural resources and environmental systems for the long term supply of quality water for future generations.

## **Strategies**

Ensure that use and development incorporates measures to protect, restore and enhance the natural resources and environmental systems, including waterways in special water supply catchments.

Provide for the effective control of stormwater drainage and wastewater disposal in a manner that prevents any detrimental impacts to the natural resources and environmental systems.

Manage the cumulative effects of unsewered development by ensuring land can accommodate effective on-site treatment of all wastewater generated from the land.

Encourage best practice approaches for all effluent disposal systems, effluent fields, irrigation fields and stormwater disposal.

Minimise the impact of use and development on the existing condition, health and capacity of natural resources and environment systems including waterways, soil types, soil structure, soil condition, vegetation and aquatic and terrestrial habitats.

Maximise, maintain and enhance riparian edges and vegetation cover all year round.

### **Policy guidelines**

Consider as relevant:

- The 'precautionary principle' when assessing the likelihood of impact of an application on natural resources and environmental systems.
- The ability and suitability of the land capability to accommodate the impacts of the use or development.
- Avoid locating use and development that includes a wastewater treatment and disposal system:
  - On any overland flow path or in any land depression.
  - Upstream of any dam used for domestic or stock supply.
  - Within 100 metres of the edge of a waterway, dam or reservoir.
  - Within 200 metres of any wastewater treatment and disposal system on any neighbouring or adjoining land.
- The availability and suitability of alternative effluent and waste water disposal systems.

[NEW] [Provides regional consistency with proclaimed catchment area and planning and with Amendments C80hepb and C145macr]

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## 14.01-3L Forestry and timber production

28/05/2021 C122latr

## **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 Strzelecki-Alpine Biolink.

Avoid non-agricultural uses from locating or developing in a manner that will inhibit the expansionor operation of forestry uses.

Ensure timber production complements the orderly development of the coal resource.

## 14.03-1L Coal resources

28/05/2021 C122latr

### **Strategies**

Encourage Categories B and C areas identified in the Gippsland Coalfields Policy Area Map in Clause 14.03-1R to be used for agricultural uses.

Design and site open cut mines to minimise fire risk, including through establishing buffers between open cut mines and timber plantations.

Prioritising the extraction of coal and agricultural land use activity over timber production unless the timber production is economically viable.

## Policy guidelines

Consider as relevant:

■ The views of the Minister administering the *Mineral Resources (Sustainable Development)*Act 1990 regarding the assessment of geotechnical risk within 2,000 metres from the crest of the mine around the southern boundary of Traralgon prior to supporting the rezoning of land, subdivision, or an increase in dwelling density in Areas 5, 12b, 19 and 21 of the Traralgon Town Structure Plan in Clause 11.01-1L.

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#### 15.01-1L Urban design

Proposed

## Strategies

Encourage built form that provides and enhances passive surveillance.

Encourage all retail outlets to provide active street frontages, including low level signs to street frontages and by avoiding blank walls to street facades. [Redrafted clause] [C136latr redrafting]

Improve the visual appearance of key transport routes, main road approaches to urban centres, streets and town entrances through urban design and landscaping in accordance with the *Latrobe City Council Urban Design Guidelines* (Latrobe City, 2019).

Support the upgrade of degraded areas (including commercial and industrial land), in particular at town entrances and primary transport routes, in accordance with the *Latrobe City Council Urban Design Guidelines* (Latrobe City, 2019).

Ensure development provides for positive urban design outcomes based on best practice design and siting guidance for different building typologies. [Redrafted clause] [C136latr redrafting]

Ensure new development is of a high standard, positively contributes to the physical environment and fosters pride of place to improve the health and wellbeing of Latrobe residents and meet growing demands for quality housing. [Redrafted clause] [C136latr redrafting]

Advocate for improved walking and cycling networks, while maintaining effective and safe movement of vehicles. [Redrafted clause] [C136latr redrafting]

#### Policy guidelines

Consider as relevant:

- Encourage residential development that:
  - Incorporates high quality architectural design, materials and finishes that contribute to the preferred neighbourhood character.
  - Improves the surveillance of the streetscape and visibility of dwelling entrances.
  - Appropriately sites private open space, services and driveways, avoiding multiple crossovers from the street.
  - Conserves and enhances those elements that contribute to the environmental significance and heritage values of a precinct.
- Encourage commercial development that:
  - Incorporates high quality architectural design, materials and finishes that contribute to the preferred character of the activity centre.
  - Appropriately sites upper levels to minimise amenity impacts to neighbouring sites and the street and improves passive surveillance.
  - Designs vehicle access and car parking to maximise pedestrian safety and minimise visual impact.
  - Incorporates signage that complements the host building and does not dominate the streetscape so as to cause visual clutter.
  - Incorporates landscaping to provide shade and shelter to encourage pedestrian movement and which beautifies the streetscape.
  - Sites storage facilities away from the public realm.

- Encourage industrial development that:
  - Provides adequate setbacksto ensure development respects the spacious, low scale character and ensures a functional site layout, an enhanced sense of address and which allows for car parking areas, storage and passive surveillance.
  - Improves connectivity, access and mobility within industrial areas whilst not adversely impacting on surrounding residential or public uses.
  - Provides landscaping areas to enhance the streetscape, improving the overall quality of the public realm and to soften the impact of built form.
  - Is designed to be environmentally sustainable and utilises quality materials to improve appearance, durability and functionality.
  - Sites storage facilities away from the public realm to reduce visual clutter when viewed from the street.
- Encourage streetscape design that:
  - Provides functional and aesthetically pleasing streetscapes which responds to the local character and encourages diverse uses and activity.
  - Creates a multi-model street network with Latrobe City's townships which prioritises safe pedestrian and cycling movement

[Redrafted clause] [C136latr redrafting]

### **Policy documents**

Consider as relevant:

- Healthy Urban Design Good Practice Guideline (Latrobe City Council, 2008)
- Latrobe City Council Retail Strategy (Essential Economics 2019)
- Latrobe City Council Urban Design Guidelines (Hanson Pty Ltd and LatrobeCity Council, 2021.
- Public Toilet Plan 2023-2030 (Latrobe City Council, 2023).
- Live work Latrobe Housing Strategy (Latrobe City Council, Macroplan Dimasi, RMCG and Planisphere, 2019). [Redrafted clause] [C136latr redrafting]

[NEW: PTP] [References new policy document approved by Council and removes expiry date]

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# 15.01-2L Energy and resource efficiency

10/06/2022

VC216

# Strategy

Encourage development to incorporate energy efficient design measures.

## 15.01-3L Subdivision design

Proposed

#### **Strategies**

Locate shops, community centres, public open space and activity centres within walking distance of dwellings. [Redrafted clause] [Improved drafting to improve clarity]

In residential areas, ensure there is scope for canopy tree planting within street reservations.

Provide reserve widths or tree reserves that enhance road safety, protect power lines and contribute to neighbourhood character.

Incorporate remnant native vegetation as reserves and parklands where possible.

Locate dwellings within walking distance to:

- Pedestrian and cycle paths that provide shade, toilet facilities, drinking taps, cycle racks, seating and directional signage.
- A community centre.
- Public transport.

### Policy guideline

Consider as relevant:

- Encouraging developments to include community spaces or buildings within walking distance(less than 800 metres) from all dwellings.
- 19.02 Waterway Management Plan Guidelines for Urban Development in Gippsland.

[Redrafted clause] [Additional policy guideline]

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## 15.01-5L Neighbourhood character

13/06/2024 C136latr

## **Strategies**

Encourage the retention of intact, older buildings and features that contribute to the character of an area.

Facilitate the development of streetscapes that:

- Reinforce the regional suburban character.
- Comprise built form that addresses public areas.
- Comprise wide streets in newly developing areas.
- Provide generous front setbacks and space between dwellings.

Minimise the loss of backyard areas and established vegetation in development.

Ensure that multi-unit housing is landscaped, with tree and shrub selection.

Ensure there is scope for canopy tree planting in private residential properties.

Encourage residential allotment sizes that respect the existing subdivision pattern in District and Small Towns.

Ensure specific character outcomes are achieved for special character areas in Churchill, Moe and Traralgon. [Redrafted clause] [C136latr redrafting]

## **Policy documents**

Consider as relevant:

- Live Work Latrobe Housing Strategy (Latrobe City Council, MacroPlan Dimasi, RMCG and Planisphere, 2019)
- Latrobe City Council Urban Design Guidelines (Hanson Pty Ltd and Latrobe City Council, 2021). [Redrafted clause] [C136latr redrafting]

## 15.01-6L Design for rural areas

28/05/2021 C122latr

## Strategy

Encourage buildings to locate away from ridgelines and hilltops and be designed so that they blend into the landscape.

## 15.03-1L Heritage conservation

28/05/2021 C122latr

### **Strategies**

Discourage demolition of heritage structures and trees unless the demolition will result in net community benefit.

Design and site development so that it does not adversely affect the significance of the heritage place or any adjoining heritage place.

## **Policy document**

Consider as relevant:

Latrobe City Heritage Study (Context Pty Ltd, 2010)

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## 16.01-1L Housing supply

--/--/---

Proposed C149latr

## **Policy application**

This policy applies to all land identified in the Housing Framework Plans included in this clause.

## General strategies [Redrafted clause] [Improved drafting to improve clarity]

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. [Redrafted clause] [C136latr redrafting]

## 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. [Redrafted clause] [C136latr redrafting]

#### 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 need of a range of households. [Redrafted clause] [C136latr redrafting]

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-07) 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 onthe Morwell Town Structure Plan in Clause 11.01-1L-6).

Facilitate the development of streetscape character that contains:

- Private gardens in front yards.
- Space between buildings.

- Views to local landmarks.
- Natural shade.

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#### 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 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.

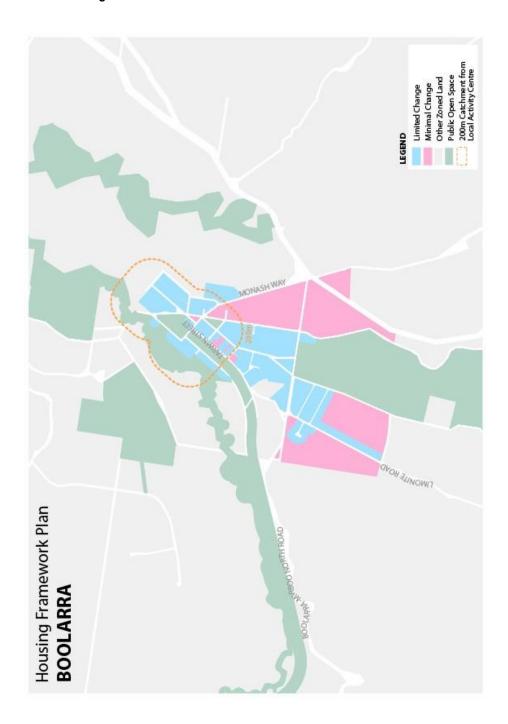
Encourage the retention and provision of vegetated areas including canopy trees and large garden spaces.

### **Policy document**

Consider as relevant:

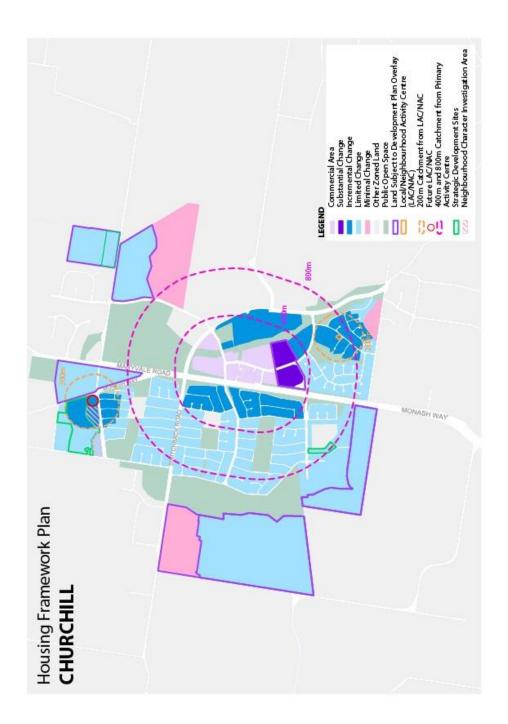
- Live Work Latrobe Housing Strategy (Latrobe City Council, MacroPlan Dimasi, RMCG and Planisphere, 2019)
- Latrobe Social and Affordable Housing Strategy (SGS Economics & Planning and Latrobe City Council, 2021). [Redrafted clause] [C136latr redrafting]

# **Boolarra Housing Framework Plan**

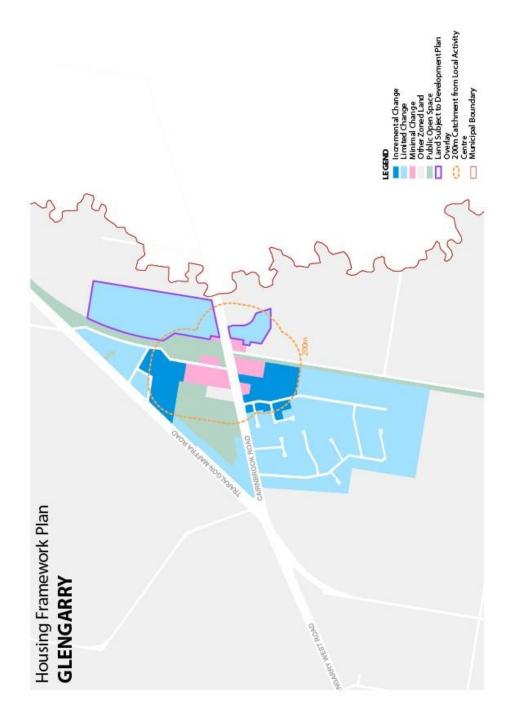


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# **Churchill Housing Framework Plan**

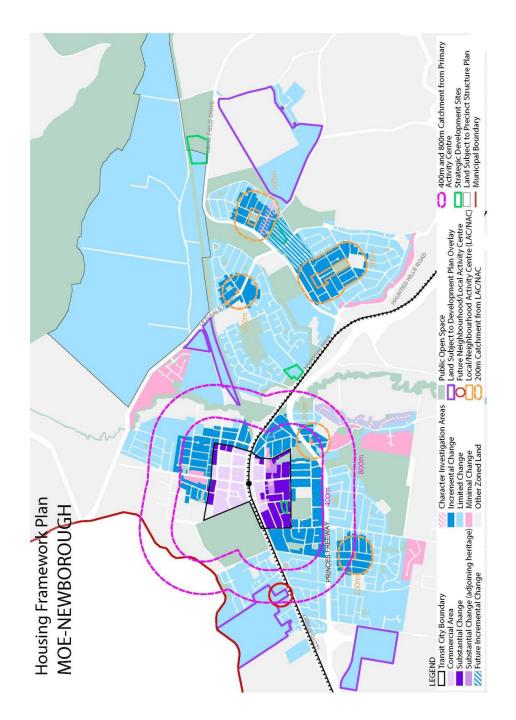


## **Glengarry Housing Framework Plan**

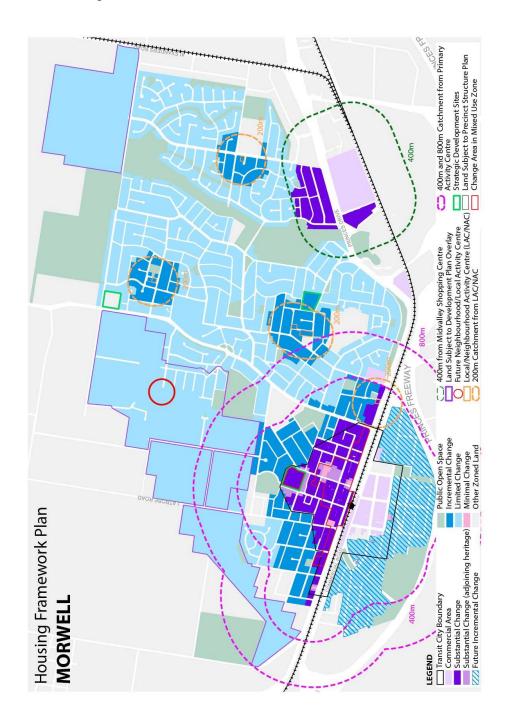


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Moe - Newborough Housing Framework Plan

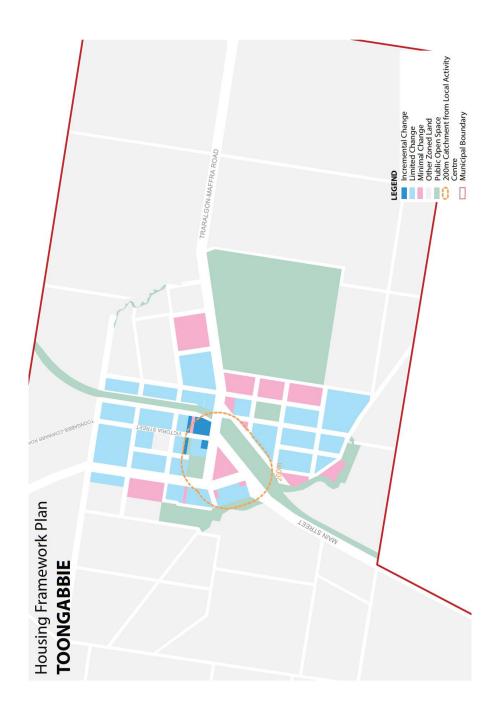


## **Morwell Housing Framework Plan**

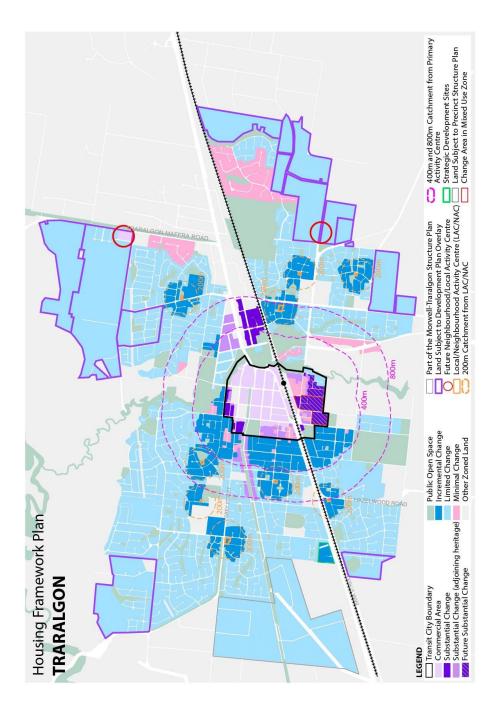


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# Toongabbie Housing Framework Plan

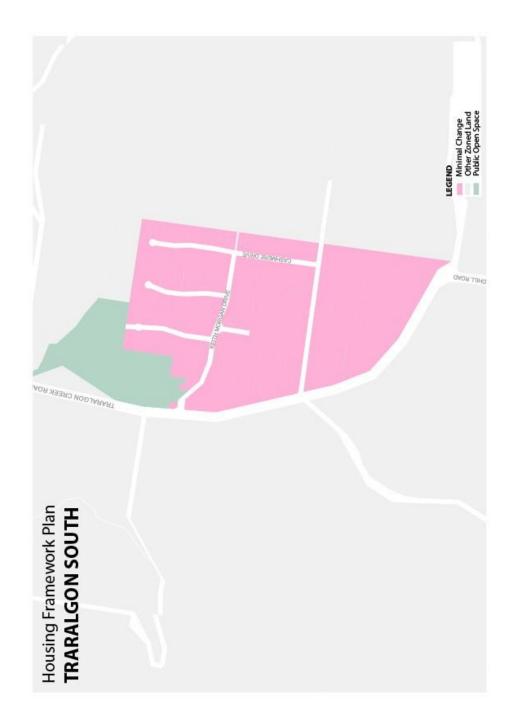


## **Traralgon Housing Framework Plan**



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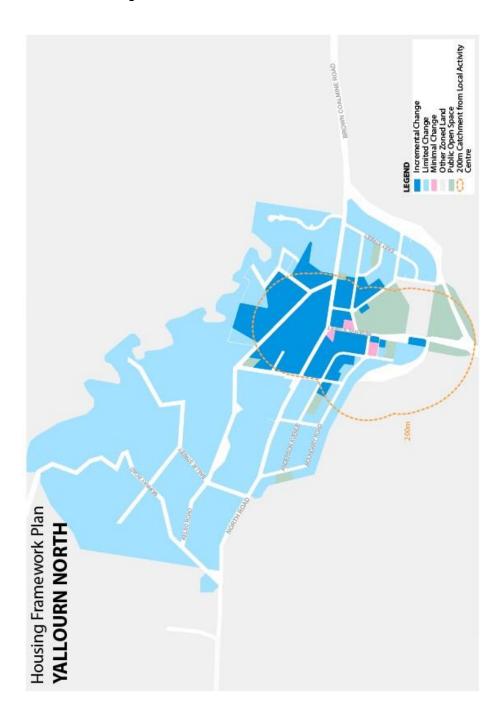
# Traralgon South Housing Framework Plan



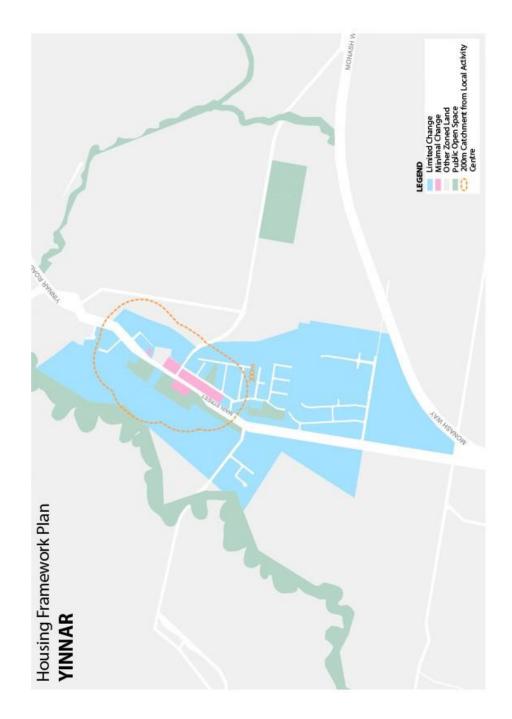
## **Tyers Housing Framework Plan**



# Yallourn North Housing Framework Plan



## Yinnar Housing Framework Plan



## 16.01-2L Housing affordability

13/06/2024 C136latr [NEW Clause] [C136latr new clause to be included]

### **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).

# 16.01-3L 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.

# 16.01-5L 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.

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# 17.01-1L Diversified economy

--/--/----Proposo

[Redrafted clause] [Corrects spelling and clause number update]

Proposed C149latr

#### Strategies

Encourage large format industries including heavy industry, food and fibre processing within the Morwell – Maryvale Industry Growth Corridor as identified in the Economic Strategy Plan in Clause 02.04 and Areas 7, 8 & 9 of the Morwell Town Structure Plan in Clause 11.01-1L-06.

Support the development of information communications technology hubs and precincts.

Provide for an employment area focused around the Latrobe Regional Airport and Hospital that accommodates industry clusters linked to health, aeronautics or agricultural research.

## **Policy document**

Consider as relevant:

 Live Work Latrobe Industrial and Employment Strategy (Latrobe City Council, MacroPlan Dimasi, RMCG and Planisphere, 2019)

# 17.01-2L Innovation and research

28/05/2021 C122latr

## **Strategies**

Facilitate the development of the Gippsland Hi-Tech Precinct by supporting the co-location of businesses that complement the activities within the Precinct.

Facilitate the establishment of research and development facilities, including those associated with existing businesses.

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## 17.02-1L Business

--/--/----

Proposed C149latr

## Strategy

Direct development of restricted retail premises (homemaker precincts) to:

- Princes Drive, Morwell (Area 6 on the Morwell Town Structure Plan in Clause 11.01-1L-06).
- Mid-Valley Primary Activity Centre, Morwell (Areas 10 and 4 on the Morwell Town Structure Plan in Clause 11.01-1L-06).
- Princes Highway and Stammers Road, Traralgon East (Area 5 on the Traralgon Town Structure Plan in Clause 11.01-1L-07).
- Argyle Street, Traralgon (Area 4 on the Traralgon Town Structure Plan in Clause 11.01-1L-07). Narracan Drive, Moe (Area 9 on the Moe-Newborough Town Structure Plan in Clause 11.01-1L-05).

[Redrafted clause] [Updates clause number update]

# 17.02-2L Out-of-centre development

28/05/2021 C122latr

## Strategy

Discourage the establishment of 'out of centre' large format supermarkets and retail developments, unless there is demand and existing centres would not be detrimentally affected.

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# 17.03-1L Sustainable industry

--/--/ Proposed C149latr

#### **Strategies**

Discourage expansion of industrial land in Churchill, Moe and Traralgon unless indicated on the Churchill Town Structure Plan, Moe-Newborough Town Structure Plan or Traralgon Town Structure Plan as shown in Clauses 11.01-1L-03, 11.01-1L-05 or 11.01-1L-07.

Encourage the long term expansion of the Industrial Precinct in Area 6 on the Morwell to Traralgon Structure Plan in Clause 11.03-2L.

Develop large, low density and high amenity industries in the high amenity location north of Princes Drive and east of Alexanders Road in Morwell (Area 7 on the Morwell Town Structure Plan in Clause 11.01-1L-06).

Retain the potential of the Morwell South Heavy Industry Precinct and land within the Special Use - Brown Coal Area to function as locations that are suited to major heavy industry (Area 9 on the Morwell Town Structure Plan in Clause 11.01-1L-06).

Encourage industry in the underutilised industrial precinct in the north-west of Churchill (Area 4 of the CTSP in Clause 11.01-1L-03).

Support the development of industry in Churchill that benefits from locating near its educational institutions. [Redrafted clause] [Updates clause number update]

## **Policy documents**

Consider as relevant:

- Live Work Latrobe Industrial and Employment Strategy (Latrobe City Council MacroPlan Dimasi, RMCG and Planisphere, 2019)
- Morwell to Traralgon Employment Corridor Precinct Masterplan (Urban Enterprises, 2020)

# 17.04- Major attractions and commercial tourism in Latrobe 1L-01

--/--/ Proposed C149latr

## **Strategies**

Encourage development of event related facilities to support Latrobe as a conference and major events destination.

Facilitate tourism development, such as accommodation and hospitality, that supports visitation to Latrobe's events and attractions, including its industrial heritage.

Encourage commercial tourist development to locate within urban areas.

## **Policy document**

Consider as relevant:

Latrobe City Events and Tourism Strategy 2018-2022 (Latrobe City Council, 2018)

[Redrafted clause] [Updates clause number update]

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### 17.04-1L-02

### Facilitating rural tourism

--/---Proposed

## Objective

To promote the complementary use of land for rural and nature-based tourism within rural landscapes. [Redrafted clause] [Improved drafting to improve clarity]

## **General strategies**

Facilitate small scale rural based tourism that enhances the viability of agricultural activity.

Discourage tourism that is likely to result in significant disturbance to remnant bushland.

Support large scale tourism developments in rural areas only where:

- The tourism enterprise requires a rural location.
- The development will not contribute to the urbanisation of the area.
- The land use is compatible with the use of adjoining and surrounding land for agriculture or forestry and complimentary to the rural setting.
- The facility will significantly contribute to the local and regional tourism economy.
- The site has convenient access to tourist routes, tourist attractions and infrastructure.
- The site has access to all relevant servicing infrastructure and the development will meet all
  costs for infrastructure provision to the site.
- The bushfire risk can be reduced to an acceptable level.

### **Policy document**

Consider as relevant:

■ Live Work Latrobe Rural Land Use Strategy (Latrobe City Council, MacroPlan Dimasi, RMCG and Planisphere, 2019)

# 17.04- Tourism in the Farming Zone Schedule 1 1L-03

--/--/----

### **Policy application**

Proposed

This policy applies to use or development of land within the Farming Zone Schedule 1.

### **Strategies**

Support tourism only where it is:

- Associated with an existing farming activity undertaken on the property.
- Sensitive to the rural landscape and natural environment and aids in achieving onsite biodiversityconservation.

Ensure that any existing agricultural activity on the site remains as the primary land use of the site

Discourage tourism use unless it economically promotes an existing productive agricultural use on site

Minimise the loss of productive agricultural land as a result of use and development of land for tourism.

## **Policy document**

Consider as relevant:

 Live Work Latrobe Rural Land Use Strategy (Latrobe City Council, MacroPlan Dimasi, RMCG and Planisphere, 2019)

[Redrafted Clauses] [MDF&C due to clause restructuring]

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## 17.04-1L-04

## Tourism in the Farming Zone Schedule 2

-/--/---

Proposed C149latr

## **Policy application**

This policy applies to the use or development of land within the Farming Zone Schedule 2 for tourism.

### **Strategies**

Support the establishment of tourism opportunities that include agriculture related or nature based activities, bed and breakfasts, host farms, wineries and restaurants.

Discourage camping, caravan parks, backpacker hostels, market or residential hotels that would conflict with adjoining agriculture uses, land conservation outcomes or rural amenity values.

Encourage tourism buildings and ancillary infrastructure to be clustered together on the property and screened from view from neighbouring dwellings.

Support the use and development of land for accommodation, 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.
- That any risk from bushfire is reduced to an acceptable level and any bushfire protection measures can be implemented.

## **Policy document**

Consider as relevant:

 Live Work Latrobe Rural Land Use Strategy (Latrobe City Council, MacroPlan Dimasi, RMCG and Planisphere, 2019)

[Redrafted Clauses] [MDF&C due to clause restructuring]

# 18.01-2L Transport system

28/05/2021 C122latr

## Strategy

Support improvements to heavy vehicle access to industrial zoned land located to the north of the Moe Township and to the industrial precincts in the Morwell to Maryvale corridor.

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# 18.01-3L Sustainable personal transport

09/12/2021 VC204

## **Strategies**

Facilitate the expansion of cycling and pedestrian networks in all towns and between all activity centres.19.02-

Encourage where possible Healthy Active by Design principles when planning open space and neighbourhoods

Ensure that health and wellbeing outcomes for the community are considered, where appropriate, in land use planning.

[NEW: LWL] [Incorporating strategies from Living Well Latrobe 2022-2025]

## **Policy documents**

Consider as relevant:

- Latrobe City Bicycle Plan 2007-2010 (Latrobe City Council, 2007)
- Tracks, Trails and Paths Strategy (Planisphere, 2016)
- Living Well Latrobe 2022-2025 (Latrobe City Council, 2022)

[NEW: LWL] [Incorporating strategies from Living Well Latrobe 2022-2025]

18.02-2L Cycling

09/12/2021 VC204

# **Strategies**

Design residential estates to include a bicycle network that links with the principal bicycle routes.

# **Policy documents**

Consider as relevant:

- Latrobe City Bicycle Plan 2007-2010 (Latrobe City Council, 2007)
- Tracks, Trails and Paths Strategy (Planisphere, 2016)

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# 18.02-4L Road system

09/12/2021 VC204

# Strategy

Facilitate a functional, safe and efficient rural roads system that maintains the rural character and meets the demands of both rural industry and residents.

Enhance the safety of all road users by utilising a safe system approach and promoting active transport.

[NEW: LWL] [Incorporating strategies from Living Well Latrobe 2022-2025]

18.02-5L Freight links

09/12/2021 VC204

Strategy

Facilitate a range of logistics activities at the Gippsland Intermodal Freight Terminal in Morwell.

# **Policy document**

Consider as relevant:

 Morwell Logistics Precinct Master Plan (Beca Oty Ltd with Meyrick and Associates and Traffix Group, 2005)

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# 18.02-7L Latrobe Regional Airport

09/12/2021 VC204

# Strategy

Provide opportunities for aerospace and aviation related industries to expand or establish their operations at the airport.

# **Policy document**

Consider as relevant:

Latrobe Regional Airport Master Plan 2015 (Updated 2019) (Rhebein Airport Consulting, 2019)

# 19.01-3L Pipeline infrastructure

21/12/2023 C121latr

# Strategies

Minimise risks associated with land use and subdivision within the notification area of high pressure licensed pipelines.

Encourage risk sensitive development to be located outside of the pipeline notification area.

19.02-1L Health facilities

28/05/2021 C122latr

Strategy

Facilitate and protect the operations of Latrobe Regional Hospital.

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# 19.02-2L Education facilities

--/--/----

Proposed 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.

[Redrafted clause] [Improved drafting to improve clarity]

# 19.02-4L Social and cultural infrastructure

28/05/2021 C122latr

#### **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 the impact of inter-generational trauma and the ongoing impacts of colonisation.

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

[NEW: LWL] [Incorporating strategies from Living Well Latrobe 2022-2025]

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#### 19.02-6L

#### Open space

--/--/ Proposed C149latr

#### **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-07).

Provide large scale open spaces linking the different areas of Traralgon, utilising existing waterways and floodplains.

Prioritise universal design in the development and upgrade of open space. [NEW: LWL] [Incorporating strategies from Living Well Latrobe 2022-2025]

#### **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)
- Living Well Latrobe 2022-2025 (Latrobe City Council, 2022)
   [NEW: LWL] [Incorporating strategies from Living Well Latrobe 2022-2025]
- Fenced Dog Park Implementation Plan 2024-2034 (Latrobe City Council, 2024)

[NEW: PTP] [References new policy document approved by Council]

# 19.03-2L Infrastructure design and provision

-/--/---

Proposed C149latr

#### **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) 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, 2022)
- Public Toilet Plan 2023-2030 (Latrobe City Council, 2023).

[NEW: PTP] [References new policy documents approved by Council and updated externally]

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# 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.

# SCHEDULE 1 TO CLAUSE 32.03 LOW DENSITY RESIDENTIAL ZONE

Proposed

Shown on the planning scheme map as LDRZ1.

#### 1.0 06/06/2019 C116latr

# Subdivision requirements

	Land	Area (hectares)
Minimum subdivision area (hectares)	None specified	

# Outbuilding permit requirements

2.0 06/06/2019 C116latr

Dimensions above which a permit is required to construct an outbuilding (square metres)

None specified

[NEW] [MDF&C for schedule numbering and template]

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SCHEDULE 1 TO CLAUSE 32.04 MIXED USE ZONE

--/--/---Proposed C149latr

Shown on the planning scheme map as MUZ1.

LATROBE MIXED USE AREAS

1.0 06/06/2019 C116latr **Objectives** 

None specified.

2.0 06/06/2019 C116latr Clause 54 and Clause 55 requirements

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

3.0 06/06/2019 C116latr Maximum building height requirement

None specified.

**4.0** 06/06/2019

**Exemption from notice and review** 

C116latr None specified.

**5.0** 06/06/2019

**Application requirements** 

C116latr None specified.

**6.0** 06/06/2019 C116latr **Decision guidelines** 

None specified.

**7.0** 06/06/2019

Signs

C116latr

None specified. [NEW] [MDF&C for schedule numbering and template]

#### **SCHEDULE 1 TO CLAUSE 32.05 TOWNSHIP ZONE**

--/--/ Proposed C149latr

Shown on the planning scheme map as TZ1.

#### **LATROBE TOWNSHIPS**

1.0 28/05/2021 C122latr Neighbourhood character objectives

To provide for residential and commercial development that retains and protects the rural atmosphere.

To provide visually attractive development that enhance townships.

2.0 26/04/2024 VC252

#### Clause 54 and Clause 55 requirements

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

4.0 26/04/2024 VC252 Maximum building height requirement for a dwelling, small second dwelling or residential building

None specified.

5.0 26/04/2024 VC252 **Application requirements** 

None specified.

6.0 26/04/2024 VC252 **Decision guidelines** 

None specified. [NEW] [MDF&C for schedule numbering and template]

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#### SCHEDULE 1 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE

21/11/2019 C105latr

Shown on the planning scheme map as RGZ1.

#### TRARALGON TRANSIT CITY PRECINCT

#### 1.0 21/11/2019 C105latr

#### **Design objectives**

To facilitate development of smaller housing types comprising apartments, shop-top housing, townhouses and units to maximise access to activity centres, services, transport and infrastructure.

To create an attractive neighbourhood character which allows for a compact urban form whilst retaining the appearance of wide, vibrant and vegetated streetscapes and boulevards, with spaces between buildings as they face the street.

To encourage multi-storey developments on land of sufficient size and width to achieve required building setbacks, a garden landscape within the front setback and off street car parking.

To ensure that the design of vehicle access points and car parking support a safe, accessible and walkable neighbourhood.

#### 2.0 --/--/----Proposed C149latr

# Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A3 and B6	Walls of buildings should be set back at least 3 metres from the front street including corner sites.
		Side street setback requirements specified in the table to standards A3 and B6 continue to apply.
		Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	One canopy tree per 25 square metres within the front setback garden area.
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	A front fence within 3 metres of a street should not exceed a height of:
		<ul> <li>1.5 metres for a road in a Transport Zone</li> <li>2.</li> </ul>
		<ul> <li>1.2 metres for all other roads and streets.</li> </ul>

[NEW] [MDF&C and PPN91 redrafting]

#### 3.0 26/04/2024 VC252

# Maximum building height requirement for a dwelling, small second dwelling or residential building

A building used as a dwelling or a residential building must not exceed a height of 16.5 metres above natural ground level.

#### 4.0 21/11/2019 C105latr

#### **Application requirements**

None specified.

#### 5.0 21/11/2019 C105latr

#### **Decision guidelines**

The following decision guidelines apply to an application for a permit under Clause 32.07, in addition to those specified in Clause 32.07 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Where the development abuts a General Residential Zone or Neighbourhood Residential Zone, the design should provide a graduated or stepped transition in building height, mass and scale from that adjoining zone.
- Whether the proposed development provides adequate spacing between it and the adjoining building.
- 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 land is of sufficient size to achieve setbacks, landscaping and car parking requirements.
- Whether the proposed development presents activated and articulated facades to adjoining streets including on corner lots.

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21/11/2019 C105latr

#### SCHEDULE 2 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE

Shown on the planning scheme map as RGZ2.

#### **COMPACT LIVING WITH SPECIAL CHARACTER**

#### 1.0 21/11/2019 C105latr

#### **Design objectives**

To provide for a compact urban form that retains a garden appearance and wide streetscape, whilst enabling increased housing density and diversity that is sympathetic to identified heritage values

To ensure that the design and siting of new buildings does not dominate the streetscape or compromise identified heritage character.

To ensure upper levels of buildings are set back to minimise dominance within the streetscape.

To ensure that the design of vehicle access points and car parking support a safe, accessible and walkable neighbourhood.

# 2.0 --/--/--Proposed C149latr

# Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	One canopy tree per 25 square metres within front setback garden area
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	A front fence within 3 metres of a street should not exceed a height of:     1.5 metres for a road in a Transport Zone 2.     1.2 metres for all other roads and streets.

#### [NEW] [MDF&C and PPN91 redrafting]

3.0 26/04/2024 VC252

# $\label{eq:maximum_building} \textbf{Maximum building height requirement for a dwelling, small second dwelling or residential building}$

A building used as a dwelling or a residential building must not exceed a height of 13.5 metres above natural ground level.

#### 4.0 21/11/2019 C105latr

# **Application requirements**

None specified.

#### 5.0 21/11/2019 C105latr

#### **Decision guidelines**

The following decision guidelines apply to an application for a permit under Clause 32.07, in addition to those specified in Clause 32.07 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the design of new developments exceeding 9 metres above natural surface level provides a stepped or graduated elevation treatment to the adjoining General Residential Zone, Neighbourhood Residential Zone or land located within a Heritage Overlay.
- Whether land is of sufficient size to achieve setbacks, landscaping and car parking requirements.
- On corner sites, buildings should address both street frontages with either openings and/or windows at street level.
- The scale and design of the development against the heritage significance of adjoining heritage sites and precincts.
- The front setback of a new building should not be set forward from an adjoining heritage building.

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#### SCHEDULE 3 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE

21/11/2019 C105latr

Shown on the planning scheme map as **RGZ3**.

#### **MORWELL AND MOE TRANSIT CITY**

#### 1.0 21/11/2019 C105latr

#### **Design objectives**

To facilitate development of smaller housing types comprising apartments, shop-top housing, townhouses and units to maximise access to activity centres, services, transport and infrastructure.

To create an attractive neighbourhood character which allows for a compact urban form whilst retaining the appearance of wide, vibrant and vegetated streetscapes and boulevards, with spaces between buildings as they face the street.

To encourage multi-storey developments on allotments of sufficient size and width to achieve required building setbacks, a garden landscape within the front setback and off street car parking.

To ensure that the design of vehicle access points and car parking support a safe, accessible and walkable neighbourhood.

# 2.0 Requirements of Clause 54 and Clause 55

--/--/----Proposed C149latr

	Standard	Requirement
Minimum street setback	A3 and B6	Walls of buildings should be set back at least 3 metres from the front street including corner sites.
		Side street setback requirements specified in the table to standards A3 and B6 continue to apply.
		Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	One canopy tree per 25 square metres within the front setback garden area
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	A front fence within 3 metres of a street should not exceed a height of:
		<ul><li>1.5 metres for a road in a Transport Zone 2.</li><li>1.2 metres for all other roads and streets.</li></ul>

[NEW] [MDF&C and PPN91 redrafting]

**3.0** 26/04/2024

# Maximum building height requirement for a dwelling, small second dwelling or residential building

A building used as a dwelling or a residential building must not exceed a height of 13.5 metres above natural ground level.

# 4.0 Application requirements

21/11/2019 C105latr

None specified.

# 5.0 Decision guidelines

--/--/ Proposed C149latr

The following decision guidelines apply to an application for a permit under Clause 32.07, in addition to those specified in Clause 32.07 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the development retains wide, vibrant and vegetated streetscape.
- Whether land is of sufficient size to achieve setbacks, landscaping and car parking requirements.
- Whether vehicle access points and car parking design support a 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.
- Where the development abuts a General Residential Zone or Neighbourhood Residential Zone, the design should provide a graduated or stepped transition in building height, mass and scale from that adjoining zone.

[Redrafted clause] [Deletes repetition]

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### SCHEDULE 4 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE

21/11/2019 C105latr

Shown on the planning scheme map as **RGZ4**.

#### **CHURCHILL ACTIVITY CENTRE**

#### 1.0 21/11/2019 C105latr

#### **Design objectives**

To facilitate development of smaller housing types comprising apartments, townhouses and units to maximise access to activity centres, services, transport and infrastructure.

To create an attractive neighbourhood character which allows for a compact urban form whilst retaining the appearance of wide, vibrant and vegetated streetscapes and boulevards, with spaces between buildings as they face the street.

To encourage multi-storey developments on large lots of sufficient size and width to achieve required building setbacks, a garden landscape within the front setback and off street car parking.

To ensure that the design of vehicle access points and car parking support a safe, accessible and walkable neighbourhood.

#### 2.0 --/--/ Proposed

C149latr

# Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A3 and B6	Walls of buildings should be set back at least 3 metres from the front street including corner sites.
		Side street setback requirements specified in the table to standards A3 and B6 continue to apply.
		Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	One canopy tree per 25 square metres within the front setback garden area
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	A front fence within 3 metres of a street should not exceed a height of:
		<ul> <li>1.5 metres for a road in a Transport Zone</li> <li>2.</li> <li>1.2 metres for all other roads and streets.</li> </ul>

#### [NEW] [MDF&C and PPN91 redrafting]

#### 3.0 26/04/2024 VC252

# Maximum building height requirement for a dwelling, small second dwelling or residential building

A building used as a dwelling or a residential building must not exceed a height of 13.5 metres above natural ground level.

# 4.0

#### **Application requirements**

21/11/2019 C105latr

None specified

#### 5.0 21/11/2019 C105latr

#### **Decision guidelines**

The following decision guidelines apply to an application for a permit under Clause 32.07, in addition to those specified in Clause 32.07 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the development supports the character of wide, vibrant and vegetated streetscapes.
- Whether land is of sufficient size to achieve setbacks, landscaping and car parking requirements.
- Whether access points provided in the development are safe and accessible and promote a
  walkable neighbourhood by providing adequate space for car parking in front of garaged and
  carports within the property boundary.
- Where the development abuts a General Residential Zone or Neighbourhood Residential Zone, the design should provide a graduated or stepped transition in building height, mass and scale from that adjoining zone.

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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 21/11/2019 C105latr

#### Neighbourhood character objectives

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 26/04/2024 VC252

Construction or extension of a dwelling, small second dwelling or residential building - minimum gardenarea requirement

Is the construction or extension of a dwelling or residential building exempt from the minimum garden area requirement?

Yes

#### 3.0 --/--/----

Requirements of Clause 54 and Clause 55

Proposed C149latr

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	One canopy tree in front setback with no less than 50% planted or grassed landscape area
Side and rear setbacks	A10 and B17	A new building not on or within 200mm of one side boundary should be set back from that side boundary at least 1.5 metres plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres  Side setbacks as specified in Standards A10 and B17 continue to apply to other side boundaries
		Rear setbacks as specified in Standards A10 and B17 continue to apply
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified

Front fence height	A front fence within 3 metres of a street should not exceed a height of:
	<ul> <li>1.5 metres for a road in a Transport Zone 2.</li> </ul>
	1.2 metres for all other roads and streets.

#### [NEW] [MDF&C and PPN91 redrafting]

4.0 26/04/2024 VC252 Maximum building height requirement for a dwelling, small second dwelling or residential building

None specified.

5.0 26/04/2024 VC252

#### **Application requirements**

None specified.

# 6.0 Decision guidelines

--/---Proposed

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 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.

[NEW] [Improved drafting to improve clarity]

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#### SCHEDULE 2 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

21/11/2019 C105latr

Shown on the planning scheme map as GRZ2.

#### **INCREMENTAL CHANGE (TRARALGON GARDEN SUBURB)**

#### 1.0 21/11/2019 C105latr

#### **Neighbourhood character objectives**

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 26/04/2024 VC252

Construction or extension of a dwelling, small second dwelling or residential building - minimum gardenarea requirement

Is the construction or extension of a dwelling or residential building exempt from the minimum garden area requirement?

No

# 3.0 Requirements of Clause 54 and Clause 55

--/---Proposed C149latr

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	One canopy tree in the front setback gardenarea with no less than 50% planted or grassed landscape area
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	A front fence within 3 metres of a street should not exceed a height of:  1.5 metres for a road in a Transport Zone 2.  1.2 metres for all other roads and streets.

[NEW] [MDF&C and PPN91 redrafting]

4.0 26/04/2024 VC252 Maximum building height requirement for a dwelling, small second dwelling or residential building

None specified.

5.0 26/04/2024 VC252 **Application requirements** 

None specified.

6.0

#### **Decision guidelines**

--/---Proposed

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.

[NEW] [Improved drafting to improve clarity]

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#### SCHEDULE 3 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

21/11/2019 C105latr

Shown on the planning scheme map as GRZ3.

#### **NEW ESTATES**

#### 1.0 Neighbourhood character objectives

--/--/ Proposed 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 setbacksto allow for landscaping. [Redrafted clause] [Deletes repetition]

2.0 26/04/2024 VC252 Construction or extension of a dwelling, small second dwelling or residential building - minimum gardenarea requirement

Is the construction or extension of a dwelling or residential building exempt from the minimum garden area requirement?

No

### 3.0 Requirements of Clause 54 and Clause 55

--/---Proposed

Minimum street setbackA3 and B6None specifiedSite coverageA5 and B8None specifiedPermeabilityA6 and B9None specifiedLandscapingB13One canopy tree in the front setback garden area with no less than 50 percent planted or grassed landscape areaSide and rear setbacksA10 and B17A new building not on or within 200mm of one side boundary should be set back from that side boundary at least 1.5 metres plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metresSide setbacks as specified in Standards A10 and B17 continue to apply to other side boundariesRear setbacks as specified in Standards A10 and B17 continue to applyWalls on boundariesA11 and B18None specifiedPrivate open spaceA17None specifiedFront fence heightA20 and B32None specified		Standard	Requirement
Permeability  A6 and B9  None specified  One canopy tree in the front setback garden area with no less than 50 percent planted or grassed landscape area  A new building not on or within 200mm of one side boundary should be set back from that side boundary at least 1.5 metres plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres  Side setbacks as specified in Standards A10 and B17 continue to apply to other side boundaries  Rear setbacks as specified in Standards A10 and B17 continue to apply  Walls on boundaries  A11 and B18  None specified  Private open space  A17  None specified	Minimum street setback	A3 and B6	None specified
Landscaping  B13  One canopy tree in the front setback garden area with no less than 50 percent planted or grassed landscape area  A10 and B17  A new building not on or within 200mm of one side boundary should be set back from that side boundary at least 1.5 metres plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres. Side setbacks as specified in Standards A10 and B17 continue to apply to other side boundaries  Rear setbacks as specified in Standards A10 and B17 continue to apply  Walls on boundaries  A11 and B18  None specified  None specified	Site coverage	A5 and B8	None specified
with no less than 50 percent planted or grassed landscape area  Alo and B17  A new building not on or within 200mm of one side boundary should be set back from that side boundary at least 1.5 metres plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres  Side setbacks as specified in Standards A10 and B17 continue to apply to other side boundaries  Rear setbacks as specified in Standards A10 and B17 continue to apply  Walls on boundaries  A11 and B18  None specified  None specified  None specified	Permeability	A6 and B9	None specified
boundary should be set back from that side boundary at least 1.5 metres plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres  Side setbacks as specified in Standards A10 and B17 continue to apply to other side boundaries  Rear setbacks as specified in Standards A10 and B17continue to apply  Walls on boundaries  A11 and B18  None specified  Private open space  A17  None specified  None specified	Landscaping	B13	with no less than 50 percent planted or grassed
continue to apply to other side boundaries Rear setbacks as specified in Standards A10 and B17continue to apply  Walls on boundaries A11 and B18 None specified Private open space A17 None specified B28 None specified	Side and rear setbacks	A10 and B17	boundary should be set back from that side boundary at least 1.5 metres plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every
B17continue to apply			
Private open space A17 None specified  B28 None specified			
B28 None specified	Walls on boundaries	A11 and B18	None specified
The specimen	Private open space	A17	None specified
Front fence height A20 and B32 None specified		B28	None specified
- '	Front fence height	A20 and B32	None specified

#### [NEW] [MDF&C and PPN91 redrafting]

**4.0** 26/04/2024 VC252 Maximum building height requirement for a dwelling, small second dwelling or residential building

None specified.

5.0 26/04/2024 VC252 **Application requirements** 

None specified.

6.0 --/--/---Proposed C149latr

#### **Decision guidelines**

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.
- 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.

[NEW] [Improved drafting to improve clarity]

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#### SCHEDULE 4 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

29/06/2023 C126latr

Shown on the planning scheme map as **GRZ4**.

#### **DISTRICT AND SMALL TOWNS**

#### 1.0 21/11/2019 C105latr

#### Neighbourhood character objectives

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 26/04/2024 VC252

Construction or extension of a dwelling, small second dwelling or residential building - minimum gardenarea requirement

Is the construction or extension of a dwelling or residential building exempt from the minimum garden area requirement?

Requirement

Zone 2.

streets

1.2 metres for all other roads and

No

# 3.0 --/---

C149latr

#### Requirements of Clause 54 and Clause 55

Standard

Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	One canopy tree in the front setback gardenarea with no less than 50 percent planted or grassed landscape area
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	A front fence within 3 metres of a street should not exceed a height of:  1.5 metres for a road in a Transport

[NEW] [MDF&C and PPN91 redrafting]

**4.0** 26/04/2024

Maximum building height requirement for a dwelling, small second dwelling or residential building

None specified.

5.0 26/04/2024 VC252 **Application requirements** 

None specified.

6.0 --/---

C149latr

**Decision guidelines** 

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 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.

[NEW] [Improved drafting to improve clarity]

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#### SCHEDULE 1 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

06/06/2019 C116latr Shown on the planning scheme map as NRZ1.

#### HERITAGE PRECINCTS AND AREAS AFFECTED BY ENVIRONMENTAL CONSTRAINTS

# 1.0

# Neighbourhood character objectives

Proposed 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.

[NEW] [MDF&C and PPN91 redrafting – must have an objective]

#### 2.0 06/06/2019 C116latr

#### Minimum subdivision area

None specified.

#### 3.0 26/04/2024 VC252

#### Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

#### 4.0 26/04/2024 VC252

# Maximum building height requirement for a dwelling or residential building

None specified.

#### 5.0 26/04/2024 VC252

# **Application requirements**

None specified.

# 6.0

# **Decision guidelines**

Proposed

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. [NEW] [Improved drafting to improve clarity]

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

Proposed 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 21/11/2019 C105latr

#### Minimum subdivision area

The minimum lot size for subdivision is 900 square metres.

#### 3.0 --/--/---Proposed C149latr

#### Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A3 and B6	Walls of buildings should be set back at least 7.5 metres from the front street including corner sites.'
		Side street setback requirements specified in the table to standards A3 and B6 continue to apply. Car storage facilities including a garage or carport should be located a minimum of 5.5 metres from the frontage.
		Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach no more than 2.5 metres into the setbacks of this standard.
Site coverage	A5 and B8	The site area covered by buildings should not exceed 30 percent
Permeability	A6 and B9	Buildings and landscaping should be at least 50 percent permeable
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	A new building not on or within 200mm of a side boundary should be set back from that side boundary at least 2 metres plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres
		Side setbacks as specified in Standards A10 and B17 continue to apply to other side boundaries
		Rear setbacks as specified in Standards A10 and B17 continue to apply
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified

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	Standard	Requirement	
	B28	None specified	
Front fence height	A20 and B32	A front fence within 3 metres of a street should not exceed a height of:	
		1.5 metres for a road in a Transport Zone 2.  1.2 metres for all other roads and streets.	
		<ul> <li>1.2 metres for all other roads and streets</li> </ul>	

#### [NEW] [MDF&C and PPN91 redrafting]

# 4.0 Maximum building height requirement for a dwelling, small second dwelling or residential building

VC252

None specified.

# 5.0 Application requirements

26/04/2024 VC252

None specified.

# 6.0 Decision guidelines

--/--/ Proposed C149latr

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.
- 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. [NEW] [Improved drafting to improve clarity]

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 21/11/2019 C105latr

# **Neighbourhood character objectives**

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 21/11/2019 C105latr

#### Minimum subdivision area

The minimum lot size for subdivision is 1500 square metres.

#### 3.0 --/--/---Proposed C149latr

# Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A3 and B6	Walls of buildings should be set back at least 7.5 metres from the front street including corner sites.'
		Side street setback requirements specified in the table to standards A3 and B6 continue to apply.
		Car storage facilities including a garage or carport should be located a minimum of 5.5 metres from the frontage.
		Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach no more than 2.5 metres into the setbacks of this standard
Site coverage	A5 and B8	The site area covered by buildings should not exceed 30 percent
Permeability	A6 and B9	Buildings and landscaping should be at least 50 percent permeable
Landscaping	B13	One canopy tree should be provided in the front setback
Side and rear setbacks	A10 and B17	A new building not on or within 200mm of a side boundary should be set back from that side boundary at least 3 metres plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres
		Side setbacks as specified in Standards A10 and B17 continue to apply to other side boundaries
		Rear setbacks as specified in Standards A10 and B17 continue to apply
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	A front fence within 3 metres of a street should not exceed a height of:
		1.5 metres for a road in a Transport Zone 2.
		1.2 metres for all other roads and streets

[NEW] [MDF&C and PPN91 redrafting]

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**4.0** 26/04/2024

VC252

Maximum building height requirement for a dwelling, small second dwelling or residential building

None specified.

**5.0** 26/04/2024

**Application requirements** 

vc252 None specified.

6.0

**Decision guidelines** 

Proposed

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.
- 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.

[NEW] [Improved drafting to improve clarity]

21/11/2019

#### SCHEDULE 4 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

C105latr

Shown on the planning scheme map as NRZ4.

#### **REGIONAL SUBURBS**

#### 1.0 21/11/2019 C105latr

# Neighbourhood character objectives

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 21/11/2019 C105latr

#### Minimum subdivision area

None specified.

# 3.0 C149latr

# Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	The site area covered by buildings should not exceed 50 percent
Permeability	A6 and B9	None specified
Landscaping	B13	One canopy tree should be provided in front setback garden area perdwelling facing the street
Side and rear setbacks	A10 and B17	A new building not on or within 200mm of a side boundary should be set back from that side boundary at least 1.5 metres plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres.
		Side setbacks as specified in Standards A10 and B17 continue to apply to other side boundaries
		Rear setbacks as specified in Standards A10 and B17 continue to apply
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

[NEW] [MDF&C and PPN91 redrafting]

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4.0 26/04/2024 VC252

Maximum building height requirement for a dwelling, small second dwelling or residential building

None specified.

**5.0** 26/04/2024 VC252 **Application requirements** 

None specified.

6.0

**Decision guidelines** 

Proposed

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.
- 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.

[NEW] [Improved drafting to improve clarity]

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 29/06/2023 C126latr

## **Neighbourhood character objectives**

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 29/06/2023 C126latr

#### Minimum subdivision area

The minimum lot size for subdivision is 1000 square metres.

#### 3.0 --/--/---Proposed C149latr

## Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A3 and B6	Walls of buildings should be set back from streets at least 7.5 m.
		Car storage facilities including a garage or carport should be located a minimum of 5.5 metres from the frontage.
		When porches, pergolas and verandahs are less than 3.6 m high, eaves may encroach no more than 2.5 m into the setbacks of this standard.
Site coverage	A5 and B8	The site area covered by buildings should not exceed 40 per cent.
Permeability	A6 and B9	At least 50 per cent of the site should not be covered by impervious surfaces.
Landscaping	B13	The landscape layout and design should provide for at least 1 canopy tree in the front setback garden area per dwelling facing the street.
Side and rear	A10 and B17	Side setbacks
setbacks		A new building not on or within 200 mm of a boundary should be setback from side boundaries 1.5 m, plus 0.3 m for every metre of height over 3.6 m up to 6.9 m, plus 1 m for every metre over 6.9 m.
		Rear Setbacks
		A new building not on or within 200 mm of a boundary should be setback from rear boundaries at least 5 m.

[NEW] [MDF&C and PPN91 redrafting]

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	Standard	Requirement
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	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 26/04/2024 VC252

# Maximum building height requirement for a dwelling, small second dwelling or residential building

None specified.

## 5.0

#### --/--/----Proposed C149latr

### Application requirements

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

# Proposed

## **Decision guidelines**

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. [NEW] [Improved drafting to improve clarity]

06/06/2019 C116latr

## **SCHEDULE TO CLAUSE 33.01 INDUSTRIAL 1 ZONE**

1.0 06/06/2019 C116latr

## Maximum leasable floor area requirements

Land	Maximum leasable floor area for Office (square metres)	
None specified	None specified	

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06/06/2019 C116latr

## **SCHEDULE TO CLAUSE 33.02 INDUSTRIAL 2 ZONE**

1.0 06/06/2019 C116latr

## Maximum leasable floor area requirements

Land	Maximum leasable floor area for Office (square metres)	
None specified	None specified	

06/06/2019 C116latr

## **SCHEDULE TO CLAUSE 33.03 INDUSTRIAL 3 ZONE**

1.0 06/06/2019 C116latr

## Maximum leasable floor area requirements

Land	Maximum leasable floor area for Office (square metres)	
None specified	None specified	

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06/06/2019 C116latr

## SCHEDULE TO CLAUSE 34.01 COMMERCIAL 1 ZONE

### 1.0 28/05/2021 C122latr

## Maximum leasable floor area requirements

Land	Maximum leasable floor area for Office (square metres)	Maximum leasable floor area for Shop (other than Restricted retail premises) (square metres)
Becks Bay Village Centre / Neighbourhood Activity Centre as identified in the <i>Lake Narracan Precinct</i> Structure Plan (March 2015)	None specified	1,500
Fernlea Village Centre / Neighbourhood Activity Centre as identified in the <i>Lake Narracan Precinct</i> Structure Plan (March 2015)	None specified	1,500
Part 145 Traralgon-Maffra Road, Traralgon – Commercial 1 Zone land on the corner of Traralgon-Maffra Road and Marshalls Road, Traralgon.	990	4,500

## SCHEDULE 1 TO CLAUSE 35.03 RURAL LIVING ZONE

21/11/2019 C105latr

Shown on the planning scheme map as RLZ1.

## 1.0 --/--/---

C149latr

## Subdivision and other requirements

	Land	Area/Dimensions/Distance
Minimum subdivision area (hectares)	All land	2 hectares
Minimum area for which no permit is required to use land for a Dwelling (hectares)	All land	2 hectares
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to construct an out-building associated with an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing building used for Agriculture (square metres)	None specified	None specified
Minimum setback from a road (metres)	None specified	None specified
Minimum setback from a boundary (metres)	None specified	None specified
Minimum setback from a dwelling not in the same ownership (metres)	None specified	None specified
Minimum setback from a waterway, wetlands or designated flood plain (metres)	All land	60 metres

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary	None specified
Earthworks which increase the discharge of saline groundwater	None specified

[NEW] [MDF&C for updated schedule template]

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## **SCHEDULE 2 TO CLAUSE 35.03 RURAL LIVING ZONE**

21/11/2019 C105latr

Shown on the planning scheme map as RLZ2.

## 1.0 Subdivision and other requirements

--/--/ Proposed C149latr

	Land	Area/Dimensions/Distance
Minimum subdivision area (hectares)	All land	4 hectares
Minimum area for which no permit is required to use land for a Dwelling (hectares)	All land	4 hectares
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to construct an out-building associated with an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing building used for Agriculture (square metres)	None specified	None specified
Minimum setback from a road (metres)	None specified	None specified
Minimum setback from a boundary (metres)	None specified	None specified
Minimum setback from a dwelling not in the same ownership (metres)	None specified	None specified
Minimum setback from a waterway, wetlands or designated flood plain (metres)	All land	60 metres

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary	None specified
Earthworks which increase the discharge of saline groundwater	None specified

[NEW] [MDF&C for updated schedule template]

## SCHEDULE 3 TO CLAUSE 35.03 RURAL LIVING ZONE

21/11/2019 C105latr

Shown on the planning scheme map as RLZ3.

## 1.0 --/--/---

C149latr

## Subdivision and other requirements

	Land	Area/Dimensions/Distance
Minimum subdivision area (hectares)	All land	6 hectares
Minimum area for which no permit is required to use land for a Dwelling (hectares)	All land	6 hectares
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to construct an out-building associated with an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing building used for Agriculture (square metres)	None specified	None specified
Minimum setback from a road (metres)	None specified	None specified
Minimum setback from a boundary (metres)	None specified	None specified
Minimum setback from a dwelling not in the same ownership (metres)	None specified	None specified
Minimum setback from a waterway, wetlands or designated flood plain (metres)	All land	60 metres

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary	None specified
Earthworks which increase the discharge of saline groundwater	None specified

[NEW] [MDF&C for updated schedule template]

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--/--/---Proposed C149latr

## SCHEDULE 1 TO CLAUSE 35.06 RURAL CONSERVATION ZONE

Shown on the planning scheme map as RCZ1.

## **CONSERVATION VALUES**

To ensure that the development, siting, design and use of rural living development is planned and managed in a way that maintains the conservation values of existing native vegetation.

## 1.0

# d

# Proposed

## Subdivision and other requirements

	Land	Area/Dimensions/Number
Minimum subdivision area (hectares)	62 Purvis Road, Tanjil South (Lot 1 LP65163)	8 hectares
	60 Purvis Road, Tanjil South (Lot 1 PS4477176)	
	30 Purvis Road, Tanjil South (Lot 2 PS447176)	
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres)	None specified	None specified

Permit requirement for earthworks	Land	
Earthworks which change the rate of flow or the discharge point of water across a property boundary		None specified
Earthworks which increase the discharge of saline groundwater	None specified	

[NEW] [MDF&C for restructured schedule numbering for clarity]

#### --/---Proposed C149latr

## SCHEDULE 2 TO CLAUSE 35.06 RURAL CONSERVATION ZONE

Shown on the planning scheme map as RCZ2.

#### **CONSERVATION VALUES**

To ensure that the development, siting, design and use of rural living development is planned and managed in a way that maintains the conservation values of existing native vegetation.

## 1.0

## Subdivision and other requirements

//
Proposed
C149latr

	Land	Area/Dimensions/Number
Minimum subdivision area(hectares)	85 Bradys Road, Tyers (CP 170516)	25 hectares
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres)	None specified	None specified

Permit requirement for earthworks	Land	
Earthworks which change the rate of flow or the discharge point of water across a property boundary		None specified
Earthworks which increase the discharge of saline groundwater	None specified	
INITIAL IMPERIOR for recent actions of each of the recent of the closest of		

[NEW] [MDF&C for restructured schedule numbering for clarity]

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# --/---Proposed

## SCHEDULE 3 TO CLAUSE 35.06 RURAL CONSERVATION ZONE

Shown on the planning scheme map as RCZ3.

## **CONSERVATION VALUES**

To ensure that the development, siting, design and use of rural living development is planned and managed in a way that maintains the conservation values of existing native vegetation.

## 1.0

Proposed C149latr

## Subdivision and other requirements

I	Permit requirement for earthworks	Land		
	Earthworks which change the rate of flow or the discharge point of water across a property boundary		None specified	l
	Earthworks which increase the discharge of saline groundwater	None specified		

[NEW] [MDF&C for restructured schedule numbering for clarity]

## **SCHEDULE 1 TO CLAUSE 35.07 FARMING ZONE**

21/11/2019 C105latr

Shown on the planning scheme map as FZ1.

## 1.0

--/--/----Proposed C149latr

## Subdivision and other requirements

	Land	Area/Dimensions/Distance
Minimum subdivision area (hectares)	All land	80 hectares
Minimum area for which no permit is required to use land for a dwelling (hectares)	All land	100 hectares
Maximum area for which no permit is required to use land for timber production (hectares)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres)	None specified	None specified
Minimum setback from a road (metres).	A Transport Zone 2 or 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.	100 metres
	A Transport Zone 3 or land in a Public Acquisition Overlay if:  The Head, Transport for Victoria is not the acquiring authority; and  The purpose of the acquisition is for a road.	40 metres
	Any other road	20 metres
Minimum setback from a boundary (metres).	All other boundaries	5 metres
Minimum setback from a dwelling not in the same ownership (metres).	Any dwelling not in the same ownership	100 metres
Minimum setback from a waterway, wetlands or designated flood plain (metres)	All land	60 metres

[NEW] [MDF&C for updated schedule template]

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Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary	None specified
Earthworks which increase the discharge of saline groundwater	None specified

## **SCHEDULE 2 TO CLAUSE 35.07 FARMING ZONE**

21/11/2019 C105latr

Shown on the planning scheme map as FZ2.

## 1.0 --/--/---Proposed

C149latr

## Subdivision and other requirements

	Land	Area/Dimensions/Distance
Minimum subdivision area (hectares)	All land	40 hectares
Minimum area for which no permit is required to use land for a dwelling (hectares)	All land	40 hectares
Maximum area for which no permit is required to use land for timber production (hectares)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres)	None specified	None specified
Minimum setback from a road (metres).	A Transport Zone 2 or 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.	100 metres
	A Transport Zone 3 or land in a Public Acquisition Overlay if:  The Head, Transport for Victoria is not the acquiring authority; and  The purpose of the acquisition is for a road.	40 metres
	Any other road	20 metres
Minimum setback from a boundary (metres).	Any other boundary	5 metres
Minimum setback from a dwelling not in the same ownership (metres).	Any dwelling not in the same ownership	50 metres
Minimum setback from a waterway, wetlands or designated flood plain (metres)	All land	60 metres

[NEW] [MDF&C for updated schedule template]

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Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary	None specified
Earthworks which increase the discharge of saline groundwater	None specified

#### SCHEDULE TO CLAUSE 36.01 PUBLIC USE ZONE

06/06/2019 C116latr

### 1.0 06/03/2020 C101latr

## Permit exemptions and conditions

Public land	Use or development	Conditions
Traralgon Civic Precinct bounded by Kay, Church, Grey and Breed Streets, Traralgon	Accommodation, Art and craft centre, Car park, Child care centre, Education Centre, Industry, Leisure and recreation, Office, Place of assembly, Research centre, Retail premises, Public transport interchange.	None specified

Lloyd Street, and 1, 3, 5, 7, 9, 11,  $13,\,15,\,17,\,19,\,21,\,23,\,25 \text{ and } 27$ George Street, Moe)

Moe Rail Station Precinct Bus terminal, Car park, Education Must be in accordance with the interchange, Railway station, City Council Retail premises

(northern part of the land at 10 centre, Minor sports and background document Moe Rail recreation facility, Office, Place of Precinct Revitalisation Project assembly, Public transport Design as adopted by the Latrobe

# 2.0

## Sign requirements

Land	Sign Category
Traralgon Civic Precinct bounded by Kay, Church, Grey and Breed Streets, Traralgon	Category 2
Moe Rail Station Precinct (northern part of the land at 10 Lloyd Street, and 1, 3, 5, 7, 9, 11, 13, 15, 17, 19, 21, 23, 25 and 27 George Street, Moe)	Category 1
Regional Facilities	Category 2
Latrobe City Synthetic Sports Field, McDonald Way, Churchill	
Local Facilities	Category 3
Kevin Lynthgo Reserve, Liddiard Road, Traralgon	
Traralgon West Sporting Complex, Douglas Parade, Traralgon	
Facilities not listed	Category 4

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06/06/2019 C116latr

## SCHEDULE TO CLAUSE 36.02 PUBLIC PARK AND RECREATION ZONE

#### 1.0 06/06/2019 C116latr

## Permit exemptions and conditions

Public land	Use or development	Conditions
None specified	None specified	None specified

## Sign requirements

2.0 06/03/2020 C101latr

La	nd	Sign Category
Re	gional Facilities	Category
	Gippsland Plains Rail Trail	2
	Gippsland Regional Acquatic Centre, Breed Street, Traralgon	
	Grand Ridge Rail Trail - Boolarra to Municipal boundary	
	Joe Tabuteau Reserve, AAA Regional Play Space, Waterloo Road, Moe	
	Joe Tabuteau Reserve, Waterloo Road, Moe (Racecourse)	
	Keegan Street Reserve, Keegan Street, Morwell	
	Latrobe City Sports & Entertainment Stadium, Fairway Drive, Morwell	
-	Latrobe Leisure Churchill, McDonald Way, Churchill	
-	Latrobe Leisure Moe/Newborough (including Joe Carmody Track)	
-	Morwell Centenary Rose Garden, Morwell	
-	Morwell Recreation Reserve, Travers Street, Morwell	
-	Morwell Town Common (Play Space), White Street, Morwell	
-	Sir Norman Brookes Park (Morwell Leisure Centre), Margaret Street, Morwell	
-	Ted Summerton Reserve, Vale Street, Moe	
-	Toners Lane Reserve (Archery Facility), Toners Lane, Morwell	
	Traralgon Recreation Reserve & Showgrounds, Whitakers Road, Traralgon	
-	Traralgon Sports Stadium, Catterick Crescent, Traralgon	
-	Traralgon Tennis Centre, Franklin Street, Traralgon	
	Victory Park Precinct (including Newman Park), Argyle Street, Traralgon	
Lo	cal Facilities	Category 3
	Agnes Brereton Reserve, Breed Street, Traralgon	3
	Andrews Park West, Birch Drive, Churchill	
	Apex Reserve, Gilmour Street, Traralgon	
	Bayley Reserve, Community Lane, Tyers	
	Boolarra Memorial Park, Park Road, Boolarra	
	Callignee Recreation Reserve, 440 Old Callignee Road, Callignee	
	Catterick Crescent Reserve, Catterick Crescent, Traralgon	
	Crinigan Road South Reserve, Crinigan Road, Morwell	
	Duncan Cameron Memorial Park, Francis Street, Traralgon	
	Eric Taylor Reserve, Shakespeare Street, Traralgon	
	Flynn Recreation Reserve, Widdis Way, Flynn	
	Gaskin Park, Manning Drive, Churchill	
	George Bates Reserve, Howletts Track, Yallourn North	

La	nd	Sign Category
-	Gippsland Immigration Park, 50-70 Princes Drive, Morwell	
	Glengarry Recreation Reserve, Cairnbrook Road, Glengarry	
	Glenview Park, Croquet Facility, McNairn Road, Traralgon	
-	Glenview Park, McNairn Road, Traralgon	
-	Harold Preston Reserve, Davidson Street, Traralgon	
-	Hazelwood North Reserve, Church Road, Hazelwood North	
-	Hazelwood South Reserve, Tramway Road, Churchill	
	Joe Tabuteau Reserve, Equestrian Area, Saviges Road, Moe	
-	Maryvale Reserve, Grant Street, Morwell	
-	Moe Olympic Park (Pool), Vale Street, Moe	
-	Moe Olympic Park (Soccer), Vale Street, Moe	
-	Moe Tennis Centre, Narracan Drive, Moe	
-	Monash Reserve, Monash Road, Newborough	
-	Morwell Park Netball Centre, Hourigan Road, Morwell	
-	Morwell Park Oval, Hourigan Road, Morwell	
-	Northern Reserve, Holmes Road, Morwell	
-	Northern Reserve, Southwell Avenue, Newborough	
-	Ronald Reserve, Vary Street, Morwell	
-	Toners Lane Reserve, Toners Lane, Morwell	
-	Toongabbie Recreation Reserve (Village Green), Cowan Street, Toongabbie	
	Toongabbie Recreation Reserve, Main Street, Toongabbie	
-	Traralgon South Recreation Reserve, Cats Drive, Traralgon South	
-	Traralgon West Sporting Complex, Douglas Parade, Traralgon	
-	W H Burrage Reserve, John Field Drive, Newborough	
-	W H Corrigan Reserve, Torres Street, Newborough	
	Warren Terrace Reserve, Warren Terrace, Hazelwood North	
	Yallourn North Town Oval, Reserve Street, Yallourn North	
-	Yinnar Recreation Reserve, Jumbuk Road, Yinnar	
	Yinnar South Tennis Club, Middle Creek Road, Yinnar South	
Fa	cilities not listed	Category 4

## 3.0 Use and development of land specified in an Incorporated Plan

06/06/2019 C116latr

None specified.

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## SCHEDULE TO CLAUSE 36.03 PUBLIC CONSERVATION AND RESOURCE ZONE

06/06/2019 C116latr

## 1.0 Permit exemptions and conditions

06/06/2019 C116latr

Public land	Use or development	Conditions
None specified	None specified	None specified

# 2.0 Sign requirements

06/06/2019 C116latr

Land	Sign Category
None specified	None specified

# 3.0 Use and development of land specified in an Incorporated Plan None specified.

## SCHEDULE 1 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as SUZ1.

--/--/ Proposed C149latr

## **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

--/--/---Proposed C149latr

## 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 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.

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Use	Condition
	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.
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 of this scheme or Clause 3.0 of this schedule.
	Must meet the minimum requirements of Clause 2.0 of this schedule.
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.

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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

Leisure and recreation (other than Informal outdoor recreation)

Manufacturing sales

Mineral, stone, or soil extraction (other than Extractive industry, Mineral exploration, and Mining)

Small second dwelling - if the Section 1 condition is not met

Use	Condition
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 Dependent person's unit, Dwelling, and Host farm)

Hospital

#### 2.0 28/05/2021 C122latr

#### Use of 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 for an industry or warehouse must be accompanied by the following information:

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- 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.
- Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.

#### Permit Requirement to Use a Lot for a Dwelling or Dependent Person's Unit

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.

This requirement also applies to a dependent person's unit.

#### **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.

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- 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.
- 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 28/05/2021 C122latr

#### Subdivision

## **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:

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 of this scheme.

Unless the circumstances do not require, an application 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 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.
  - . In the absence of reticulated sewerage, an effluent 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.

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## [NEW] [Redrafted to improve clarity]

#### **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

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

--/--/---Proposed C149latr

- 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.

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:

A plan drawn to scale which shows:

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- 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.

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 28/05/2021 C122latr

## Signs

None specified.

[NEW] [MDF&C for updated schedule template and drafting and EP Act updates]

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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

--/---Proposed C149latr

## 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	
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
Food and drink premises	Must be associated with Motor vehicle, boat or car sales
Service industry	Must not exceed 100 sqm in floor space
Service station	
Any other use not in Section 1 or 3	

#### Section 3 - Prohibited

Accommodation

Agriculture

Art and craft centre

Cemetery

Cinema based entertainment facility

Crematorium

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

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#### 2.0 09/07/2020 C115latr

#### Use of land

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 accompanyan 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.

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 09/07/2020

#### Subdivision

09/07/2020 C115latr

None specified.

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** 09/07/2020 C115latr

## **Buildings and works**

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.

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 09/07/2020 C115latr

## **Signs**

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.

[NEW] [MDF&C for updated schedule template and drafting]

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## SCHEDULE 3 TO CLAUSE 37.01 SPECIAL USE ZONE

--/--/---Proposed C149latr

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

## **Section 1 - Permit Not Required**

--/--/ Proposed C149latr

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)	
Leisure and recreation (other than informal 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 06/03/2020

#### Use of land

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 areas not required for immediate use.

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 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.

### 3.0 Subdivision

06/03/2020 C101latr

None specified.

#### 4.0 06/03/2020 C101latr

#### **Buildings and works**

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:

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- 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**

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 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 the responsibility for the maintenance of buildings, landscaping and paved areas.
- 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 06/06/2019 C116latr

#### Signs

None specified. [NEW] [MDF&C for updated schedule template and drafting]

## SCHEDULE 6 TO CLAUSE 37.01 SPECIAL USE ZONE

--/--/---Proposed C149latr

Shown on the planning scheme map as SUZ6.

## **EARTH AND ENERGY RESOURCES INDUSTRY**

#### **Purpose**

To recognise or provide for the use and development of land for earth and energy resources industry.

To encourage interim use of the land compatible with the use and development of nearby land.

To encourage land management practice and rehabilitation that minimises adverse impact on the use and development of nearby land.

## 1.0 Table of uses

## Section 1 - Permit not required

--/--/---Proposed C149latr

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.
Grazing animal production	
Home based business	
Informal outdoor recreation	
Minor utility installation	
Railway	
Railway station	
Tramway	

Any use listed in Clause 62.01 Must meet the requirements of Clause 62.01.

## Section 2 - Permit required

Use	Condition
Agriculture (other than Animal keeping, Animal training, Apiculture, grazing animal production, Horse stables, and Intensive animal husbandry)	
Animal husbandry	Must be no more than four animals.
Caretaker's house	
Industry (other than Materials recycling, Refuse disposal, and Transfer station)	Must not be a purpose listed in the table to Clause 52.10.

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Landscape gardening supplies

Leisure and recreation (other than Informal outdoor recreation)

Manufacturing sales

Materials recycling

Place of assembly (other than Amusement parlour and Nightclub)

Refuse disposal
Small second dwelling
Transfer station (other than Automated collection point)
Utility installation (other than Minor utility installation)

Warehouse
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

Accommodation (other than Caretaker's house and Dependent person's unit)

Amusement parlour

Animal training

Cinema based entertainment facility

Horse stables

Intensive animal production

Nightclub

Office

Retail premises (other than Landscape gardening supplies and Manufacturing sales)

Saleyard

Service station

Transport terminal

Veterinary centre

## 2.0 Use of land

06/06/2019 C116latr

None specified.

#### 3.0 Subdivision

06/06/2019 C116latr

None specified.

## 4.0 Buildings and works

--/--/---Proposed C149latr

# Permit requirement

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

• The construction of a building or the construction or carrying out of works which are a modification 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.

# 5.0 Signs

06/06/2019 C116latr

None specified.

[NEW] [MDF&C for updated schedule template and drafting and EP Act updates].

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# SCHEDULE 7 TO CLAUSE 37.01 SPECIAL USE ZONE

--/--/ Proposed C149latr

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 Table of uses

# Section 1 - Permit Not Required

--/--/ Proposed C149latr

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.
Use	Condition

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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.
Postal agency	Must be related to the aviation industry or directly
Primary produce sales	associated with the airport.
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 Use of land

--/--/---Proposed C149latr

# 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:

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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 Planning Strategy 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

A permit is required to subdivide 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 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:

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■ 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 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 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.

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# **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**

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.

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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.

[NEW] [MDF&C for updated schedule template and drafting and EP Act updates]

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# **SCHEDULE 8 TO CLAUSE 37.01 SPECIAL USE ZONE**

--/--/ Proposed C149latr

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 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

# Section 1 - Permit not required

--/--/---Proposed C149latr

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	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.

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# 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	
Bus terminal	
Domestic Animal Boarding	
Food and drink premises	
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	
Shop (other than Adult sex product shop, Department store, Restricted retail premises, Bottle shop)	Must not exceed combined floor area of 1500sqm
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 institutionCrematorium

Host farm

Industry (other than Automated collection point, Research and development centre and Serviceindustry)
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)

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Tramway

Transport terminal (other than bus terminal)

Warehouse

Winery

#### Use of land 2.0

09/07/2020

C115latr

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 areas not required for immediate use.

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

None specified.

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

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.

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- 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.

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 09/07/2020 C115latr

# Signs

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.

[NEW] [MDF&C for updated schedule template and drafting and EP Act updates]

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SCHEDULE TO CLAUSE 37.03 URBAN FLOODWAY ZONE

06/06/2019 C116latr

1.0 Application requirements

06/06/2019 C116latr

None specified.

2.0 Decision guidelines

06/06/2019 C116latr

None specified.

**3.0** 06/06/2019 C116latr Signs

Land	Sign Category
None specified	

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# SCHEDULE 1 TO CLAUSE 37.07 URBAN GROWTH ZONE

--/--/---Proposed C149latr

Shown on the planning scheme map as UGZ1.

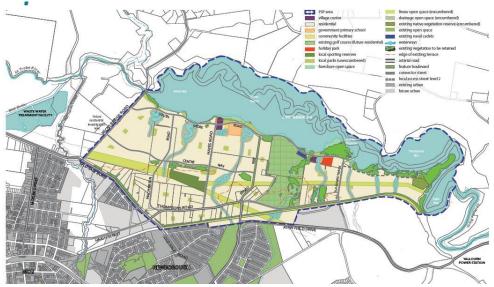
# LAKE NARRACAN PRECINCT STRUCTURE PLAN

# 1.0 The Plan

Plan 1 shows the future urban structure proposed in the Lake Narracan Precinct Structure Plan.

Proposed C149latr

# Plan 1 to the Schedule to Clause 37.07



# 2.0

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

--/--/---Proposed C149latr 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

Use and development

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 – General Residential Zone 1
All other land	Clause 32.08 schedule 1 – General Residential Zone 3

# 2.3 Specific provisions – Use of land

--/--/ Proposed 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

28/05/2021 C122latr

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 to the satisfaction of the Head, Transport for Victoria or Latrobe City Council, as required.

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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.

- 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:

A plan that shows:

 Natural features including trees and all native vegetation, habitat for protected species, drainage lines, water courses, wetlands, ridgelines, hill tops and features of geomorphic significance; and

# [Redrafted clause] [Redrafted to emphasise importance of native vegetation]

- 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 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:

- 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:

 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;

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- 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

C1221atr None specified.

# 5.0 Exemption from notice and review

28/05/2021 C122latr

None specified.

# 6.0 Decision guidelines

Permit applications to increase the retail floor area within the village / neighbourhood activity centre must address and be assessed against the following decision guidelines:

--/--/---Proposed C149latr

- 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.

[NEW] [MDF&C for updated schedule template and drafting]

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# **SCHEDULE 1 TO CLAUSE 37.08 ACTIVITY CENTRE ZONE**

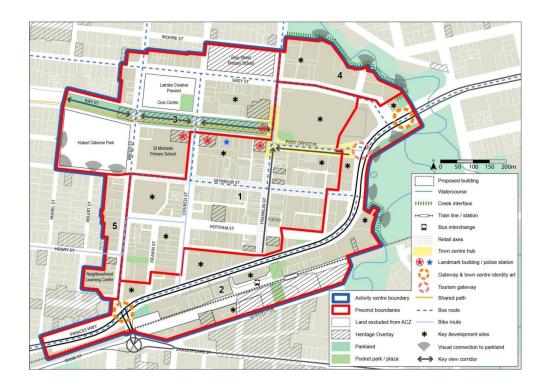
Shown on the planning scheme map as ACZ1.

--/--/---Proposed C149latr

# TRARALGON ACTIVITY CENTRE

# 1.0 07/02/2019

# **Traralgon Activity Centre Plan**



# 2.0 Land use and development objectives to be achieved Public Realm

--/--/---Proposed C149latr

- 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 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.

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# **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

--/--/---Proposed 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).

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**Education Centre** 

Exhibition centre

Home based business

Informal outdoor recreation

Medical Centre

Must be located in Precinct 3 and 5.

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

Must meet requirements of Clause 62.01.

See Section 1 of 37.08-2 for relevant provisions

Outdoor recreation facility, Open sports ground

Place of assembly (Other than Cinema, Exhibition

and Motor racing track)

centre)

# 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,	

Service station Must be located in Precinct 2.

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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

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

Use of land

Transfer station (other than Automated collection point)

Transport terminal (other than Railway station and Bus terminal) Winery

#### 4.0 07/02/2019 C106Pt2latr

# **Centre-wide provisions**

# 4.1

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

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#### 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

28/05/2021C122latr

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.

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• 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.

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- 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.

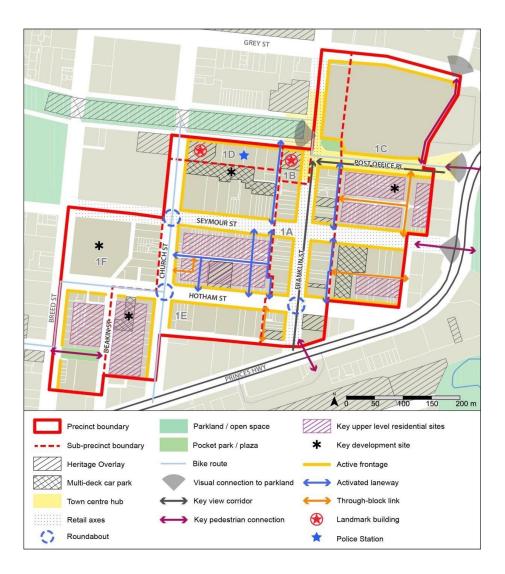
# 5.0 Precinct provisions

28/05/2021 C122latr

# 5.1 Precinct 1 - Town Centre Core 5.1-1

# Precinct map

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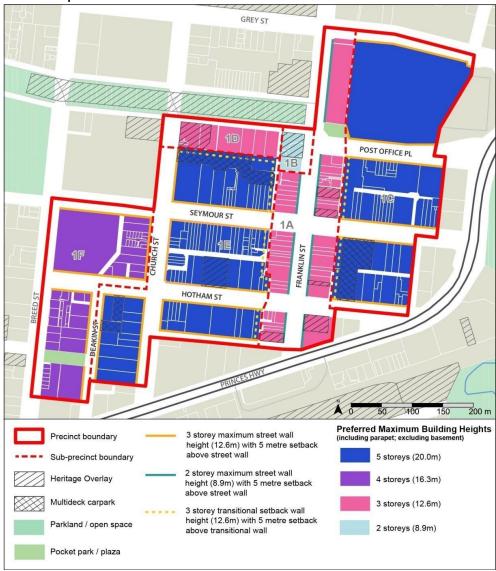


# 5.1-2 Precinct objectives

- 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.

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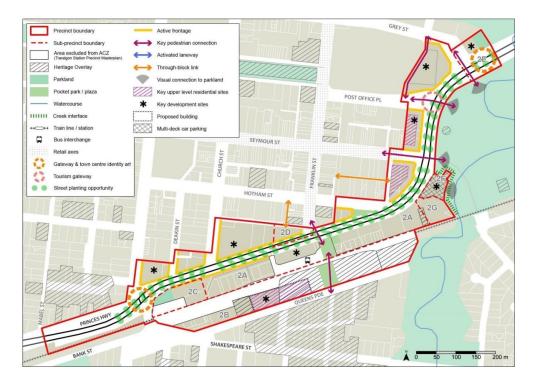
- Redevelopment of any heritage buildings should be sympathetic to the traditional fabric of the building, including its principal street wall or façade.
- New development should maintain and contribute to the fine grain character along the main commercial streets.
- All retail and commercial developments 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**



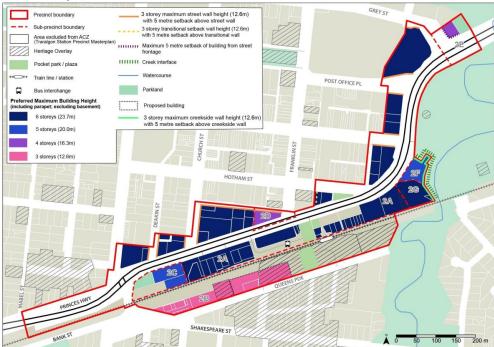
# 5.2-2 Precinct objectives

■ 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 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.

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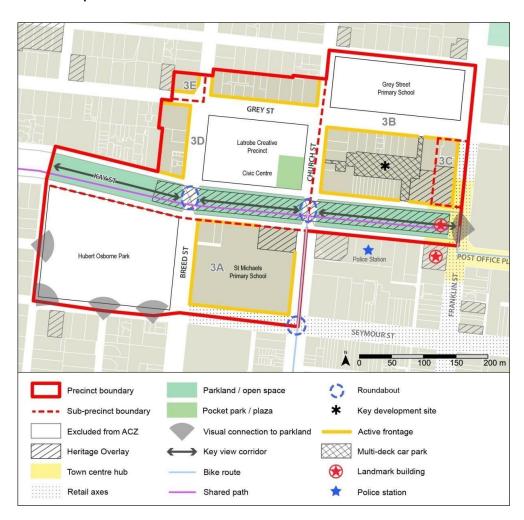
Any other requirements None

specified.

5.2-5

# 5.3 Precinct 3 – Kay Street and Civic Corridor 5.3-1

# **Precinct map**

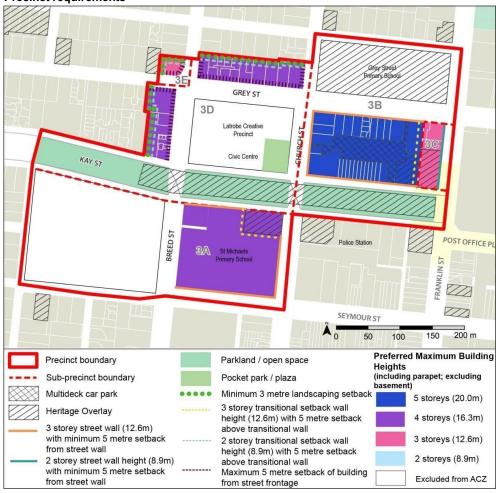


# 5.3-2 Precinct objectives

- To recognise the importance of landscaping and built heritage elements along Kay Street as an historic point of arrival into Traralgon, including view lines towards the Franklin Street junction and views of the church at the intersection of Church and Kay streets.
- To recognise Kay Street as a green corridor, with the opportunity to enhance the boulevard through further landscaping on either side of the streetscape.

To take advantage of open space and civic assets between Breed and Franklin Streets, including Hubert Osborne Park, the Latrobe Creative Precinct and the Traralgon Court House and Post Office.

# 5.3-3 Precinct requirements



# 5.3-4 Precinct guidelines

• Any sites identified with a preferred maximum building height of five storeys must ensure that any levels above three storeys are set back a minimum five metres from the street frontage to be recessive in appearance.

Any other requirements None

# specified.

- 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 subprecincts 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

#### 5.4 Precinct 4 - Creekside Office 5.4-1

# **Precinct map**

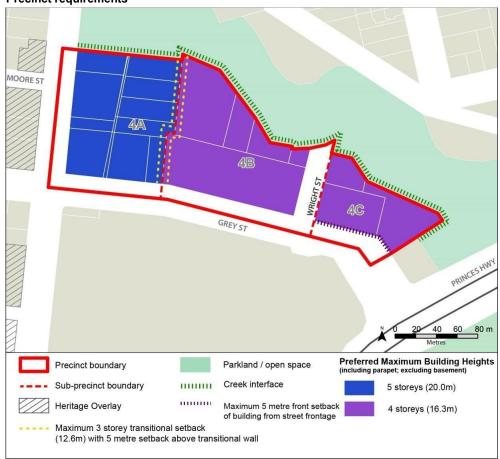
manananan kananan kana announni **4B** E CONTRACTOR OF THE PROPERTY O GREYST Parkland / open space Key upper level residential site Precinct boundary Sub-precinct boundary Pocket park / plaza Key development site Heritage Overlay Visual connection to parkland Active frontage Pedestrian connection IIIIIIII Creek interface Gateway & town centre identity art

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# 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

Any other requirements None

# specified.

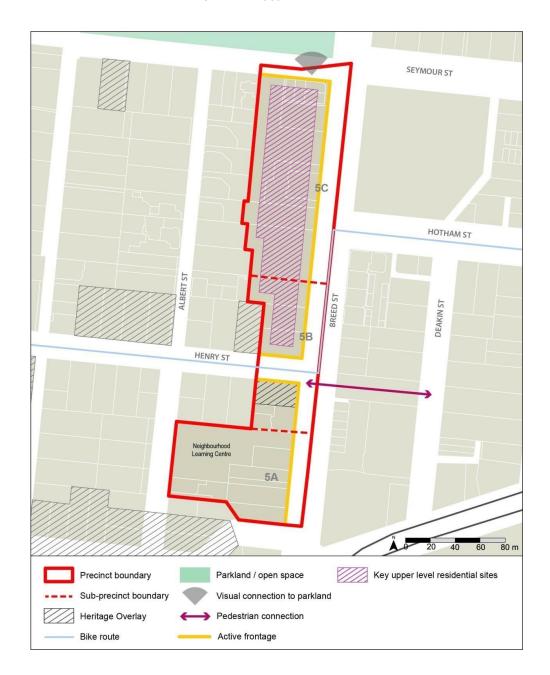
- Overall building heights should not exceed five storeys in sub-precinct 4A and four storeys in sub-precincts 4B and 4C above natural ground level.
- Buildings should include front setbacks to Grey Street for landscaping in sub-precinct 4C.
- Fencing along streets or along boundaries is discouraged.
- 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

#### 5.5 Precinct 5 - Breed Street 5.5-1

**Precinct map** 

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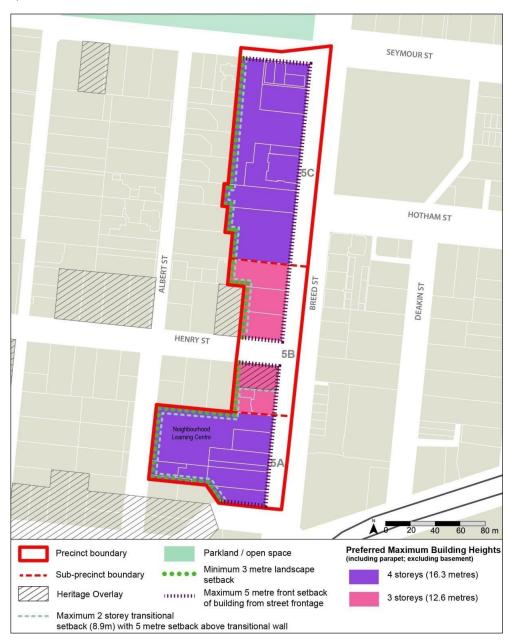
# 5.5-2 Precinct objectives

- 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

Any other requirements None

specified.



# 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.

Page 611

- 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)

[NEW] [MDF&C for updated schedule template and drafting]

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## SCHEDULE 2 TO CLAUSE 37.08 ACTIVITY CENTRE ZONE

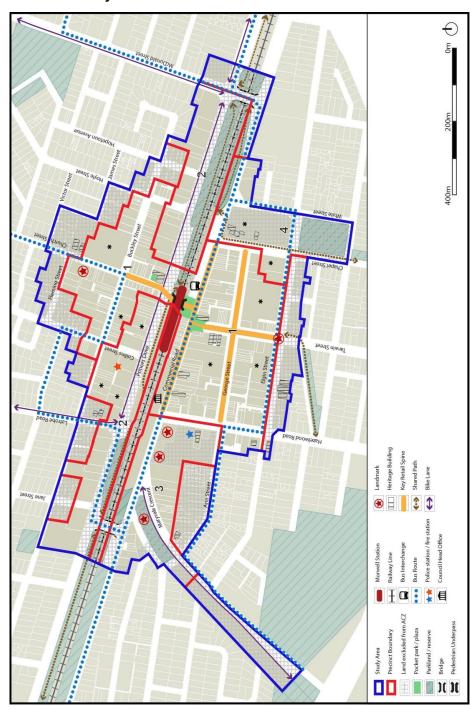
Shown on the planning scheme map as ACZ2.

Proposed C149latr

## MORWELL ACTIVITY CENTRE

**1.0** 02/06/2023

## **Morwell Activity Centre Plan**



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.

### 3.0 Table of uses

Section 1 - Permit not required

--/--/---Proposed C149latr

Use Condition

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

Adult sex product shop	Must be at least 200 metres (measured by the shortest 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

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

Use

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Winery

## 4.0

#### Centre-wide provisions

#### 02/06/2023 C137late

#### 4.1 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 C137lati

None specified.

Use of land

#### 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

02/06/2023

C137latr

## **Design and development**

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

#### General

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

#### **Building Heights and Setbacks**

- Ensure that sites identified with a preferred maximum building height above 9 metres adopt a 2 storey street wall with additional upper levels setback a minimum 5 metres from the street frontage to be recessive in appearance.
- Preferred maximum building heights do not include non-occupiable architectural features or landmarks, architectural features (such as domes, towers, masts) and building services, (including enclosed stairwells) that do not exceed the preferred maximum height by more than four metres. The combined floor area of these features should not exceed ten percent of the gross floor area of the top building level.

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- 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.

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- 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.

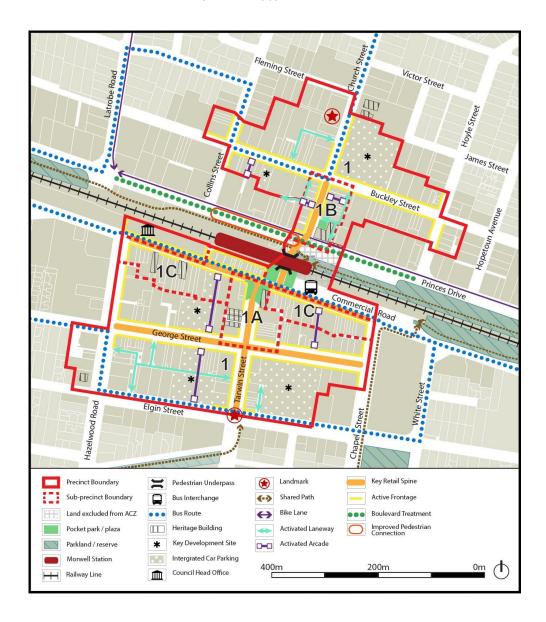
#### 5.0 Precinct provisions

02/06/2023

5.1 Precinct 1 – Commercial and Retail Heart

#### 5.1-1 Precinct map

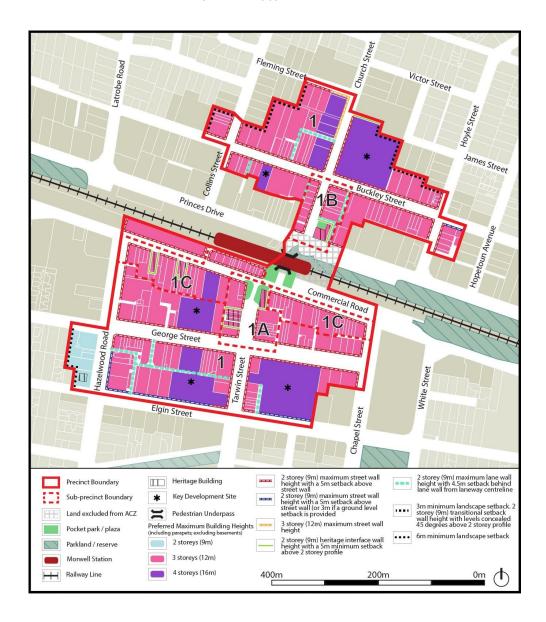
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### 5.1-2 Precinct objectives

- 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.

### 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.

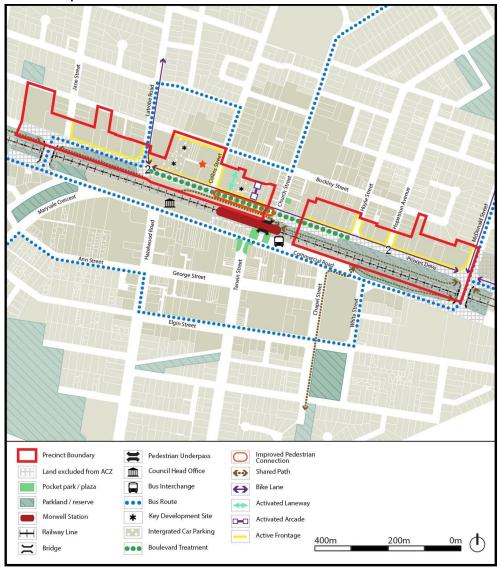
- Servicing and car parking access must be accommodated from existing rear/side laneways to minimise vehicular crossovers along the 'key retail spine'.
- Require the continued alignment of the Manny's Market arcade through any future development of the car park fronting George Street (key development 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

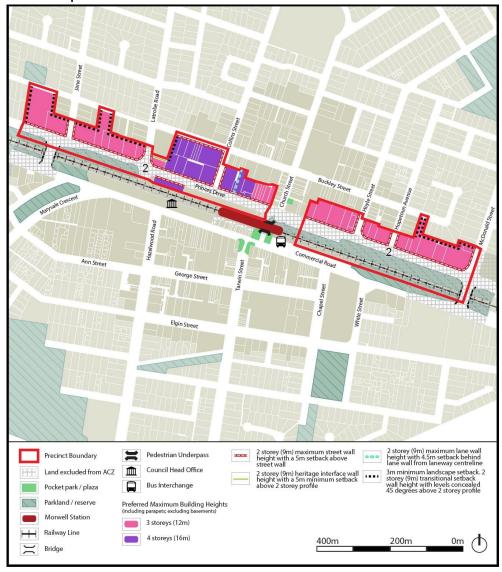


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#### 5.2-2

- 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.

#### Precinct objectives

Future redevelopment of allotments fronting Princes Drive should retain commercial functions.

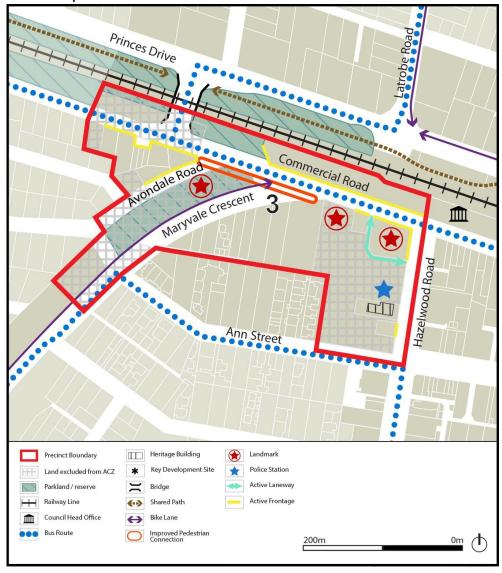
Future car parking areas along Princes Drive must contain a presence of landscaping and tree plantings, contributing to the future boulevard character.

## 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

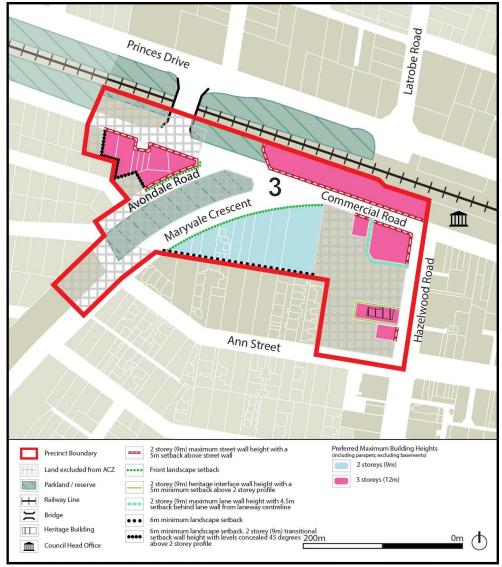


5.3-2

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.

#### Precinct objectives

New development should retain views to and the sense of openness around the heritage Historical Society building.

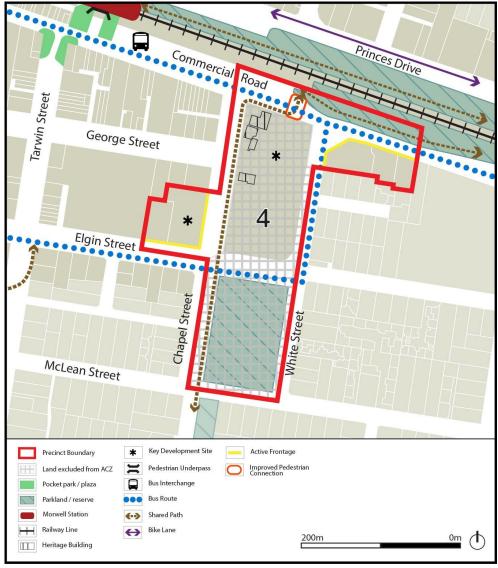
- Existing landscaped setbacks along Maryvale Crescent and Avondale Road should be retained.
- Support activated pedestrian links within the Latrobe Regional Gallery and Courts precinct through active building edges and public art initiatives in association with the gallery.
- Support activation of the 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

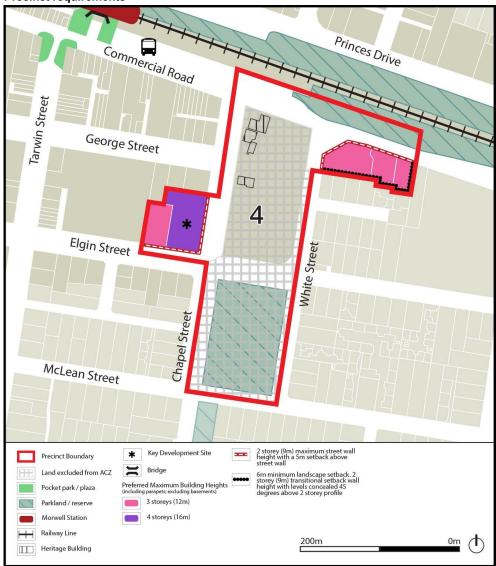


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#### 5.4-2

- 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.

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Precinct objectives

- 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

02/06/202

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.

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9.0 Signs

o2/06/2023C137/latr 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)

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#### SCHEDULE 1 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO1.

#### **URBAN BUFFER**

#### 1.0 Statement of environmental significance

--/--/---Proposed C149latr The coal industry is of National and State importance due to its use as the primary energy source for the electricity generating industry in Victoria. The impact on the environment is radical. Buffers protect those elements of the Coal Buffers Policy Area such as urban settlements from the impact of the radical change to the environment from the coal industry.

### 2.0 Environmental objective to be achieved

28/05/2021 C122latr

To ensure that development in the Gippsland Coalfields Policy Area provides mutual protection of urban amenity, coal resource development, the continued social and economic productive use of land and is compatible within a buffer area including reservations and for services ancillary to a Brown Coal Open Cut outside the buffer area.

### 3.0 Permit requirement

--/--/---Proposed C149latr A permit is not required to construct the following buildings or to construct or carry out the following works:

- Works associated with plantation establishment.
- Buildings or works normally associated with farming or forestry (other than a dwelling).
- Maintenance or rehabilitation of existing works under the control of public authority.
- A building or works which is/are a modification 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.
- Works associated with the construction of the Princes Freeway Traralgon Bypass carried out by or on behalf of the Roads Corporation.
- Remove, destroy or lop native vegetation associated with the construction of the Princes Freeway Traralgon Bypass carried out by or on behalf of the Roads Corporation, subject to meeting the requirements of the background document The Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017). [NEW] [Updated document]

## 4.0 Application requirements

28/05/2021 C122latr

The following application requirements apply to an application for a permit under Clause 42.01, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A plan 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.

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- 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 descriptions of vegetation to be planted, the surfaces
- to be constructed, site works specification and method of preparing, draining, watering and maintaining the landscape area.
- A fire management plan for any proposed development within 1000 metres of a mining licence.

#### **Development must**

- Be compatible with both the adjacent urban and coal related uses of land.
- Provide an opportunity for improvement in the visual amenity of areas surrounding the urban settlements, and the visual protection from the effects of coal resource development on the landscape.
- Be productive within the constraints required from mutual protection, separation and compatibility of adjacent uses.
- Maintain the integrity of the buffer area and discourage any incremental or future pressures for urban or coal related development in the future.

### 5.0 Decision guidelines

28/05/2021

C122latr

The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

### **Buildings and works**

- The movement of pedestrians and cyclist, and vehicles providing for supplies, waste removal, emergency services and public transport.
- The provision of car parking.
- The streetscape, including the conservation of buildings, the design of verandahs, access from the street front, protecting active frontages to pedestrian areas, the treatment of the fronts and backs of buildings and their appurtenances, including outdoor advertising structures, illumination of buildings or their immediate spaces and landscaping of land adjoining a road.
- Defining the responsibility for the maintenance of buildings, landscaping and paved areas.
- The availability of and 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 designs of buildings to provide for solar access.
- If an industrial or warehouse development, the effect 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.
- All buildings and works must be maintained in good order and appearance to the satisfaction of the responsible authority.

### Subdivision

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- The effect the subdivision will have on the potential of the area to accommodate the uses, which will maintain or enhance its competitive strengths.
- Any natural or cultural values on or near the land.
- The interface with adjoining zones, especially the relationship with residential areas.
- The drainage of the land.
- The availability of and connection to services.
- The effect of traffic to be generated on roads.
- The responsible authority must notify and consider the views of any Mining Licence holder who may be affected.

[NEW] [MDF&C for updated schedule template and drafting and EP Act updates]

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#### SCHEDULE 2 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO2.

--/--/---Proposed C149latr

#### WATER CATCHMENT

#### 1.0 Statement of environmental significance

06/06/2019

C116latr

Approximately 5 percent of land in Latrobe City is located in a water catchment used to provide water for human consumption, domestic use, agricultural and industrial activities. These catchments are in a declared "Special Water Supply Catchment Area" as defined in the Catchment and Land Protection Act 1994. These catchments provide water for Latrobe City and beyond its borders.

Special Water Supply Catchments cover large areas with water take-off points occurring in the lower parts of the catchment. Land use or development within the Special Water Supply Catchments and in close proximity of the water take-off points should be managed carefully to minimise the impact on water quality.

Cumulative use or development in catchments over extended time periods has the potential to gradually diminish water quality and increase risk to human health. The management of use or development in catchments must focus on the long term protection of the natural asset and strongly encourage the implementation of measures to avoid detrimental impacts on water quality and quantity.

### 2.0 Environmental objective to be achieved

28/05/2021C122latr

To protect and maintain water quality and quantity in Special Water Supply Catchment areas used for human consumption, domestic, industrial and rural water supply.

### 3.0 Permit requirement

28/05/2021C122latr

- A permit is not required for:
- Buildings, works, subdivision of land, or to remove, destroy or lop any vegetation where reticulated sewer is connected to the lot.
- Buildings and works associated with the use of the land for a single dwelling on a lot of 40 hectares or greater.
- Buildings and works where they are located more than 100 metres from a waterway or more than 300 meters from a water supply reservoir or potable water supply take-off structure, other than:
  - Buildings and works that will generate waste water or effluent requiring permissions under Section 53L of the Environment Protection Act 2017 (to construct, install or alter a septic tank system).
  - Buildings and works associated with the use of land for intensive animal husbandry or industry.
- Buildings and works associated with 'informal outdoor recreation' or a 'telecommunication facility' provided it does not require permanent onsite waste water or effluent treatment.
- Buildings and works (including vegetation removal, destruction or lopping) undertaken by, or
  on behalf of a municipality or public authority which are necessary to control flooding, fight
  fires, abate fire risk or preserve public safety.
- The removal, destruction or lopping of vegetation which is non-native to Victoria except where the vegetation is within 30 metres of a waterway, wetland, flood plain1 or water reservoir2.

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Earthworks associated with timber production that meets all the relevant requirements of the Code of Practice for Timber Production 2007 (as amended).

- A subdivision by a public authority, or a utility provider, provided the subdivision does not create a new lot within 100 metres of a waterway, wetland, flood plain1 and/or within 300 metres of a water supply reservoir2 or potable water supply take-off structure.
- An outdoor sign/structure.
- Buildings and works specifically identified in a whole farm plan approved by the responsible authority and water supply authority.
- Windmills and solar units.

#### Permit requirement explanatory notes:

Flood plain<sup>1</sup>. For the purpose of this schedule a flood plain is land included in a planning scheme overlay flood control and land affected by the 100 year Average Recurrence Interval flood level (1 in 100 year flood level) recognised and mapped by the relevant floodplain management authority.

Water supply reservoir<sup>2</sup>. The requirement for a planning permit within 300 metres of a water supply reservoir (measured from the full supply level) does not apply to proposals on land outside of the water supply reservoir capture slope (downhill of the reservoir) or any circumstance where the water supply reservoir is an above ground structure.

#### 4.0 Application requirements

--/--/ Proposed C149latr The following application requirements apply to an application for a permit under Clause 42.01, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A Land Capability Assessment (in accordance with EPA Publication 746.1 Land Capability Assessment for Onsite Domestic Wastewater Management (as amended) demonstrating the land is capable of absorbing sewage and sullage effluent generated on the lot in accordance with the EPA Code of Practice Onsite Wastewater Management (Publication 891.3) (as amended).
- A report, prepared by a suitable qualified person, demonstrating that:
  - . The design of any wastewater treatment system will ensure that nutrients, pathogens or other pollutants from wastewater will not enter any waterway, wetland, flood plain or water supply reservoir or otherwise detrimentally affect the designated beneficial uses of groundwater or surface water.
  - Activities will be carried out and maintained to prevent erosion and the siltation of any waterway or wetland in accordance with EPA Victoria publication Construction Techniques for Sediment Pollution Control 1991 or any superseding document(s).
  - Any removal, destruction or lopping of native vegetation will not compromise the quality of water within proclaimed catchment areas.
  - The siting of buildings and wastewater treatment systems will not compromise the quality of water within declared catchment areas.
- Details of slope (including contours at an appropriate scale), soil type, extent of excavation and vegetation including details of new plantings to occur.

### 5.0 Decision guidelines

28/05/2021C122late

The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

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- The likely impacts of the proposed development on water quality and quantity in the water supply catchment.
- The potential cumulative impact of development on the quality and quantity of water in the water supply catchment over extended periods of time.
- Whether new development proposals will lead to an increase in the amount of nutrients, pathogens or other pollutants reaching streams, surface water bodies and groundwater.
- Whether subdivision and intensive farming activities in water supply catchments, especially in the lower areas of water supply catchments near takeoff points are appropriate.
- Any relevant catchment management plan, policy, strategy or Ministerial Direction, including the Ministerial Guideline for Planning Permit Applications in Open Potable Water Supply Catchment Areas or any superseding document.
- The extent to which native vegetation is established, and new vegetation cover is planting particularly within 30 metres of a waterway.
- The extent to which the proposal meets best practice guidelines for agricultural, domestic, commercial and industrial wastewater treatment which result in reduced nutrient, pathogenic and sediment flows.
- The extent to public health from the risk of waterborne diseases is protected.

[NEW] [MDF&C for updated schedule template and drafting and EP Act updates]

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## SCHEDULE 3 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

Shown on the planning scheme map as ESO3.

--/--/---Proposed C149latr

#### MARYVALE PULP AND PAPER MILL ENVIRONS - AMENITY RURAL BUFFER

#### 1.0 Statement of environmental significance

--/--/---Proposed C149latr The Maryvale Pulp and Paper Mill ('the Mill') has been in continuous operation since 1937 employing many generations of Latrobe Valley and Gippsland families. The Mill remains a major regional employer being one of the largest private sector employers in the Latrobe Valley, and further supports many of Victoria's forest industry jobs.

The Mill is a vital part of the Victorian and Gippsland manufacturing industry.

The Mill has been continually upgraded to ensure it remains market competitive, environmentally sustainable and safety focused.

The land around the Mill is important in providing separation between nearby sensitive land uses and the Mill, due to potential off-site odour impacts from Mill operations. This buffer is significant in protecting the community and minimising potential threats to the long term viability of the Mill, through inappropriate establishment or siting of development associated with sensitive uses.

### 2.0 Environmental objective to be achieved

13/12/201 C104latr

• To minimise amenity impacts from the Mill and ensure it is protected from the incremental encroachment of any inappropriate development, including buildings and works, associated with sensitive land uses.

### 3.0 Permit requirement

13/12/2018 C104latr

A permit is not required to construct a building or construct or carry out works, except where associated with the following sensitive land uses:

- Accommodation, except for a dwelling where it is the only dwelling on a lot and the lot is at least the minimum area specified in the applicable zone, or schedule to the zone for which no permit is required to use the lot for a dwelling.
- Child care centre
- Display home
- · Education centre
- Hospital
- Medical centre.
- · Place of assembly
- · Retail premises

A permit is not required to construct a building or construct or carry out works associated with the above land uses, for the following:

- Non-habitable outbuildings.
- External alterations to:
  - an existing dwelling provided that the number of dwellings is not increased
  - an existing building provided that the gross floor area of the building is not increased
- Fencing, advertising signage and domestic services normal to a dwelling.
- · Earthworks.

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A permit is not required for the subdivision of land provided that each lot is at least the minimum lot size under the applicable zone.

A permit is not required to remove, destroy or lop any vegetation.

### 4.0 Application requirements

13/12/2018 C104latr

None specified

### 5.0 Decision guidelines

--/--/---Proposed C149latr The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The purpose and objectives of this overlay.
- The proximity of the site to the Mill. Applications must indicate the distances of property boundaries and proposed buildings to the Mill.
- The need to prevent the incremental encroachment of development associated with sensitive uses in the Amenity Rural Buffer of the Mill.
- The inclusion of ameliorative measures in the design of the development to reduce the impactsof odour, noise, light or road traffic that may be generated by the Mill that applications must specifically address.
- The potential for the proposed development to expand and attract additional people. Applications must specifically address this matter.

[NEW] [Improved drafting to improve clarity]

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#### 22/11/2018 C112latr

#### SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY

## 22/11/2018 C1121atr

#### Application requirements

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

#### C140latr

The requirements of this overlay apply to both the heritage place and its associated land.

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)	No	No	No	Yes	No	No	No	No
	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								
HO11	Boolarra Memorial Park	No	No	Yes	Yes	No	No	No	No
	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								
HO12	House	No	No	No	Yes	No	No	No	No
	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								

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HO13	Christ Church	No	No	Yes	Yes	No	No	No	No
потз	19-21 Tarwin Street, Boolarra	INO	INO	165	165	INO	NO	INO	INO
	10 21 Tarwin Guest, Besiarra								
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								
	St Francis De Sales Catholic Church	No	No	No	Yes	No	No	No	No
	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								
HO15	Boolarra State School No. 2617 and residence	No	Yes	Yes	Yes	No	No	No	No
	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								

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	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,	No	No	No	Yes	No	No	No	No
	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								

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 Driffield	No	No	Yes	Yes	No	No	No	No
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

PS map	ref Heritage place	fences controls controls apply? system not exempt apply? apply? controls								Prohibited uses permitted?	Aboriginal heritage place?
	Statement of Significance:	andor			apply?	Clause	43.01-4	Re un He	egister der the eritage Act 117?		
	Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July										
	2010 Flynn										
НО8	Staplegrove Meat Works 50 Berkleys Road, Flynn								es – Ref No. 1666	Yes	No

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HO20	Flynnstead State School No. 2944 (former)	No	No	Yes			Yes	No	No	No	No
	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										
	Glengarry & Glengarry West										
HO21	Precinct – Glengarry Township	No	No	Yes			Yes	No	No	No	No
	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										
HO22	Scarne (Christensen family homestead)	No	No	No			Yes	No	No	No	No
	70 Christensen's Road, Glengarry										
							•				
PS map r	ef Heritage place		External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	or fei not e	xempt r se	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	No	Yes	No	Yes	No	No	No	No
	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								
HO24	St John's Church of England 3-	No	Yes	Yes	Yes	No	No	No	No
	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								
HO25	House, trees and outbuildings	No	No	Yes	Yes	No	No	No	No
	1115 Traralgon-Maffra Road, Glengarry North								
	Incorporated plan:								
	Latrobe City HO Permit Exemptions & Application Requirements, April 2020								

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	No	No	Yes	Yes	No	No	No	No
	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								
	Hazelwood								
HO28	Hazelwood Cemetery & Memorial Gates Cnr. Brodribb Road & Yinnar Road, Hazelwood	No	No	Yes	Yes	No	No	No	No
	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								

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								

Morwell (Billy's Creek) Water Supply Weir	No	No	No	Yes	No	No	No	No
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								
Moe								
Precinct – Langford Street 7-	No	No	No	Yes	No	No	No	No
29 Langford Street, Moe								
Incorporated plan:								
Latrobe City HO Permit Exemptions & Application Requirements, April 2020								
	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 Moe  Precinct – Langford Street 7- 29 Langford Street, Moe Incorporated plan: Latrobe City HO Permit Exemptions &	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 Moe  Precinct – Langford Street 7- 29 Langford Street, Moe Incorporated plan: Latrobe City HO Permit Exemptions &	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 Moe  Precinct – Langford Street 7- 29 Langford Street, Moe Incorporated plan: Latrobe City HO Permit Exemptions &	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 Moe  Precinct – Langford Street 7- 29 Langford Street, Moe Incorporated plan: Latrobe City HO Permit Exemptions &	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  Moe  Precinct – Langford Street 7- 29 Langford Street, Moe Incorporated plan: Latrobe City HO Permit Exemptions &	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 Moe  Precinct – Langford Street 7- 29 Langford Street, Moe Incorporated plan: Latrobe City HO Permit Exemptions &	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  Moe  Precinct – Langford Street 7- 29 Langford Street, Moe Incorporated plan: Latrobe City HO Permit Exemptions &	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  Moe  Precinct – Langford Street 7- 29 Langford Street, Moe Incorporated plan: Latrobe City HO Permit Exemptions &

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)	No	No	Yes –	Yes	No	No	No	No

	39-55 & 64-78 Moore Street, Moe			street					
	Incorporated plan:			trees only					
	Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance:								
	Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010								
HO32	Moe Primary School No.2142	No	No	Yes	Yes	No	No	No	No
	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								
HO33	Moe World War I Memorial	No	No	No	Yes	No	No	No	No
	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								

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?	
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HO34	Bofors Anti-aircraft gun	No	No	No	Yes	No	No	No	No
	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								
HO35	St Andrew's Presbyterian Church	No	Yes -	Yes	Yes	No	No	No	No
	34 Fowler Street, Moe		church only						
	Incorporated plan:		Offiny						
	Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance:								
	Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010								
HO36	Moe Masonic Lodge No. 210 (former)	No	No	No	Yes	No	No	No	No
	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								
HO37	House	No	No	No	Yes	No	No	No	No
	9 High Street, Moe Incorporated plan:								

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	k	lo	No	Yes	Yes	No	No		No	No
PS map ref	Heritage place	or fend			Outbuildings apply? syste appl	em not exe	mpt appl use			n Prohibited uses permitted?	Aboriginal heritage place?
	Statement of Significance: Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010										
	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
	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	No	No	No	Yes	No	No	No	No
	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								
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	No	No	Yes	Yes	Yes – front	No	No	No
	74 Moore Street, Moe					fence			
	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								
HO47	Bailleul	No	No	No	Yes	No	No	Yes	No
	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								
HO48	House	No	No	Yes	Yes	Yes – front	No	No	No
	9 Railway Crescent, Moe					fence			
	Incorporated plan:								
	Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance:								
PS map ref	Heritage place	External	Internal	Tree	Solar	Outbuildings	Included on the	Prohibited	Aboriginal
ro Iliap lei	пенкауе ріасе	paint controls apply?	alteration controls apply?	controls apply?	energy system controls apply?	or fences not exempt under Clause 43.01-4	Victorian Heritage Register under the Heritage Act 2017?	uses permitted?	heritage place?
	Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010								

HO49	House	No	No	No	Yes	No	No	No	No
	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								
	Morwell								
HO50	House	No	No	No	Yes	No	No	No	No
	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								
HO51	St Mary's Church of England	No	Yes	No	Yes	No	No	No	No
	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								

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

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HO55	Colonial Bank of Australasia (form	ier)	No	No	No	Yes	No	1	lo .	No	No
				-	·	'	'	\\			
PS map r	ef Heritage place			ee Solar Outl itrols apply? :			ply? appl se			e Prohibited uses permitted?	heritage
	154 Commercial Road, Morwell										Ï
	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	Yes	No	No			Yes	No	No	No	No
	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										

HO57	Commonwealth Bank	No	No	No	Yes	No	No	No	No
	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								
HO153	Morwell Power Station and Briquette Factory						Yes – Ref No. H2377	Yes	No
	412 Commercial Road, Morwell								
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)	No	No	No	Yes	No	No	No	No
	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								
HO60	Our Lady Church of Dormition Greek Orthodox Church	No	No	No	Yes	No	No	No	No
	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								
HO61	Morwell Masonic Temple 12 Hazelwood Road, Morwell 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								
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

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)	No	Yes	No	Yes	No	No	No	No
	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								
HO66	Club Astoria	No	No	No	Yes	No	No	No	No
	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								

HO67	House	No	No	No	Yes	No	No	No	No
	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								
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	No	No	No	Yes	No	No	No	No
	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								
HO69	Washingtonia Palms (off)	No	No	Yes	Yes	No	No	No	No
	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								

HO70	House	No	No	No	Yes	No	No	No	No
	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								
HO71	Morwell Post Office 209 Princes Drive, Morwell 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								
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

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HO74	Heritage Places and Precinct Citations, July 2010  Annis & George Bills' horse trough Hazelwood Road, Morwell Incorporated plan: Latrobe City HO Permit Exemptions &	No	No	No	Yes	No	No	No	No
	Application Requirements, April 2020 Statement of Significance:								
PS map ref	Heritage place	External paint controls	Internal alteration controls	Tree controls apply?	Solar energy system	Outbuildings or fences not exempt	Included on the Victorian Heritage	Prohibited uses permitted?	Aboriginal heritage place?

Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations,

July 2010

HO75	Oak row	No	No	Yes	Yes	No	No	No	No
	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								
HO76	Canary Island Palm row	No	No	Yes	Yes	No	No	No	No
	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								
	Newborough								
HO77	Newborough Public Hall 18 Balfour Street, Newborough Incorporated plan:	No	No	Yes	Yes	No	No	No	No
PS map ref	f 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?

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	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	No	No	No	Yes	No	No	Yes	No
	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								
	Toongabbie								
HO79	Precinct – Toongabbie Township	No	No	Yes	Yes	No	No	No	No
	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:			street trees only					
	Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance:								
	Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010								
HO2	Edward Stringer Memorial Hower Street, Toongabbie Incorporated plan:	No	No	No	Yes	No	No	No	No

PS ref	map Heritage place			ree Solar Outbuild ntrols apply? syst		Included or the Victorian	Prohibited uses permitted?	heritage		
					apply? C	lause 43	3.01-4	Heritage Register under the Heritage Act 2017?		
	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	No	No	Yes		Yes	No	No	No	No
	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									

HO81	St David's Church of	No	Yes	No	Yes	No	No	Yes	No
	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								

PS map ref	Heritage place  Traralgon	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?
HO82	Precinct – Anderson Street 4-20 & 7-19 Anderson Street and 88- 94 Breed Street, Traralgon Incorporated plan:	No	No	No	Yes	No	No	No	No
	Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance:								
	Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010								

HO83	Precinct – Bridges Avenue	No	No	No	Yes	No	No	No	No
	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								
HO85	Precinct – Traralgon Railway Residential	No	No	No	Yes	No	No	No	No
	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								

F	PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls	Outbuildings or fences not exempt under	Included on the Victorian Heritage Register under	Prohibited uses permitted?	Aboriginal heritage place?
						apply?	Clause 43.01-4	the Heritage Act 2017?		

HO86	Precinct – APM Senior Staff Houses	No	No	No	Yes	No	No	No	No
	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								
HO87	Precinct – Henry Street 8-	No	No	No	Yes	No	No	No	No
	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								
HO88	Precinct – Moore Street	No	No	No	Yes	No	No	No	No
	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								
HO89	Precinct – Thomas Street	No	No	No	Yes	No	No	No	No
	1-7 & 2-6 Thomas Street & 63 Queens Parade, Traralgon								

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

				1				_	1
HO92	Traralgon Old Cemetery	No	No	Yes	Yes	No	No	No	No
	Cemetery Drive, Traralgon								
	Incorporated plan:								
	Latrobe City HO Permit Exemptions & Application Requirements, April 2020								
PS man ref	Heritage place	External	Internal	Tree	Solar	Outbuildings	Included on the	Prohibited	Aboriginal
TO map to	Tierrage place	paint controls apply?	alteration controls apply?	controls apply?	energy system controls apply?	or fences not exempt under Clause 43.01-4	Victorian Heritage Register under the Heritage Act 2017?	uses permitted?	heritage place?
	Statement of Significance:								
	Latrobe Heritage Study Volume 3:								
	Heritage								
11000	Places and Precinct Citations, July 2010	NI.	NI-	NI.	V	NI.	N.	NI-	NI.
HO93	St Michael's Church 57	No	No	No	Yes	No	No	No	No
	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								
HO94	House	No	No	No	Yes	No	No	No	No
	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								

HO95	Farmhouse	No	No	Yes	Yes	No	No	No	Nie
HO95		NO	NO	Yes	Yes	NO	NO	NO	No
	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								
D0	Harifa wa mba a	Entre	lester on all	Torre	0.1	Outle vildia va	In about a discount to	Door belle it and	A le a ui ui a a l
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	No	No	No	Yes	No	No	No	No
	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								
HO97	Layton Bros. Store (former) 24-	No	No	No	Yes	No	No	No	No
	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								

HO98	Butchers shop	No	No	No	Yes	No	No	No	No
	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								
HO99	SEC offices (former) 116 Franklin Street, Traralgon Incorporated plan:	No	No	No	Yes	No	No	No	No

PS map ref Heritage place	ternal Tree Solar Outbui trols controls apply? sy	• .		•	Victorian	Prohibited uses permitted?	heritage
		apply?	Clause	43.01-4	Register under the Heritage Act 2017?		
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	Yes	No	No	Yes	No	No	No	No
	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								
HO154	Traralgon Court House						Yes – Ref No.	Yes	No
	161-165 Franklin Street, Traralgon						H1488		
HO4	Traralgon Post Office	No	No	No	Yes	No	No	Yes	No
	167-169 Franklin Street, Traralgon								
HO101	Ostlers House & Traralgon (Ryans) Hotel	No	No	No	Yes	No	No	No	No
	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								
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	No	No	Yes	Yes	No	No	No	No
	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								
HO104	House	No	No	No	Yes	No	No	No	No
	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								

HO105	House 76 Grey Street, Traralgon 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								
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	No	No	No	Yes	No	No	No	No
	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								
HO108	House 19 Henry Street, Traralgon	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:						<u> </u>		
	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	No	No	No	Yes	No	No	No	No
	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								

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HO110	Traralgon Service Reservoir (Water Tower)	No	No	No	Yes	No	No	No	No
	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								
HO111	Taversham	No	No	No	Yes	No	No	No	No
	17 Hickox Street, Traralgon								
	Incorporated plan:								
	Latrobe City HO Permit Exemptions & Application Requirements, April 2020								
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			1					

HO112	Lilitree	No	No	No	Yes	No	No	No	No
	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								
HO113	Roland Hill Building (former) 76-	No	No	No	Yes	No	No	No	No
	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								
HO114	House	No	No	No	Yes	No	No	No	No
	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								

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?	heritage
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HO115	Cottage	No	No	No	Yes	No	No	No	No
	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								
HO116	Elm Memorial Avenue & War Memorial	No	No	Yes	Yes	No	No	No	No
	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								
HO3	St Andrew's Presbyterian Church (former)	No	No	No	Yes	No	No	Yes	No
	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								
HO117	Hillcrest	No	No	Yes	Yes	No	No	No	No
	93 Kay Street, Traralgon Incorporated plan:								

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

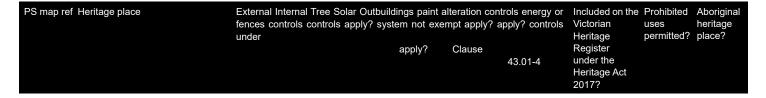
HO120	House & shop 18 Moore Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance:	No	No	No	Yes	No	No	No	No
PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	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

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HO123	House	No	No	No	Yes	No	No	No	No
	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								
HO124	House	No	No	No	Yes	No	No	No	No

PS map ref Heritage place		ee Solar Outbuil itrols apply? sys	•		0,	Included o the Victorian	n Prohibited uses permitted?	Aboriginal heritage place?
			apply?	Clause	43.01-4	Heritage Register under the Heritage Act 2017?		
19 Munro Street, Traralgon								
Incorporated plan:								
Latrobe City HO Permit Exemption & Application Requirements, April 2020 Statement of Significance:	5							
Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010								

HO125	Star Hotel (former)	No	No	No	Yes	No	No	No	No
	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								
HO9	Azarole Hawthorn Tree						Yes – Ref No.	Yes	No
	Victory Park, Princes Highway (formerly known as Mill Street), Traralgon						H2135		
HO126	Infant Smythe Burial	No	No	No	Yes	No	No	No	No
	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								
HO127	House	No	No	No	Yes	No	No	No	No



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96 Princes Street, Traralgon								
ncorporated plan:								
Latrobe City HO Permit								
Exemptions & Application								
Requirements, April 2020								
Statement of Significance:								
Latrobe Heritage Study Volume 3:								
2010								
Strzelecki Memorial	No	No	No	Yes	No	No	No	No
495 (opp.) Princes Highway,								
Traralgon Incorporated plan:								
Latrobe City HO Permit								
Exemptions & Application								
•								
· ·								
Places and Precinct Citations, July								
2010								
Traralgon Engine Shed and Turntable						Yes – Ref No. H1979	Yes	No
Queens Parade. Traralgon								
·	No	No	Yes	Yes	No	No	No	No
14-20 Queens Parade, Traralgon								
ncorporated plan:								
Latrobe City HO Permit								
Exemptions & Application								
Requirements, April 2020								
· ·								
2010								
II LEFS LFF2 4 T LEFS LFF2 TT C T 1 II LEFS LFF	ncorporated plan: natrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: natrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010 Strzelecki Memorial 195 (opp.) Princes Highway, Traralgon Incorporated plan: natrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: natrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010 Traralgon Engine Shed and Turntable Queens Parade, Traralgon Traralgon Railway Station complex 4-20 Queens Parade	ncorporated plan: .atrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: .atrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010 Strzelecki Memorial 95 (opp.) Princes Highway, Traralgon Incorporated plan: .atrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: .atrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010 Traralgon Engine Shed and Turntable Queens Parade, Traralgon Traralgon Railway Station complex 4-20 Queens Parade, Traralgon Incorporated plan: .atrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: .atrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July Statement of Significance: .atrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July	ncorporated plan: .atrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: .atrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010 Strzelecki Memorial Ps (opp.) Princes Highway, Fraralgon Incorporated plan: .atrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: .atrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010 Fraralgon Engine Shed and Furntable Queens Parade, Traralgon Fraralgon Railway Station complex A-20 Queens Parade, Traralgon Incorporated plan: .atrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: .atrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July Places and Precinct Citations, July	ncorporated plan: atrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: atrobe Heritage Study Volume 3: leritage Places and Precinct Citations, July 1010  Strzelecki Memorial 95 (opp.) Princes Highway, Traralgon Incorporated plan: atrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: atrobe Heritage Study Volume 3: leritage Places and Precinct Citations, July 1010  Traralgon Engine Shed and furntable Queens Parade, Traralgon Traralgon Railway Station complex 4-20 Queens Parade, Traralgon Incorporated plan: atrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: atrobe Heritage Study Volume 3: leritage Places and Precinct Citations, July	ncorporated plan: atrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: atrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 1010  No No No No Yes  Yes  No No No No Yes  Yes  No No No No Yes  Yes  Yes  No No No No Yes  Yes  No No No No Yes  Yes  No No No No No Yes  Yes  No No No No No Yes  Yes  No No No No No No Yes  Yes  No N	ncorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: Latrobe Heritage Study Volume 3: Leritage Places and Precinct Citations, July 2010  No	ncorporated plan: atrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: atrobe Heritage Study Volume 3: leritage Places and Precinct Citations, July 010 Strzelecki Memorial 95 (opp.) Princes Highway, Fraralgon Incorporated plan: atrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: atrobe Heritage Study Volume 3: leritage Places and Precinct Citations, July 010 Fraralgon Engine Shed and Fraralgon Engine Shed and Fraralgon Railway Station complex 4-20 Queens Parade, Traralgon Requirements, April 2020 Statement of Significance: atrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: atrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: atrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: atrobe Heritage Study Volume 3: leritage leritage leritage leritage Places and Precinct Citations, July	ncorporated plan: atrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: atrobe Heritage Study Volume 3: Ieritage Places and Precinct Citations, July 2010 No No No No Yes No No No Strzelecki Memorial 95 (opp.) Princes Highway, Fraralgon Incorporated plan: atrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: atrobe Heritage Study Volume 3: Ieritage Ruces and Precinct Citations, July 2010 Traralgon Engine Shed and Curruntable Queens Parade, Traralgon Traralgon Railway Station complex A+20 Queens Parade, Traralgon Corporated plan: atrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: atrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: atrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance: atrobe Heritage Study Volume 3: Ieritage Requirements, April 2020 Statement of Significance: atrobe Heritage Study Volume 3: Ieritage Regulary R

HO130	Drill Hall (former) No 40-50 Queens Parade, Traralgon	No	No			Yes	No	No	No	No
PS map ref	f Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	or fe not	use	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

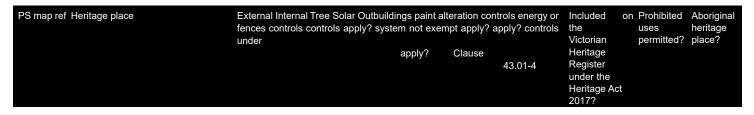
HO133	Hazel-lyn 5 Shakespeare Street, Traralgon Incorporated plan: Latrobe City HO Permit Exemptions & Application Requirements, April 2020	No	No	No	Yes	No	No	No	No
PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls 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	No	No	No	Yes	No	No	No	No
	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:								

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:	No	No	Yes	Yes	No	No	No	No
	Latrobe Heritage Study Volume 3: Heritage Places and Precinct Citations, July 2010								

HO138	Traralgon Water Supply System Pipe	No	No	No	Yes	No	No	No	No
	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								
	Yallourn & Yallourn North								
HO139	Yallourn North Infant Welfare Centre	No	No	No	Yes	No	No	No	No
	39 Carmel Street, Yallourn North								
	Incorporated plan:								
	Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance:								
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	No	No	No	Yes	No	No	No	No
	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								
HO141	Yallourn North Camp Recreation Hall (former)	No	No	Yes	Yes	No	No	No	No
	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								
HO142	St James' Anglican Church 2	No	No	No	Yes	No	No	Yes	No
	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								



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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)	No	No	No	Yes	No	No	No	No
	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								
HO149	Our Lady of Good Counsel Catholic Church	No	Yes	No	Yes	No	No	No	No
	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								

HO150	Middle Creek (Holy Innocents) Church of England	No	Yes	No	Yes	No	No	Yes	No
	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  Heritage								
	Places and Precinct Citations, July 2010								
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	No	No	No	Yes	No	No	No	No
	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								
HO152	Scrubby Forest homestead 13	No	No	No	Yes	No	No	No	No
	Scrubby Forest Road, Yinnar								
	Incorporated plan:								
	Latrobe City HO Permit Exemptions & Application Requirements, April 2020 Statement of Significance:								

Latrobe Heritage Study Volume 3:

Places and Precinct Citations, July 2010

Heritage

## SCHEDULE 3 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO3.

--/--/---Proposed C149latr

#### **PRINCES FREEWAY - TRARALGON BYPASS**

## 1.0 Design objectives

06/06/2019 C116latr

To ensure that development of land near the future alignment of the Princes Highway - Traralgon Bypass is undertaken with appropriate noise attenuation measures to minimise the impact of traffic noise on noise sensitive activities.

## 2.0 Buildings and works

15/03/2024 VC256

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

Any development which is associated with a land use listed below must include noise attenuation measures to the satisfaction of the Roads Corporation. In considering whether any measures proposed are to its satisfaction, the Head, Department of Transport will consider any appropriate Australian Standard in relation to road traffic noise intrusion.

- Accommodation
- Child Care centre
- Education centre
- Indoor recreation facility
- Office
- Place of assembly
- Retail premises
- Warehouse
- Art and craft centre
- Display home
- Funeral parlour
- Hospital
- Research centre
- Veterinary centre
- Winery

### 3.0 Subdivision

C116latr None specified.

## 4.0 Signs

06/06/2019

06/06/2019

C116latr None specified.

## 5.0 Application requirements

06/06/2019

C116latr None specified.

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## 6.0 Decision guidelines

None specified.

--/--/---Proposed C149latr

[NEW] [Improved drafting to improve clarity and remove repetition with Clause 66.04 or 66.06]

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## SCHEDULE 4 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

--/--/ Proposed C149latr

Shown on the planning scheme map as DDO4.

## **MORWELL EAST INDUSTRIAL PRECINCT**

## 1.0 Design objectives

06/06/2019C116latr

To ensure that the standard of the development, design and built form in the Morwell Industrial Precinct is of high quality is visually stimulating.

To introduce high quality landscape treatment to the site that contributes positively to the overall character and amenity of the Morwell Industrial Precinct.

## 2.0 Buildings and works

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

--/--/---Proposed C149latr

- A landscaping strip of a minimum 3 metres wide must be provided along and within the frontage and at least 3 metres wide along and within a side street boundary.
- Trees or shrubs should be included as part of the landscaping treatment to the frontage of the lots.
- Sympathetic landscaping and screening must be provided for the side and rear of lots facing Alexanders Road, Plough Creek and the adjoining agricultural land to the north and east of the precinct.
- Car parking shall not be provided in the landscape setback area.
- Visitor car parking should be located at the front of the site to encourage use of the parking
- All buildings must be set back at least 15 metres from the frontage and at least 3 metres from the side street boundary.
- Contemporary and creative architecture is encouraged in the design, built form, style and finishes. The façade of all buildings must be treated to the satisfaction of the responsible authority.
- Floor area coverage of buildings must not exceed 60 percent of the overall site area.
- Loading and service functions will be sited to the side or rear of premises and appropriately screened to address any visual amenity issues.
- External storage areas and garbage receptacles must be screened and adequately distanced from sensitive uses.
- All driveways and car parking areas at the front of the site must be constructed of an impervious all-weather seal coat such as concrete or bitumen and drained to the satisfaction of the responsible authority.
- All structures on rooftops, including air conditioning units and fans, must be appropriately screened to address any visual amenity issues.
- Front fences should be no greater than 1.2m in height and should be visibly permeable.
- Development of the site must enable vehicles to move to and from the site in a forward direction.

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**Subdivision** 3.0 06/06/2019 C116latr

None specified.

4.0 Signs

28/05/2021 None specified. C122latr

5.0 **Application requirements** 

06/06/2019 C116latr

None specified.

6.0 **Decision guidelines** 

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The impact of the development on the amenity and streetscape of the area and particularly having regard to the proximity of Princes Drive and Plough Creek.
- The appearance of the proposed development.
- The design and layout of the proposed development including setbacks from property boundaries.
- The proposed landscape treatment.
- The need to ensure that development or works are completed and maintained to a standard appropriate to the site's prominent location.
- Any Structure Plan, policy, strategy or guidelines relating to the land that have been adopted by the Responsible Authority.
- Signage shall be confined to simple, clear business identification signs on premises.
- Signage identifying the industrial precinct must contribute to the overall design and character of the industrial precinct.

[NEW] [Improved drafting for clarity]

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## SCHEDULE 5 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

--/--/---Proposed C149latr

Shown on the planning scheme map as DDO5.

# LATROBE REGIONAL HOSPITAL EMERGENCY MEDICAL SERVICES HELICOPTER FLIGHT PATH PROTECTION

## 1.0 Design objectives

06/06/2019 C116latr

To ensure that the height of all buildings and works are constrained within specified limits to avoid creating a hazard to aircraft in the vicinity of the Latrobe Regional Hospital, and to facilitate safe Emergency Medical Service (EMS) helicopter operations.

To ensure that flight paths associated with the Latrobe Regional Hospital EMS helicopter landing site are protected from the encroachment of inappropriate obstacles which may affect the safe and effective operation of the Latrobe Regional Hospital EMS helicopter landing site.

## 2.0 Buildings and works

28/05/2021

A permit is not required to construct a building or carry out works with the height of less than

56.44 metres above the Australian Height Datum.

#### 3.0 Subdivision

06/06/2019

A permit is not required to subdivide land.

## 4.0 Signs

06/06/2019

C116latr None specified.

## 5.0 Application requirements

06/06/2019 06/06/2019
C116latr None specified. C116latr

None specified.

## 6.0 Decision guidelines

--/--/ Proposed C149latr The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

• What the impacts of development are on helicopter flight paths to and from the Latrobe Regional Hospital.

[NEW] [Improved drafting to improve clarity and remove repetition with Clause 66.04 or 66.06]

## SCHEDULE 6 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

--/--/ Proposed C149latr

Shown on the planning scheme map as DDO6.

# LATROBE REGIONAL HOSPITAL EMERGENCY MEDICAL SERVICES HELICOPTER FLIGHT PATH PROTECTION AREA NO H2

## 1.0 Design objectives

06/06/2019 C116latr

To ensure that the height of all buildings and works are constrained within specified limits to avoid creating a hazard to aircraft in the vicinity of the Latrobe Regional Hospital, and to facilitate safe Emergency Medical Service (EMS) helicopter operations.

To ensure that flight paths associated with the Latrobe Regional Hospital EMS helicopter landing site are protected from the encroachment of inappropriate obstacles which may affect the safe and effective operation of the Latrobe Regional Hospital EMS helicopter landing site.

## 2.0 Buildings and works

28/05/2021

A permit is not required to construct a building or carry out works with the height of less than

68.4 metres above the Australian Height Datum.

## 3.0 Subdivision

06/06/2019

A permit is not required to subdivide land.

## 4.0 Signs

06/06/2019

C116latr None specified.

## 5.0 Application requirements

06/06/2019 06/06/2019 C116latr None specified.c116latr

None specified.

## 6.0 Decision guidelines

--/--/ Proposed C149latr

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

• What the impacts of development are on helicopter flight paths to and from the Latrobe Regional Hospital.

[NEW] [Improved drafting to improve clarity and remove repetition with Clause 66.04 or 66.06]

## SCHEDULE 7 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

--/--/---Proposed C149latr Shown on the planning scheme map as DDO7.

### LATROBE REGIONAL AIRPORT - OBSTACLE HEIGHT AREA NO.1

## 1.0 Design objectives

18/06/202018/06/2020 C092latrC092latr

To ensure that all buildings and works are within specified height limits.

To ensure that appropriate external building materials are used to avoid creating a hazard to aircraft flight paths in the vicinity of Latrobe Regional Airport.

To ensure that flight paths associated with Latrobe Regional Airport are protected from the encroachment of inappropriate obstacles which may affect the safe and effective operation of the Airport.

## 2.0 Buildings and works

18/06/2020

C092latr

A permit is not required to:

- Construct a building or construct or carry out works, for height which does not exceed 55 metres Australian Height Datum (AHD).
- Construct a building or construct or carry out works on the Airport site which, in the opinion of the responsible authority, is consistent with the Latrobe Regional Airport Master Plan (2019), including the Development Guidelines within the Master Plan.

### 3.0 Subdivision

06/06/2019

C116latr

None specified.

## 4.0 Signs

06/06/2019

C116latr

None specified.

## 5.0 Application requirements

18/06/2020 C092latr

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- The AHD of the highest point and the four corners of the building.
- The natural ground level of the site.
- Northings and eastings (geographic coordinates).
- Description of roof colour and materials.

An application to construct a building or construct or carry outworks 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.

## 6.0 Decision guidelines

--/--/---Proposed C149latr The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

The Latrobe Regional Airport Master Plan (2019).

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- The Obstacle Limitation Surface (OLS) within the Airspace Protection Plan contained in the Latrobe Regional Airport Master Plan (2019).
- The Development Guidelines contained within the Latrobe Regional Airport Master Plan (2019).
- National Airports Safeguarding Framework, Guideline F Managing the Risk of Intrusions into the Protected Airspace of Airports.
- The location and height of the proposed development.
- The need to prevent building or structures from being built which could interfere with and cause a safety hazard to aircraft operations.
- Natural surface level survey to determine the AHD level of the proposed development site.
- The suitability of building design and the potential impact of building materials on the flight path of aircraft.
- The need to require independent aeronautical advice so as not to interfere with or cause a safety hazard to aircraft operations.

[NEW] [Improved drafting to improve clarity and remove repetition with Clause 66.04 or 66.06]

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--/--/---Proposed C149latr

## SCHEDULE 8 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO8.

#### LATROBE REGIONAL AIRPORT - OBSTACLE HEIGHT AREA NO.2

#### 1.0 **Design objectives**

18/06/202018/06/2020 C092latrC092latr

To ensure that all buildings and works are within specified height limits.

To ensure that appropriate external building materials are used, to avoid creating a hazard to aircraft flight paths in the vicinity of Latrobe Regional Airport.

To ensure that flight paths associated with Latrobe Regional Airport are protected from the encroachment of inappropriate obstacles which may affect the safe and effective operation of the Airport.

#### 2.0 **Buildings and works**

18/06/2020

C092latr

A permit is not required to:

- Construct a building or construct or carry out works, for height which does not exceed 65 metres Australian Height Datum (AHD).
- Construct a building or construct or carry out work on the Airport site which, in the opinion of the responsible authority, is consistent with the Latrobe Regional Airport Master Plan (2019), including the Development Guidelines contained within the Master Plan.

#### 3.0 Subdivision

18/06/2020

C092latr

None specified.

#### 4.0 Signs

18/06/2020

C092latr

None specified.

#### 5.0 **Application requirements**

18/06/2020 C092latr

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- The AHD of the highest point of the four corners of the building.
- The natural ground level of the site.
- Northings and Eastings (geographic coordinates).
- Description of roof colour and materials.

#### 6.0 **Decision guidelines**

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

The Latrobe Regional Airport Master Plan (2019).

- The Obstacle Limitation Surface (OLS) within the Airspace Protection Plan contained in the Latrobe Regional Airport Master Plan (2019).
- The Development Guidelines contained within the Latrobe Regional Airport Master Plan (2019).

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- National Airports Safeguarding Framework, Guideline F Managing the Risk of Intrusions into the Protected Airspace of Airports.
- The location and height of the proposed development.
- The need to prevent building or structures from being built which could interfere with and cause a safety hazard to aircraft operations.
- Natural surface level survey to determine the AHD level of the proposed development site.
- The suitability of building design and the potential impact of building materials on the flight path of aircraft.
- The need to require independent aeronautical advice so as not to interfere with or cause a safety hazard to aircraft operations.
- [NEW] [Improved drafting to improve clarity and remove repetition with Clause 66.04 or 66.06]

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--/--/ Proposed C149latr

## SCHEDULE 9 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO9.

# MORWELL EAST BULKY GOODS PRECINCT AND TRARALGON EAST BULKY GOODS PRECINCT

# **1.0** 06/06/2019

06/06/2019 C116latr Design objectives

To ensure that land at Morwell East and Traralgon East Bulky Goods Precinct is developed for bulky goods retail centres and associated restricted retail uses.

To ensure that the standard of development, design and built form in the Morwell East and Traralgon East Bulky Goods Precinct is of high quality and is visually stimulating.

To ensure that high quality landscape treatments are applied to the site that contributes positively to the overall character and amenity of the Morwell East and Traralgon East Bulky Goods Precinct.

## 2.0

28/05/2021 C122latr

### **Buildings and works**

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

### Landscape and setback

- A setback of 10m from the front boundary of each site shall be set aside for landscaping.
- A setback of 5m from the Stammers Road, Traralgon East frontage shall be set aside for landscaping.
- Trees or shrubs should be included as part of the landscaping treatment to the frontage of the lots, to the satisfaction of the responsible authority.
- Car parking shall not be provided within the landscape setback areas.

### Site Layout

- Loading and service functions will be sited to the side or rear of premises and appropriately screened to address any visual amenity issues.
- Car parking shall be provided to the front of the site (not within landscape setback areas) and centrally located to encourage their use.
- Safe, segregated pedestrian routes shall be provided around and between sites.

## **Buildings**

- Contemporary and creative architecture is encouraged in the design, built form, style and finishes. The façade of all buildings must be treated to the satisfaction of the responsible authority.
- All structures on rooftops, including air conditioning units and fans, must be appropriately screened to address any visual amenity issues.
- Buildings should be designed to promote the integrated development of a bulky good/restricted retail centre with the frontage of buildings orientated towards a central car park and shared space, as appropriate.

### 3.0 Subdivision

06/06/2019 C116latr

None specified.

## 4.0 Signs

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28/05/2021 28/05/2021 None specified.c1221atr None specified.

## 5.0 Application requirements

06/06/2019

C116latr

None specified.

## 6.0 Decision guidelines

--/--/---Proposed C149latr The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the development supports the establishment of a dedicated bulky goods/restricted retail centre in an integrated manner.
- The impact of the development on the amenity and streetscape of the area, particularly having regard to the Princes Highway and natural drainage lines.
- The appearance of the proposed development along the town entrance.
- The design and layout of the proposed development including setbacks from property boundaries.
- The proposed landscape treatment.
- The need to ensure that development or works are completed and maintained to a standard appropriate to the sites prominent locations.
- Any Structure Plan, policy, strategy or guidelines relating to the land that have been adopted
- by the Responsible Authority.
  - Apart from a freestanding sign identifying the bulky goods retail site, signage shall be confined
- to simple, clear business identification signs on premises.
  - Other than a freestanding sign for the bulky goods retailing centre, no other signs will be
- permitted within the landscape setback.

[NEW] [Improved drafting to remove background document consistent with PG]

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## SCHEDULE 10 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO10.

--/--/ Proposed C149latr

#### LATROBE REGIONAL AIRPORT - OBSTACLE HEIGHT AREA NO.3

### 1.0 Design objectives

18/06/2020 18/06/2020 C092latr C092latr

- To ensure that all buildings and works are within specified height limits.
- To ensure that appropriate external building materials are used, to avoid creating a hazard to aircraft flight paths in the vicinity of Latrobe Regional Airport.
- To ensure that flight paths associated with Latrobe Regional Airport are protected from the encroachment of inappropriate obstacles which may affect the safe and effective operation of the Airport.

## 2.0 Buildings and works

18/06/2020

C092latr

A permit is not required to:

- Construct a building or construct or carry out works which does not exceed 10 metres above natural ground level; or
- Construct a building or construct or carry out works which does not exceed 96.5 metres Australian Height Datum (AHD); or
- Construct a building or construct or carry out works on the airport site which, in the opinion of the responsible authority, is consistent with the Latrobe Regional Airport Master Plan (2019), including the Development Guidelines contained within the Master Plan.

## 3.0 Subdivision

18/06/2020

C0921atr None specified.

## 4.0 Signs

18/06/2020

C092latr

None specified.

## 5.0 Application requirements

18/06/2020

C092latr

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- The AHD of the highest point and the four corners of the building.
- The natural ground level of the site.
- Northings and eastings (geographic coordinates).
- Description of roof colour and materials.

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.

## 6.0 Decision guidelines

--/--/---Proposed The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

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- The Latrobe Regional Airport Master Plan (2019).
- The Obstacle Limitation Surface (OLS) within the Airspace Protection Plan contained in the Latrobe Regional Airport Master Plan (2019).
- National Airports Safeguarding Framework, Guideline F Managing the Risk of Intrusions into the Protected Airspace of Airports.
- The location and height of the proposed development.
- The need to prevent buildings or structures from being built which could interfere with and cause a safety hazard to aircraft operations.
- Natural surface level survey to determine the AHD level of the proposed development site.
- The suitability of building design and the potential impact of building materials on the flight path of aircraft.
- The need to require independent aeronautical advice so as not to interfere with or cause a safety hazard to aircraft operations.
- NEW] [Improved drafting to improve clarity and remove repetition with Clause 66.04 or 66.06]

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#### SCHEDULE 11 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO11.

--/--/---Proposed C149latr

### LATROBE REGIONAL AIRPORT - OBSTACLE HEIGHT AREA NO. 4, 5 & 6

## 1.0 Design objectives

18/06/202018/06/2020 C092latrC092latr

To ensure that all buildings and works are within specified height limits.

To ensure that appropriate external building materials are used to avoid creating a hazard to aircraft flight paths in the vicinity of the Latrobe Regional Airport.

To ensure that flight paths associated with Latrobe Regional Airport are protected from the encroachment of inappropriate obstacles which may affect the safe and effective operation of the Latrobe Regional Airport.

## 2.0 Buildings and works

18/06/2020

C092latr

A permit is not required to

construct a building or construct or carry out works for structures which does not exceed a height of 10 metres above natural ground level.

#### 3.0 Subdivision

18/06/2020

C0921atr

None specified.

## 4.0 Signs

18/06/2020 C0921atr

None specified.

### 5.0 Application requirements

--/--/---Proposed C149latr The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- The AHD of the highest point and the four corners of the building.
- The natural ground level of the site.
- Northings and eastings (geographic coordinates).
- Description of roof colour and materials.

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.

## 6.0 Decision guidelines

--/--/---Proposed C149latr The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The Latrobe Regional Airport Master Plan (2019).
- The Obstacle Limitation Surface (OLS) within the Airspace Protection Plan contained in the Latrobe Regional Airport Master Plan (2019).
- National Airports Safeguarding Framework, Guideline F Managing the Risk of Intrusions into the Protected Airspace of Airports.

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- The location and height of the proposed development.
- The need to prevent buildings or structures from being built which could interfere with and cause a safety hazard to aircraft operations.
- Natural surface level survey to determine the AHD level of the proposed development site.
- The suitability of building design and the potential impact of building materials on the flight path of aircraft.
- The need to require independent aeronautical advice so as not to interfere with or cause a safety hazard to aircraft operations.

NEW] [Improved drafting to improve clarity and remove repetition with Clause 66.04 or 66.06]

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## SCHEDULE 1 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO1.

--/--/---Proposed C149latr

#### MORWELL NORTH-WEST DEVELOPMENT PLAN

### 1.0 Objectives

06/06/2019

C116latr None specified.

## 2.0 Requirement before a permit is granted

A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority:

Proposed C149latr

- For any building or works associated with the use of the land for agriculture.
- For extensions or alterations to an existing building or works.
- For the use and development of any social, community or educational facility.
- For the replacement of an existing dwelling.
- For subdivision of land to realign boundaries, create a road reserve or a subdivision which does not create an additional lot.

Prior to the granting of a planning permit, the Owner 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).

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The Agreement must be prepared at the cost of the Owner and be to the satisfaction of the responsible authority.

## 3.0 Conditions and requirements for permits

06/06/2019

C116latr None specified.

## 4.0 Requirements for development plan

A single Development Plan must be prepared for whole of the land to which this Schedule applies.

--/--/---Proposed C149latr

The Development Plan must have regard to the background document draft Morwell North-West Residential Precinct Development Plan (2006).

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 background document Guidelines for the removal, destruction or lopping of native vegetation (DELWP, 2017) [NEW] [Updated document and redrafted phrasing to improve clarity], 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.

[NEW] [Improved drafting to remove background document consistent with PG]

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[NEW] [Deleted content and remapped to DPO6]

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#### SCHEDULE 3 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO3.

--/--/ Proposed C149latr

#### MORWELL EAST INDUSTRIAL PRECINCT

### 1.0 Objectives

06/06/2019

C116latr None specified.

## 2.0 Requirement before a permit is granted

06/06/2019 C116latr

A permit may be granted 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 use or development
that will not prejudice the future, orderly development of the land for the purpose of the zone
or any other aspect of the Municipal Planning Strategy.

### 3.0 Conditions and requirements for permits

The following conditions and/or requirements apply to permits:

--/--/ Proposed C149latr

- Whether the development of the land is occurring in an orderly manner having regard to essential services and roads.
- The interface between proposed and existing nearby developments, to mitigate against 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

A development plan must include the following requirements:

--/--/---Proposed C149latr

## Site Analysis

• The site analysis must show the topography of the land, the location of any existing vegetation, drainage lines, sites of conservation, heritage or archaeological significance and other features.

### Land Use, Development and Subdivision

- A detailed description of the proposed use and activities.
- The proposed overall subdivision layout including roads, public open space and other features of the subdivision in a manner which is responsive to the features identified in the Site Analysis.
- Details about the staging of the development.
- Details of the siting of buildings, car parking, and building materials and form.
- Access to the existing road network and provision for future access to adjoining properties.
- The location of vehicle crossings.
- Street networks that support building frontages with two way surveillance.
- An explanatory statement illustrating the demand for the range of lots provided.
- Integration with future development on adjoining properties.

## Infrastructure Services

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- A Stormwater Management Plan detailing the collection and treatment of stormwater including the size and location of all drainage system components.
- The provision of an integrated drainage scheme for the area that incorporates water sensitive urban design principles for improved sustainability and flood mitigation.
- A traffic management plan identifying the hierarchy of the internal road network.
- The location of any major infrastructure easements that exist or are required.
- An indicative plan of utility services showing all services located underground and the location of utility infrastructures.

### Landscape plan

- A full vegetation survey and condition statement as part of the landscape concept for the site.
- A landscape design and theme for the site, including public open space, buffer areas and road reserves taking into account existing vegetation and the desire to develop high quality industrial areas.

### **Native Vegetation**

 An assessment of any native vegetation proposed to be removed having regard to 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. [NEW] [Updated document and redrafted phrasing to improve clarity]

#### **Cultural Heritage**

 A cultural heritage assessment is to be prepared consistent with the requirements set by Aboriginal Affairs Victoria.

## Management plan

 A management plan for the protection of sites of environmental, heritage or archaeological significance during construction and development of the site.

## **Flooding**

A detailed report to identify, consider and mitigate flooding issues.

### **Plough Creek and Environment**

An assessment of the environmental issues affecting the Plough Creek and its surrounds.

## **Amenity**

 Measures necessary to protect the amenity and surrounding properties and the safety of the public.

The development plan must meet the standard of development, architecture and built form in the Morwell East Industrial Precinct and be of a high quality given its strategic location being the entrance to Morwell from the east.

[NEW: MDF&C] [Improved drafting for clarity]

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#### SCHEDULE 4 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO4.



# MORWELL EAST BULKY GOODS PRECINCT AND TRARALGON EAST BULKY GOODS PRECINCT

## 1.0 Objectives

28/05/2021 C122latr

To implement the structure plan, policy, strategy or guidelines relating to the land that have been adopted by the Responsible Authority.

To ensure that the standard of development, architecture and built form in the Traralgon East Bulky Goods Precinct is of a high quality given their strategic locations at town entrances.

To implement the Bulky Goods Retail Sustainability Assessment (2009).

# 2.0 Requirement before a permit is granted

C122latr

A permit may be granted to use or divide 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 use or development that will not prejudice the future, orderly development of the land for the purpose of the zone or any other aspect of the Municipal Planning Strategy.

## 3.0 Conditions and requirements for permits

28/05/2021

C122latr

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 and roads.
- The interface between proposed and existing nearby developments.
- The design and location of any proposed buildings to enhance 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

A development plan must include the following requirements:

--/--/---Proposed C149latr

A single development plan must be prepared for the whole of the land to which this schedule applies and be to the satisfaction of the Responsible Authority.

## Site Analysis

■ The site analysis must show the topography of the land, the location of any existing vegetation, drainage lines, sites of conservation, heritage or archaeological significance and other features.

## Land Use, Development and Subdivision

- Provide for the main use of each of the sites as a bulky goods/restricted retailing providing for restricted retail premises and their associated activities.
- Provide for other complimentary uses of the land in a location that:
  - Will not fragment the integrated development of bulky goods and restricted retailing on the land;

Will not impede the long term growth potential of bulky goods and restricted retailing; and

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- Will not lead to a concentration of industrial uses that would result in a defacto industrial precinct.
- A detailed description of the proposed use and activities.
- The overall subdivision layout including roads, public open space and other features of the subdivision in a manner which is responsive to the features identified in the Site Analysis.
- Details about the staging of the development.
- Details of the siting of buildings, car parking, and building materials and form.
- Access to the existing road network and provision for future access to adjoining properties.
- The location of vehicle crossings.
- Street networks that support building frontages with two way surveillance.
- Integration with future use and development on adjoining properties.

#### **Infrastructure Services**

- A Stormwater Management Plan detailing the collection and treatment of stormwater including the size and location of all drainage system components.
- The provision of an integrated drainage scheme for the area that incorporates water sensitive urban design principles for improved sustainability and flood mitigation.
- A traffic management plan identifying the hierarchy of the internal road network.
- The location of any major infrastructure easements that exist or are required.
- An indicative plan of utility services showing all services located underground and the location of utility infrastructures.

## Landscape plan

A full vegetation survey and condition statement as part of the landscape concept for the site.

A landscape design and theme for the site, including public open space, buffer areas and road
reserves taking into account existing vegetation and the desire to develop high quality bulky
goods areas.

## **Native Vegetation**

 An assessment of any native vegetation to be removed having regard to Victoria's Native Vegetation Management: A Framework for Action (Department of Natural Resources and Environment, 2002), including how it is proposed to provide, manage and protect any necessary offsets.

### **Cultural Heritage**

 A cultural heritage assessment is to be prepared consistent with the requirements set by Aboriginal Affairs Victoria where required.

## Management plan

• A management plan for the protection of sites of environmental, heritage or archaeological significance during construction and development of the site.

## **Flooding**

• A detailed report to identify, consider and mitigate flooding issues.

### **Plough Creek and Environment**

• An assessment of the environmental issues affecting the Plough Creek and its surrounds.

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## Amenity

 Measures necessary to protect the amenity and surrounding properties and the safety of the public.

[NEW: MDF&C] [Improved drafting for clarity]

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## SCHEDULE 5 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO5.

--/--/---Proposed C149latr

#### **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

The following conditions and/or requirements apply to permits:

--/--/---Proposed C149latr

- 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

A development plan must include the following requirements:

--/--/---Proposed

## 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).

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- 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.

## 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.

## **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:

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- 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 (Galaxiellapusilla), 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.

[NEW: MDF&C] [Improved drafting for clarity]

#### SCHEDULE 6 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO6.

#### **RESIDENTIAL GROWTH AREAS**

**Objectives** 

## 1.0

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.

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- 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

A development plan must include the following requirements:

--/--/---Proposed C149latr

- 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.

## **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

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- 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:

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- 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.

[NEW: MDF&C] [Improved drafting for clarity]

#### SCHEDULE 7 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO7.

--/--/----Proposed C149latr

#### TRARALGON NORTH RESIDENTIAL GROWTH AREA

#### 1.0 Objectives

--/----Proposed 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 a 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

--/--/---Proposed 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 Buildings and Works means a minor extension, minor addition or minor modification to an existing buildings and 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

The following conditions and/or requirements apply to permits:

--/--/---Proposed C149latr

## Infrastructure contributions condition

Except for a permit granted for Minor Buildings and Works, for boundary realignment or for a subdivision along a zone boundary to correct a split zone, a permit must contain the following condition:

- 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 commencement of any development of the land or 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.

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- . The improvement of public open space, including active open spaces as identified in the approved development plan.
- The acquisition of land for public open space, including active open spaces and community facilities, in the proportions set out in the development contributions tables in the approved development plan.
- A contribution towards the development of community facilities 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.

## 4.0 Requirements for development plan

28/05/2021

C122latr

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.
- The overall pattern of development of the area, including any land use activity areas.
- 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.

#### **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:

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- 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 the 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 to residential dwellings and key destinations. Stops should also be located near active areas where possible.

#### **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 designed to provide:
  - Public spaces of a minimum of 0.5 hectares within a 500 metre walking distance of all residents in accordance with the background document 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 background documents 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 the background document

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Victoria's Native Vegetation Management: A Framework for Action (Department of Natural Resources and Environment, 2002), 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.

#### **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.

The approved development plan may be amended to the satisfaction of the responsible authority.

#### **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.

[NEW: MDF&C] [Improved drafting for clarity]

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#### SCHEDULE 8 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO8.

--/--/---Proposed C149latr

#### LOW DENSITY AND RURAL LIVING GROWTH AREAS

#### 1.0 Objectives

--/--/---Proposed C149latr 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

--/--/---Proposed 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 Buildings 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

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

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.

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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.

#### 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.

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- 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 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.

## 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**

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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.

[NEW: MDF&C] [Improved drafting for clarity]

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#### **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

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.

**Objectives** 

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

Propose 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 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

A development plan must include the following requirements:

Proposed C149latr

Treatment 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

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- 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.
- 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

- 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.

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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

- 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, 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.

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- 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 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.

[NEW: MDF&C] [Improved drafting for clarity]

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## SCHEDULE 11 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO11.

--/--/---Proposed C149latr

#### **BALDWIN ROAD, TRARALGON**

## 1.0 Objectives

23/06/2023

C138latr

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 design of any proposed subdivision and buildings enhance and reinforce the character of the area

To minimise crossings over existing pipeline infrastructure.

#### 2.0 Requirement before a permit is granted

--/--/---Proposed A permit may be granted for minor buildings and works before a development plan has been prepared to the satisfaction of the responsible authority for Minor Buildings and Works.

Minor buildings and works means a minor extension, minor addition or minor modification to an existing building(s) and works that do not prejudice the future, orderly development of the general area affected by the Development Plan Overlay.

## 3.0 Conditions and requirements for permits

Infrastructure contributions condition

23/06/2023

C138latr

The following conditions and/or requirements apply to permits:

Except for a permit granted for Minor Buildings and Works; for boundary realignments; or for a subdivision along a zone boundary to correct a split zone, a permit must contain the following condition:

- 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 commencement of any development of the land or 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, including active open spaces as identified in the approved development plan.
  - The acquisition of land for public open space, including active open spaces and community facilities, in the proportions set out in the development contributions tables in the approved development plan.

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- A contribution towards the development of community facilities 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.

#### **Bushfire Management Plan**

A Bushfire Management Plan that demonstrates how the application will address bushfire risk at the site and implement required bushfire protection measures. The plan must be prepared in accordance with requirements of the DPO, unless otherwise agreed in writing by the Responsible Authority. The plan must include:

- The design and layout of the subdivision, including lot layout, road design and access points, both vehicular and pedestrian;
- The location of any bushfire hazard areas that are to be created within the DPO or areas within
  a site boundary of any land that is partly covered by the DPO; The location of any reserves
  within or adjacent to the DPO;
- The details of any required bushfire protection measures;
- The identification of any areas to form the setback between a bushfire hazard and built form.
- The details of any vegetation management in any area of defendable space including,
- information on how vegetation will be managed and when the vegetation management will occur i.e. annually, quarterly, during the fire danger period.
- Notations that indicate what authority is responsible for managing vegetation within open space areas.
- Notations that ensure that the reserves will be managed in a low threat condition.

## **Development Permit Decision Guidelines**

Before deciding on an application to subdivide land, construct buildings, or carry out works, the responsible authority must consider, as appropriate:

- 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 measures to mitigate the impact of new development on the operation and safety of licensed pipeline infrastructure.
- 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.

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## 4.0 Requirements for development plan

23/06/2023C138lat

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.

#### 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.
- Larger residential lot sizes located in proximity to licensed transmission pipeline corridor and associated gas facility.
- An additional 15m either side of the gas and oil transmission pipeline easements and any associated gas facility must be included in a public reserve to provide adequate separation distance from sensitive land uses.

The overall pattern of development of the area, including any land use activity areas.

- Street networks that:
  - support building frontages with two way surveillance; and
  - have no direct access to lots from Traralgon Maffra Road (arterial road). Direct access to these lots will need to be provided by internal road networks of the subdivision area.
- 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.
- Avoid community facilities, including but not limited to accommodation (other than dwelling, camping and caravan park, group accommodation, host farm, residential hotel, rooming house, rural worker accommodation and residential village) children's playground, education centres, places of assembly, fuel depots and hospitals within 180m of a major LPG licensed pipeline corridor and with 85m of a major gas licensed pipeline corridor.

## 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.
- A Traffic Impact Assessment approved by the Department of Transport which shows the location of the major arterial network of the area and which supports the location and details of any required:
  - road widening
  - intersections
  - access points (which are to be minimised)
  - pedestrian crossings or safe refuges
  - cycle lanes
  - bus lanes and stops

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- 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 the 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 to residential dwellings and key destinations. Stops should also be located near active areas where possible.
- Provision of adequate access and clear space along the licensed pipeline corridors for the purposes of pipeline operations and maintenance activities.

#### **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 designed to:
  - Provide public spaces of a minimum of 0.5 hectares within a 500 metre walking distance of all residents in accordance with the background document Latrobe City Public Open Space Plan 2007 (as amended).
  - Incorporate all licensed pipeline corridors within linear reserves with road frontages.
  - Include pedestrian and cycle paths and play equipment, that encourage active recreational opportunities.
  - Provide opportunities for visual surveillance to promote safety of users, through encouraging active frontages.

#### **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.
- The location and general dimensions of a government school site must be in accordance with the Victorian Government School Site Selection Criteria and to the satisfaction of the Department of Education.
- 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 background documents 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

- A flora and fauna survey, prepared by a suitably qualified consultant and with the approval of the Department Environment, Energy and Climate Action and other relevant agencies and authorities, which includes but is not limited to species surveys for:
  - Growling Grass Frog and avifauna;

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- Eastern Grey Egret;
- Blue Billed Duck;
- Dwarf Galaxias;
- Australian Grayling;
- White Bellied Sea Eagle;
- Southern Brown Bandicoot;
- Glossy Grass Skink;
- Strzelecki Gums;
- Matted Flax Lily;
- Grey Billy Buttons; and
- Forest Red Gum Grassy Woodland Community

and measures required to protect the identified species.

- An assessment of any native vegetation to be removed having regard to the background document Protecting Victoria's Environment Biodiversity 2037, including how it is proposed to protect and manage any appropriate native vegetation.
- Identification of any existing native vegetation and how is responds to the Guidelines for the Removal, Destruction or Lopping of Native Vegetation, 2017.
- 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.

#### **Cultural Heritage**

• A cultural heritage assessment including how cultural heritage values will be managed.

#### Infrastructure Asset Risk Management

- Identify sensitive land uses that need to be risk assessed due to proximity to major pipeline infrastructure and any associated gas facility (Accommodation (other than dwelling, camping and caravan park, group accommodation, host farm, residential hotel, rooming house, rural worker accommodation and residential village) education centres, places of assembly, fuel depots and hospitals) via a Safety Management Study.
- Preparation of a Safety Management Study in accordance with Australian Standard AS2885 (Pipelines – Gas and Liquid Petroleum) in consultation with the relevant pipeline owner/operator and to the satisfaction of the relevant authority. The findings of the Safety Management Study are to be incorporated into any approved development plan and corresponding planning controls.
- Any proposed works including any temporary or permanent road or infrastructure crossings of the gas pipeline easements will require consultation with and consent from the pipeline owner/operator.
- Clear access on and either side of the major pipeline corridors shall be maintained, with any
  vegetation other than light grasses along the corridor subject to pipeline owner / operator
  consent.
- Provisions for the re-coating, protective slabbing of the impacted pipelines to the satisfaction of the relevant authority. The degree and nature of the re-coating and / or protective slabbing shall be determined as an outcome of the Safety Management Study for the affected pipeline(s).
- Any structures within 3m of a licensed transmission pipeline shall obtain consent from the Minister administrating the Pipelines Act.

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#### Sensitive Land Use

- Preparation of an assessment on the potential for noise and air pollution impacts from the Traralgon Maffra Road considering the Environment Reference Standards for Ambient Sound and Guidelines for Minimising Air Pollution in Victoria (EPA publication 1961)
- Any proposed mitigating measures that are required to be included as part of the noise and air pollution assessment.

#### **Bushfire Protection Measures**

- The subdivision design must appropriately consider publication 'Design Guidelines Settlement Planning at the Bushfire Interface' (Country Fire Authority and Department of Environment, Land and Planning, 2020)
- Provision of perimeter roads along any bushfire hazard interface.
- All lots to achieve a minimum construction standard of BAL-12.5.
- All lots must be setback a minimum of 22m from a bushfire hazard.
- Non combustible fencing must be utilised.
- The landscape concept plans to demonstrate that all reserves will be developed and maintained to low threat conditions and subsequently no increased bushfire hazard.
- Municipal reserves outside the extent of the DPO as shown in the draft concept plan be developed and maintained to low threat conditions and subsequently no increased bushfire hazard. Measures to manage grassfire hazard interfaces while residential areas remain
- undeveloped.
- A site management plan is required to be prepared to address interim bushfire hazard management for stages of the subdivision. This plan is to identify the likely bushfire risks at each stage, identify how these will be managed.

#### **Development Contributions**

- 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.

#### **Process and Outcomes**

 An implementation plan must be submitted as part of the development plan, indicating the proposed staging of the development.

[NEW: MDF&C] [Improved drafting for clarity]

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--/--/---Proposed C149latr

#### **SCHEDULE 1 TO CLAUSE 44.03 FLOODWAY OVERLAY**

Shown on the planning scheme map as FO.

## 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

A permit is not required to:

--/--/---Proposed C149latr

#### **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.

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#### 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.

[NEW: MDF&C] [Improved drafting for clarity]

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#### **21/11/2019** C105latr

#### SCHEDULE 1 TO CLAUSE 44.04 LAND SUBJECT TO INUNDATION OVERLAY

Shown on the planning scheme map as LSIO.

## 1.0 Land subject to inundation objectives to be achieved

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

28/05/2021 C122latr

A permit is not required to:

Permit requirement

#### **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

28/05/2021C122latr

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.
  - 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.

**06/06/2019** C116latr

## SCHEDULE 1 TO CLAUSE 44.06 BUSHFIRE MANAGEMENT OVERLAY

Shown on the planning scheme map as BMO1.

BOOLARRA, MOE, MORWELL, NEWBOROUGH, YALLOURN, YALLOURN NORTH, TRARALGON SOUTH BAL-12.5 AREAS

To specify bushfire protection measures to construct or extend one dwelling on a lot.

#### 1.0

06/06/2019 C116latr Statement of the bushfire management objectives to be achieved

To specify referral requirements for applications to construct or extend one dwelling on a lot.

## 2.0

06/06/2019

C116latr

The application to construct or extend one dwelling on a lot must include all the requirements set out in this schedule.

Clause 53.02 applies in all other circumstances.

## 3.0 Permit requirement

06/06/2019

C116latr

None specified.

**Application** 

## 4.0 Application requirements

28/05/2021 C122latr

The following application requirements apply to an application for a permit under Clause 44.06:

A bushfire management plan that:

- Shows all of the required bushfire protection measures specified in this schedule,
- Includes written conditions that implement the required bushfire protection measures,
- Identifies water supply including the location of any fire hydrant within 120 metres of the rear
  of the building, and Details vehicle access.

## **5.0** 06/06/2019

06/06/2019 C116latr

## Requirements to be met

The following requirements apply to an application to construct a single dwelling on a lot:

- The dwelling must be constructed to BAL-12.5
- Defendable space is to be provided for a distance of 30 metres around the dwelling or to the property boundary, whichever is the lesser and maintained in accordance with the vegetation management requirements of Clause 53.02 with the following variation:
  - The canopy of trees must be separated by at least 2 metres.
- A static water supply must be provided in accordance with Clause 53.02, and Vehicle
- access must be provided in accordance with Clause 53.02.
- If these requirements are not met, the requirements of Clause 53.02 apply.

## 6.0 Substitute approved measures for Clause 53.02

06/06/2019

None specified.

#### 7.0 Additional alternative measures for Clause 53.02

06/06/2019

C116latr None specified.

8.0 Mandatory Condition

28/05/2021 C1221atr

None specified.

9.0 Referral of application not required

28/05/2021 C1221atr

An application under this overlay is not required to be referred to the relevant fire authority under

Section 55 of the Act.

10.0 Notice and review

06/06/2019

C116latr None specified.

11.0 Decision guidelines

28/05/2021 C122latr

The following decision guidelines apply to an application for a permit under Clause 44.06, in addition to those specified in Clause 44.06 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

• Whether all of the bushfire protection measures in this schedule have been met.

#### SCHEDULE 1 TO CLAUSE 44.07 STATE RESOURCE OVERLAY

Shown on the planning scheme map as SRO1.

--/--/----Proposed C149latr

#### **GIPPSLAND BROWN COALFIELDS**

#### 1.0 Statement of resource significance

19/08/2021 V C 1 9 6

The Gippsland Coalfields provide a secure long term energy source for base load power generation in Victoria, as well as providing an unique opportunity for other related significant developments.

## 2.0 Management objectives

--/---Proposed C149latr To ensure the medium to long term extraction and use of the coal resource for power generation, building, works and subdivision of land over the resource and of a type that will not inhibit, by way of community significance or cost of removal, the eventual productive use of that resource.

#### 3.0 Use of land

19/08/2021

None specified.

#### 4.0 Subdivision

19/08/2021

VC196 None specified.

## 5.0 Buildings and works

19/08/2021

V C 1 9 6

None specified.

## 6.0 Application requirements

04/05/2022 VC210

Applications for buildings, works or subdivision which must be accompanied by a report, prepared in accordance with the requirements of Clause 44.07-3:

- To subdivide land which creates a lot with an area less than 20 hectares.
- To construct a building or construct or carry out works for:
  - cemetery.
  - educational centre.
  - 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.

A fire management plan, to the satisfaction of the responsible authority, must be submitted with any application for building, works or subdivision within 1000 metres of a Mining Licence.

#### **7.0** 19/08/2021 VC196

#### Referral of applications

Kind of application	Referral authority	Type of referral authority
To subdivide land: which creates a lot with an area less than 20 hectares.	The Secretary to the Department administering the Mineral Resources (Sustainable Development) Act 1990	Determining referral authority
To develop land for: cemetery.  educational centre. 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.	The Secretary to the Department administering the Mineral Resources (Sustainable Development) Act 1990	Determining referral authority

## 8.0 Exemption from notice and review

**Decision guidelines** 

19/08/2021 V C 1 9 6

None specified.

# **9.0** 19/08/2021

19/08/2021 VC196

The following decision guidelines apply to an application for a permit under Clause 44.07, in addition to those specified in Clause 44.07 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The need to ensure development of the land does not inhibit the eventual development and use of the coal.
- The need to exclude urban development, including low density residential development, and rural living development, from this overlay area.
- The impact of the building and works on nearby existing or proposed brown coal mining or electricity generation and any nearby agricultural uses.

[NEW: MDF&C] [Improved drafting for clarity]

#### SCHEDULE 1 TO CLAUSE 44.08 BUFFER AREA OVERLAY

Shown on the planning scheme map as BAO1

--/--/---Proposed C149latr

#### MAJOR PIPELINE INFRASTRUCTURE

Statement of risk

# **1.0** 21/12/2023

#### 21/12/2023

C121latr

# Latrobe City is traversed by a number of licensed, high pressure pipelines that carry a range of volatile substances throughout Victoria. Pipeline failure resulting in the release of the pipeline contents can cause serious harm to people, property and the environment.

Licensed pipelines are required to be designed, constructed, operated and maintained so that threats to the pipeline, including damage caused by third parties and the consequences of pipeline failure are assessed and risks are reduced to as low as reasonably practicable.

Changes in land use and increases in development activity may pose threats to the pipeline, through penetration or puncture, and increase the consequences of pipeline failure.

Pipeline failure can impact human health through skin irritation, respiratory problems, severe internal and external injuries, burns, long term damage and fatalities. The impacts on property can result in serve damage to complete destruction through fire and explosions. The impacts on the environment can result in toxic pollution of water, soil and air, damaging flora and injuring fauna and causing fatalities. Natural gas is a potent greenhouse gas and its release contributes to climate change.

## 2.0 Objectives

21/12/2023 C121latr

To protect human life, property, and the environment from the impacts of pipeline failure.

To identify the location of licensed pipelines and the region where impacts from pipeline failure are greatest.

To ensure that land use and development around pipelines is appropriately designed and sited to minimise risks.

To protect the integrity of licensed pipelines.

#### 3.0 Use of land

A permit is required to use land for:

--/--/ Proposed C149latr

- Accommodation (other than Dependent person's unit and Dwelling)
- Earth and energy resource industry where clause 62.01 is not met
- Education centre
- Freeway service centre
- Hospital
- Industry where any of the following applies:
  - A fire protection quantity is exceeded under the Dangerous Goods (Storage and Handling) Regulations 2012
  - A notification is required under the Occupational Health and Safety Regulations 2017
  - A licence is required under the Dangerous Goods (Explosives) Regulations 2011
  - A licence is required under Dangerous Goods (HCDG) Regulations 2016

Leisure and Recreation Facility (excluding Informal outdoor recreation, Open sports ground) • Place of assembly

- Service station
- Warehouse (excluding Commercial display area, Milk depot, Mail centre)

#### 4.0 Subdivision

21/12/2023 C1211atr

None specified.

**5.0** 21/12/2023

Buildings and works

C121latr

A permit is required to: construct a building or construct or carry out works associated with a

• use listed in Clause 3.0. construct two or more dwellings on a lot.

# **6.0** 21/12/2023

**Application requirements** 

21/12/2023 C121latr

The following application requirements apply to an application for a permit under Clause 44.08, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A Safety Management Study reviewed by a suitably qualified pipeline licensee, addressing the following, where applicable:
  - How activities associated with the use of land, and buildings or works, may result in any additional threats to the integrity of licensed pipelines and how these threats will be controlled and minimised.
  - Emergency exit routes and external gathering spaces.
  - How the activities associated with the use of land, and buildings or works have been designed to reduce risks to human life in the event of pipeline failure.
  - How the location and storage of dangerous or explosive goods or chemicals reduces the risk of contributing to the escalation of a pipeline failure.

## 7.0 Exemption from notice and review

21/12/2023

C121latr

An application for construction of a building or to 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.

#### 8.0 Decision guidelines

21/12/2023 C121latr

The following decision guidelines apply to an application for a permit under Clause 44.08, in addition to those specified in Clause 44.08 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The views of Energy Safe Victoria.
- Whether the proposal has been designed to reduce risks to human life in the event of pipeline failure, where practicable, including:
  - Opportunities to locate the development or activities associated with the land use away from the pipeline.
  - Directing emergency exit routes away from the pipeline.
  - Opportunities for siting external gathering spaces further away from the pipeline.

[NEW: MDF&C] [Improved drafting for clarity]

**02/11/2017** C100

## SCHEDULE TO CLAUSE 45.01 PUBLIC ACQUISITION OVERLAY

**1.0** 06/06/2019 C116latr

## **Public acquisition**

PS map ref	Acquiring Authority	Purpose of acquisition
PAO1	VicRoads	Road acquisition.
PAO4	Gippsland Water	Water and / or sewerage infrastructure

#### 18/06/2020

#### SCHEDULE 1 TO CLAUSE 45.02 AIRPORT ENVIRONS OVERLAY

Shown on the planning scheme map as AEO1.

#### 1.0 Requirements

14/12/2023

VC253

Despite the provisions of the zone, a permit must not be granted to use the land 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.

## 06/06/2019 SCHEDULE 2 TO CLAUSE 45.02 AIRPORT ENVIRONS OVERLAY

Shown on the planning scheme map as AEO2.

## 1.0 Requirements

18/06/2020 C092latr

A permit is required to use land for any of the following uses:

- Accommodation.
- Art and craft centre.
- Bar.
- Display home centre.
- Education centre.
- Hospital.
- . Hotel.
- Office.
- Place of assembly.
- Research and development centre.
- Research centre.
- Restricted recreation facility.

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.

#### 09/11/2017 **OVERLAY** GC75

### SCHEDULE 1 TO CLAUSE 45.06 DEVELOPMENT CONTRIBUTIONS PLAN

Shown on the planning scheme map as DCPO1.

#### LAKE NARRACAN DEVELOPMENT CONTRIBUTIONS PLAN

## **1.0** 17/12/2015

#### Area covered by this development contributions plan

17/12/2019 C86

All land within the Lake Narracan Precinct Structure Plan area as shown on the Planning Scheme Maps as DCPO1.

# **2.0** 28/05/2021 C122latr

### **Summary of costs**

Facility	Total cost \$	Time of provision	Actual cost contribution attributable to development \$	Proportion of cost attributable to development %
Roads	\$4,713,515	Refer to DCP	\$4,713,515	100%
Intersections	\$20,310,294	Refer to DCP	\$19,783,019	97.4%
Culvert projects	\$999,000	Refer to DCP	\$999,000	100%
Open Space	\$8,925,502	Refer to DCP	\$8,181,192	91.7%
Community facilities	\$3,541,286	Refer to DCP	\$3,541,286	100%
Wetland	\$9,887,392	Refer to DCP	\$9,887,392	100%
Waterways	\$9,153,000	Refer to DCP	\$9,153,000	100%
TOTAL	\$57,529,989		\$56,258,404	

#### 3.0 28/05/2021 C122latr

### **Summary of contributions**

Facility	Levies payable by the development (\$)	
	Development Infrastructure	Community Infrastructure
	All development per NDA	IIIII astructure
Roads	\$13,959	-
Intersections	\$58,589	-
Culvert projects	\$2,959	-
Open space	\$24,229	-
Community facilities	\$10,488	
Wetland	\$29,282	-
Waterways	\$27,107	

TOTAL \$166,614 \$897 per dwelling

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The capital cost for each infrastructure item will be adjusted by applying the Building Price Index, as publicised in the latest edition of Rawlinsons Australian Construction Handbook on 1st July each year.

The land values will be adjusted on 1 July each year following a re-valuation of properties undertaken by a registered valuer.

## The Community Infrastructure Levy (CIL) payable under this Development Contributions Plan (DCP)

Section 46L of the Planning and Environment Act 1987 sets the maximum CIL amount that can be collected under an approved DCP.

If the maximum amount of the CIL which may be collected under an approved DCP is varied under section 46L of the Planning and Environment Act 1987, the collecting agency may adjust the amount of the CIL payable under this DCP in accordance with section 46L of the Planning and Environment Act 1987.

If the collecting agency adjusts the amount of the CIL payment under this DCP, the collecting agency will publish the adjusted amount of the CIL payable under this DCP on its website.

## 4.0 Land or development excluded from development contributions plan

15/01/2024VC249

Land required for the following as set out in the Lake Narracan Precinct Structure Plan 2014 is excluded from the Net Developable Area:

- Arterial roads and connector roads, community facilities, government and non government schools.
- Encumbered land.
- Active and passive open space.

The development of land for a small second dwelling is exempt from the requirement to pay a development infrastructure levy and a community infrastructure levy.

Note: This schedule sets out a summary of the costs and contributions prescribed in the development contributions plan. Refer to the Lake Narracan Development Contributions Plan incorporated into the Latrobe Planning Scheme for full details.

#### SCHEDULE 1 TO CLAUSE 45.09 PARKING OVERLAY

Shown on the planning scheme map as PO1.

--/--/---Proposed C149latr

#### TRARALGON ACTIVITY CENTRE

#### 1.0 Parking objectives to be achieved

06/06/2019 C116latr

To ensure the appropriate provision of car parking spaces in the Traralgon Activity Centre Parking Precinct shown on Map 1 to this schedule and to maintain a balance between car parking supply and demand in the centre.

To provide for cash-in-lieu payments for car parking provision in the Traralgon Activity Centre Parking Precinct.

#### 2.0 Permit requirement

06/06/2019 C116latr

A permit may be granted to reduce the number of car parking spaces as specified for a particular use under Clause 3 of this schedule within the Traralgon Activity Centre Parking Precinct, provided a financial contribution is made in accordance with Clause 5 of this schedule in lieu of the car park reduction.

### 3.0 Number of car parking spaces required

28/05/2021 C1221atr

If a use is specified in the Table below, the number of car parking spaces required for the use is calculated by multiplying the Rate specified for the use by the accompanying Measure.

#### Table: Car parking spaces

Use	Rate	Measure
Office	3	To each 100sqm of net floor area

For all other uses listed in Table 1 of Clause 52.06-5, the Rate is calculated using 75 per cent of the rate in Column B of Table 1 in Clause 52.06-5 applies.

## 4.0 Application requirements and decision guidelines for permit applications

28/05/2021

C1221atr None specified.

## 5.0 Financial contribution requirement

28/05/2021 C1221atr

A financial contribution requirement applies to the area identified by this Schedule.

The financial contribution is \$8000.00 (excluding GST) for each car space. The financial contribution for each car space specified above will be adjusted by the responsible authority on 1 July each year in accordance with the relevant Building Price Index (Melbourne) in Rawlinson's Australian Construction Handbook. If that index is unavailable, an equivalent index will be applied by the responsible authority.

The financial contribution must be made before the use commences, unless a permit condition allows payment by instalments pursuant to a Section 173 Agreement.

The responsible authority shall use the funds collected under this schedule for the purpose of acquiring land and constructing public parking in the Traralgon Activity Centre.

## 6.0 Requirements for a car parking plan

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06/06/2019

C116latr None specified.

7.0 Design standards for car parking

06/06/2019

C116latr None specified.

8.0 Decision guidelines for car parking plans

06/06/2019

C116latr None specified.

9.0 Reference document

Car Parking Framework Review Traralgon & Morwell (August 2014).

--/--/----Proposed C149latr

[NEW: MDF&C] [Improved drafting for clarity by removing map – PAO mapping does this]

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#### SCHEDULE 2 TO CLAUSE 45.09 PARKING OVERLAY

Shown on the planning scheme map as PO2.

--/--/---Proposed C149latr

#### **MORWELL ACTIVITY CENTRE**

#### 1.0 Parking objectives to be achieved

02/06/2023 C137latr

To ensure that there is the appropriate provision of car parking spaces in the Morwell Activity Centre Parking Precinct shown on Map 1 to this schedule.

To maintain a balance between car parking supply and demand in the centre.

To encourage new and expanding retail and commercial developments within the Morwell Activity Centre.

To ensure car parking areas are designed to comply with safety, sustainability and urban design considerations.

#### 2.0 Permit requirement

06/06/2019 C116latr

A permit may be granted to reduce (including a reduction to zero) the number of car parking spaces required under Clause 3 of this schedule for a proposed use and development within the Morwell Activity Centre Parking Precinct.

#### 3.0 Number of car parking spaces required

28/05/2021 C1221atr

If a use is specified in the Table below, the number of car parking spaces required for the use is calculated by multiplying the Rate specified for the use by the accompanying Measure.

#### Table: Car parking spaces

Use	Rate	Measure
Office	3	To each 100sqm of net floor area

For all other uses listed in Table 1 of Clause 52.06-5, the Rate is calculated using 75 per cent of the rate in Column B of Table 1 in Clause 52.06-5 applies.

#### 4.0 Application requirements and decision guidelines for permit applications

28/05/2021

C122latr

None specified.

#### 5.0 Financial contribution requirement

06/06/2019

C116latr

None specified.

#### 6.0 Requirements for a car parking plan

06/06/2019 C116latr

None specified.

## 7.0 Design standards for car parking

02/06/2023 C137latr

Locate and design car parking to minimise negative impacts to the streetscape, pedestrian safety

and amenity.

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Avoid new car parking between building frontages and street property boundaries and seek to provide landscape softening where these areas exist.

Servicing and car parking access is to be accommodated from existing rear/side laneways to minimise vehicular crossovers along the 'key retail spine'.

Future development in retail and commercial areas should conceal car parking area to the rear and reserve frontages for active uses.

Require all new car parking to avoid excessive impermeable surfaces and contain landscape attributes.

### 8.0 Decision guidelines for car parking plans

06/06/2019

C1161atr None specified.

#### 9.0 Reference document

Car Parking Framework Review Traralgon & Morwell (August 2014).

--/--/ Proposed C149latr Morwell Activity Centre Plan (Latrobe City Council 2022)

Morwell Activity Centre Transport Assessment and Parking Precinct Plan (Movement and Place

Consulting 2021)

[NEW: MDF&C] [Improved drafting for clarity by removing map – PAO mapping does this]

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**11/07/2019** C113latr

## SCHEDULE TO CLAUSE 45.12 SPECIFIC CONTROLS OVERLAY

#### **1.0** 14/01/2021 C129latr

## **Specific controls**

PS Map Ref	Name of incorporated document
SCO1	Latrobe GovHub Incorporated Document, February 2019
SCO2	Gippsland Line Upgrade - Corridor Works Incorporated Document, November 2019
SCO3	73 - 83 Eastern Road, Traralgon
SCO4	Loy Yang Power Station & Coal Mine Incorporated Document (April 2020)
SCO5	Fourth Road, Hazelwood North, December 2020
SCO6	Land at 14 Stammers Road, Traralgon East (Lot 1 on PS637626)

[NEW: MDF&C and Cl 51.01] [Incorporated document at Cl 51.01 should be mapped through the SCO]

## SCHEDULE TO CLAUSE 51.01 SPECIFIC SITES AND EXCLUSIONS

#### Proposed C149latr

## Specific sites and exclusions

--/--/ Proposed C149latr

Address of Idila	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)
73 - 83 Eastern Road, Traralgon	NovaPower, Network Support Sub-station Incorporated Document (November 2012)
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)
Land at 14 Stammers Road, Traralgon East (Lot 1 on PS637626)	Traralgon East Service Station Signage (June 2018)

[NEW] [Appear to be expired documents]

**1.0** 06/06/2019 C116latr

## SCHEDULE TO CLAUSE 52.02 EASEMENTS, RESTRICTIONS AND RESERVES

06/03/2020 C101latr Under Section 23 of the Subdivision Act 1988

Land

Land Easement or restriction Requirement

None specified.

**2.0** 19/01/2006 VC37

Under Section 24A of the Subdivision Act 1988

Land Person Action

None specified

**3.0** 19/01/2006 VC37

Under Section 36 of the Subdivision Act 1988

Land Easement or right of way Requirement

None specified

## **SCHEDULE TO CLAUSE 52.05 SIGNS**

06/06/2019 C116latr **1.0** 

## **Exemption from notice and review**

Land	Condition
None specified	

## SCHEDULE TO CLAUSE 52.16 NATIVE VEGETATION PRECINCT PLAN

06/06/2019 C116latr

1.0 24/02/2022 C135latr Native vegetation precinct plan

Name of plan

Lake Narracan Native Vegetation Precinct Plan (October 2021)

## **SCHEDULE TO CLAUSE 52.17 NATIVE VEGETATION**

--/--/---Proposed 110 latr

### Scheduled area

--/--/ Proposed C149latr

Area	Description of native vegetation for which no permit is required to remove, destroy or lop
Land associated with the construction of the Princes Freeway - Traralgon Bypass	All native vegetation to the minimum extent necessary, subject to meeting the requirements of the Guidelines for the removal, destruction or lopping of native vegetation (Department of Environment, Land, Water and Planning 2017) to the satisfaction of the Secretary to the Department of Environment, Land, Water and Planning.

**2.0**15/09/2008
VC49

### Scheduled weed

Area	Description of weed
None specified	

[NEW] [MDF&C redrafting]

06/06/2019 C116latr

### **SCHEDULE TO CLAUSE 52.27 LICENSED PREMISES**

1.0

## Permit not required

06/06/2019 C116latr

Land Type of licence None specified

2.0 06/06/2019 C116latr

## Permit may not be granted

Land	Type of licence
None specified	

06/06/2019 SCHEDULE TO CLAUSE 52.28 GAMING

C116latr

1.0 Objectives

06/06/2019 C116latr

None specified.

2.0 Prohibition of a gaming machine in a shopping complex

06/03/2020 C101latr

Installation or use of a gaming machine as specified in Clause 52.28-4 is prohibited on land described in Table 1 below.

#### Table 1

Name of shopping complex and locality	Land description	
Mid Valley Shopping Centre, Morwell	72-82Princes Drive, Morwell	
Stockland Shopping Centre, Traralgon	156-188Franklin Street, Traralgon	
Hazelwood Village Shopping Centre, Church@eorgina Place, Churchill		
Churchill Shopping Centre, Churchill	Monash Way, Churchill	
Purvis Plaza, Moe	26 - 30Moore St, Moe	
George Street Plaza, Morwell	46 - 58George St, Morwell	

### 3.0 Prohibition of a gaming machine in a strip shopping centre

06/06/2019

C116latr

A gaming machine as specified in Clause 52.28-5 is prohibited in all strip shopping centres on land covered by this planning scheme.

4.0 Locations for gaming machines

06/06/2019

C116latr

None specified.

5.0 Venues for gaming machines

06/06/2019

C116latr None specified.

6.0 Application requirements

06/06/2019

C116latr

None specified.

7.0 Decision guidelines

06/06/2019 C116latr

None specified.

31/07/2018 VC148

## SCHEDULE TO CLAUSE 52.32 WIND ENERGY FACILITY

**1.0** 31/07/2018 VC148

## Wind energy facility prohibition

Land where a Wind energy facility is prohibited

All land within five kilometres of a residential zone, an industrial zone, a business zone or a special purpose zone in the urban areas of Moe, Morwell and Traralgon.

31/07/2018 VC148

## SCHEDULE TO CLAUSE 52.33 POST BOXES AND DRY STONE WALLS

1.0 Permit requirement for dry stone walls

31/07/2018
VC148

Land		
None specified		

31/07/2018 VC148

## SCHEDULE TO CLAUSE 53.01 PUBLIC OPEN SPACE CONTRIBUTION AND SUBDIVISION

#### **1.0** 22/11/2018 C112latr

### Subdivision and public open space contribution

Type or location of subdivision	Amount of contribution for public open space
Land shown as Urban Growth Zone	5.29 per cent
1 on the planning scheme maps (Lake Narracan Precinct Structure Plan, March 2015)	Land and/or cash contribution requirements must be in accordance with R60 of Section 3.7 in the Lake Narracan Precinct Structure Plan, March 2015
Land shown as Development Plan	3.29 per cent
Overlay 1 (Morwell North-West Development Plan)	Land or cash contribution must be in accordance with the Morwell North-West Development Plan.
Residential Subdivision (greenfield)	8 per cent of net developable area in cash or land contribution (any land contribution must be unencumbered).
	Land is the preferred contribution method (unless agreed otherwise at the discretion of Council).
Residential Subdivision (infill)	5 per cent net developable area in cash or land contribution (any land contribution must be unencumbered).
	Cash is the preferred contribution method (unless agreed otherwise at the discretion of Council).
Industrial and Commercial Subdivision	2 per cent of net developable area in cash or land contribution (any land contribution must be unencumbered)
	Land or Cash are considered suitable contribution methods at the discretion of Council.
Mixed Use	5 per cent of net developable area in cash or land contribution (any land contribution must be unencumbered).
	Land or Cash are considered suitable contribution methods at the discretion of Council.

<b>18/02/2021</b> GC175	SCHEDULE TO CLAUSE 53.06 LIVE MUSIC ENTERTAINMENT VENUES				
<b>1.0</b> 04/05/2022	Areas to which Clause 53.06 does apply				
VC210	Name of area		Description		
	None specified				
<b>2.0</b> 04/05/2022 VC210					
	Areas to which Clause 53.06 do	Areas to which Clause 53.06 does not apply			
	Name of area		Description		
<b>3.0</b> 04/05/2022 VC210	None specified				
VC210					
	Other venues to which Clause 53.06 applies				
	Name of venue	Address	Condition or limitation		
	None specified				

**31/07/2018** VC148

## SCHEDULE TO CLAUSE 53.15 STATEMENT OF UNDERLYING PROVISIONS

**1.0** 06/06/2019 C116latr

## Incorporated statement

Land	Incorporated Document	
None specified		

31/07/2018 VC148

#### SCHEDULE TO CLAUSE 59.15 LOCAL VICSMART APPLICATIONS

1.0 28/05/2021

#### Table 1 Classes of VicSmart application under zone provisions

C122latr

Name of zone or class of Class of Permit requirement Information requirements application provision and decision guidelines zone

None specified

2.0 28/05/2021 C122latr

#### Table 2 Classes of VicSmart application under overlay provisions

Name of overlay or class of Class of Permit requirement Information requirements application provision and decision guidelines overlay

None specified

3.0 04/05/2022 VC210

## 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 Transpo 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

28/05/2021 C122latr

## SCHEDULE 1 TO CLAUSE 59.16 INFORMATION REQUIREMENTS AND DECISION **GUIDELINES FOR LOCAL VICSMART APPLICATIONS**

#### LICENCED PREMISES

#### 1.0 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 **Decision guidelines**

28/05/2021

C122latr

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.

[NEW] [MDF&C redrafting]

**04/05/2022** VC210

# SCHEDULE 2 TO CLAUSE 59.16 INFORMATION REQUIREMENTS AND DECISION GUIDELINES FOR LOCAL VICSMART APPLICATIONS

#### LAND ADJACENT TO THE PRINCIPAL ROAD NETWORK

1.0 28/05/2021

#### 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 plan, drawn to scale and fully dimensioned showing:
  - The boundaries and dimensions of the site and adjoining roads.
  - The location of existing buildings within the area of the access.
  - All car parking spaces and access lanes.
  - Any allocation of car parking spaces to different uses or tenancies, if applicable.
  - Any landscaping and sensitive water design treatments.
- A written statement that describes:
  - The proposed use of the site, number of employees and patrons and hours of operation.
  - The likely impact of a new access or increased use of the current access.
  - A letter of support from the relevant road authority to make the changes as proposed.
  - A description of the use of the land and the catalyst for a new access or increased use of the current access.
  - A photograph of the area of the new access or current access point.

#### 2.0 28/05/2021 C122latr

#### **Decision guidelines**

In assessing an application the responsible authority must consider as appropriate:

- The views of the relevant road authority.
- The effect of the proposal on the operation of the road and on public safety.
- Any policy made by the relevant road authority pursuant to Schedule 2, Clause 3 of the Road Management Act 2004 regarding access between a controlled access road and adjacent land.
- Whether the proposal would result in unreasonable changes to Council infrastructure and traffic management measures.
- Whether the changes would increase any risk to public safety.

## SCHEDULE TO CLAUSE 66.04 REFERRAL OF PERMIT APPLICATIONS

### **UNDER**

--/--/---Proposed C149latr

### **LOCAL PROVISIONS**

## 1.0 Referral of permit applications under local provisions

--/--/---Proposed C149latr

Olavi	Viral of annih at		
Clause	Kind of application	Referral authority	Referral authority type
On land identified	To subdivide land.  To use land or to construct a	Secretary to the Department administering the <i>Minerals</i>	Determining referral authority
as the Gippsland Coalfields Policy Area	building or 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	Resources (Sustainable Development) Act 1990	Determining referral authority
	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	
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. exhibition centre. function centre. golf course. Hospital. industry (other than rural industry). major sports and recreational facility.	Secretary to the Department administering the Minerals Resources (Sustainable Development) Act 1990	Determining referral authority

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Clause	Kind of application	Referral authority	Referral authority type
	<ul> <li>shop or office with a floor area exceeding 2,000 square metres.</li> <li>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.</li> </ul>		
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

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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

[NEW] [Updated Government Department/Agency Names]

06/06/2019

SCHEDULE TO CLAUSE 66.06 NOTICE OF PERMIT APPLICATIONS UNDER LOCAL

C116latr

**PROVISIONS** 

1.0 28/05/2021 C122latr

## Notice of permit applications under local provisions

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

**31/07/2018** VC148

#### SCHEDULE TO CLAUSE 72.01 RESPONSIBLE AUTHORITY FOR THIS PLANNING

**SCHEME** 

**1.0** 31/07/2018

#### Responsible authority for administering and enforcing this planning scheme:

VC148

The Latrobe City Council is the responsible authority for administering and enforcing the planning scheme, except for matters specified in Clause 72.01-1 and matters listed in this schedule.

## 2.0 Responsible authority for administering and enforcing a provision of this planning scheme:

31/07/2018

VC148

The Minister for Planning is the responsible authority for administering and enforcing the Basslink – Land Use and Development Controls 2002 in the schedule to Clause 51.01 of this scheme.

#### 3.0

#### Person or responsible authority for issuing planning certificates:

31/07/2018

vc148 Minister for Planning.

## 4.0 Responsible authority for VicSmart and other specified applications:

22/09/2023 V C 2 4 3

The Chief Executive Officer of the Latrobe City Council is the responsible authority for considering and determining VicSmart applications to which Clause 71.06 applies, in accordance with Divisions 1, 1A, 2 and 3 of Part 4 of the Act.

The Chief Executive Officer of the Latrobe City Council is the responsible authority for considering and determining applications to which Clause 53.24 applies, in accordance with Divisions 1, 1A, 2 and 3 of Part 4 of the Act.

The Chief Executive Officer of the Latrobe City Council is the responsible authority for considering and determining any application that the notice and review exemption in Clause 52.10-2 applies to, in accordance with Divisions 1, 1A, 2 and 3 of Part 4 of the Act.

31/07/2018 SCHEDULE TO CLAUSE 72.02 WHAT AREA IS COVERED BY THIS PLANNING VC.148

**SCHEME?** 

1.0 Area covered by this planning scheme: 31/07/2018

vc148 Municipal District of the Latrobe City Council.

3/12/2018 C104latr --/--/----Proposed C149latr

#### SCHEDULE TO CLAUSE 72.03 WHAT DOES THIS PLANNING SCHEME CONSISTOF?

1.0

21/12/2023

C121latr --/--/---

#### Maps comprising part of this planning scheme:

- 1, 1BMO
- 2, 2BMO, 2LSIO-FO
- . 3, 3BMO
- 4,4BMO
- 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
- 25, 25DCPO, 25LSIO-FO
- 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
- 31, 31BMO, 31DCPO, 31DPO, 31ESO
- 32, 32BMO, 32DPO, 32SCO
- **33, 33BMO**
- 34, 34BAO, 34BMO, 34LSIO-FO
- 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
- 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
  - 51, 51BAO, 51DPO
  - 52, 52BAO, 52DDO, 52DPO, 52LSIO-FO, 52PAO
  - 53, 53DDO
  - 54, 54DDO, 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
  - 61, 61DDO, 61DPO, 61ESO, 61LSIO-FO, 61PAO
  - 62, 62DDO, 62DPO, 62ESO, 62PAO
  - 63, 63BAO, 63DPO, 63ESO, 63HO, 63LSIO-FO
  - 64, 64BAO, 64DDO, 64ESO, 64HO, 64LSIO-FO, 64PAO, 64SRO
  - 65, 65BAO, 65BMO, 65DDO, 65ESO, 65HO, 65LSIO-FO, 65PAO, 65SRO
  - 66, 66BAO, 66ESO, 66HO, 66LSIO-FO, 66PAO, 66SRO
  - 67, 67BAO, 67BMO, 67PAO
  - 68, 68BAO, 68BMO, 68ESO, 68HO, 68LSIO-FO, 68SCO
  - 69, 69BMO, 69ESO, 69LSIO-FO, 69RXO, 69SCO
  - 70, 70BAO, 70BMO, 70DDO, 70DPO, 70ESO, 70HO, 70LSIO-FO, 70SRO
  - 71, 71BMO, 71DPO, 71ESO
  - 72, 72BMO, 72DDO, 72DPO, 72ESO, 72LSIO-FO
  - 73, 73BMO, 73DDO, 73DPO, 73ESO, 73LSIO-FO
  - 74, 74DPO, 74ESO, 74HO, 74LSIO-FO, 74SCO

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- 75, 75DPO, 75EAO, 75ESO, 75HO, 75PO, 75SCO
- 76, 76DDO, 76DPO, 76EAO, 76HO, 76PO, 76SCO
- 77, 77DDO, 77HO, 77LSIO-FO, 77SCO
- 78, 78BAO, 78DDO, 78DPO, 78LSIO-FO, 78SCO
- 79, 79BAO, 79DDO, 79DPO, 79ESO, 79LSIO-FO, 79PAO, 79SCO
- 80, 80ESO, 80HO
- 81, 81DDO, 81ESO, 81HO, 81PO, 81SCO
- 82, 82BAO, 82DDO, 82ESO, 82HO, 82LSIO-FO, 82SCO, 82SRO
- 83, 83BAO, 83DDO, 83ESO, 83LSIO-FO, 83PAO, 83SCO, 83SRO
- 84, 84BAO, 84DDO, 84ESO, 84LSIO-FO, 84PAO, 84SRO
- 85, 85AEO, 85BAO, 85BMO, 85DDO, 85DPO, 85ESO, 85LSIO-FO, 85PAO, 85SCO, 85SRO
- 86, 86BMO, 86DDO, 86ESO, 86LSIO-FO, 86PAO, 86SCO, 86SRO
- 87, 87BAO, 87BMO, 87DDO, 87ESO, 87LSIO-FO, 87PAO, 87SCO, 87SRO
- 88, 88BAO, 88LSIO-FO, 88SRO
- 89, 89BMO
- 90, 90BAO, 90BMO, 90HO
- 91, 91BAO, 91BMO, 91ESO, 91HO, 91LSIO-FO, 91PAO, 91RXO, 91SRO
- 92, 92BAO, 92BMO, 92DPO, 92EAO, 92ESO, 92HO, 92LSIO-FO, 92SCO, 92SRO
- 93, 93BMO, 93DPO, 93ESO, 93LSIO-FO
- 94, 94DPO, 94ESO, 94HO, 94LSIO-FO
- 95, 95DPO, 95ESO
- 96, 96DPO, 96HO, 96LSIO-FO
- 97, 97BMO, 97DPO, 97LSIO-FO
- 98, 98BMO, 98DPO, 98ESO, 98SRO
- 99, 99BMO, 99DPO, 99LSIO-FO
- 100, 100BMO, 100DDO, 100LSIO-FO, 100SRO
- 101, 101BMO, 101LSIO-FO, 101SRO
- 102, 102BMO, 102LSIO-FO
- 103, 103BMO
- 104, 104BMO, 104LSIO-FO, 104SRO
- 105, 105BMO
- 106, 106BMO, 106ESO, 106 LSIO-FO, 106SRO
- 107, 107BMO, 107ESO, 107HO, 107LSIO-FO
- 108, 108ESO, 108HO, 108LSIO-FO, 108SRO
- 109, 109ESO, 109LSIO-FO, 109SRO
- 110, 110ESO, 110LSIO-FO, 110SRO
- 111, 111BMO, 111ESO, 111HO, 111LSIO-FO, 111SRO
- 112, 112BMO, 112DPO, 112ESO, 112HO, 112SRO

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- 113, 113BMO
- 114, 114BMO, 114LSIO-FO
- 115, 115BMO, 115LSIO-FO
- 116, 116BMO, 116LSIO-FO
- 117, 117BMO, 117HO, 117LSIO-FO
- 118, 118BMO, 118EAO, 118ESO, 118HO, 118LSIO-FO
- 119, 119BMO, 119LSIO-FO
- 120, 120BMO, 120LSIO-FO
- 121, 121BMO, 121LSIO-FO, 121SRO
- 122, 122BMO
- 123, 123BMO
- 124, 124BMO
- 125, 125BMO, 125ESO
- 126, 126BMO, 126ESO
- 127, 127BMO, 127ESO
- 128, 128BMO, 128ESO
- 129, 129BMO
- 130, 130BMO
- 131, 131BMO
- 132, 132BMO
- 133, 133BMO, 133ESO
- 134, 134BMO
- 135, 135BMO

[Redrafted clause] [Corrects mapping order in clause to be alpha-numeric]

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#### SCHEDULE TO CLAUSE 72.04 INCORPORATED DOCUMENTS

--/--/---Proposed C149latr

#### 1.0 Incorporated documents

--/--/---Proposed C149latr

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
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

[NEW] [Deletes what appear to be expired documents]

31/07/2018 SCHEDULE TO CLAUSE 72.05 WHEN DID THIS PLANNING SCHEME BEGIN?

VC148

1.0 Date this planning scheme began:

31/07/2018

vc148 2 March 2000

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--/--/---Proposed C149latr

#### SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

#### 1.0 Background documents

--/--/---Proposed C149latr

Name of background document	Amendment number clause reference
Assessment of Agricultural Quality of Land in Gippsland (lan R	C97
Swan and Andrew G Volum, August 1984)	Clause 02 and 14
Australian Paper: Maryvale Pulp Mill Buffer Requirements (GHD	C87pt1
Pty Ltd, July 2011)	Clause 02, 13 and 14
Car Parking Framework Review Traralgon & Morwell (Traffix Group,	C105
August 2014)	Clause 45.09s 1 and 2
Churchill East West Link: Master Plan and Urban Design	C97
Framework (Spiire Australia Pty Ltd, October 2013)	Clause 02 and 11
Churchill Town Centre Plan (Beca Pty Ltd, July 2007	C62
	Clause 02, 11, 19 and Schedule 9 to Clause 43.02
Clifton Street Precinct Urban Design Guidelines (Tract	C76
Consultants, September 2008)	Clause 02, 11 and 15
Cultural Diversity Action Plan 2020-2024 (Latrobe City Council,	C97
October, 2019)	Clause 02
Economic Development Strategy 2016-2020 (Latrobe City Council,	C97
May 2016)	Clause 02 and 17
Fenced Dog Park Implementation Plan 2024-2034 (Latrobe City Council, 2024)	Clause 19
Framework for the Future (Latrobe Region, October 1987)	C97
	Clause 02
Gippsland Logistics Precinct Project (Latrobe City Council, April	C97
2009)	Clause 02 and 18.05-1L
Hazewood Mine Fire Inquiry Report (Hazelwood Mine Fire Inquiry,	C105
2014)	Clause 02 and 14.03-1L
Healthy Urban Design Good Practice Guideline (Latrobe City Council, June 2008	Clause 02, 11, 15 and Schedules 4, 5 and 6 to Clause 43.04

Name of background document	Amendment number clause reference
Infrastructure Design Manual (Local Government Infrastructure Design Association, 2022)	Clause 02 and 19
Land Over Coal and Buffer Area Study (Ministry for Planning and Environment, February 1988)	Clause 02 and 14.03-1L
Latrobe City Bicycle Plan 2007-2010 (Latrobe City Council,	C97
December 2007)	Clause 02, 18.02-1L and Schedules 5, 6,7 and 9 to Clause 43.04
Latrobe City Council Bulky Good Retail Sustainability Assessment	C39
(Macroplan Australia Pty Ltd, March 2009)	Clause 02, 11, 17 and Schedules to Clause 43.04
Latrobe City Council Disability Action Plan 2018-2020 (Latrobe City	C97
Council, 2018)	Clause 02
Latrobe City Council Residential and Rural Residential Land	C97
Assessment (Essential Economics Pty Ltd, March 2009)	Clause 02, 11 and 16
Latrobe City Council Urban Design Guidelines (Hansen Pty Ltd	C136latr
and Latrobe City Council, March 2021)	Clause 02, 11 and 15
Latrobe City Council Waste Management Strategy (2010-2017)	C97
(Meinhardt Infrastructure and Environment Pty Ltd, 2010)	Clause 02, 13 and 19
Latrobe City Council Retail Strategy Review Background Research and Analysis (2019)	
Latrobe City Council Retail Strategy - Strategy and Implementation Plan (2019)	
Latrobe City Events and Tourism Strategy 2018-2022 (Latrobe City Council, 2018)	Clause 02 and 17
Latrobe City Heritage Study (Context Pty Ltd 2010)	C14
	Clause 02, 15, Schedule 2 to Clause 32.07 and Schedule to Clause 43.01
Latrobe City Municipal Fire Management Plan 2018 (Latrobe City Council, 2018)	C97 Clause 02 and 13.02-1L
Latrobe City Older Persons Strategy 2007-2021 (Latrobe City Council, 2007)	C62 Clause 02, 16 and 19
Latrobe City Play Space Improvement Plan 2016-2021, (Latrobe City, 2016)	C91 Clause 02 and 19.02-6L
Latrobe Regional Airport Master Plan 2015 (Updated 2019) (Rehbein Airport Consulting, 2019)	C92 Clause 02, 11, 17 and 18
Latrobe Social and Affordable Housing Strategy (SGS Economics	C136latr
& Planning and Latrobe City Council, 2021)	Clause 02, 15, and 16

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Name of background document	Amendment number clause reference
Latrobe Structure Plans Background Report (Beca Pty Ltd, August	C97
2007)	Clause 02, 11 to 19 and Schedules to Clause 43.04
Latrobe Structure Plans - Churchill (Beca Pty Ltd, August 2007)	C97
	Clause 02, 11 to 19 and Schedules to Clause 43.04
Latrobe Structure Plans - Moe and Newborough (Beca Pty Ltd,	C97
August 2007)	Clause 02, 11 to 19 and Schedules to Clause 43.04
Latrobe Structure Plans - Morwell (Beca Pty Ltd, August 2007)	C97
	Clause 02, 11 to 19 and Schedules to Clause 43.04
Latrobe Structure Plans - Traralgon (Beca Pty Ltd, August 2007)	C97
	Clause 02, 11 to 19 and Schedules to Clause 43.04
Latrobe Transit Centred Precincts (David Lock Associates, SGS	C50
Economics and Planning PBAI Australia, December 2004)	Clause 02 and 11
Live Work Latrobe Housing Strategy (Latrobe City Council,	C105
MacroPlan Dimasi, RMCG and Planisphere, May 2019	Clause 02, 11, 15 and 16
Live Work Latrobe Industrial and Employment Strategy (Latrobe	C105
City Council, MacroPlan Dimasi, RMCG and Planisphere, May 2019)	Clause 02, 11 and 17
Live Work Latrobe Rural Land Use Strategy (Latrobe City Council,	C105
MacroPlan Dimasi, RMCG and Planisphere, May 2019)	Clause 02, 14 and 16
Moe Activity Centre Plan (Tract Consultants, December 2007)	C62
	Clause 02, 11 and 17
Moe and Newborough Structure Plan (Metropolitan Planning	C62
Authority, March 2015)	Clause 02, 11 and 17
Moe Rail Precinct Revitalisation Project Master Plan (SJB Urban,	C79
SJB Architects, McCormick Rankin Cagney, Slattery Australia, November 2009)	Clause 02, 11 and 36.01
Morwell Activity Centre Plan (Latrobe City Council 2022)	C137
	Clause 11, 17, 37.08s and 45.09s
Morwell Activity Centre Plan Background Reports (Latrobe City Council, 2022):	C137 Clause 11, 17, 37.08s and 45.09s

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 Logistics Precinct Master Plan (Beca Pty Ltd, Meyrick and Associates, and Traffix Group, 2005)	Clause 02, 17 and 18
Morwell to Traralgon Employment Corridor Precinct Masterplan	C115
(Urban Enterprise, 2020)	Clause 02, 11 and 17
Municipal Domestic Waste Water Management Plan (Infocus	C97
Management Group, WDMS Pty Ltd, Municipal Domestic Wastewater Management & Latrobe City Council, December 2006)	Clause 02, 19 and 42.01s5
Municipal Emergency Management Plan 2019 (Latrobe City	C97
Council, 30 July 2019)	Clause 02 and 13
Natural Environment Sustainability Strategy 2014-2019 (Latrobe	C97
City Council, 2014)	Clause 02, 12, 15 and 19
Planning for Intensive Agriculture in Gippsland - Regional	C105
Development Australia Gippsland (RMCG, 24 August 2016)	Clause 02, 14 and 16
Positioning Latrobe City for a Low Carbon Emission Future (MWH,	C97
2010)	Clause 02, 15, 17, 18 and 19
Project Implementation Plan - Gippsland Logistics Precinct	C97
Project (Latrobe City Council, April 2009)	Clause 02, 15, 17, 18 and 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 and Schedule 1 to Clause 44.08
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, 19.02-6L and Schedules 5, 6, 7 and 9 to Clause 43.04
Public Toilet Plan 2023-2030 (Latrobe City Council, July 2023)	C149 Clause 02, 15 and 19
Retail Advice - Lake Narracan Structure Plan (SGS Economics and Planning, July 2013)	C97 Clause 02, 11 and 17

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Name of background document	Amendment number clause reference
Review of Proposed Public Open Space Contributions Rates	C97
(Urban Enterprise, October 2016)	Clause 02 and 19
Small Town Structure Plans: Boolarra, Glengarry and Tyers (NBA	C024pt2
Group Pty Ltd, April 2009)	Clause 02, 11 to 19
Strategic Outlook for Moe - Newborough and Lake Narracan (Growth Areas Authority, 2013)	Clause 02 and 11 to 19
Toongabbie Structure Plan Report (Latrobe City Council, 2020)	C126latr
	Clause 11, 12 and 16
	Schedule 5 to Clause 32.09
Toongabbie Structure Plan Background Reports (Latrobe City	C126latr
Council, 2020)	Clause 11, 12 and 16
	Schedule 5 to Clause 32.09
Tracks, Trails and Paths Strategy (Planisphere, April 2016)	C91
	Clause 02, 18 and 19
Traralgon Activity Centre Plan (Victorian Planning Authority and	C106pt1
Latrobe City Council, September 2018)	Clause 02, 11 and Schedule 1 to Clause 37.08
Traralgon Activity Centre Plan Background Reports (Hansen Partnership Pty Ltd, July 2010)	C106pt1 Clause 02, 11 and Schedule 1 to Clause 37.08
Traralgon Background Report: Traralgon Growth Areas Review (Hansen Partnership and Parsons Brinkerhoff, August 2013)	C87pt2 Clause 02 and 11 to 19
Traralgon Growth Area Framework Plan (Hansen Partnership, August 2013)	C97 Clause 02 and 11 to 19
Traralgon Station Precinct Master Plan (Hansen Partnership and CPG Australia, April 2011)	C97 Clause 02, 11 and Schedule 2 to Clause 32.07
Traralgon West Structure Plan (Hansen Partnership, August 2013)	C97
	Clause 02 and 11 to 19
Wood Encouragement Policy (Latrobe City Council, 2014)	C97
	Clause 02 and 14
2022-25 Living Well Latrobe (Latrobe City Council, 2022)	C149
	Clause 02, 15, 17, 18 and 19

[NEW] [Updated background documents adopted by Council]

#### --/--/ Proposed C149latr

### SCHEDULE TO CLAUSE 74.01 APPLICATION OF ZONES, OVERLAYS AND PROVISIONS

#### 1.0

#### Application of zones, overlays and provisions

--/--/---Proposed C149latr This planning scheme applies the following zones, overlays and provisions to implement the Municipal Planning Strategy and the objectives and strategies in Clauses 11 to 19:

- Activity Centre Zone to the Traralgon and Morwell Activity Centres.
- General Residential Zone, Neighbourhood Residential Zone or the Residential Growth Zone to existing residential areas as identified in the Housing Framework Plans.
- General Residential Zone Schedule 1 in main towns.
- General Residential Zone Schedule 4 in small/district towns to 'Future Local Activity Centre
  or Neighbourhood Activity Centres' when they have been established.
- Urban Growth Zone to land where a precinct structure plan has been prepared or where a strategy has been prepared which identifies that the land is suitable for future urban development.

#### Mixed Use Zone to:

- areas close to town centres with potential for complementary residential, commercial and industrial activities.
- local and neighbourhood activity centres in the larger urban centres.
- Township Zone generally to small and district towns, particularly the town centres.
- Low Density Residential Zone to larger residential lots on the fringes of the towns that are not within urban growth corridors.
- Industrial 1 Zone to main industrial estates.
- Industrial 3 Zone to light industrial and service industrial areas, and as a buffer between residential areas and the Industrial 1 Zone areas.
- Commercial 1 Zone to principal shopping and principal office areas excluding the Traralgon Activity Centre.
- Commercial 2 Zone to the peripheral sales areas.
- Farming Zone Schedule 1 to commercial agricultural areas.
- Farming Zone Schedule 2 to mixed farming areas.
- Rural Living Zone Schedules 1, 2 and 3 to areas committed to rural residential type use, including areas in Jeeralang, Yinnar South, Toongabbie, Glengarry, Tyers, Hazelwood North, Hazelwood South, Callignee and Moe South.

Rural Conservation Zone to areas that maintains the conservation values of existing native vegetation.

Public Park and Recreation Zone to public open space areas.

- Schedule to Public Park and Recreation Zone to provide sign requirements for public open
- space areas based on Latrobe's open space hierarchy.
  - Public Conservation and Resource Zone to scenic, natural feature and conservation reserves,
- State, Regional and National parks, public forest areas and the like.
  - Special Use Zone Schedule 1 over Category A coalfields.
- Special Use Zone Schedule 2 over the car sales yards along the Princes Highway in Traralgon.
- Special Use Zone Schedule 3 to the Gippsland Heritage Park in Moe.
- Special Use Zone Schedule 7 to the Latrobe Regional Airport.

- Development Plan Overlay and or Development Contribution Plan Overlay (including development contribution plans) to future urban growth areas and large undeveloped tracts of land requiring infrastructure, social services, recreation and open space coordination.
- Design and Development Overlays to:
  - areas requiring specific design solutions.
  - to ensure the safe operations of the Latrobe Regional Airport.
- Environmental Significance Overlay to:
  - areas where amenity buffers for coal, heavy industry or other identified uses are required to manage amenity issues and land use conflicts.
  - protect sites, areas and corridors of environmental significance.
  - Protect waterways and proclaimed catchment areas.
- Heritage Overlay to heritage places and precincts.
- Land Subject to Inundation to floodprone areas as identified by the West Gippsland Catchment Management Authority.
- Floodway Overlay to floodprone areas as identified by the West Gippsland Catchment Management Authority.
- Bushfire Management Overlay to bushfire hazard level 2 areas where there is potential for extreme bushfire behaviour, consistent with state hazard criteria and mapping.
- Buffer Area Overlay to the notification area of licensed pipelines as identified by Energy Safe Victoria.
- Airport Environs Overlay Schedule 1 and Schedule 2 to areas impacted by aircraft noise generated by the Latrobe Regional Airport.
- State Resource Overlay Schedule 1 Gippsland Brown Coalfields to Category B and C areas to identify the balance of the Gippsland coalfields located within the municipality.
- Schedule to Public Open Space Contribution and Subdivision to fund the provision of open space through subdivision levy contributions that are proportionate to the needs of any intensified use resulting from subdivision.

[NEW] [Updated application of zones, overlays and provisions based on PSR2024]



#### SCHEDULE TO CLAUSE 74.02 FURTHER STRATEGIC WORK

#### 1.0 Further strategic work

--/--/ Proposed C149latr Prepare small town structure plans for Yinnar, Traralgon South and Yallourn North.

Prepare an Integrated Transport and 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 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.

Investigate potential to increase Rural Conservation Zone Schedule 1 to other areas zoned Rural Living Zone that contain native vegetation.

[NEW] [Updated future strategic work based on PSR2024]

# Template R3: Further strategic work Latrobe City Council Planning Scheme

#### **Instructions:**

- 1. Include the project name and source for projects identified in Template A5 that are still required.
- 2. Add in further strategic work identified from the Planning Scheme Review report including:
  - Council and regional strategy plans and policies.
  - VCAT and Planning Panels
  - Any other recommendations made in the report for 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.

The highest priorities have been identified and included in Chapter 11 of the report. The remaining projects on this list need to be prioritised by Council.

Project Name	Project source:
Prepare small town structure plans for Yinnar, South and Yallourn North	Clause 74.02
Prepare an Integrated Transport and Social Infrastructure Plan for existing and future significant shared infrastructure across the municipality.	Clause 74.02
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.	Clause 74.02
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.	Clause 74.02
Prepare a Rural Living Strategy and apply planning scheme tools to land identified as appropriate for Rural Living.	Clause 74.02
Prepare a bushfire framework plan to inform future settlement and urban growth planning.	Clause 74.02
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.	Clause 74.02
Implement recommendations from the Traralgon Activity Centre Plan including:	Clause 74.02

**OFFICIAL** 

Project Name	Project source:
<ul> <li>Preparing streetscape masterplans for the Traralgon Activity Centre.</li> </ul>	
Preparing a masterplan for Post Office Place.	
Preparing the Latrobe Active Transport Plan	
Modify the flooding schedules in consultation with the West Gippsland Catchment Management Authority.	Latrobe PSR 2014
Develop Environmental Significance Overlays to protect natural assets and to water supply catchments.	Latrobe PSR 2014
Develop a Management Plan and maintain the Victory Park wetland in Traralgon.	Latrobe PSR 2014
Prepare Urban Design Guidelines for small towns.	Latrobe PSR 2014
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.	Latrobe PSR 2014
Identify, assess and document places of indigenous cultural heritage significance, where this is considered appropriate, in conjunction with indigenous communities or custodians.	Latrobe PSR 2014
Prepare a stormwater quality strategy.	Latrobe Valley Planning Schemes Review 2018
Develop a policy and approach to development contributions for social and affordable housing.	Latrobe PSR 2024
Develop a policy to guide planning assessment (relating to design, neighbourhood character and site management), when they are required for Rooming Houses.	Latrobe PSR 2024
Preparation of a municipal wide signage strategy	Latrobe PSR 2024
Investigate the inclusion 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 PSR 2024
Investigate potential to increase Rural Conservation Zone Schedule 1 to other areas zoned Rural Living Zone that contain native vegetation.	Latrobe PSR 2024

Planning and Environment Act 1987

### **Latrobe Planning Scheme**

#### **Amendment C149latr**

### **Explanatory Report**

#### Overview

The amendment implements the recommendations of *the Latrobe Planning Scheme Review 2024* (PSR) by introducing new and revised local content in the Municipal Planning Strategy and the Planning Policy Framework, and by amending the schedules to zones, overlays, general provisions and operational provisions.

The changes are administrative in nature with the majority ensuring the Planning Scheme conforms with the *Ministerial Direction on the Form and Content of Planning Schemes*.

#### Where you may inspect this amendment

The amendment can be inspected free of charge at the Latrobe City Council website

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: 10am to 4.30pm, Monday and Friday

Moe Service Centre, 1-29 George Street, Moe

Office hours: 8.30am to 5.15 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 <a href="http://www.planning.vic.gov.au/public-inspection">http://www.planning.vic.gov.au/public-inspection</a> or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

#### 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 Council. 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 2024* 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.

The amendment also includes relevant directions from the below adopted Council documents:

- Latrobe Council Plan 2021-2025, adopted 2021
- Public Toilet Plan 2023-2033, updated and adopted 2023

Specifically, the amendment makes the following changes to the Latrobe Planning Scheme:

#### **Zone Maps**

- Amend zone maps 6, 7, 8, 9, 17, 19, 26, 27, 28, 29, 30, 33, 35, 36, 42, 44, 45, 46, 47, 48, 49, 50, 53, 54, 55, 56, 57, 61, 62, 72, 75, 76, 77, 78, 81, 82, 85, 93, 94, 97, 98, 99, 102, 103, 107, 108, 117, 118, 119 and 120 to include schedule number for Township Zone Schedule 1 from 'TZ' to 'TZ1', Mixed Use Zone Schedule 1 from 'MUZ' to 'MUZ1' and Low Density Residential Zone Schedule 1 from 'LDRZ' to 'LDRZ1'. This is to comply with *Ministerial Direction on the Form and Content of Planning Schemes* and include schedule number in map code. This change is administrative only.
- Amend zone maps 18, 19, 39, 42, 43, 44, 45, 47, 48, 49, 51, 52, 63, 70, 72,

77, 96, 97, 101 and 121 to rezone land in ownership of Gippsland Water from current various zones to the Public Use Zone 1 (Service and Utility).

 Amend zone maps 11, 14, 15, 37 and 44 to include schedule numbers in map code to reference Rural Conservation Zone schedules RCZ1, RCZ2 and RCZ3 separately.

#### **Overlay Maps**

- Amend overlay maps 57DPO and 62DPO to delete redundant DPO2 area and replace it with overarching DPO6 (Residential Growth Areas).
- Amend overlay map 63BAO to include an additional 250 metre long section of the Victorian Transmission System along the Traralgon-Maffra Road, that the energy infrastructure business APA Group identified was missed during approval of Amendment C121 in May 2024.
- Insert overlay map 51SCO to include Specific Control Overlay 3 (SCO3) at 73-83 Eastern Road, Traralgon East. The site specific control and incorporated document to provide for use and development of the land for a network support substation was introduced through Amendment C080 in 2012.
- Insert overlay map 52SCO to include SCO6 at 14 Stammers Road, Traralgon
  East. The relevant site specific control and incorporated document 'Traralgon
  East Service Station Signage' was introduced through Amendment C112 in 2018.
- Amend overlay maps 11ESO, 14ESO, 37ESO, 38ESO, 43ESO, 125ESO, 126ESO, 127ESO, 128ESO and 133ESO and insert overlay maps 116ESO and 134ESO; to adjust the accuracy of areas covered by the ESO2 with declared special water supply catchment areas as intended.
- Amend Overlay maps 74ESO and 75ESO to remove the ESO1 area from land that consists of road and nature strip, in order to align the Overlay with Farming Zone boundary located to the middle of road.

#### **Municipal Planning Strategy**

- Amend Clause 02.01 (Context) to include updated Australian Bureau of Statistics (ABS) data and recognise the strategic directions for environmental risks including flooding and bushfire.
- Amend Clause 02.02 (Vision) to incorporate details of Council's latest strategic

directions by utilising language and terms from Council adopted policy documents.

- Amend Clause 02.03 (Strategic Directions) to include minor corrections to form and content, along with specific changes to:
  - Clause 02.03-3 (Environmental risks and amenity) amended to include consideration to native vegetation removal within bushfire prone areas under the bushfire subsection. Existing planning controls relevant to flood prone areas acknowledged in the Floodplain management subsection.
  - Clause 02.03-4 (Natural resource management) to include transition to a low or zero net emission future due to relevance of coal mines under Coal subsection.
  - Clause 02.03-6 (Housing) to include consideration of environmental impacts on biodiversity and native vegetation in association with rural living land use and development under Rural residential development subsection.

#### **Planning Policy Framework**

- Amend Clause 11 (Settlement) to include Subclause numbering to each Town Structure Plan, re-arrange towns to be in Alphabetical order and make minor form and content corrections.
- Amend Clauses 12 (Environmental and landscape values), Clause 13
  (Environmental risks and amenity), Clause 15 (Built environment and heritage),
  Clause 16 (Housing), Clause 17 (Economic development), Clause 18 (Transport)
  and Clause 19 (Infrastructure) to include information from updated Council
  adopted documents, include subclause numbering for local policies where
  applicable and make other changes to ensure local policy aligns with the
  requirements of the Ministerial Direction: the Form and Content of Planning
  schemes.
- Amend Clause 14 (Natural resource management) to
  - o provide subclause numbering to Clause 14.01-1L, and
  - insert a new local policy under 14.02-1L (Catchment and land protection) to include policy objectives, strategies and guidelines from the West Gippsland Regional Catchment Strategy 2021-2027.

#### Zones

- Amend all the Schedules to Clauses 32.03 (Low Density Residential Zone), 32.04 (Mixed Use Zone), and 32.05 (Township Zone) to include their corresponding mapping notation numbers.
- Amend Schedules 1, 2, 3, & 4 to Clause 32.07 (Residential Growth Zone) to

delete repetition and make changes to conform with *Ministerial Direction: the* Form and Content of Planning schemes and Planning Practice Note 91: Using the residential zones.

- Amend all the Schedules to Clauses 32.08 (General Residential Zone) and 32.09 (Neighbourhood Residential Zone) to delete repetition, include decision guidelines relating to car storage facilities (including garage and carport) being setback 5.5 metres from the frontage, and to make changes to conform with Ministerial Direction: the Form and Content of Planning schemes and Planning Practice Note 91: Using the residential zones.
- Amend Schedules 1, 2 & 3 to Clause 35.03 (Rural Living Zone) to reduce the minimum setback from a waterway, wetlands or designated floodplain from 100 metres to 60 metres.
- Amend the Schedules to 35.06 (Rural Conservation Zone) by; amending Schedule 1 and inserting new Schedules 2 and 3 to separate the three existing minimum subdivision area sizes in Schedule 1 into three separate Schedules with corresponding mapping notations of RCZ1, RCZ2 and RCZ3. This change is administrative and will not affect existing subdivision requirements.
- Amend Schedules 1 & 2 to Clause 35.07 (Farming Zone) to reduce the minimum setback from a waterway, wetlands or designated floodplain from 100 metres to 60 metres.
- Amend Schedules 1, 2, 4, 6, 7 & 8 to Clause 37.01 (Special Use Zone) to insert, amend and remove some listed uses within the Section 1, 2 and 3 tables.
   General changes are provided improve form and content.
- Amend all the Schedules to Clauses 37.07 (Urban Growth Zone) and 37.08 (Activity Centre Zone) to include minor Form and content corrections.

#### **Overlays**

- Amend all the Schedules to Clauses 42.01 (Environmental Significance Overlay) and 43.02 (Design and Development Overlay) to include minor Form and content corrections.
- Delete Schedule 2 to Clause 43.04 (Development Plan Overlay) as the control is no longer required and amend all the remaining Schedules under this clause to include minor Form and content corrections.
- Amend all the Schedules to Clauses 44.03 (Floodway Overlay), 44.07 (State Resource Overlay) and 44.08 (Buffer Area Overlay) to include minor Form and content corrections.
- Amend Schedules 1 & 2 to Clause 45.09 (Parking Overlay) to delete map diagrams from Reference document subsections.

 Amend the Schedule to Clause 45.12 (Specific Controls Overlay) to include specific sites SCO3 – 73-83 Eastern Road, Traralgon East, and SCO6 – 14 Stammers Road, Traralgon.

#### **Particular Provisions**

 Amend Schedule to Clause 51.01 (Provisions that apply to only a specified area) to remove an unrequired site from the table of specific sites and exclusions.

#### **General Provisions**

 Amend Schedule to Clause 66.04 (Referral of permit applications under local provisions) to update referral authority names as relevant.

#### **Operational Provisions**

- Amend the Schedule to Clause 72.03 (What does this planning scheme consist of) to reflect relevant mapping changes through this amendment.
- Amend the Schedule to Clause 72.04 (Incorporated Documents) to remove a site that is no longer required.
- Amend the Schedule to Clause 72.08 (Background Documents) to update dates and references to existing documents.
- Amend the Schedule to Clause 74.01 (Application of Zones, Overlays and Provisions) to reference the individual Rural Conservation Zone Schedules.
- Amend the Schedule to Clause 74.02 (Further Strategic Work) to include further recommended changes from the 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 (PSR) every four years under Section 12(B) of the Planning and Environment Act 1987 (P&E Act). The PSR was prepared and provided to the Minister for Planning in August 2024.

The amendment is required to implement the recommendations of the PSR. The recommendations relate to review findings for administrative matters on the form and content of Planning Schemes, policy natural 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 Planning and Environment Act 1987:

- 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 Review by making corrections and updating the Latrobe Planning Scheme to reflect the key strategic directions established for Latrobe City Council. 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 policies that protect and enhance biodiversity and natural assets in the municipality. Including overlay map changes to ensure declared special water supply catchment areas are protected. The Amendment also identifies further strategic work relating to Vegetation Protection Overlays (VPOs) and Environmental Significance Overlays (ESOs).

#### Social

The Amendment includes updates to Council policy documents to ensure future development aligns with strategic goals. These documents are diverse and provide

social benefits to the community, including *Latrobe Council Plan 2021-2025 and Latrobe Public Toilet Plan 2023-2030* 

#### **Economic**

The changes of 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 land use and development objective.

#### 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 policies at Clause 13.02 of the Latrobe Planning Scheme.

The Country Fire Authority (CFA) was consulted during the process of the PSR and have not objected to any of the proposed changes.

## 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 (The Form and Content of Planning Schemes) as required under section 7(5) of the Planning and Environment Act 1987. The amendment has drafted using the correct templates and the appropriate provisions.
- Ministerial Direction No. 11 (Strategic Assessment of Amendments) under section 12 of the Planning and Environment Act 1987. The amendment is consistent with this direction which seeks to ensure that a comprehensive strategic evaluation of a planning scheme amendment is undertaken.
- Ministerial Direction No. 15 (The Planning Scheme Amendment Process) the amendment is able to comply with the timeframes and processes set out in this direction.

## How does the amendment support or implement the Planning Policy Framework and any adopted State policy?

The amendment is consistent with and supportive of the Planning Policy Framework by including or updating local policies that build upon and support the state and regional policies in the Planning Policy Framework. The changes propose appropriate details be included in relevant policy to ensure no competing policy is included in the Scheme.

This ensures that the Local Planning Policy in the Planning Policy Framework responds to a demonstrated need, is linked to a strategic direction in the Municipal

Planning Strategy 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 the Municipal Planning Strategy?

The Latrobe Council Plan 2021-2025 is a key document that drives the strategic direction of Council. The proposed amendment seeks to update specific clauses of the Municipal Planning Strategy and the Planning Policy Framework to ensure these adopted strategies are reflected in the Latrobe Planning Scheme.

The amendment is consistent with the Municipal Planning Strategy and will assist in achieving objectives as detailed below:

- The amendment implements updated Australian Bureau of Statistics (ABS) data and recognises the strategic directions for environmental risks to Clause 02.01.
- Council's vison under Clause 02.02 has incorporated details of Council's latest strategic directions by utilising language and terms from Council Plan policy documents.
- Clause to 02.03 has been amended to include minor corrections to form and content, along with specific changes to:
  - Clause 02.03-3 amended to include consideration to native vegetation removal within bushfire prone areas and acknowledge existing planning controls relevant to flood prone areas under the Floodplain management.
  - Clause 02.03-4 to note transition to a low or zero net emission future due to relevance of coal mines under Coal subsection.
  - Clause 02.03-6 to include consideration of environmental impacts on biodiversity and native vegetation in association with rural living land use and development under Rural residential development subsection.

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

The amendment makes proper use of the Victorian Planning Provisions by utilising the most appropriate zones and overlays to guide use and development of land in Latrobe. The Amendment also ensures ordinance is accurate for intended purpose through updated information and corrections to form and content.

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

The PSR process followed the templated documents and guide provided by DTP, *A good practice guide to: Planning Scheme Reviews August* 2022.

Stage three of this guide relates to Clause 66 referral authorities.

All relevant referral agencies were provided an opportunity for written comment and meetings were then organised with the project team to consult on matters. These include:

- Energy Safe Victoria (ESV) provided comment on Clause 44.08 Buffer Area Overlay, regarding possible inclusion of permit triggers for subdivision and outdoor recreation as the developments may increase the number of dwellings or people within Overlay area.
- APA identified a section of the Victorian Transmission System (VTS) missing from the BAO area, this was not included in Amendment C121 which introduced the Overlay.
- The Resources department of DEECA provided feedback on administrative improvements for the referral processes regarding coal provisions. The proposed rezoning of land from SUZ1 to PUZ1 on properties owned by Gippsland Water was acknowledged to be included in the Amendment following PSR recommendations.
- Consultation with the Department of Health and Human Resources (DHHS)
  focused on updating wording to latest organising structure and that the Design
  and Development Overlay (DDO) to the Latrobe Regional Hospital helicopter
  flight path will be reviewed to a Specific Control Overlay (SCO) in line with
  Metropolitan Councils planning controls.
- The West Gippsland Catchment Management Authority (WGCMA) provided recommendations to reduce the development permit trigger to waterways from 100m to 30m, it was agreed the reduction would be to 60m in consideration EPA separation distance provisions.
- Gippsland Water provided information about the Latrobe City Council
  Planning Scheme Anomalies, 2024 which identified Gippsland Water owned
  land consisting of various zones to be rezoned to PUZ1.
  Another matter raised was the ESO2 and Tanjil River's water catchment area
  not aligning correctly, minor modifications were recommended to correct the
  ESO2 area.
- Discussions with the Country Fire Authority (CFA) provided opportunity to discuss current matters relevant to Council, this included Amendment C127 progress details and review of State Government bushfire policy.

Does the amendment address relevant requirements of the

#### **Transport Integration Act 2010?**

The Amendment does not have an impact of the Transport Integration Act 2010.

#### Resource and administrative costs

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

The amendment does not have any significant effect on the resource and administrative costs of the responsible authority as it implements mostly policy neutral changes and administrative corrections and updates to the planning scheme.

### **Attachment A – Mapping reference table**

Location	Land /Area Affected	Mapping Reference	Address	Proposed Overlay changes	Proposed deletion changes
Traralgon East	East portion of site	Latrobe C149latr scoMap51 Exhibition	73-77 Eastern Road	SCO3	-
Traralgon East	Developed area of site on corner of Princes Highway and Stammers Road	Latrobe C149latr scoMap52 Exhibition	14 Stammers Road	SCO6	-
Tanjil South	Land Bound by Purvis Road, Moe- Rawson Road and Hunter Road	Latrobe C149latr esoMap11 Exhibition	Various	ESO2	ESO2
Yallourn North	Properties located along Northern Council Boundary	Latrobe C149latr esoMap12 Exhibition	Various	ESO2	ESO2
Tyers	Properties located along North Boundary of Latrobe City Council	Latrobe C149latr esoMap13 Exhibition	Various	ESO2	ESO2
Tyers	Land West of Gregson Road and Tyers-Walhalla Road	Latrobe C149latr esoMap14 Exhibition	Various	ESO2	ESO2
Tanjil South	Land north of Purvis Road and land located on Council Boundary at Tanjil River	Latrobe C149latr esoMap37 Exhibition	Various	ESO2	ESO2
Yallourn North	3 properties located North of Purvis Road and West of Anderson Road	Latrobe C149latr esoMap38 Exhibition	425 Purvis Road, 61 Anderson Road, L 2 LP 123150	ESO2	ESO2
Yallourn North	2 properties North of Clarkes Road and West of Tyers River	Latrobe C149latr esoMap43 Exhibition	CA 32B Sect A, 54A CLARKES ROAD	ESO2	ESO2
Morwell	Land along Tonners Lane between intersections of Madden Street and Princes Drive	Latrobe C149latr d- esoMap74 Exhibition	Various	-	ESO1

Morwell	Land along Tonners Lane between intersections of Madden Street and Princes Drive	Latrobe C149latr d- esoMap75 Exhibition	Various	-	ESO1
Boolarra South	3 properties East of Barktown Road	Latrobe C149latr esoMap116 Exhibition	PC 371731, 320 Fishers Road, 490 Fishers Road	ESO2	
Koornalla	Land on Traralgon- Balook Road along Council Boundary	Latrobe C149latr esoMap125 Exhibition	Various	ESO2	ESO2
Gormandale	Property located South of Ester Track and Council boundary	Latrobe C149latr esoMap126 Exhibition	2012\PP2322	ESO2	ESO2
Boolarra South, Mirboo	Land along Southern Council Boundary	Latrobe C149latr esoMap127 Exhibition	Various	ESO2	ESO2
Boolarra South, Mirboo	Land South of Grand Ridge Road along Southern Council Boundary	Latrobe C149latr esoMap128 Exhibition	Various	ESO2	ESO2
Mirboo, Koornalla	Land West of Grand Ridge Road and along South-West Council Boundary	Latrobe C149latr esoMap133 Exhibition	Various	ESO2	ESO2
Grand Ridge	Land North of Grand ridge Road along Southern Council boundary	Latrobe C149latr esoMap134 Exhibition	Various	ESO2	
Traralgon	East side of Traralgon-Maffra Road at Burnets Road intersection	Latrobe C149latr baoMap63 Exhibition	Traralgon- Maffra Road	BAO1	-
Traralgon East	Property East of Craigburn Place at Stuart Street intersection	Latrobe C149latr dpoMap57 Exhibition	Lot 1 PS634464 Craigburn Place	DPO6	DPO2
Traralgon East	Property East of Craigburn Place at Stuart Street intersection	Latrobe C149latr dpoMap62 Exhibition	Lot 1 PS634464 Craigburn Place	DPO6	DPO2

Location	Land /Area Affected	Mapping Reference	Address	Proposed Zone changes
Toongabbie	Land on the South- East intersection of Cowen Street, King Street	Latrobe C149latr znMap06 Exhibition	2 Cowen Street	TZ1
Toongabbie	Properties bestween Main street and Campbell Street	Latrobe C149latr znMap07 Exhibition	77, 79 and 81 Main Street	LDRZ1
Toongabbie	Properties bound by King Street, Main Street and Cowen Street. Properties East of Rise Street	Latrobe C149latr znMap08 Exhibition	Various properties to both zone changes	TZ1, LDRZ1
Toongabbie	Properties West of Heywood Street. Properties North on Main Street	Latrobe C149latr znMap09 Exhibition	77, 79 and 81 Main Street. Various other properties	LDRZ1, LDRZ1
Tanjil South	3 properties South of Purvis Road	Latrobe C149latr znMap11 Exhibition	30, 60, 62 Purvis Road	RCZ1
Tyers	4 properties West of Rintoul Creek	Latrobe C149latr znMap14 Exhibition	85, 81 Bradys Road, 147 Mays Road, 26 Faulkner Rise	RCZ2
Tyers, Glengarry	2 separate properties	Latrobe C149latr znMap15 Exhibition	85 Bradys Road, 297 Burnet Park Road	RCZ2, RCZ3
Glengarry	Properties along Main street	Latrobe C149latr znMap17 Exhibition	Various	TZ1
Glengarry	1 property West of Railway Avenue	Latrobe C149latr znMap18 Exhibition	152 Railway Avenue	PUZ1
Glengarry	1 property West of Railway Avenue. Various properties on Cairnbrook Road and Main Street	Latrobe C149latr znMap19 Exhibition	152 Railway Avenue. Various	PUZ1, TZ1

Location	Land /Area Affected	Mapping Reference	Address	Proposed Zone changes
Moe	Large lot properties North of Waterloo Road	Latrobe C149latr znMap26 Exhibition	122-130, 132 and 134 Waterloo Road	MUZ1
Moe	1 Property on Mitchells Road, various properties along Lloyd Street	Latrobe C149latr znMap27 Exhibition	16-18 Mitchells Road, precinct of zone on Llyod Street, Kingsford Street and Langford Street	MUZ1
Moe	1 property located on intersection of High Street and Bayley Street	Latrobe C149latr znMap28 Exhibition	50 High Street	MUZ1
Newborough	6 properties on intersection of Newark Avenue and Old Sale Road. Zone precinct on intersection of Monash Road and Rutherglen Road. 2 large lots on Ollerton Avenue	Latrobe C149latr znMap29 Exhibition	Various	MUZ1
Newborough	Zone precinct Along Ellinbank and Boolarra Avenue	Latrobe C149latr znMap30 Exhibition	Various	MUZ1
Moe	7 properties on Elizabeth Street	Latrobe C149latr znMap33 Exhibition	29-31, 33-35, 37, 39, 41-45, 47 and 49-51 Elizabeth Street	MUZ1
Newborough	Property on intersection of Narracan Drive and Monash Road. Precinct of properties on Rutherglen Road	Latrobe C149latr znMap35 Exhibition	2 Monash Road, various properties on Rutherglen Road	MUZ1
Newborough	1 property on the intersection of Rutherglen Road and Balfour Street	Latrobe C149latr znMap36 Exhibition	2-10 Rutherglen Road	MUZ1
Tanjil South	2 large lot properties	Latrobe C149latr znMap37 Exhibition	30 and 62 Purvis Road	RCZ1

Location	Land /Area Affected	Mapping Reference	Address	Proposed Zone changes
Yallourn North	Property on corner of Mills Road and Purvis Road	Latrobe C149latr znMap39 Exhibition	Purvis Road	PUZ1
Yallourn North	Various	Latrobe C149latr znMap42 Exhibition	TZ1 properties surrounded by Old Latrobe River Road, Carmel Street and Reserve Street. MUZ1 property at 44 North Road and PUZ1 proerty at 7A Marshall Street	PUZ1, MUZ1, TZ1
Maryvale	2 Gippsland water owned properties joined to Latrobe River and Pine Gully Reservoir	Latrobe C149latr znMap43 Exhibition	50 Derhams Hill Road	PUZ1
Tyers, Traralgon	PUZ1 property is located to North of Bartholomew Curcuit	Latrobe C149latr znMap44 Exhibition	56 Halifax Rise, 26 Faulkner Rise, 147 Mays Road and Tyers Road Traralgon	PUZ1, LDRZ1, RCZ2
Tyers	1 PUZ1 property located on South of Main Street, 3 LDRZ1 properties located on South of Main Street, TZ1 precinct throughout town centre.	Latrobe C149latr znMap45 Exhibition	36 Main Road, 50 and 52 Main street and various TZ1 properties	PUZ1, LDRZ1, TZ1
Tyers	Properties located North and South of Main Road	Latrobe C149latr znMap46 Exhibition	Various	LDRZ1, TZ1
Traralgon	Gippsland water properties run in line that include outfall system assets	Latrobe C149latr znMap47 Exhibition	3 Properties owned by Gippsland Water 6 properties South of Traralgon West Road	LDRZ1, PUZ1
Traralgon	1 property on intersection of Johnson Crescent and Gilmour Street. 4 properties owned by Gippsland water that include outfall system asset	Latrobe C149latr znMap48 Exhibition	12 Gilmour Street, Murray Grey Avenue	PUZ1, MUZ1

Location	Land /Area Affected	Mapping Reference	Address	Proposed Zone changes
Traralgon	5 properties in precinct West on Barker Crescent. Single property East of Breed Street	Latrobe C149latr znMap49 Exhibition	23, 25, 27, 29 and 31 Barker Crecent. 108 Breed street	PUZ1, MUZ1
Traralgon	1 property on the intersection of Smith Street and Park Lane	Latrobe C149latr znMap50 Exhibition	1 Smith Street	MUZ1
Traralgon East	1 property East of Rocla Road	Latrobe C149latr znMap51 Exhibition	RES R1 PS 637632 Rocla Road	PUZ1
Traralgon East	1 property East of Rocla Road	Latrobe C149latr znMap52 Exhibition	RES R1 PS 637632 Rocla Road	PUZ1
Traralgon	Properties to the North and South of Old Melbourne Road	Latrobe C149latr znMap53 Exhibition	Various	LDRZ1
Traralgon	4 Mixed Use properties on Hazelwood Road, 5 Mixed Use properties on Grubb Avenue, Grey Street and Elizabeth Street. Residential Zone properties South of Old Melbourne Road	Latrobe C149latr znMap54 Exhibition	Various	MUZ1, LDRZ1
Traralgon	Properties on intersection of Henry Street and Ambrose Avenue. Hickox street, Dunbar Road, Shakespeare Street Collins Street and Queens Parade	Latrobe C149latr znMap55 Exhibition	Various	MUZ1
Traralgon	3 separate precincts for Mixed use. 8 residential properties West of Mapleson Drive	Latrobe C149latr znMap56 Exhibition	Various	MUZ1, LDRZ1
Traralgon	5 properties located on intersection of	Latrobe C149latr	11, 13-15, 17, 19 and 21 Hyland Street	MUZ1

Location	Land /Area Affected	Mapping Reference	Address	Proposed Zone changes
	Allen Crescent and Hyland Street	znMap57 Exhibition		
Traralgon	6 properties located to the West of Mapleson Drive, 3 properties located to the West of Traralgon Creek Road	Latrobe C149latr znMap61 Exhibition	Various	LDRZ1
Traralgon	1 property located to the West of Cameron Street	Latrobe C149latr znMap62 Exhibition	45 Cameron Street	MUZ1
Traralgon	1 property North to Balwdin North	Latrobe C149latr znMap63 Exhibition	RES4/PS 904008 Balwdin Road	PUZ1
Morwell, Hazelwood North	1 property on the intersection of Old Melbourne Road and Morwell-Maryvale Road. 1 property to the South on Porters Road	Latrobe C149latr znMap70 Exhibition	L1 TP 836993, L2 TP 836993 Maryvale Road L1 LP 91437 Porters Road	PUZ1
Morwell	1 property located to the South of Alliss Road 4 properties located to the East of Bruton Street	Latrobe C149latr znMap72 Exhibition	RES 1 PS 621885 Alliss Road 1-5, 7, 9 and 11 Bruton Street	PUZ1, MUZ1
Morwell	8 properties located on the intersection of Godridge Road and Catherine Street	Latrobe C149latr znMap75 Exhibition	4A, 4B, 6, 8 and 10 Godridge Road, 41, 43 and 45 Catherine Street	MUZ1
Morwell	3 separate properties located throughout Morwell	Latrobe C149latr znMap76 Exhibition	73-83 Church Street, 2-10 Flemming Street, 291-295 Princes Drive	MUZ1
Morwell	12 properties throughout Morwell	Latrobe C149latr znMap77 Exhibition	LOT 501 LP31243 Tolmie Street 1-5, 7, 9-11, 13, 15, 17, 19- 21, 23, 25-27 and 29-31 Rintoull Street and 14 Rintoul Street.	PUZ1, MUZ1
Morwell	5 properties located on intersection of	Latrobe C149latr	1/5,2/5 and 3/5 Opal Place, 61 Bridle Road and CM2	MUZ1

Location	Land /Area Affected	Mapping Reference	Address	Proposed Zone changes
	Opal Place and Bridle Road. 1 property located on intersection of Tramway Road and Princes Drive	znMap78 Exhibition	PS810217 Bridle Road. 112- 128 Princes Drive	
Morwell	1 property on intersection of White Street and Elgin Street	Latrobe C149latr znMap81 Exhibition	27 White Street	MUZ1
Morwell	5 properties located on intersection of Princes Drive and Monash Way	Latrobe C149latr znMap82 Exhibition	24-30, 32 34 and 40-48 Princes Drive and 2/2 Monash Way	MUZ1
Traralgon	7 properties located to the North of Princes Highway	Latrobe C149latr znMap85 Exhibition	15, 29, 35 and 55A Bradford Drive, 15, 20 and 31 Coonoc Road	LDRZ1
Churchill	1 property and 1 reserve located on the intersection of Acacia Way and Monash Way	Latrobe C149latr znMap93 Exhibition	2-4 Acacia Way, Res1 LP 215154 Monash Way	MUZ1
Churchill	1 Large lot property located to the East of McDonald Way	Latrobe C149latr znMap94 Exhibition	L2 PS317587	LDRZ1
Churchill	4 properties owned by Gippsland Water	Latrobe C149latr znMap96 Exhibition	RES 4 PS 823970 and RES 1 PS 634901 McCarthy Street, RES 1 LP 137912 and RES 1 PS 537560 Canterbury Way	PUZ1
Churchill	3 separate properties located in Churchill	Latrobe C149latr znMap97 Exhibition	L1 TP 512497 Lawless Road, 3/17 Churinga Drive and L2 PS 317587 MacKeys Road	LDRZ1, MUZ1, PUZ1
Churchill	Land lot located South on Glendonald Road	Latrobe C149latr znMap98 Exhibition	Laughton Rise	LDRZ1
Churchill	Land lot located South on Glendonald Road	Latrobe C149latr znMap99 Exhibition	Laughton Rise	LDRZ1
Hazelwood North	1 property located on intersection of	Latrobe C149latr	L1 TP 101260	PUZ1

Location	Land /Area Affected	Mapping Reference	Address	Proposed Zone changes
	Firmins Lane and Clarkes Road	znMap101 Exhibition		
Traralgon South	Properties located North-East of Traralgon-Balook Road	Latrobe C149latr znMap102 Exhibition	Various	TZ1
Traralgon South	Properties to the West of Cashmere Firebreak	Latrobe C149latr znMap103 Exhibition	Various	TZ1
Yinnar	Properties located along Main Street	Latrobe C149latr znMap107 Exhibition	Various	TZ1
Yinnar	Properties located along Main Street	Latrobe C149latr znMap108 Exhibition	Various	TZ1
Boolarra	Propoerties located along Duke Stree, Christian Street and Boolarra-Mirbo North Road	Latrobe C149latr znMap117 Exhibition	Various	TZ1
Boolarra	Properties located throughout Boolarra township	Latrobe C149latr znMap118 Exhibition	Various	TZ1, LDRZ1
Boolarra	Properties located to the South and East of Boolarra township	Latrobe C149latr znMap119 Exhibition	Various	LDRZ1
Boolarra	Properties located to the East of Boolarra township	Latrobe C149latr znMap120 Exhibition	Various	LDRZ1
Boolarra South	2 properties located to the East of Fishers Road	Latrobe C149latr znMap121 Exhibition	L1 TP 171871	PUZ1

Planning and Environment Act 1987

### **Latrobe Planning Scheme**

#### **Amendment C149latr**

#### 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 94 attached map sheets.

#### **Zoning Maps**

1. Amend Planning Scheme Map Nos. 6, 7, 8, 9, 11, 14, 15, 17, 18, 19, 26, 27, 28, 29, 30, 33, 35, 36, 37, 39, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 61, 62, 63, 70, 72, 75, 76, 77, 78, 81, 82, 85, 93, 94, 96, 97, 98, 99, 101, 102, 103, 107, 108, 117, 118, 119, 120 and 121 are in the manner shown on the 64 attached maps marked "Latrobe Planning Scheme, Amendment C149latr".

#### **Overlay Maps**

- Amend Planning Scheme Map Nos. 63BAO, 57DPO, 62DPO, 11ESO, 14ESO, 37ESO, 38ESO, 43ESO, 74ESO, 75ESO, 125ESO, 126ESO, 127ESO, 128ESO and 133ESO are in the manner shown on the 26 attached maps marked "Latrobe Planning Scheme, Amendment C149latr".
- 3. Insert new Planning Scheme Map Nos. 51SCO, 52SCO, 116ESO and 134ESO are in the manner shown on the 4 attached maps marked "Latrobe Planning Scheme, Amendment C149latr".

### **Planning Scheme Ordinance**

The Planning Scheme Ordinance is amended as follows:

- 4. In **Purpose and Vision** insert Clause 02.01 in the form of the attached document.
- 5. In **Purpose and Vision** insert Clause 02.02 in the form of the attached document.

Unofficial

- 6. In **Purpose and Vision** insert 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 11.03 with a new Clause 11.03 in the form of the attached document.
- 9. In **Planning Policy Framework-** replace Clause 12.01 with a new Clause 12.01 in the form of the attached document.
- 10. In **Planning Policy Framework-** replace Clause 13.02 with a new Clause 13.02 in the form of the attached document.
- 11. In **Planning Policy Framework-** replace Clause 13.07 with a new Clause 13.07 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** insert new Clause 14.02 in the form of the attached document.
- 14. In **Planning Policy Framework-** replace Clause 15.01 with a new Clause 15.01 in the form of the attached document.
- 15. In **Planning Policy Framework** replace Clause 16.01 with a new Clause 16.01-1L in the form of the attached document.
- 16. In **Planning Policy Framework-** replace Clause 17.01 with a new Clause 17.01 in the form of the attached document.
- 17. In **Planning Policy Framework-** replace Clause 17.02 with a new Clause 17.02 in the form of the attached document.
- 18. In **Planning Policy Framework-** replace Clause 17.03 with a new Clause 17.03 in the form of the attached document.
- 19. In **Planning Policy Framework-** replace Clause 17.04 with a new Clause 17.04 in the form of the attached document.
- 20. In **Planning Policy Framework-** replace Clause 18.01 with a new Clause 18.01 in the form of the attached document.
- 21. In **Planning Policy Framework-** replace Clause 18.02 with a new Clause 18.02 in the form of the attached document.
- 22. In **Planning Policy Framework-** replace Clause 19.02 with a new Clause 19.02 in the form of the attached document.

- 23. In **Planning Policy Framework** replace Clause 19.03 with a new Clause 19.03 in the form of the attached document.
- 24. In **Zones** Clause 32.03, replace Schedule 1 with a new Schedule 1 in the form of the attached document.
- 25. In **Zones** Clause 32.04, replace Schedule 1 with a new Schedule 1 in the form of the attached document.
- 26. In **Zones** Clause 32.05, replace Schedule 1 with a new Schedule 1 in the form of the attached document.
- 27. In **Zones** Clause 32.07, replace Schedule 1 with a new Schedule 1 in the form of the attached document.
- 28. In **Zones** Clause 32.07, replace Schedule 2 with a new Schedule 2 in the form of the attached document.
- 29. In **Zones** Clause 32.07, replace Schedule 3 with a new Schedule 3 in the form of the attached document.
- 30. In **Zones** Clause 32.07, replace Schedule 4 with a new Schedule 4 in the form of the attached document.
- 31. In **Zones** Clause 32.08, replace Schedule 1 with a new Schedule 1 in the form of the attached document.
- 32. In **Zones** Clause 32.08, replace Schedule 2 with a new Schedule 2 in the form of the attached document.
- 33. In **Zones** Clause 32.08, replace Schedule 3 with a new Schedule 3 in the form of the attached document.
- 34. In **Zones** Clause 32.08, replace Schedule 4 with a new Schedule 4 in the form of the attached document.
- 35. In **Zones** Clause 32.09, replace Schedule 1 with a new Schedule 1 in the form of the attached document.
- 36. In **Zones** Clause 32.09, replace Schedule 2 with a new Schedule 2 in the form of the attached document.
- 37. In **Zones** Clause 32.09, replace Schedule 3 with a new Schedule 3 in the form of the attached document.
- 38. In **Zones** Clause 32.09, replace Schedule 4 with a new Schedule 4 in the form of the attached document.
- 39. In **Zones** Clause 32.09, replace Schedule 5 with a new Schedule 5 in the form of the attached document.

- 40. In **Zones** Clause 35.03, replace Schedule 1 with a new Schedule 1 in the form of the attached document.
- 41. In **Zones** Clause 35.03, replace Schedule 2 with a new Schedule 2 in the form of the attached document.
- 42. In **Zones** Clause 35.03, replace Schedule 3 with a new Schedule 3 in the form of the attached document.
- 43. In **Zones** Clause 35.06, replace Schedule 1 with a new Schedule 1 in the form of the attached document.
- 44. In **Zones** –Clause 35.06, insert a new Schedule 2 in the form of the attached document.
- 45. In **Zones** –Clause 35.06, insert a new Schedule 3 in the form of the attached document.
- 46. In **Zones** Clause 35.07, replace Schedule 1 with a new Schedule 1 in the form of the attached document.
- 47. In **Zones** Clause 35.07, replace Schedule 2 with a new Schedule 2 in the form of the attached document.
- 48. In **Zones** Clause 37.01, replace Schedule 1 with a new Schedule 1 in the form of the attached document.
- 49. In **Zones** Clause 37.01, replace Schedule 2 with a new Schedule 2 in the form of the attached document.
- 50. In **Zones** Clause 37.01, replace Schedule 3 with a new Schedule 3 in the form of the attached document.
- 51. In **Zones** Clause 37.01, replace Schedule 6 with a new Schedule 6 in the form of the attached document.
- 52. In **Zones** Clause 37.01, replace Schedule 7 with a new Schedule 7 in the form of the attached document.
- 53. In **Zones** Clause 37.01, replace Schedule 8 with a new Schedule 8 in the form of the attached document.
- 54. In **Zones** Clause 37.07, replace Schedule 1 with a new Schedule 1 in the form of the attached document.
- 55. In **Zones** Clause 37.08, replace Schedule 1 with a new Schedule 1 in the form of the attached document.
- 56. In **Zones** Clause 37.08, replace Schedule 2 with a new Schedule 2 in the form of the attached document.

- 57. In **Overlays** Clause 42.01, replace Schedule 1 with a new Schedule 1 in the form of the attached document.
- 58. In **Overlays** Clause 42.01, replace Schedule 2 with a new Schedule 2 in the form of the attached document.
- 59. In **Overlays** Clause 42.01, replace Schedule 3 with a new Schedule 3 in the form of the attached document.
- 60. In **Overlays** Clause 43.02, replace Schedule 3 with a new Schedule 3 in the form of the attached document.
- 61. In **Overlays** Clause 43.02, replace Schedule 4 with a new Schedule 4 in the form of the attached document.
- 62. In **Overlays** Clause 43.02, replace Schedule 5 with a new Schedule 5 in the form of the attached document.
- 63. In **Overlays** Clause 43.02, replace Schedule 6 with a new Schedule 6 in the form of the attached document.
- 64. In **Overlays** Clause 43.02, replace Schedule 7 with a new Schedule 7 in the form of the attached document.
- 65. In **Overlays** Clause 43.02, replace Schedule 8 with a new Schedule 8 in the form of the attached document.
- 66. In **Overlays** Clause 43.02, replace Schedule 9 with a new Schedule 9 in the form of the attached document.
- 67. In **Overlays** Clause 43.02, replace Schedule 10 with a new Schedule 10 in the form of the attached document.
- 68. In **Overlays** Clause 43.02, replace Schedule 11 with a new Schedule 11 in the form of the attached document.
- 69. In **Overlays** Clause 43.04, replace Schedule 1 with a new Schedule 1 in the form of the attached document.
- 70. In **Overlays** Clause 43.04, delete Schedule 2.
- 71. In **Overlays** Clause 43.04, replace Schedule 3 with a new Schedule 3 in the form of the attached document.
- 72. In **Overlays** Clause 43.04, replace Schedule 4 with a new Schedule 4 in the form of the attached document.
- 73. In **Overlays** Clause 43.04, replace Schedule 5 with a new Schedule 5 in the form of the attached document.
- 74. In **Overlays** Clause 43.04, replace Schedule 6 with a new Schedule 6 in the form of the attached document.

- 75. In **Overlays** Clause 43.04, replace Schedule 7 with a new Schedule 7 in the form of the attached document.
- 76. In **Overlays** Clause 43.04, replace Schedule 8 with a new Schedule 8 in the form of the attached document.
- 77. In **Overlays** Clause 43.04, replace Schedule 9 with a new Schedule 9 in the form of the attached document.
- 78. In **Overlays** Clause 43.04, replace Schedule 11 with a new Schedule 11 in the form of the attached document.
- 79. In **Overlays** Clause 44.03, replace Schedule 1 with a new Schedule 1 in the form of the attached document.
- 80. In **Overlays** Clause 44.07, replace Schedule 1 with a new Schedule 1 in the form of the attached document.
- 81. In **Overlays** Clause 44.08, replace Schedule 1 with a new Schedule 1 in the form of the attached document.
- 82. In **Overlays** Clause 45.09, replace Schedule 1 with a new Schedule 1 in the form of the attached document.
- 83. In **Overlays** Clause 45.09, replace Schedule 2 with a new Schedule 2 in the form of the attached document.
- 84. In **Overlays** Clause 45.12, replace Schedule 1 with a new Schedule 1 in the form of the attached document.
- 85. In **Particular Provisions** Clause 51.01, replace the Schedule with a new Schedule in the form of the attached document.
- 86. In **General Provisions** Clause 66.04, replace the Schedule with a new Schedule in the form of the attached document.
- 87. In **Operational Provisions** Clause 72.03, replace the Schedule with a new Schedule in the form of the attached document.
- 88. In **Operational Provisions** Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document.
- 89. In **Operational Provisions** Clause 72.08, replace the Schedule with a new Schedule in the form of the attached document.
- 90. In **Operational Provisions** Clause 74.01, replace the Schedule with a new Schedule in the form of the attached document.
- 91. In **Operational Provisions** Clause 74.02, replace the Schedule with a new Schedule in the form of the attached document.

#### **End of document**

System Note: The following ordinance will be modified in Clause:02 MUNICIPAL PLANNING STRATEGY

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#### 02.01 C149latr

#### **CONTEXT**

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 Braiakaulung 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 75,211-77,318 residents (ABS, 20182021). The population is forecast to grow by approximately 8,560 to 82,460 people by 20307,466 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.

Although Latrobe Valley has one of the world's largest reserves of brown-coal, 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.

System Note: The following ordinance will be modified in Clause:02 MUNICIPAL PLANNING STRATEGY

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#### 02.02 C149latr

#### **VISION**

The 2017-2021 Council Plan reflects the clear understanding that Latrobe City's community is in significant economic and social transition. The Council Plan provides a concentrated focus on employment, economic growth, liveability, and a connected Latrobe City In 2031, Latrobe City will be known for being smart, creative, healthy, sustainable and connected. It will be the most liveable regional city and at the forefront of innovation.

The Council Plan identifies 5 objectives that relate to land use and development matters, as follows:

- Support job creation and industry diversification to enable economic growth in Latrobe City.
- Encourage improved education & training outcomes in Latrobe City.
- Improve the liveability and connectedness of Latrobe City.
- Provide a connected, engaged and safe community environment, which is improving the well-being of all Latrobe City citizens.
- Grow the civic pride of our municipality and solidify Latrobe City's image as a key regional city.

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.

We are known as a community that is equitable, liveable and sustainable, with a continued focus on healthy lifestyles supported by high quality recreational and cultural facilities and a natural environment that is nurtured and respected.

System Note: The following ordinance will be modified in Clause:02 MUNICIPAL PLANNING STRATEGY, Sub-Clause:02.03 STRATEGIC DIRECTIONS

### 02.03-1

#### Settlement

#### 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 Traralgon as a regional retail Churchill as a university town; Moe-Newborough as a service centre; Morwell as a centre for government offices and industry; Moe-Newborough as a service centre and Churchill as a university town 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 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

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in and around Morwell, with significant opportunity to locate large format heavy industries to the south of the Princess 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 seeks 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.

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#### **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 to by 2033 to service the City. The majority 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 Centre 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): Provide 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. Limited role in providing local community, civic and health services to the surrounding communities.
- Local Activity Centre (Numerous): Provides limited convenience retailing, including general store/supermarket (small), takeaway food/café, and personal services. 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): <u>ProvideProvides</u> 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.

Planning for Activity centres seeks Council's strategic directions for activity centres are to:

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- 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.

# System Note: The following ordinance will be modified in Clause:02 MUNICIPAL PLANNING STRATEGY, Sub-Clause:02.03 STRATEGIC DIRECTIONS

### 02.03-2 Environmental and landscape values

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 Ranges bioregion to the Southern Fall bioregion.

Planning Council's strategic directions for the environment and landscape values seeks are to:

- Enhance Latrobe's native vegetation, biodiversity, habitats and natural ecosystems.
- Balance development with the protection of the natural environment.

# System Note: The following ordinance will be modified in Clause:02 MUNICIPAL PLANNING STRATEGY, Sub-Clause:02.03 STRATEGIC DIRECTIONS

# 02.03-3 Environmental risks and amenity

#### 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.

Planning Council's strategic directions for climate change seeks 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 development property and infrastructure across Latrobe.

Planning Council's strategic directions for bushfire seeks are to:

Reduce bushfire risk through various bushfire protection measures.

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- 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.

Planning Council's strategic directions for flooding seeks are to:

Reduce the damage and costs associated with flood events.

# System Note: The following ordinance will be modified in Clause:02 MUNICIPAL PLANNING STRATEGY, Sub-Clause:02.03 STRATEGIC DIRECTIONS

# 02.03-4 Natural resource management

#### **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.

PlanningCouncil's strategic directions for agriculture seeks 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.

Planning Council's strategic directions for intensive agriculture seeks are to:

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- 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.

Planning Council's strategic directions for timber seeks 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 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.

Planning Council's strategic directions for water seeks 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.

PlanningCouncil's strategic directions for stone resources seeks 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:

- 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.

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Latrobe supports planning for the remediation ongoing operations and associated rehabilitation phases of existing mines and power stations for the future use of brown coal in order to bestsafely 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.

Planning Council's strategic directions for coal seeks 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.

# System Note: The following ordinance will be modified in Clause:02 MUNICIPAL PLANNING STRATEGY, Sub-Clause:02.03 STRATEGIC DIRECTIONS

### 02.03-5 Built environment and heritage

#### **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 settlementarrival. 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.

PlanningCouncil's strategic directions for heritage seeks are to:

Protect places of heritage, cultural and social significance.

#### **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.

PlanningCouncil's strategic directions for neighbourhood character seeks are to:

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- 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.

# System Note: The following ordinance will be modified in Clause:02 MUNICIPAL PLANNING STRATEGY, Sub-Clause:02.03 STRATEGIC DIRECTIONS

### 02.03-6 Housing

It is anticipated that there will be almost 85,000 people living in the City by 2036. Council has aspirations 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 one 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 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.

#### Planning Council's strategic directions for housing seeks 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.

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An emerging issue with rural living options relates to resident amenity concerns with animal husbandry, forestry operations and intensive agricultural pursuits.

PlanningCouncil's strategic directions for rural residential development seeks 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.

# System Note: The following ordinance will be modified in Clause:02 MUNICIPAL PLANNING STRATEGY, Sub-Clause:02.03 STRATEGIC DIRECTIONS

### 02.03-7 Economic development

#### **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. 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 population.

Planning Council's strategic directions for economic growth seeks 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.

#### 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.

Planning Council's strategic directions for industry seeks are to:

 Develop the Morwell – Maryvale Industry Growth Corridor as the main industry growth area of Latrobe.

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- 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.

PlanningCouncil's strategic directions for tourism seeks are to:

- Facilitate the development of major destination attractions.
- Facilitate tourism in rural areas that respect existing settlement patterns, landscape, amenity and environmental values.

# System Note: The following ordinance will be modified in Clause:02 MUNICIPAL PLANNING STRATEGY, Sub-Clause:02.03 STRATEGIC DIRECTIONS

## 02.03-8 Transport

Latrobe is the hub of road networks for greater Gippsland. Rail service is also available to link residents of the four main towns 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 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.

PlanningCouncil's strategic directions for transport seeks 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.

Planning Council's strategic directions for Latrobe Regional Airport seeks are to:

• Facilitate and protect the operations of Latrobe Regional Airport and its environs.

#### Freight

A centre for the efficient movement of freight to and from the Gippsland region at the Gippsland Logistics Precinct (GLP) has been planned 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, the Gippsland Intermodal Freight Terminal, a dedicated rail siding that serves the needs of the GLP

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and broader region, will be located in the northernmost portion of the GLP adjacent to the main Melbourne-Sale railway line, while a large-scale logistics and distribution precinct will adjoin the terminal.

Planning Council's strategic directions for freight seeks are to:

- Develop an intermodal terminal and logistics precinct at the Gippsland Logistics Precinct that supports increased efficient handling of freight through rail.
- Encourage road, rail and air freight capabilities that connect to regional and national networks.

System Note: The following ordinance will be modified in Clause:02 MUNICIPAL PLANNING STRATEGY, Sub-Clause:02.03 STRATEGIC DIRECTIONS

#### 02.03-9 C149latr

#### Infrastructure

#### Infrastructure assets

Development in Latrobe is constrained by many existing or planned infrastructure assets, including waste water treatment plants, the Gippsland Water Regional Outfall Sewer 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. Use because use and development near these assets them, particularly the high pressure pipelines, can also pose risks to human life if they are not properly planned for properly.

PlanningCouncil's strategic directions for infrastructure assets seeks 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 population will have future implications on the provision of community infrastructure. To achieve a vision for a connected and inclusive built environment, it is important that accessibility of community services is enhanced.

Planning Council's strategic directions for community infrastructure seeks 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 <u>eulture</u>, <u>age or ability</u> 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. The establishment of Establishing linear parklands

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within residential areas are necessary to improve access through 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.

Planning Council's strategic directions for open space seeks 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.

Planning Council's strategic directions for development infrastructure seeks 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.

System Note: The following ordinance will be modified in Clause:11 SETTLEMENT, Sub-Clause:11.01 VICTORIA

### C149latr

#### 11.01-1L-01 Latrobe settlement patterns

#### **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).
- 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).

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Manage growth in rural living precincts by discouraging further rezoning of land and by discouraging impacts to environmental values.

System Note: The following ordinance will be added after 11.01-1L Latrobe settlement patterns

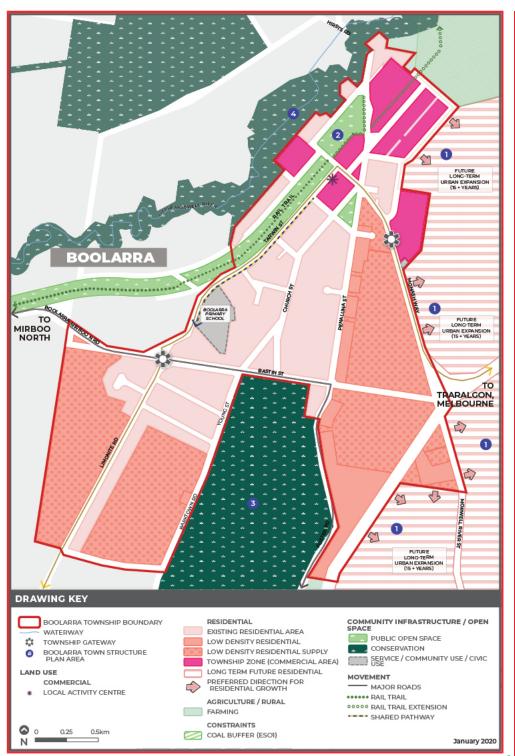
11.01-1L-02 Boolarra C149latr

**Policy application** 

**Boolarra Town Structure Plan (BTSP)** 

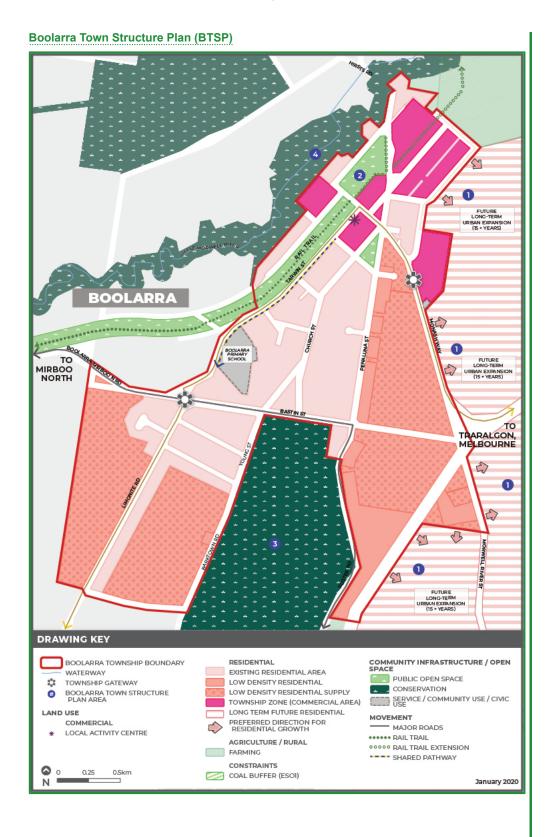
This policy applies to land with in the Boolarra Town Structure Plan (BTSP) included in this clause.

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#### Strategy

Encourage development of land to the east of Boolarra township (Area 1 in the Boolarra Township Structure Plan in Clause 11.01-1L) for residential, township and community purposes.



System Note: The following ordinance will be modified in Clause:11 SETTLEMENT, Sub-Clause:11.01 VICTORIA

11.01-1L C149latr

11.01-1L-03 Churchill

#### 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.

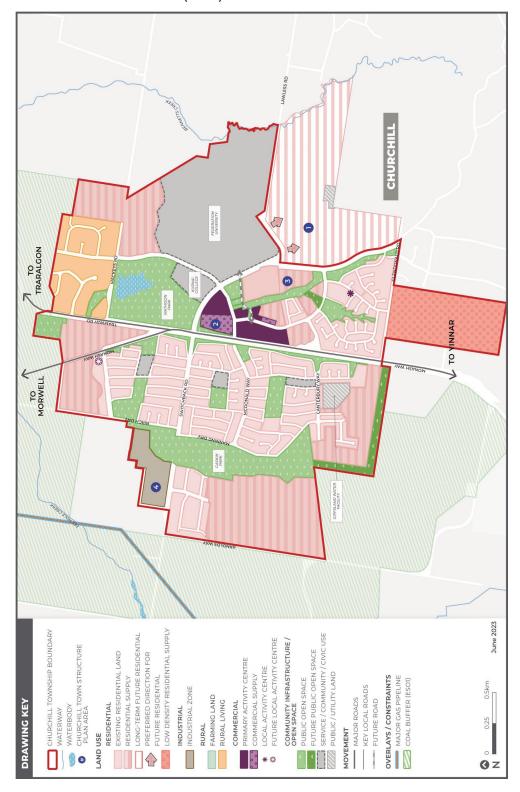
#### **Policy documents**

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)

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#### **Churchill Town Structure Plan (CTSP)**



#### System Note: The following ordinance will be added after 11.01-1L Churchill

#### 11.01-1L-04 C149latr

#### Glengarry

#### **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)

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Glengarry Town Structure Plan (GTSP)

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System Note: The following ordinance will be modified in Clause:11 SETTLEMENT, Sub-Clause:11.01 VICTORIA

#### 11.01-1L-C149latr

#### 11.01-1L-05 Moe-Newborough

#### **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.

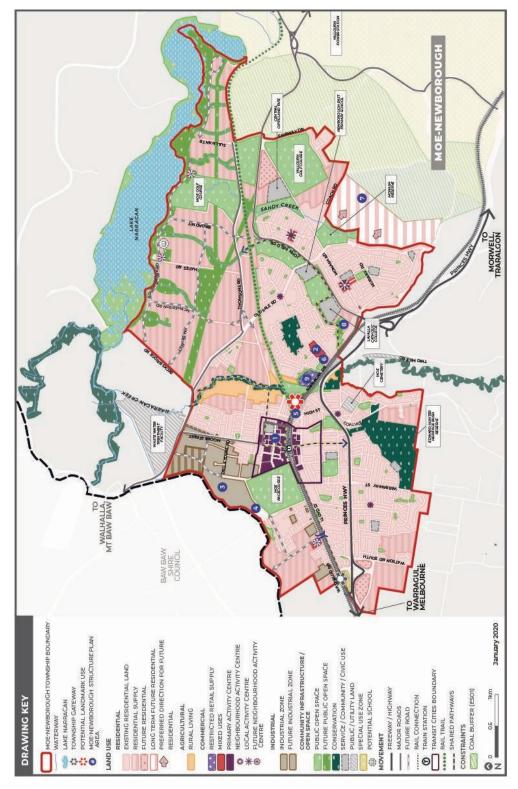
#### **Policy documents**

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)

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#### Moe-Newborough Town Structure Plan (MNTSP)



System Note: The following ordinance will be modified in Clause:11 SETTLEMENT, Sub-Clause:11.01 VICTORIA

11.01-1L-( C149latr

11.01-1L-06 Morwell

#### 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.

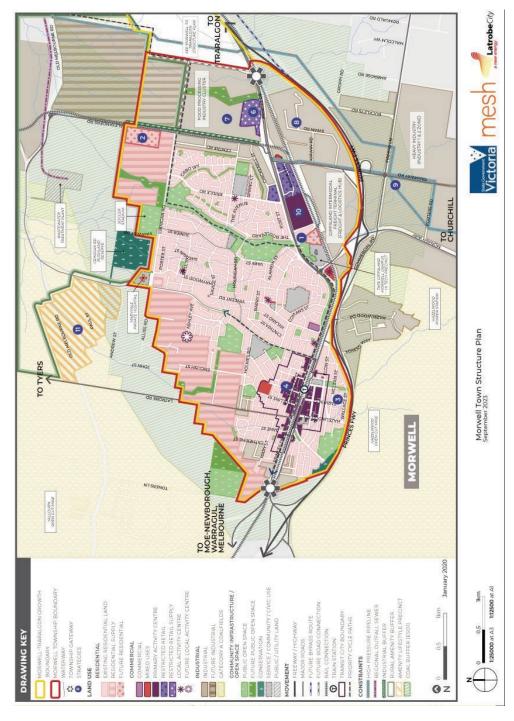
#### **Policy documents**

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)

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### Morwell Town Structure Plan (MTSP)



#### System Note: The following ordinance will be added after 11.01-1L Morwell

#### 11.01-1L-07 Toongabbie

#### 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

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).

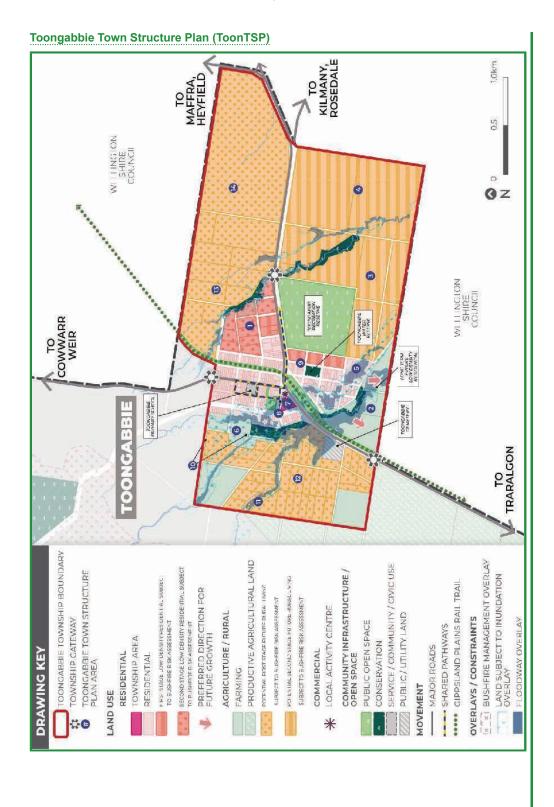
Protect road reserves, such as Ries Street, Russell Street, and Hill Street (ToonTSP Areas 9 and 10) to allow for future access to proposed development areas.

#### **Policy documents**

Consider as relevant:

- Toongabbie Structure Plan (Latrobe City Council, 2020)
- Toongabbie Structure Plan Background Reports (Latrobe City Council, 2020)

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System Note: The following ordinance will be modified in Clause:11 SETTLEMENT, Sub-Clause:11.01 VICTORIA

### C149latr

#### 11.01-1L-08 Traralgon

#### 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 years) 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.

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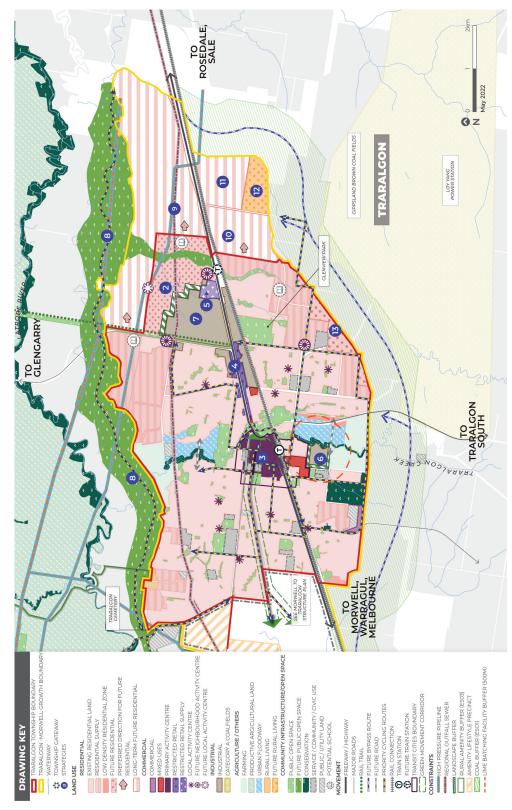
#### **Policy documents**

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)

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### Traralgon Town Structure Plan (TTSP)



System Note: The following ordinance will be modified in Clause:11 SETTLEMENT, Sub-Clause:11.01 VICTORIA

11.01-1L-C149latr

#### 11.01-1L-09 Glengarry Tyers

#### **Policy application**

This policy applies to land within the Glengarry Town Structure Plan (GTSP) 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 is 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 GTSP Area 6.

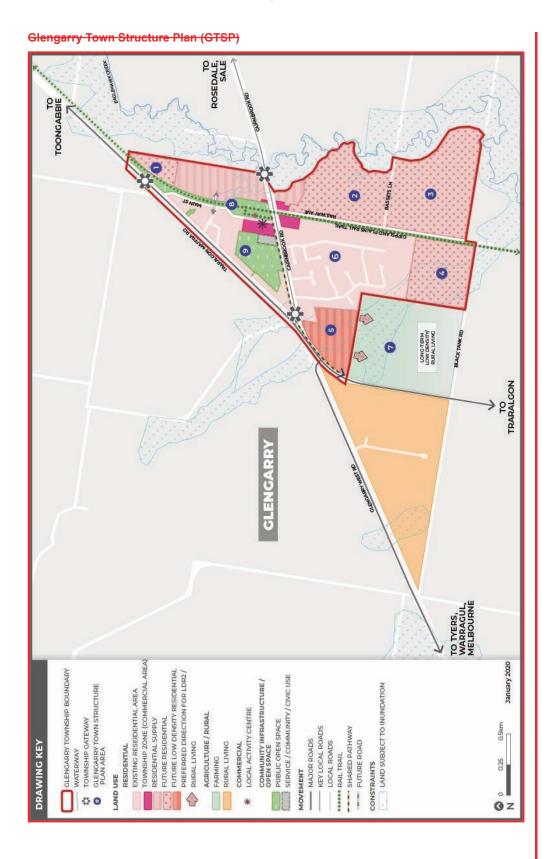
Protect public open space areas including the Gippsland Rail Trail (GTSP Areas 8 & 9).

#### **Policy documents**

Consider as relevant:

- Small Town Structure Plans: Boolarra, Glengarry & Tyers (NBA Group Pty Ltd, 2009)
- Traralgon Growth Area Framework (Hansen Partnership, 2013)

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System Note: The following ordinance will be modified in Clause:11 SETTLEMENT, Sub-Clause:11.01 VICTORIA

#### 41.01-1L 6149letr

#### <del>Tyers</del>

#### Policy application

This policy applies to land within the Tyers Town Structure Plan (TYTSP) in Clause 11.01-1L 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).

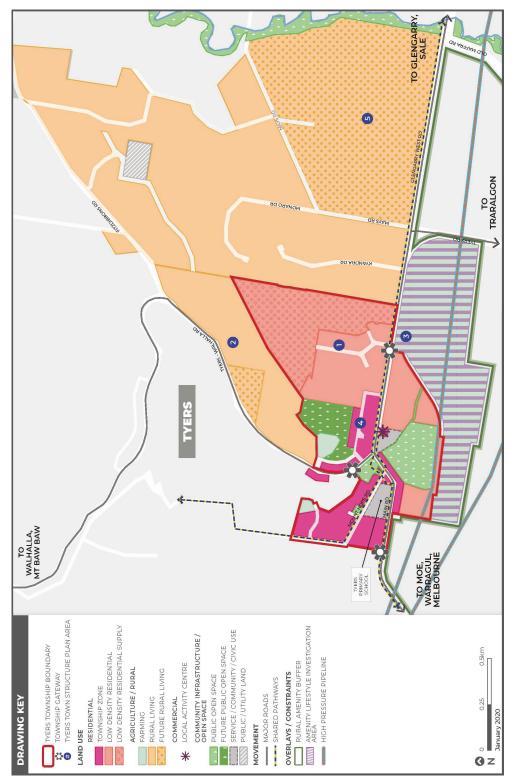
Protect road reserves, such as Hinde Road (TYTSP Area 4), to allow for future access to proposed development areas.

Policy documents Consider as relevant:

- Small Town Structure Plans: Boolarra, Glengarry & Tyers (NBA Group Pty Ltd 2009)
- Traralgon Growth Area Framework (Hansen Partnership, 2013)

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Tyers Town Structure Plan (TYTSP)



System Note: The following ordinance will be modified in Clause:11 SETTLEMENT, Sub-Clause:11.01 VICTORIA

# 41.01-1L

#### **Toongabbie**

#### **Policy application**

This policy applies to land within the Toongabbie Town Structure Plan (ToonTSP).

#### **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) subcet 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).

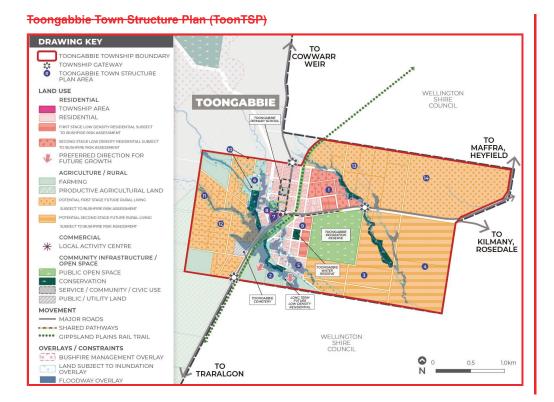
Protect road reserves, such as Ries Street, Russell Street, and Hill Street (ToonTSP Areas 9 and 10) to allow for future access to proposed development areas.

#### **Policy documents**

Consider as relevant:

- -Toongabbie Structure Plan (Latrobe City Council, 2020)
- Toongabbie Structure Plan Background Reports (Latrobe City Council, 2020)

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System Note: The following ordinance will be modified in Clause:11 SETTLEMENT, Sub-Clause:11.03 PLANNING FOR PLACES

# C149latr

### 11.03-1L-01 Activity centres

#### **Strategies**

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

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

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

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

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

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

Discourage the establishment of new centres unless:

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

# Policy documents

Consider as relevant:

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

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System Note: The following ordinance will be modified in Clause:11 SETTLEMENT, Sub-Clause:11.03 PLANNING FOR PLACES

# 11.03-1L-C

# 11.03-1L-02 Churchill activity centre

#### **Policy application**

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

# **Strategies**

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

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

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

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

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

#### Policy documents

Consider as relevant:

• Churchill Town Centre Plan (Beca Pty Ltd, 2007)

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# Churchill activity centre plan



System Note: The following ordinance will be modified in Clause:11 SETTLEMENT, Sub-Clause:11.03 PLANNING FOR PLACES

#### 11.03-1L-C149latr

#### 11.03-1L-03 Moe activity centre

#### **Policy application**

This policy applies to land within the Moe Activity Centre Plan (MACP) in Clause 11.03-1L included in this clause.

#### **Strategies**

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

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

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

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

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

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

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

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

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

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

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

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

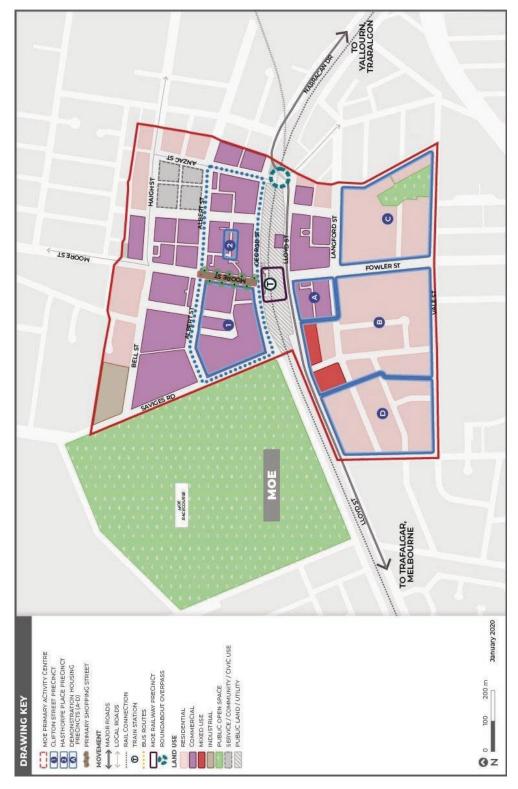
### **Policy documents**

Consider as relevant:

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

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# Moe activity centre plan



System Note: The following ordinance will be modified in Clause:11 SETTLEMENT, Sub-Clause:11.03 PLANNING FOR PLACES

# 11.03-2L Morwell to Traralgon Structure Plan

#### **Policy application**

This policy applies to the land identified on the Morwell to Traralgon Structure Plan (MTTSP) included in this clause.

#### **Strategies**

Encourage the relocation of the Traralgon Golf Course (MTTSP Area 2) and its development for residential purposes.

Encourage residential development in MTTSP Area 3 that protects the operations of Latrobe Regional Airport.

Support retirement village, aged care and higher density residential developments in MTTSP Area 8 near the Latrobe Regional Hospital.

Encourage employment intensive businesses, once land is rezoned, that are associated with health and aeronautics in MTTSP Area 4.

Encourage the development of a Local Activity Centre near the intersection of Princes Highway and Airfield Road that includes an area of public open space close to the Latrobe Regional Hospital.

Encourage the development of a Neighbourhood Activity Centre adjoining the intersection of Bradford Drive and Princes Highway only if it:

- Achieves a standalone catchment area.
- Minimises the economic impacts on other activity centres.

Discourage further expansion of the existing area used for car sales along Princes Highway (MTTSP Area 5).

Provide a landscaped buffer along the western and eastern edges of the industrial precinct in MTTSP Area 6.

Encourage development of a green movement corridor along Old Melbourne Road and the Coopers Road Reserve that incorporates pedestrian and cycle pathways, sections of the proposed Traralgon–Morwell shared path and important areas of native vegetation.

Encourage creation of an open space corridor through MTTSP Areas 1, 3 and 7 and 9 along the waterway.

# Policy guidelines

Consider as relevant:

• Encouraging incremental growth on land within 200 metres of the Neighbourhood Activity Centre once Farming zoned land has been rezoned to residential use.

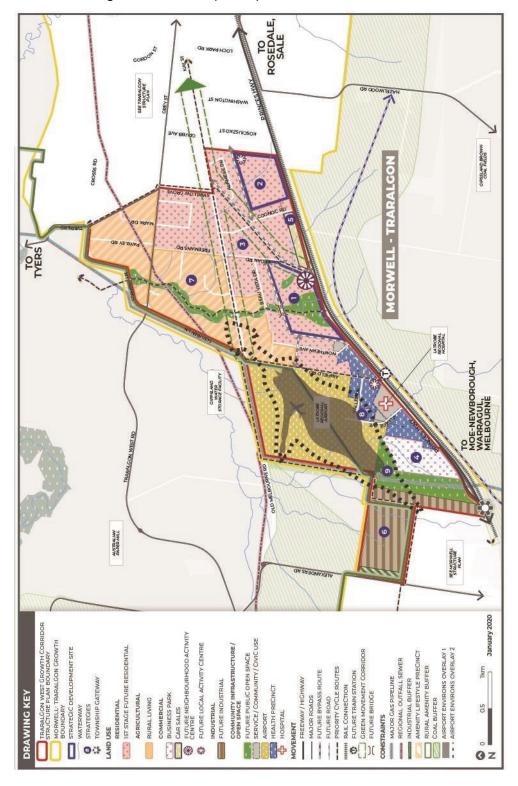
#### **Policy documents**

Consider as relevant:

- Traralgon Growth Area Framework (Hansen Partnership, 2013)
- Morwell to Traralgon Employment Corridor Precinct Masterplan (Urban Enterprise, 2020)
- Latrobe Regional Airport Master Plan 2015 (Updated 2019) (Rhebein Airport Consulting, 2019)

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# Morwell to Traralgon Structure Plan (MTTSP)



# System Note: The following ordinance will be modified in Clause:12 ENVIRONMENTAL AND LANDSCAPE VALUES, Sub-Clause:12.01 BIODIVERSITY

# 12.01-1L Protection of biodiversity

# 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 guidelineguidelines

Consider as relevant:

- Encouraging 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.
- Toongabbie Structure Plan (Latrobe City Council, 2020)
- Flora and Fauna Assessment -Toongabbie Structure Plan Background Report (Latrobe City Council, 2020)

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# System Note: The following ordinance will be modified in Clause:13 ENVIRONMENTAL RISKS AND AMENITY, Sub-Clause:13.02 BUSHFIRE

#### 13.02-1L C149latr

# 13.02-1L-01 Planning in the Bushfire Management Overlay

#### **Policy application**

This policy applies to all land affected by the Bushfire Management Overlay.

### Strategy

Set 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)

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# System Note: The following ordinance will be modified in Clause:13 ENVIRONMENTAL RISKS AND AMENITY, Sub-Clause:13.02 BUSHFIRE

# 13.02-1L-02 Bushfire prone areas

### **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 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)

System Note: The following ordinance will be modified in Clause:13 ENVIRONMENTAL RISKS AND AMENITY, Sub-Clause:13.07 AMENITY, HUMAN HEALTH AND SAFETY

# 13.07-1L Land use compatibility

**General strategies** Policy application

This policy applies to Farming Zone and Rural Living Zone land.

# **Strategies**

Discourage subdivision or the rezoning of Farming Zone and Rural Living Zone land within:

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- 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.

#### **Gippsland Water assets strategies**

Discourage development that would encroach on the easement for the Gippsland Water Regional Outfall SewerSystem.

Locate use and development that mitigates interface amenity issues with sensitive uses around Gippsland Water's emergency storage facilities.

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# System Note: The following ordinance will be modified in Clause:14 NATURAL **RESOURCE MANAGEMENT, Sub-Clause:14.01 AGRICULTURE**

# C149latr

# 14.01-1L-01 Protection Preservation of agricultural land in the Farming Zone

#### 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 that of 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)

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### System Note: The following ordinance will be modified in Clause:14 NATURAL **RESOURCE MANAGEMENT, Sub-Clause:14.01 AGRICULTURE**

# C149latr

# 14.01-1L-02 Dwelling in the Farming Zone Schedule 1

#### **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)

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# System Note: The following ordinance will be modified in Clause:14 NATURAL RESOURCE MANAGEMENT, Sub-Clause:14.01 AGRICULTURE

# 14.01-1L-03 Dwelling in the Farming Zone Schedule 2

#### **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)

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# System Note: The following ordinance will be modified in Clause:14 NATURAL RESOURCE MANAGEMENT, Sub-Clause:14.01 AGRICULTURE

# 14.01-1L-04 Subdivision in Farming Zone Schedule 1

#### **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)

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System Note: The following ordinance will be added after 14.02-3S Protection of declared irrigation districts 1S Catchment planning and management

#### 14.02-1L C149latr

#### **Catchment and land protection**

#### **POLICY APPLICATION**

Place new ordinance text here This policy applies to all land that is subject to the Environmental Significance Overlay – Schedule 2 (ESO2).

### **Objective**

To ensure that use and development in a special water supply catchment protects, restores and enhances the quality and quantity of the natural resources and environmental systems for the long term supply of quality water for future generations.

#### **Strategies**

Ensure that use and development incorporates measures to protect, restore and enhance the natural resources and environmental systems, including waterways in special water supply catchments.

Provide for the effective control of stormwater drainage and wastewater disposal in a manner that prevents any detrimental impacts to the natural resources and environmental systems.

Manage the cumulative effects of unsewered development by ensuring land can accommodate effective on-site treatment of all wastewater generated from the land.

Encourage best practice approaches for all effluent disposal systems, effluent fields, irrigation fields and stormwater disposal.

Manage the impact of use and development on the existing condition, health and capacity of natural resources and environment systems including waterways, soil types, soil structure, soil condition, vegetation and aquatic and terrestrial habitats.

Maintain and enhance riparian edges and vegetation cover all year round.

### **Policy guidelines**

### Consider as relevant:

- The 'precautionary principle' when assessing the likelihood of impact of an application on natural resources and environmental systems.
- The ability and suitability of the land capability to accommodate the impacts of the use or development.
- Avoid locating use and development that includes a wastewater treatment and disposal system:
- On any overland flow path or in any land depression.
- Upstream of any dam used for domestic or stock supply.
- Within 100 metres of the edge of a waterway, dam or reservoir.
- Within 200 metres of any wastewater treatment and disposal system on any neighbouring or adjoining land.
- The availability and suitability of alternative effluent and waste water disposal systems.

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# System Note: The following ordinance will be modified in Clause:15 BUILT ENVIRONMENT AND HERITAGE, Sub-Clause:15.01 BUILT ENVIRONMENT

# 15.01-1L Urban design

C149latr

#### **Strategies**

Encourage built form that provides and enhances passive surveillance.

Encourage all retail outlets to provide active street frontages, including low level signs to street frontages and by avoiding blank walls.

Improve the visual appearance of key transport routes and main road approaches to urban centres, streets and town entrances through urban design and landscaping.

Support the upgrade of degraded areas, in particular at town entrances and along primary transport routes.

Ensure development provides for positive urban design outcomes based on best practice design and siting guidance for different building typologies.

Ensure new development is of a high standard, positively contributes to the physical environment and fosters pride of place to improve the health and wellbeing of Latrobe residents and meet growing demands for quality housing.

Advocate for improved walking and cycling networks, while maintaining effective and safe movement of vehicles.

#### Policy guidelines

Consider as relevant:

- Encourage residential development that:
  - Incorporates high quality architectural design, materials and finishes that contribute to the preferred neighbourhood character.
  - Improves the surveillance of the streetscape and visibility of dwelling entrances.
  - Appropriately sites private open space, services and driveways, avoiding multiple crossovers from the street.
  - Conserves and enhances those elements that contribute to the environmental significance and heritage values of a precinct.
- Encourage commercial development that:
  - Incorporates high quality architectural design, materials and finishes that contribute to the preferred character of the activity centre.
  - Appropriately sites upper levels to minimise amenity impacts to neighbouring sites and the street and improves passive surveillance.
  - Designs vehicle access and car parking to maximise pedestrian safety and minimise visual impact.
  - Incorporates signage that complements the host building and does not dominate the streetscape so as to cause visual clutter.
  - Incorporates landscaping to provide shade and shelter to encourage pedestrian movement and which beautifies the streetscape.
  - Sites storage facilities away from the public realm.
- Encourage industrial development that:

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- Provides adequate setbacks to ensure development respects the spacious, low scale character and ensures a functional site layout, an enhanced sense of address and which allows for car parking areas, storage and passive surveillance.
- Improves connectivity, access and mobility within industrial areas whilst not adversely impacting on surrounding residential or public uses.
- Provides landscaping areas to enhance the streetscape, improving the overall quality of the public realm and to soften the impact of built form.
- Is designed to be environmentally sustainable and utilises quality materials to improve appearance, durability and functionality.
- Sites storage facilities away from the public realm to reduce visual clutter when viewed from the street.
- Encourage streetscape design that:
  - Provides functional and aesthetically pleasing streetscapes which responds to the local character and encourages diverse uses and activity.
  - Creates a multi-model street network with Latrobe City's townships which prioritises safe pedestrian and cycling movement.

# **Policy documents**

Consider as relevant:

- Healthy Urban Design Good Practice Guideline (Latrobe City Council, 2008)
- Latrobe City Council Retail Strategy (Essential Economics 2019)
- Latrobe City Council Urban Design Guidelines (Hanson Pty Ltd and Latrobe City Council, 2021).
- Public Toilet Plan 2023-2030 (Latrobe City Council, 2023).
- Live work Latrobe Housing Strategy (Latrobe City Council, Macroplan Dimasi, RMCG and Planisphere, 2019).

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# System Note: The following ordinance will be modified in Clause:15 BUILT **ENVIRONMENT AND HERITAGE, Sub-Clause:15.01 BUILT ENVIRONMENT**

#### 15.01-3L Subdivision design

#### C149latr

#### **Strategies**

Locate shops, community centres, public open space and activity centres within walking distance toof dwellings.

In residential areas, ensure there is scope for canopy tree planting within street reservations.

Provide reserve widths or tree reserves that enhance road safety, protect power lines and contribute to neighbourhood character.

Incorporate remnant native vegetation as reserves and parklands where possible.

Locate dwellings within walking distance to:

- Pedestrian and cycle paths that provide shade, toilet facilities, drinking taps, cycle. racks, seating and directional signage.
- A community centre.
- Public transport.

### Policy guideline guidelines

Consider as relevant:

- Encouraging developments to include community spaces or buildings within walking distance (less than 800 metres) from all dwellings.-
- 19.02 Waterway Management Plan Guidelines for Urban Development in Gippsland.

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System Note: The following ordinance will be modified in Clause:15 BUILT ENVIRONMENT AND HERITAGE, Sub-Clause:15.01 BUILT ENVIRONMENT

# 45.01-5L

#### Neighbourhood character

#### **Strategies**

Encourage the retention of intact, older buildings and features that contribute to the character of an area

Facilitate the development of streetscapes that:

- Reinforce the regional suburban character.
- Comprise built form that addresses public areas.
- **Comprise wide streets in newly developing areas.**
- Provide generous front setbacks and space between dwellings.

Minimise the loss of backyard areas and established vegetation in development.

Ensure that multi-unit housing is landscaped, with tree and shrub selection.

Ensure there is scope for canopy tree planting in private residential properties.

Encourage residential allotment sizes that respect the existing subdivision pattern in District and Small Towns

Ensure specific character outcomes are achieved for special character areas in Churchill, Moe and Traralgon.

#### **Policy documents**

Consider as relevant:

- Live Work Latrobe Housing Strategy (Latrobe City Council, MacroPlan Dimasi, RMCG and Planisphere, 2019).
- Latrobe City Council Urban Design Guidelines (Hanson Pty Ltd and Latrobe City Council, 2021):

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System Note: The following ordinance will be modified in Clause:16 HOUSING, Sub-Clause:16.01 RESIDENTIAL DEVELOPMENT

# 16.01-1L Housing Supply

#### 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 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 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 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 retails 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 topstop 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 withto 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.

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- 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 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.

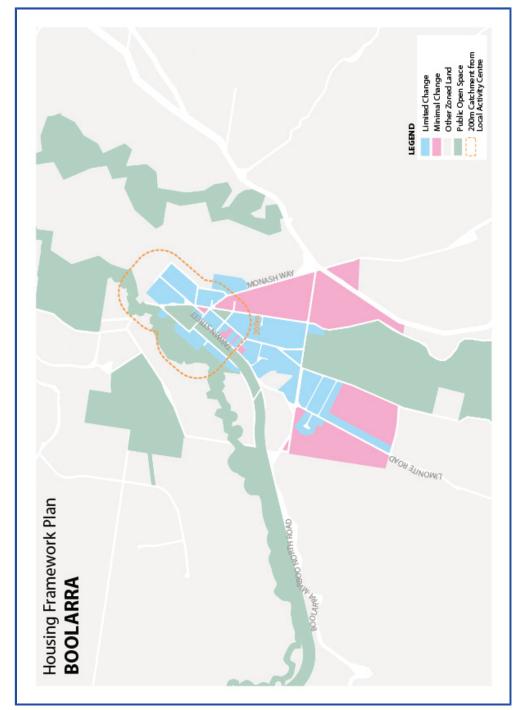
Encourage the retention and provision of vegetated areas including canopy trees and large garden spaces.

### Policy documents

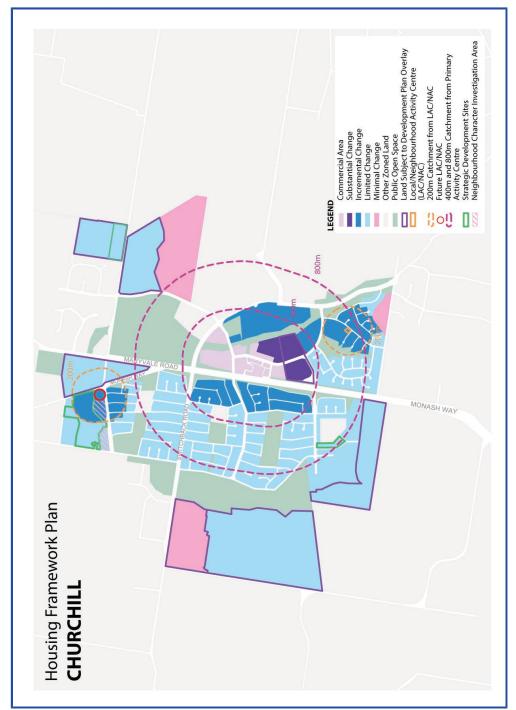
Consider as relevant:

- 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).

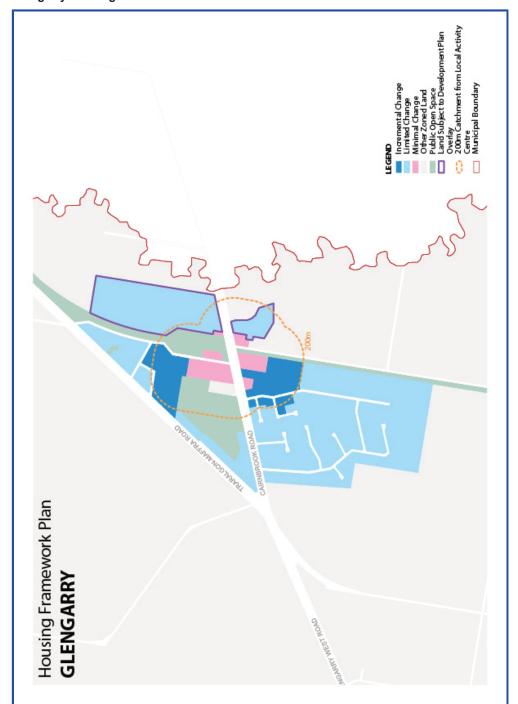
# **Boolarra Housing Framework Plan**



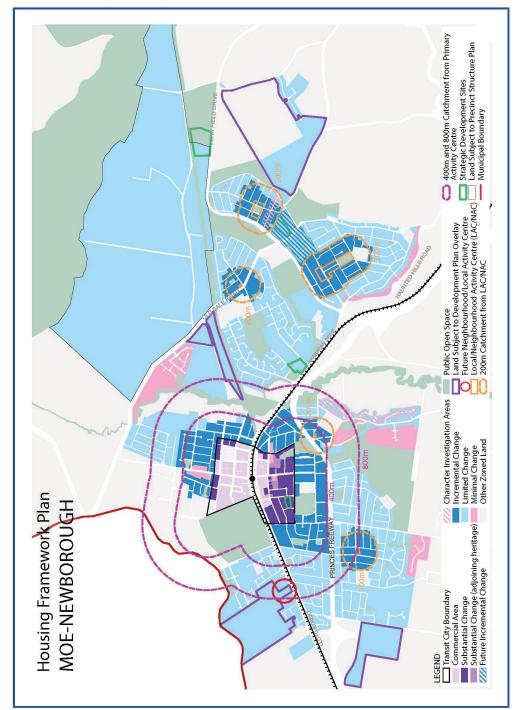
# **Churchill Housing Framework Plan**



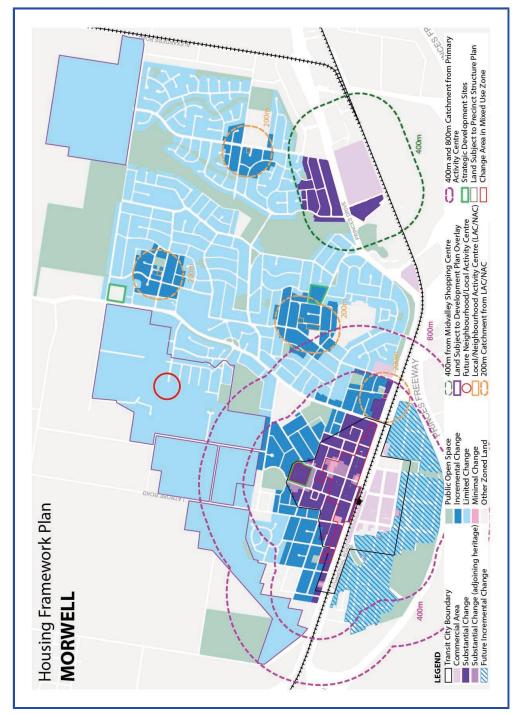
# **Glengarry Housing Framework Plan**



Moe - Newborough Housing Framework Plan

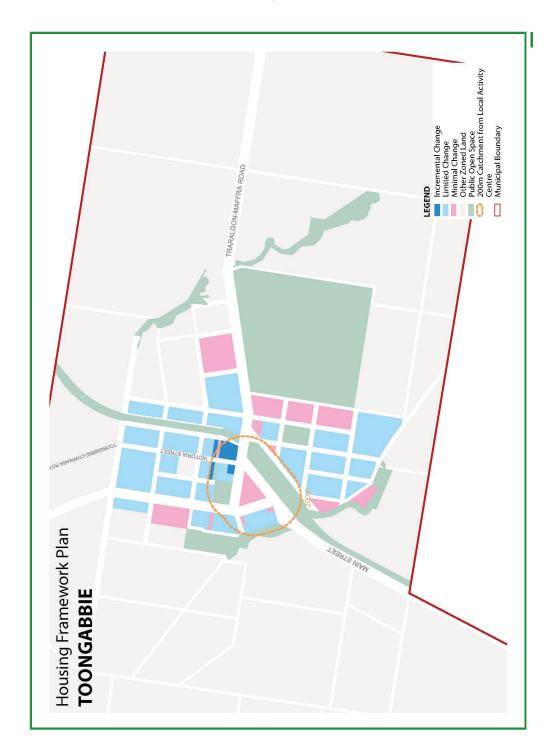


# **Morwell Housing Framework Plan**

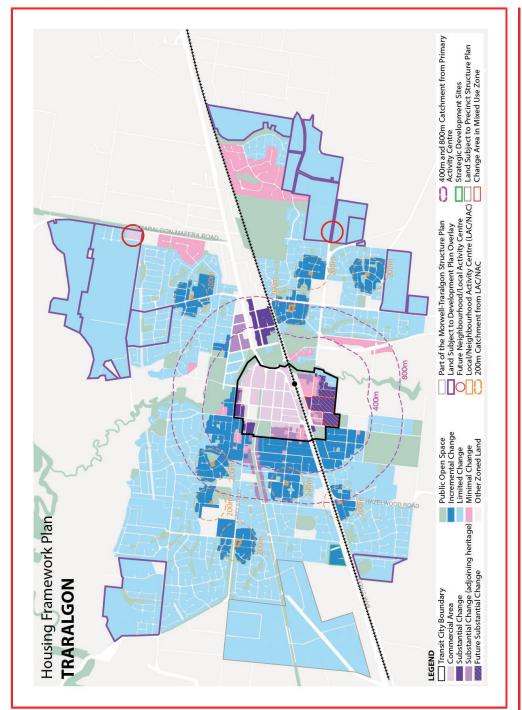


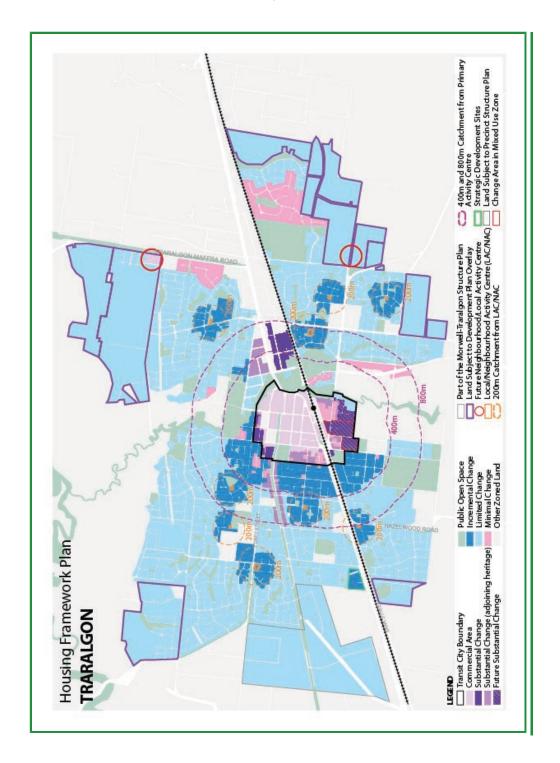
# Toongabbie Housing Framework Plan



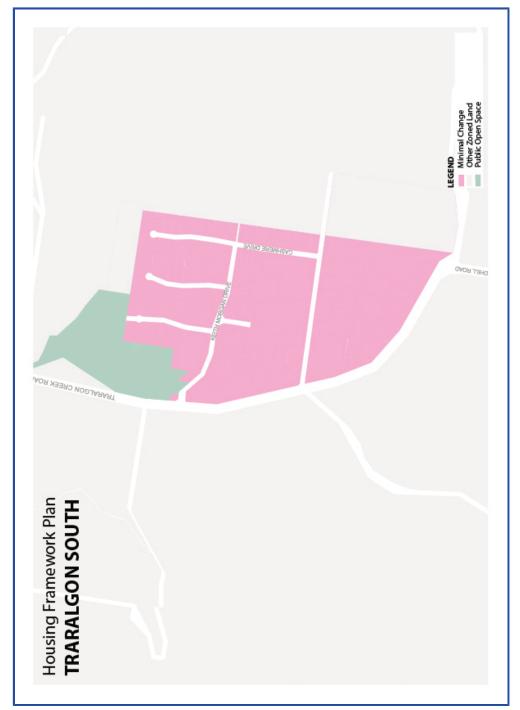


# **Traralgon Housing Framework Plan**

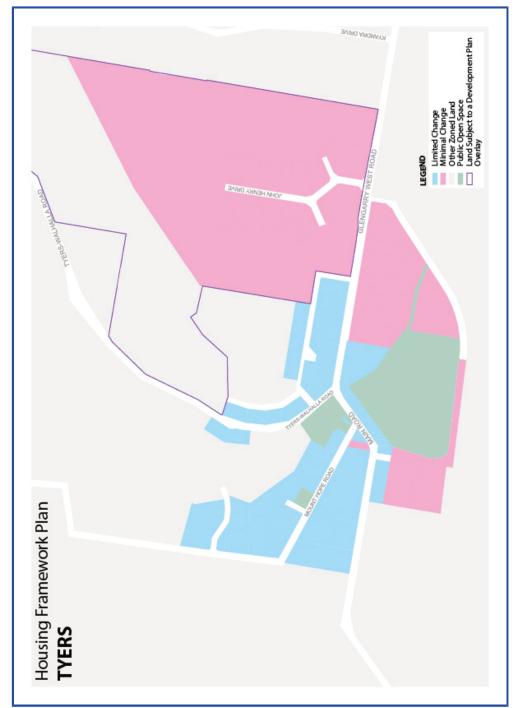




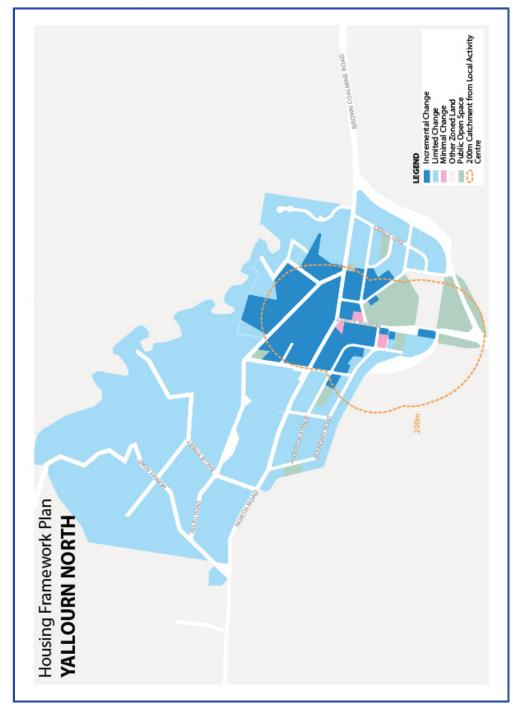
## Traralgon South Housing Framework Plan



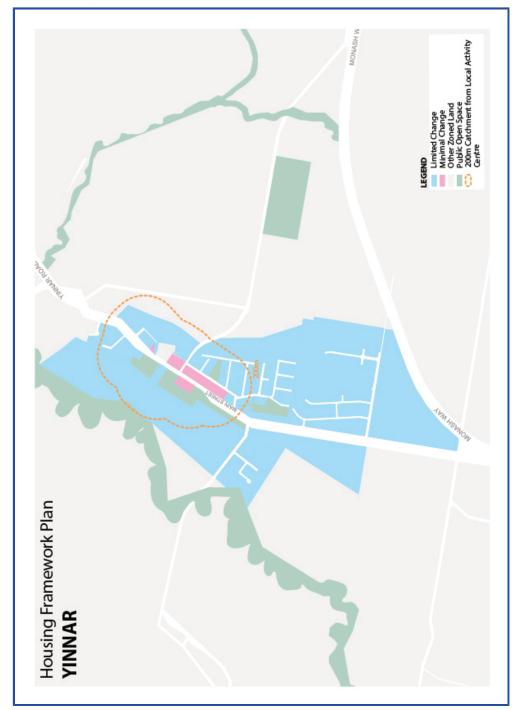
## **Tyers Housing Framework Plan**



## Yallourn North Housing Framework Plan



## Yinnar Housing Framework Plan



System Note: The following ordinance will be modified in Clause:16 HOUSING, Sub-Clause:16.01 RESIDENTIAL DEVELOPMENT

## 46.01-2L

#### **Housing affordability**

#### **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).

System Note: The following ordinance will be modified in Clause:17 ECONOMIC DEVELOPMENT, Sub-Clause:17.01 EMPLOYMENT

#### 17.01-1L C149latr

### **Diversified** Diversified economy

### **Strategies**

Encourage large format industries including heavy industry, food and fibre processing within the Morwell – Maryvale Industry Growth Corridor as identified in the Economic Strategy Plan in Clause 02.04 and Areas 7, 8 & 9 of the Morwell Town Structure Plan in Clause 11.01-1L-06.

Support the development of information communications technology hubs and precincts.

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Provide for an employment area focused around the Latrobe Regional Airport and Hospital that accommodates industry clusters linked to health, aeronautics or agricultural research.

## **Policy document**

Consider as relevant:

 Live Work Latrobe Industrial and Employment Strategy (Latrobe City Council, MacroPlan Dimasi, RMCG and Planisphere, 2019)

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System Note: The following ordinance will be modified in Clause:17 ECONOMIC DEVELOPMENT, Sub-Clause:17.02 COMMERCIAL

#### 17.02-1L C149latr

#### Business

#### Strategy

Direct development of restricted retail premises (homemaker precincts) to:

- Princes Drive, Morwell (Area 6 on the Morwell Town Structure Plan in Clause 11.01-1L-06).
- Mid-Valley Primary Activity Centre, Morwell (Areas 10 and 4 on the Morwell Town Structure Plan in Clause 11.01-1L-06).
- Princes Highway and Stammers Road, Traralgon East (Area 5 on the Traralgon Town Structure Plan in Clause 11.01-1L-08).
- Argyle Street, Traralgon (Area 4 on the Traralgon Town Structure Plan in Clause 11.01-1L-08).
- Narracan Drive, Moe (Area 9 on the Moe-Newborough Town Structure Plan in Clause 11.01-1L-05).

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System Note: The following ordinance will be modified in Clause:17 ECONOMIC DEVELOPMENT, Sub-Clause:17.03 INDUSTRY

## 17.03-1L Sustainable industry

## Strategies

Discourage expansion of industrial land in Churchill, Moe and Traralgon unless indicated on the Churchill Town Structure Plan, Moe-Newborough Town Structure Plan and Traralgon Town Structure Plan as shown in Clause 11.01-1L-03, 11.01-1L-05 or 11.01-1L-08.

Encourage the long term expansion of the Industrial Precinct in Area 6 on the Morwell to Traralgon Structure Plan in Clause 11.03-2L.

Develop large, low density and high amenity industries in the high amenity location north of Princes Drive and east of Alexanders Road in Morwell (Area 7 on the Morwell Town Structure Plan in Clause 11.01-1L-06).

Retain the potential of the Morwell South Heavy Industry Precinct and land within the Special Use - Brown Coal Area to function as locations that are suited to major heavy industry (Area 9 on the Morwell Town Structure Plan in Clause 11.01-1L-06).

Encourage industry in the underutilised industrial precinct in the north-west of Churchill (Area 4 of the CTSP in Clause 11.01-1L-03).

Support the development of industry in Churchill that benefits from locating near its educational institutions.

#### **Policy documents**

Consider as relevant:

- Live Work Latrobe Industrial and Employment Strategy (Latrobe City Council MacroPlan Dimasi, RMCG and Planisphere, 2019)
- Morwell to Traralgon Employment Corridor Precinct Masterplan (Urban Enterprises, 2020)

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# System Note: The following ordinance will be modified in Clause:17 ECONOMIC DEVELOPMENT, Sub-Clause:17.04 TOURISM

#### 17.04-1L-C149latr

### 17.04-1L-01 Major attractions and commercial tourism in Latrobe

#### **Strategies**

Encourage development of event related facilities to support Latrobe as a conference and major events destination.

Facilitate tourism development, such as accommodation and hospitality, that supports visitation to Latrobe's events and attractions, including its industrial heritage.

Encourage commercial tourist development to locate within urban areas.

#### **Policy document**

Consider as relevant:

Latrobe City Events and Tourism Strategy 2018-2022 (Latrobe City Council, 2018)

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### System Note: The following ordinance will be modified in Clause:17 ECONOMIC **DEVELOPMENT, Sub-Clause:17.04 TOURISM**

## C149latr

## 17.04-1L-02 Facilitating rural tourism

#### Objective

To provide for promote the complementary use of land for rural and nature-based tourism in within rural landscapes.-

### **General strategies**

Facilitate small scale rural based tourism that enhances the viability of agricultural activity.

Discourage tourism that is likely to result in significant disturbance ofto remnant bushland.

Support large scale tourism developments in rural areas only where:

- The tourism enterprise requires a rural location.
- The development will not contribute to the urbanisation of the area.
- The land use is compatible with the use of adjoining and surrounding land for agriculture or forestry and complimentary to the rural setting.
- The facility will significantly contribute to the local and regional tourism economy.
- The site has convenient access to tourist routes, tourist attractions and infrastructure.
- The site has access to all relevant servicing infrastructure and the development will meet all costs for infrastructure provision to the site.
- The bushfire risk can be reduced to an acceptable level.

### **Policy document**

Consider as relevant:

Live Work Latrobe Rural Land Use Strategy (Latrobe City Council, MacroPlan Dimasi, RMCG and Planisphere, 2019)

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System Note: The following ordinance will be added after 17.04-2S Coastal and maritime tourism and recreation

### Tourism in the Farming Zone Schedule 1

17.04-1L-03 C149latr

#### Policy application

This policy applies to use or development of land within the Farming Zone Schedule 1.

#### **Strategies**

Support tourism only where it is:

- Associated with an existing farming activity undertaken on the property.
- Sensitive to the rural landscape and natural environment and aids in achieving onsite biodiversity conservation.

Ensure that any existing agricultural activity on the site remains as the primary land use of the

Discourage tourism use unless it economically promotes an existing productive agricultural use on site.

Minimise the loss of productive agricultural land as a result of use and development of land for tourism.

### **Policy document**

Consider as relevant:

Live Work Latrobe Rural Land Use Strategy (Latrobe City Council, MacroPlan Dimasi, RMCG and Planisphere, 2019)

System Note: The following ordinance will be added after 17.04-1L Tourism in the Farming Zone Schedule 21

## C149latr

#### 17.04-1L-04 Tourism in the Farming Zone Schedule 2

#### **Policy application**

This policy applies to the use or development of land within the Farming Zone Schedule 2 for tourism.

#### **Strategies**

Support the establishment of tourism opportunities that include agriculture related or nature based activities, bed and breakfasts, host farms, wineries and restaurants.

Discourage camping, caravan parks, backpacker hostels, market or residential hotels that would conflict with adjoining agriculture uses, land conservation outcomes or rural amenity values.

Encourage tourism buildings and ancillary infrastructure to be clustered together on the property and screened from view from neighbouring dwellings.

Support the use and development of land for accommodation, 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.
- That any risk from bushfire is reduced to an acceptable level and any bushfire protection measures can be implemented.

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## Policy document

Consider as relevant:

Live Work Latrobe Rural Land Use Strategy (Latrobe City Council, MacroPlan Dimasi, RMCG and Planisphere, 2019)

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System Note: The following ordinance will be added after 17.04-2S Coastal and maritime tourism and recreation

<del>17.04-1L</del>

**Tourism in the Farming Zone Schedule 1** 

Place new ordinance text here.

System Note: The following ordinance will be added after 17.04-1L Tourism in the Farming Zone Schedule 1

17.04-1L

**Tourism in the Farming Zone Schedule 2** 

Place new ordinance text here.

System Note: The following ordinance will be modified in Clause:18 TRANSPORT, Sub-Clause:18.01 LAND USE AND TRANSPORT

18.01-3L C149latr

### Sustainable personal transport

#### **Strategies**

Facilitate the expansion of cycling and pedestrian networks in all towns and between all activity centres.

Increase sustainable transport use within the Traralgon Activity Centre by:

- Improving bicycle parking provisions, both on street and in private developments.
- Delivering key pedestrian and cycling networks to and within the Activity Centre as identified within existing Council strategies.
- Improving pedestrian crossings, in particular mid-block and at roundabouts.
- Investigating parking and charging points for electronic personal micro mobility devices within the Activity Centre.

## **Policy documents**

Consider as relevant:

- Traralgon Car Parking Review (Ratio Consultants, 2023)
- Morwell Activity Centre Plan (Latrobe City Council, 2023)
- Traralgon Activity Centre Plan (Latrobe City Council, 2018)
- Latrobe City Bicycle Plan 2007-2010 (Latrobe City Council, 2007)
- Tracks, Trails and Paths Strategy (Planisphere, 2016)

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System Note: The following ordinance will be modified in Clause:18 TRANSPORT, Sub-Clause:18.02 MOVEMENT NETWORKS

18.02-2L C149latr

### Sustainable personal transportCycling

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#### **Strategies**

Design residential estates to include a bicycle network that links with the principal bicycle routes.

### **Policy documents**

Consider as relevant:

- Latrobe City Bicycle Plan 2007-2010 (Latrobe City Council, 2007)
- Tracks, Trails and Paths Strategy (Planisphere, 2016)

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System Note: The following ordinance will be modified in Clause:18 TRANSPORT, Sub-Clause:18.02 MOVEMENT NETWORKS

18.02-4L C149latr Road system

#### Strategy

Facilitate a functional, safe and efficient rural roads system that maintains the rural character and meets the demands of both rural industry and residents.

Enhance the safety of all road users by utilising a safe system approach and promoting active transport.

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System Note: The following ordinance will be modified in Clause:19 INFRASTRUCTURE, Sub-Clause:19.02 COMMUNITY INFRASTRUCTURE

#### 19.02-2L C149latr

**Education facilities** 

#### Strategy

Facilitate and protect the operations of the University in Churchill, including by encouraging the preparation by promoting the development of master plans for the development of higher education and similar facilities.

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System Note: The following ordinance will be modified in Clause:19 INFRASTRUCTURE, Sub-Clause:19.02 COMMUNITY INFRASTRUCTURE

#### 19.02-4L C149latr

Social and cultural infrastructure

#### **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.

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System Note: The following ordinance will be modified in Clause:19
INFRASTRUCTURE, Sub-Clause:19.02 COMMUNITY INFRASTRUCTURE

## <del>19.02-6L</del>

#### Open-space

#### **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) Ensure the cultural safety of Aboriginal and Torres Strait Islander people in the organisation, programs and services and recognise the impact of inter-generational trauma and the ongoing impacts of colonisation.

Provide large scale open spaces linking the different areas of Traralgon, utilising existing waterways and floodplains Prioritise universal design in the development and upgrade of community assets.

Policy documents Encourage individuals and communities to plan for, create and maintain a healthy environment that fosters community connectedness

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)

System Note: The following ordinance will be modified in Clause:19 INFRASTRUCTURE, Sub-Clause:19.03 DEVELOPMENT INFRASTRUCTURE

#### 19.03-2L C149latr

#### Infrastructure design and provision

#### **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, 2018/2022) 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)
- Public Toilet Plan 2023-2030 (Latrobe City Council, 2023).

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System Note: The following ordinance will be modified in Clause:32 RESIDENTIAL ZONES, Sub-Clause:32.03 LOW DENSITY RESIDENTIAL ZONE

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## C149latr SCHEDULE 1 TO CLAUSE 32.03 LOW DENSITY RESIDENTIAL ZONE

Shown on the planning scheme map as **LDRZ**LDRZ1.

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System Note: The following ordinance will be modified in Clause:32 RESIDENTIAL ZONES, Sub-Clause:32.04 MIXED USE ZONE

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## SCHEDULE 1 TO CLAUSE 32.04 MIXED USE ZONE

Shown on the planning scheme map as MUZMUZ1.

LATROBE MIXED USE AREAS

System Note: The following ordinance will be modified in Clause:32 RESIDENTIAL ZONES, Sub-Clause:32.05 TOWNSHIP ZONE

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C149latr

#### **AMENDMENT C149LATR**

### C149latr SCHEDULE 1 TO CLAUSE 32.05 TOWNSHIP ZONE

Shown on the planning scheme map as **TZTZ1**.

### **LATROBE TOWNSHIPS**

System Note: The following ordinance will be modified in Sub-Clause:32.07 RESIDENTIAL GROWTH ZONE, Schedule:SCHEDULE 1 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE

## 2.0 Requirements of Clause 54 and Clause 55

	Standard	Requirement	
Minimum street setback	A3 <del>-and-B6</del>	3.0 metres	ı
		Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.	
	B2-1	Walls of buildings are set back from the front street 3.0 metres.  Side street setback requirements specified	
		in the table to Standard B2-1 continue to apply.	
Site coverage	A5 <del>-and B8</del>	None specified	- 1
	Permeability B2-5	<del>A6 and B9</del>	None specified
<b>Landscaping</b> Permeability	B13A6	One canopy tree per 25 square metres within front setback garden area.  None specified	I
Side and rear setbacks	A10-and B17	None specified	1
Walls on boundaries	A11-and B18	None specified	I
Private open space	A17	None specified	
	<del>B28</del> B3-5	None specified	I
Front fence height	A20 and B32B2-8	1.2 metres	1

System Note: The following ordinance will be modified in Sub-Clause:32.07 RESIDENTIAL GROWTH ZONE, Schedule:SCHEDULE 2 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE

## 2.0 Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	One canopy tree per 25 square metres within front setback garden area
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified

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	Standard	Requirement
	B28	None specified
Front fence height	A20 and B32	A front fence within 3 metres of a street should not exceed a height of: 1.2 metres
		<ul><li>1.5 metres for a road in a Transport Zone 2.</li><li>1.2 metres for all other roads and streets.</li></ul>

System Note: The following ordinance will be modified in Sub-Clause:32.07 RESIDENTIAL GROWTH ZONE, Schedule:SCHEDULE 3 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE

## 2.0 Requirements of Clause 54 and Clause 55 C149latr

	Standard	Requirement
Minimum street setback	A3 and B6	Walls of buildings should be set back at least 3 metres- from the front street including corner sites.
		Side street setback requirements specified in the table to standards A3 and B6 continue to apply.
		Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard.
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	One canopy tree per 25 square metres within the front setback garden area
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	A front fence within 3 metres of a street should not exceed a height of:  1.2 metres
		■ 1.5 metres for a road in a Transport Zone 2.
		1.2 metres for all other roads and streets.

System Note: The following ordinance will be modified in Sub-Clause:32.07 RESIDENTIAL GROWTH ZONE, Schedule:SCHEDULE 3 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE

## 5.0 Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 32.07, in addition to those specified in Clause 32.07 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the development retains wide, vibrant and vegetated streetscape.
- Whether land is of sufficient size to achieve setbacks, landscaping and car parking requirements.

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- Whether vehicle access points and car parking design support a 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 land is of sufficient size to achieve setbacks, landscaping and car parking requirements.
- Where the development abuts a General Residential Zone or Neighbourhood Residential Zone, the design should provide a graduated or stepped transition in building height, mass and scale from that adjoining zone.

System Note: The following ordinance will be modified in Sub-Clause:32.07 RESIDENTIAL GROWTH ZONE, Schedule:SCHEDULE 4 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE

## 2.0 Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A3 and B6	Walls of buildings should be set back at least 3 metres- from the front street including corner sites.
		Side street setback requirements specified in the table to standards A3 and B6 continue to apply.
		Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not more than 2.5 metres into the setbacks of this standard
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	One canopy tree per 25 square metres within front setback garden area
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	A front fence within 3 metres of a street should not exceed a height of:  1.2 metres
		■ 1.5 metres for a road in a Transport Zone 2.
		1.2 metres for all other roads and streets.

System Note: The following ordinance will be modified in Sub-Clause:32.08 GENERAL RESIDENTIAL ZONE, Schedule:SCHEDULE 1 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

## 3.0 Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	One canopy tree in front setback with no less than 50% planted or grassed landscape area

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	Standard	Requirement
Side and rear setbacks	A10 and B17	A new building not on or within 200mm of one side boundary should be set back from that side boundary at least 1.5 metres plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres
		Side setbacks as specified in Standards A10 and B17 continue to apply to other side boundaries
		Rear setbacks as specified in Standards A10 and B17 continue to apply
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	A front fence within 3 metres of a street should not exceed a height of:  1.2 metres
		<ul> <li>1.5 metres for a road in a Transport Zone 2.</li> <li>1.2 metres for all other roads and streets.</li> </ul>

System Note: The following ordinance will be modified in Sub-Clause:32.08 GENERAL RESIDENTIAL ZONE, Schedule:SCHEDULE 1 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

## 6.0 Decision guidelines

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 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.

System Note: The following ordinance will be modified in Sub-Clause:32.08 GENERAL RESIDENTIAL ZONE, Schedule:SCHEDULE 2 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

## 3.0 Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified

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	Standard	Requirement
Landscaping	B13	One canopy tree in front setback garden area with no less than 50% planted or grassed landscape area
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	A front fence within 3 metres of a street should not exceed a height of:  1.2 metres  1.5 metres for a road in a Transport Zone 2.
		1.2 metres for all other roads and streets.

System Note: The following ordinance will be modified in Sub-Clause:32.08 GENERAL RESIDENTIAL ZONE, Schedule:SCHEDULE 2 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

## 6.0 Decision guidelines

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.

System Note: The following ordinance will be modified in Sub-Clause:32.08 GENERAL RESIDENTIAL ZONE, Schedule:SCHEDULE 3 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

## 1.0 Neighbourhood character objectives

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 a lack of front feneing and generous front setbacks to allow for landscaping.

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C149latr

#### **AMENDMENT C149LATR**

To encourage openness of the streetscapes with no or low front fencing and generous front setbacks to allow for landscaping.

System Note: The following ordinance will be modified in Sub-Clause:32.08 GENERAL RESIDENTIAL ZONE, Schedule:SCHEDULE 3 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

## 3.0 Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	One canopy tree in the front setback garden area with no less than 50% percent planted or grassed landscape area
Side and rear setbacks	A10 and B17	A new building not on or within 200mm of one side boundary should be set back from that side boundary at least 1.5 metres plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres
		Side setbacks as specified in Standards A10 and B17 continue to apply to other side boundaries
		Rear setbacks as specified in Standards A10 and B17 continue to apply
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

System Note: The following ordinance will be modified in Sub-Clause:32.08 GENERAL RESIDENTIAL ZONE, Schedule:SCHEDULE 3 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

### 6.0 Decision guidelines

C149latr

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.
- 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.

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System Note: The following ordinance will be modified in Sub-Clause:32.08 GENERAL RESIDENTIAL ZONE, Schedule:SCHEDULE 4 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

# 3.0 Requirements of Clause 54 and Clause 55

Standard Requirement Minimum street setback A3 and B6 None specified Site coverage A5 and B8 None specified Permeability A6 and B9 None specified **B13** Landscaping One canopy tree in the front setback garden area with no less than 50% percent planted or grassed landscape area A10 and B17 Side and rear setbacks None specified Walls on boundaries A11 and B18 None specified A17 Private open space None specified B28 None specified Front fence height A20 and B32 A front fence within 3 metres of a street should not exceed a height of: 1.2 metres ■ 1.5 metres for a road in a Transport Zone 2. 1.2 metres for all other roads and streets.

System Note: The following ordinance will be modified in Sub-Clause:32.08 GENERAL RESIDENTIAL ZONE, Schedule:SCHEDULE 4 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

#### 6.0 Decision guidelines

C149latr

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 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.

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System Note: The following ordinance will be modified in Sub-Clause:32.09
NEIGHBOURHOOD RESIDENTIAL ZONE, Schedule:SCHEDULE 1 TO CLAUSE 32.09
NEIGHBOURHOOD RESIDENTIAL ZONE

## 1.0 Neighbourhood character objectives

C149latr

None specified 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.

System Note: The following ordinance will be modified in Sub-Clause:32.09
NEIGHBOURHOOD RESIDENTIAL ZONE, Schedule:SCHEDULE 1 TO CLAUSE 32.09
NEIGHBOURHOOD RESIDENTIAL ZONE

## 6.0 Decision guidelines

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.

System Note: The following ordinance will be modified in Sub-Clause:32.09 NEIGHBOURHOOD RESIDENTIAL ZONE, Schedule:SCHEDULE 2 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

## 1.0 Neighbourhood character objectives

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 blend with the environment complements the surrounding environment and landscape.

To encourage no or low open style front fences.

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System Note: The following ordinance will be modified in Sub-Clause:32.09
NEIGHBOURHOOD RESIDENTIAL ZONE, Schedule:SCHEDULE 2 TO CLAUSE 32.09
NEIGHBOURHOOD RESIDENTIAL ZONE

## 3.0 Requirements of Clause 54 and Clause 55

**C149latr** 

	Standard	Requirement
Minimum street setback	A3 and B6	7.5 metresWalls of buildings should be set back at least 7.5 metres from the front street including corner sites.  Side street setback requirements specified in the table to standards A3 and B6 continue to apply.  Car storage facilities including a garage or carport should be located a minimum of 5.5 metres from the frontage.  Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not no more than 2.5 metres into the setbacks of this standard.
Site coverage	A5 and B8	The site area covered by buildings should not exceed 30 percent
Permeability	A6 and B9	50 percent Buildings and landscaping should be at least 50 percent permeable
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	A new building not on or within 200mm of a side boundary should be set back from that side boundary at least 2 metres plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres  Side setbacks as specified in Standards A10 and B17 continue to apply to other side boundaries
		Rear setbacks as specified in Standards A10 and B17 continue to apply
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	A front fence within 3 metres of a street should not exceed a height of: 1.2 metres  1.5 metres for a road in a Transport Zone 2.  1.2 metres for all other roads and streets

System Note: The following ordinance will be modified in Sub-Clause:32.09
NEIGHBOURHOOD RESIDENTIAL ZONE, Schedule:SCHEDULE 2 TO CLAUSE 32.09
NEIGHBOURHOOD RESIDENTIAL ZONE

## 6.0 Decision guidelines

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.
- Whether adequate space is provided within the front setback for landscaping.

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- 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.

System Note: The following ordinance will be modified in Sub-Clause:32.09
NEIGHBOURHOOD RESIDENTIAL ZONE, Schedule:SCHEDULE 3 TO CLAUSE 32.09
NEIGHBOURHOOD RESIDENTIAL ZONE

## 3.0 Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A3 and B6	7.5 metres Walls of buildings should be set back at least 7.5 metres from the front street including corner sites.
		Side street setback requirements specified in the table to standards A3 and B6 continue to apply.
		Car storage facilities including a garage or carport should be located a minimum of 5.5 metres from the frontage.
		Porches, pergolas and verandahs that are less than 3.6 metres high and eaves may encroach not not not the setbacks of this standard
Site coverage	A5 and B8	The site area covered by buildings should not exceed 30 percent
Permeability	A6 and B9	50 percent Buildings and landscaping should be at least 50 percent permeable
Landscaping	B13	One canopy tree inshould be provided in the front setback
Side and rear setbacks	A10 and B17	A new building not on or within 200mm of a side boundary should be set back from that side boundary at least 3 metres plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres
		Side setbacks as specified in Standards A10 and B17 continue to apply to other side boundaries
		Rear setbacks as specified in Standards A10 and B17 continue to apply
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	A front fence within 3 metres of a street should not exceed a height of:  1.2 metres
		<ul><li>1.5 metres for a road in a Transport Zone 2.</li><li>1.2 metres for all other roads and streets</li></ul>

System Note: The following ordinance will be modified in Sub-Clause:32.09 NEIGHBOURHOOD RESIDENTIAL ZONE, Schedule:SCHEDULE 3 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

## 6.0 Decision guidelines

C149latr

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:

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- 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.
- 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.

System Note: The following ordinance will be modified in Sub-Clause:32.09
NEIGHBOURHOOD RESIDENTIAL ZONE, Schedule:SCHEDULE 4 TO CLAUSE 32.09
NEIGHBOURHOOD RESIDENTIAL ZONE

## 3.0 Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	The site area covered by buildings should not exceed 50 percent
Permeability	A6 and B9	None specified
Landscaping	B13	One canopy tree- should be provided in front setback garden area per dwelling facing the street
Side and rear setbacks	A10 and B17	A new building not on or within 200mm of a side boundary should be set back from that side boundary at least 1.5 metres plus 0.3 metres for every metre of height over 3.6 metres up to 6.9 metres, plus 1 metre for every metre of height over 6.9 metres  Side setbacks as specified in Standards A10 and B17 continue to apply to other side boundaries  Rear setbacks as specified in Standards A10 and B17 continue to apply
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

System Note: The following ordinance will be modified in Sub-Clause:32.09
NEIGHBOURHOOD RESIDENTIAL ZONE, Schedule:SCHEDULE 4 TO CLAUSE 32.09
NEIGHBOURHOOD RESIDENTIAL ZONE

## 6.0 Decision guidelines

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.

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- 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.

System Note: The following ordinance will be modified in Sub-Clause:32.09
NEIGHBOURHOOD RESIDENTIAL ZONE, Schedule:SCHEDULE 5 TO CLAUSE 32.09
NEIGHBOURHOOD RESIDENTIAL ZONE

## 3.0 Requirements of Clause 54 and Clause 55

**C149latr** 

	Standard	Requirement
Minimum street setback	A3 and B6	Walls of buildings should be set back from streets at least 7.5 m.
		Car storage facilities including a garage or carport should be located a minimum of 5.5 metres from the frontage.
		When porches, pergolas and verandahs are less than 3.6 m high, eaves may encroach not more than 2.5 m into the setbacks of this standard.
Site coverage	A5 and B8	The site area covered by buildings should not exceed 40 per cent.
Permeability	A6 and B9	At least 50 per cent of the site should not be covered by impervious surfaces.
Landscaping	B13	The landscape layout and design should provide for at least 1 canopy tree in the front setback garden area per dwelling facing the street.
Side and rear	A10 and B17	Side setbacks
setbacks		A new building not on or within 200 mm of a boundary should be setback from side boundaries 1.5 m, plus 0.3 m for every metre of height over 3.6 m up to 6.9 m, plus 1 m for every metre over 6.9 m.
		Rear Setbacks
		A new building not on or within 200 mm of a boundary should be setback from rear boundaries at least 5 m.
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	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.

System Note: The following ordinance will be modified in Sub-Clause:32.09
NEIGHBOURHOOD RESIDENTIAL ZONE, Schedule:SCHEDULE 5 TO CLAUSE 32.09
NEIGHBOURHOOD RESIDENTIAL ZONE

#### 5.0 C149lat

### **Application requirements**

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:

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- Existing and proposed features and vegetation.
- Hardscape and softscape finishes.
- Location of informal car parking and storage.
- Safe access and egress for pedestrians, eyelists and vehicles.

System Note: The following ordinance will be modified in Sub-Glause:32.09
NEIGHBOURHOOD RESIDENTIAL ZONE, Schedule:SCHEDULE 5 TO GLAUSE 32.09
NEIGHBOURHOOD RESIDENTIAL ZONE

## 6.0 Decision guidelines

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.

System Note: The following ordinance will be modified in Sub-Clause:35.03 RURAL LIVING ZONE, Schedule:SCHEDULE 1 TO CLAUSE 35.03 RURAL LIVING ZONE

## 1.0 Subdivision and other requirements

Minimum subdivision area (hectares)

All land

2 hectares

Minimum area for which no permit is required to use land for a Dwelling (hectares)

Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)

None specified

None specified

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	Land	Area/Dimensions/Distance
Maximum floor area for which no permit is required to construct an out-building associated with an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing building used for Agriculture (square metres)	None specified	None specified
Minimum setback from a road (metres)	None specified	None specified
Minimum setback from a boundary (metres)	None specified	None specified
Minimum setback from a dwelling not in the same ownership (metres)	None specified	None specified
Minimum setback from a waterway, wetlands or designated flood plain (metres)	All land	60 metres

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary	None specified
Earthworks which increase the discharge of saline groundwater	None specified

# System Note: The following ordinance will be modified in Sub-Clause:35.03 RURAL LIVING ZONE, Schedule:SCHEDULE 2 TO CLAUSE 35.03 RURAL LIVING ZONE

# 1.0 Subdivision and other requirements

	Land	Area/Dimensions/Distance
Minimum subdivision area (hectares)	All land	4 hectares
Minimum area for which no permit is required to use land for a Dwelling (hectares)	All land	4 hectares
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to construct an out-building associated with an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing building used for Agriculture (square metres)	None specified	None specified
Minimum setback from a road (metres)	None specified	None specified
Minimum setback from a boundary (metres)	None specified	None specified
Minimum setback from a dwelling not in the same ownership (metres)	None specified	None specified
Minimum setback from a waterway, wetlands or designated flood plain (metres)	All land	60 metres

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary	None specified
Earthworks which increase the discharge of saline groundwater	None specified

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System Note: The following ordinance will be modified in Sub-Clause:35.03 RURAL LIVING ZONE, Schedule:SCHEDULE 3 TO CLAUSE 35.03 RURAL LIVING ZONE

## 1.0 Subdivision and other requirements

	Land	Area/Dimensions/Distance
Minimum subdivision area (hectares)	All land	6 hectares
Minimum area for which no permit is required to use land for a Dwelling (hectares)	All land	6 hectares
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to construct an out-building associated with an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing building used for Agriculture (square metres)	None specified	None specified
Minimum setback from a road (metres)	None specified	None specified
Minimum setback from a boundary (metres)	None specified	None specified
Minimum setback from a dwelling not in the same ownership (metres)	None specified	None specified
Minimum setback from a waterway, wetlands or designated flood plain (metres)	All land	60 metres

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary	None specified
Earthworks which increase the discharge of saline groundwater	None specified

System Note: The following ordinance will be modified in Clause:35 RURAL ZONES, Sub-Clause:35.06 RURAL CONSERVATION ZONE

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### SCHEDULE 1 TO CLAUSE 35.06 RURAL CONSERVATION ZONE

Shown on the planning scheme map as **RCZ**RCZ1.

#### **CONSERVATION VALUES**

To ensure that the development, siting, design and use of rural living development is planned and managed in a way that maintains the conservation values of existing native vegetation.

System Note: The following ordinance will be modified in Sub-Clause:35.06 RURAL CONSERVATION ZONE, Schedule:SCHEDULE 1 TO CLAUSE 35.06 RURAL CONSERVATION ZONE

## 1.0 Subdivision and other requirements

across a property boundary

	Land	Area/Dimensions/Number
Minimum subdivision area (hectares)	62 Purvis Road, Tanjil South (Lot 1 LP65163)All land 60 Purvis Road, Tanjil South (Lot 1 PS4477176)	8 hectares
	30 Purvis Road, Tanjil South (Lot 2 PS447176)	
	85 Bradys Road, Tyers (CP 170516)	<del>25 hectares</del>
	Mays Road Tyers (Lot 1 PS449392)  147 Mays Road, Tyers (Lot 2 PS449392)	30 hectares
	107A Mays Road, 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.	
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres)	None specified	None specified

Earthworks which change the rate of flow or the discharge point of water None specified

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Permit requirement for earthworks	Land
Earthworks which increase the discharge of saline groundwater	None specified

System Note: The following schedule will be inserted after Sub-Clause:35.06 RURAL CONSERVATION ZONE, Schedule:SCHEDULE 1 TO CLAUSE 35.06 RURAL CONSERVATION ZONE

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### SCHEDULE 2 TO CLAUSE 35.06 RURAL CONSERVATION ZONE

Shown on the planning scheme map as **RCZ[number]**RCZ2.

#### **CONSERVATION VALUES**

Insert the conservation values identified for the land in the zone To ensure that the development, siting, design and use of rural living development is planned and managed in a way that maintains the conservation values of existing native vegetation.

Insert a maximum of 5 separate values

See 35.06-6 for relevant provisions

## 1.0 Subdivision and other requirements

	Land	Area/Dimensions/Number
Minimum subdivision area (hectares) See 35.06-3 for relevant provisions	Insert "None specified"	Insert "None specified"
	details of land subject to the minimum subdivision area, ensuring that land is clearly identifiable All land	"[insert number] hectares" 25 hectares
Maximum floor area for which no permit is required to alter or	Insert "None specified" or	Insert "None specified"
extend an existing dwelling (square metres) See 35.06-5 for relevant provisions	details of land subject to the maximum floor area for which no permit is required to alter or extend an existing dwelling, ensuring that land is clearly identifiable	"[insert number]" square metres (any area must be more than 100 square metres)
Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres)  See 35.06-5 for relevant provisions	Insert "None specified" of details of land subject to the maximum floor area for which no permit is required to construct an outbuilding associated with an existing dwelling; ensuring that land is clearly identifiable	Insert "None specified" or "[insert number]" square metres (any area must be more than 100 square metres)
Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres). See 35.06-5 for relevant provisions	Insert "None specified" or  details of land subject to the maximum floor area for which no permit is required to alter or extend an existing building used for agriculture, ensuring that land is clearly identifiable	Insert "None specified" or "[insert number] square metres (any area must be more than 100 square metres and must not be used to keep, board, breed or train animals)

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary See 35.06-5 for relevant provisions	Insert "None specified" or
	details of land subject to the requirement, ensuring that land is clearly identifiable
Earthworks which increase the discharge of saline groundwater	Insert "None specified"  or
See 35.06-5 for relevant provisions	details of land subject to the requirement, ensuring that land is clearly identifiable

System Note: The following schedule will be inserted after SCHEDULE 2 TO CLAUSE 35.06 RURAL CONSERVATION ZONE

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## C149latr SCHEDULE 3 TO CLAUSE 35.06 RURAL CONSERVATION ZONE

Shown on the planning scheme map as **RCZ[number]**RCZ3.

### **CONSERVATION VALUES**

Insert the conservation values identified for the land in the zone To ensure that the development, siting, design and use of rural living development is planned and managed in a way that maintains the conservation values of existing native vegetation.

Insert a maximum of 5 separate values

See 35.06-6 for relevant provisions

## 1.0 Subdivision and other requirements

	Land	Area/Dimensions/Number
Minimum subdivision area	Insert "None specified"	Insert "None specified"
(hectares) See 35.06-3 for relevant	Of	<del>Of</del>
provisions	details of land subject to the minimum subdivision area, ensuring that land is clearly identifiable All land	"[insert number] hectares" 3.0 hectares
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)  See 35.06-5 for relevant provisions	Insert "None specified" of	Insert "None specified" or
	details of land subject to the maximum floor area for which no permit is required to alter or extend an existing dwelling, ensuring that land is clearly identifiable	"[insert number]" square metres (any area must be more than 100 square metres)
Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres)  See 35.06-5 for relevant provisions	Insert "None specified" or	Insert "None specified"
	details of land subject to the maximum floor area for which no permit is required to construct an outbuilding associated with an existing dwelling, ensuring that land is clearly identifiable	"[insert number] " square metres (any area must be more than 100 square metres)
Maximum floor area for which no hasert "None specified" hasert "None specified" or permit is required to alter or extendor		Insert "None specified"
an existing building used for	details of land subject to the maximum floor area for which no permit is required to alter or extend an existing building	"[insert number] square metres (any area must be more than 100 square metres and must not be
	used for agriculture, ensuring that land is clearly identifiable	train animals)

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary See 35.06-5 for relevant provisions	Insert "None specified" or
	details of land subject to the requirement, ensuring that land is clearly identifiable
Earthworks which increase the discharge of saline groundwater  See 35.06-5 for relevant provisions	Insert "None specified" or details of land subject to the requirement, ensuring that land is clearly identifiable

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# System Note: The following ordinance will be modified in Sub-Clause:35.07 FARMING ZONE, Schedule:SCHEDULE 1 TO CLAUSE 35.07 FARMING ZONE

## 1.0 Subdivision and other requirements

	Land	Area/Dimensions/Distance
Minimum subdivision area (hectares)	All land	80 hectares
Minimum area for which no permit is required to use land for a dwelling (hectares)	All land	100 hectares
Maximum area for which no permit is required to use land for timber production (hectares)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres)	None specified	None specified
Minimum setback from a road (metres).	A Transport Zone 2 or 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.	100 metres
	A Transport Zone 3 or land in a Public Acquisition Overlay if:     The Head, Transport for Victoria is not the acquiring authority; and     The purpose of the acquisition is for a road.	40 metres
	Any other road	20 metres
Minimum setback from a boundary (metres).	All other boundaries	5 metres
Minimum setback from a dwelling not in the same ownership (metres).	Any dwelling not in the same ownership	100 metres
Minimum setback from a waterway, wetlands or designated flood plain (metres)	All land	60 metres

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary	None specified
Earthworks which increase the discharge of saline groundwater	None specified

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# System Note: The following ordinance will be modified in Sub-Clause:35.07 FARMING ZONE, Schedule:SCHEDULE 2 TO CLAUSE 35.07 FARMING ZONE

## 1.0 Subdivision and other requirements

	Land	Area/Dimensions/Distance
Minimum subdivision area (hectares)	All land	40 hectares
Minimum area for which no permit is required to use land for a dwelling (hectares)	All land	40 hectares
Maximum area for which no permit is required to use land for timber production (hectares)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres)	None specified	None specified
Minimum setback from a road (metres).	<ul> <li>A Transport Zone 2 or land in a Public Acquisition Overlay if:</li> <li>The Head, Transport for Victoria is the acquiring authority; and</li> <li>The purpose of the acquisition is for a road.</li> </ul>	100 metres
	A Transport Zone 3 or land in a Public Acquisition Overlay if:     The Head, Transport for Victoria is not the acquiring authority; and     The purpose of the acquisition is for a road.	40 metres
	Any other road	20 metres
Minimum setback from a boundary (metres).	Any other boundary	5 metres
Minimum setback from a dwelling not in the same ownership (metres).	Any dwelling not in the same ownership	50 metres
Minimum setback from a waterway, wetlands or designated flood plain (metres)	All land	60 metres

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary	None specified
Earthworks which increase the discharge of saline groundwater	None specified

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System Note: The following ordinance will be modified in Sub-Clause:37.01 SPECIAL USE ZONE, Schedule:SCHEDULE 1 TO CLAUSE 37.01 SPECIAL USE ZONE

## **1.0** C149latr

## Table of uses

### Section 1 - Permit Not Required

Hee	Condition
Use	
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)	
Dependent person's unit	Must be the only dependent person's unit on the lot.
	Must meet the requirements of Clause 2.0 of this schedule.
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 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.
Grazing animal production	
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	Must be directly associated with the mining, processing, or treatment of brown coal, or the generation, transmission, or distribution of electricity.
point)	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.
Railway	
Railway station	

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Use	Condition
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 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.
Search for 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 <i>Electricity Industry Act 1993</i> .
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	
Agriculture (other than Crop raising and Grazing animal production)	Must meet the requirements of Clause 2.0 of this schedule.
Bed and breakfast	
Convenience shop	
Dependent person's unit Dwelling (other than Bed and breakfast) – if the Section 1 condition is not met	
Extractive industry – if the Section 1 condition is not met	
Dwelling (other than Bed and breakfast) – if the Section 1 condition is not metHost farm	Must meet the requirements of Clause 2.0 of this schedule.

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Use	Condition
Industry – if the Section 1 condition is not met	
Leisure and recreation (other than Informal outdoor recreation)	Must meet the requirements of Clause 2.0 of this schedule.
Extractive industry – if the Section 1 condition is not met	·
Host farm	
Industry – if the Section 1 condition is not met	
Leisure and recreation (other than Informal outdoor recreation)	
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.
Search for stone 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

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Accommodation (other than Dependent person's unitSmall second dwelling, Dwelling, and Host farm) Hospital

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## System Note: The following ordinance will be modified in Sub-Clause:37.01 SPECIAL USE ZONE, Schedule:SCHEDULE 1 TO CLAUSE 37.01 SPECIAL USE ZONE

#### 2.0 C149latr

#### Use of 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 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.
- Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.

#### 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.

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- 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.
- 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.

System Note: The following ordinance will be modified in Sub-Clause:37.01 SPECIAL USE ZONE, Schedule:SCHEDULE 1 TO CLAUSE 37.01 SPECIAL USE ZONE

## 3.0 Subdivision

#### C149latr

#### **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:

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.

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- 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 of this scheme.

A permit cannot be granted which would allow a separate lot to be created for land containing a small second dwelling.

Unless the circumstances do not require, an application 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 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.
  - In the absence of reticulated sewerage, an effluent 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.

#### **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).

System Note: The following ordinance will be modified in Sub-Clause:37.01 SPECIAL USE ZONE, Schedule:SCHEDULE 1 TO CLAUSE 37.01 SPECIAL USE ZONE

## 4.0 Buildings and works

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

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- 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 1970*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.

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:

- 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.

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.

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## **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.

System Note: The following ordinance will be modified in Sub-Clause:37.01 SPECIAL USE ZONE, Schedule:SCHEDULE 2 TO CLAUSE 37.01 SPECIAL USE ZONE

## 1.0 Table of uses

#### 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.	
Earth and energy resources industry	Must meet the requirements of Clause 52.08	
Motor vehicle, boat or carcaravan 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	Must be associated with Motor vehicle, boat or car sales
Service industry	Must not exceed 100 sqm in floor space
Service station	

## Section 3 - Prohibited

Jse	
Accommodation	

#### Use

Agriculture

Art and craft centre

Cemetery

Cinema based entertainment facility

Crematorium

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

System Note: The following ordinance will be modified in Sub-Clause:37.01 SPECIAL USE ZONE, Schedule:SCHEDULE 3 TO CLAUSE 37.01 SPECIAL USE ZONE

#### 1.0 Table of uses

C149latr

## 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.

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Use	Condition
	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)	
Leisure and recreation (other than informal	
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

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Animal keepinghusbandry

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

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System Note: The following ordinance will be modified in Sub-Clause:37.01 SPECIAL USE ZONE, Schedule:SCHEDULE 6 TO CLAUSE 37.01 SPECIAL USE ZONE

## 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.
Grazing animal production	
Home based business	
Informal outdoor recreation	
Minor utility installation	
Railway	
Railway station	
Tramway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01.

### Section 2 - Permit required

Use	Condition
Agriculture (other than Animal keeping, Animal training, Apiculture, grazing animal production, Horse stables, and Intensive animal husbandry)	
Animal keeping (other than Animal boarding) husbandry	Must be no more than four animals.
Caretaker's house Dependent person's unit	
Industry (other than Materials recycling, Refuse disposal, and Transfer station)	Must not be a purpose listed in the table to Clause 52.10.
Landscape gardening supplies	
Leisure and recreation (other than Informal outdoor recreation)	
Manufacturing sales	
Materials recycling	
Place of assembly (other than Amusement parlour and Nightclub)	
Refuse disposal	
Small second dwelling	
Transfer station (other than Automated collection point)	
Utility installation (other than Minor utility installation)	
Warehouse	Must not be a purpose listed in the table to Clause 53.10.

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Use	Condition	
Any other use not in Section 1 or 3		
Section 3 - Prohibited		
Use		
Accommodation (other than Caretaker's ho	ouse and Dependent person's unit)	
Amusement parlour		
Animal boardingtraining		
Animal training		
Cinema based entertainment facility		
Horse stables		
Intensive animal husbandry production		
Nightclub		
Office		
Retail premises (other than Landscape gal	rdening supplies and Manufacturing sales)	
Saleyard		
Service station		
Transport terminal		
Veterinary centre		

System Note: The following ordinance will be modified in Sub-Clause:37.01 SPECIAL USE ZONE, Schedule:SCHEDULE 6 TO CLAUSE 37.01 SPECIAL USE ZONE

## 4.0 Buildings and works

#### Permit requirement

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

The construction of a building or the construction or carrying out of works which are a modification 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 1970/2017.

System Note: The following ordinance will be modified in Sub-Clause:37.01 SPECIAL USE ZONE, Schedule:SCHEDULE 7 TO CLAUSE 37.01 SPECIAL USE ZONE

## 1.0 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.	
HelicopterHeliport	Must be consistent with the Latrobe Regional Airport	
Helicopter landing site	Master Plan (2019).	
<del>Apiculture</del>	Must meet the requirements of the Apiary Code of Practice, (May 1997).	
Minor utility installation		
Natural systems		
Search for stone 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.

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Use	Condition
	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.
Postal agency	Must be related to the aviation industry or directly
Primary produce sales	associated with the airport.
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

Accommodation (other than Caretaker's house)

Cinema based entertainment facility

Extractive industry

Hospital

Intensive animal husbandry production

Major sports and recreation facility

Retail premises (other than Convenience shop, Postal agency, Primary produce sales and Trade supplies)

## System Note: The following ordinance will be modified in Sub-Clause:37.01 SPECIAL USE ZONE, Schedule:SCHEDULE 7 TO CLAUSE 37.01 SPECIAL USE ZONE

## 2.0 Use of land

C149latr

#### 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)*.

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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 State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies 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.

System Note: The following ordinance will be modified in Sub-Clause:37.01 SPECIAL USE ZONE, Schedule:SCHEDULE 7 TO CLAUSE 37.01 SPECIAL USE ZONE

## 3.0 Subdivision

C149latr

A permit is required to subdivide 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 27.0137.01 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:

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- 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* 1970 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 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 local 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.

System Note: The following ordinance will be modified in Sub-Clause:37.01 SPECIAL USE ZONE, Schedule:SCHEDULE 7 TO CLAUSE 37.01 SPECIAL USE ZONE

## 4.0 Buildings and works

#### **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.

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- 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 19702017.
- 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**

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.

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- Landscape treatment.
- Interface with on-industrial areas, including the airport.
- Parking and site access.
- Loading and service areas.
- Outdoor storage.
- Lighting.
- Stormwater discharge.

System Note: The following ordinance will be modified in Sub-Clause:37.01 SPECIAL USE ZONE, Schedule:SCHEDULE 8 TO CLAUSE 37.01 SPECIAL USE ZONE

## 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.	
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)	
<del>Dependent person's unit</del>	Must be the the only dependent person's unit on the lot	
Domestic animal husbandry	Must not be more than 2 animals	
Domestic animal husbandry  Dwelling	Must not be more than 2 animals	
	Must not be more than 2 animals  Must not require a permit under Clause 52.06-3 (parking)	Ш
Dwelling		II II
Dwelling  Residential aged care facility Medical centre	Must not require a permit under Clause 52.06-3 (parking)	II II
Dwelling  Residential aged care facility Medical centre  Medical centre Residential aged care facility	Must not require a permit under Clause 52.06-3 (parking)  Must not require a permit under Clause 52.06-3 (parking)	11 11

## 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 <del>boarding</del> husbandry		П
Bus terminal		
Domestic Animal Boarding		
Food and drink premises		ı

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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

Art and craft centre

**Corrective institution** 

**Crematorium** 

Host farm

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)

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Use
Warehouse
Tramway
Winery

System Note: The following ordinance will be modified in Sub-Clause:37.07 URBAN GROWTH ZONE, Schedule:SCHEDULE 1 TO CLAUSE 37.07 URBAN GROWTH ZONE

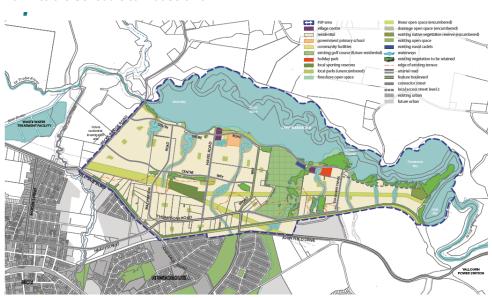
## 1.0 The Plan

C149latr

The Plan 1....shows the future urban structure proposed in the *Lake Narracan Precinct Structure Plan*.

It is a reproduction of Plan 2 in the Lake Narracan Precinct Structure Plan (March 2015).

Plan 1 to the Schedule to Clause 37.07



System Note: The following ordinance will be modified in Sub-Clause:37.07 URBAN GROWTH ZONE, Schedule:SCHEDULE 1 TO CLAUSE 37.07 URBAN GROWTH ZONE

## 2.2 Applied zone provisions

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

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Land or any lot wholly contained within, 200 metres distance from a village centre	Clause 32.07 – General Residential Zone 1
All other land	Clause 32.08 schedule 1 – General Residential Zone 3

## System Note: The following ordinance will be modified in Sub-Clause:37.07 URBAN GROWTH ZONE, Schedule:SCHEDULE 1 TO CLAUSE 37.07 URBAN GROWTH ZONE

## 2.3 Specific provisions – Use of land

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	RequirementCondition	Ш
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	

## System Note: The following ordinance will be modified in Sub-Clause:37.07 URBAN GROWTH ZONE, Schedule:SCHEDULE 1 TO CLAUSE 37.07 URBAN GROWTH ZONE

#### 3.0 Application requirements

C149latr

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 to the satisfaction of the Head, Transport for Victoria or Latrobe City Council, as required.

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.
- 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*.

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- 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:

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:

- 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:

- 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 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.

System Note: The following ordinance will be modified in Sub-Clause:37.07 URBAN GROWTH ZONE, Schedule:SCHEDULE 1 TO CLAUSE 37.07 URBAN GROWTH ZONE

## 6.0 Decision guidelines

C149latr

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:

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- 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.

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

## 2.0 Land use and development objectives to be achieved

## C149latr

#### **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 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.
- To support civic and community uses.

#### **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.

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

#### 3.0 C149latr

## Table of uses

### 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.
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	Must meet requirements of Clause 62.01.
See Section 1 of 37.08-2 for relevant provisions	

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## 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 2 of 37.08-2 for relevant provisions		

## Section 3 - Prohibited

Use
Agriculture
Cemetery
Corrective institution
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

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Use

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

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

## 3.0 Table of uses

C149latr

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

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Use	Condition
Shop (other than Adult sex products shop)	
Restricted Retail	Must not be located in sub-precinct 1A or 1B, precinct 3 or 4.
Rooming House	Any frontage at ground level must not exceed 2 metres.  Must meet the requirements of Clause 52.23-2.
Shop (other than Adult sex products shop)	
Any use listed in Clause 62.01	Must meet requirements of Clause 62.01.

## Section 2 - Permit required

Use	Condition
Adult sex product shop	Must be at least 200 metres (measured by the shortest 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)	
LandscapingLandscape gardening supplies	II

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#### Use

Major sports and recreation facility

Manufacturing sales

Motor racing track

Motor vehicle, boat or caravan sales

Open sports ground

Outdoor recreation facility

Primary produce sales

Recreational boat facility

Residential village

Retirement village

Saleyards

Tramway

Transfer station

Transport terminal (other than Railway station and Bus terminal)

Warehouse

Winery

System Note: The following ordinance will be modified in Sub-Clause:42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY, Schedule:SCHEDULE 1 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

## 1.0 Statement of environmental significance

C149latr

The coal industry is of <a href="mailto:national">national</a> and State importance due to its use as the primary energy source for the electricity generating industry in Victoria. The impact on the environment is radical. Buffers protect those elements of the Coal Buffers Policy Area such as urban settlements from the impact of the radical change to the environment from the coal industry.

System Note: The following ordinance will be modified in Sub-Clause:42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY, Schedule:SCHEDULE 1 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

### 3.0 Permit requirement

C149latr

A permit is not required to construct the following buildings or to construct or carry out the following works:

- Works associated with plantation establishment.
- Buildings or works normally associated with farming or forestry (other than a dwelling).
- Maintenance or rehabilitation of existing works under the control of public authority.
- A building or works which is/are a modification 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 1970*2017.
- Works associated with the construction of the Princes Freeway Traralgon Bypass carried out by or on behalf of the Roads Corporation.
- Remove, destroy or lop native vegetation associated with the construction of the Princes Freeway Traralgon Bypass carried out by or on behalf of the Roads Corporation, subject to meeting the requirements of the background document *Victoria's Native Vegetation Management A Framework for Action* (Department of Natural Resources and Environment, 2002) to the satisfaction of the Secretary of the Department of Sustainability and Environment The Guidelines for the removal, destruction or lopping of native vegetation (DELWP 2017).

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System Note: The following ordinance will be modified in Sub-Clause:42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY, Schedule:SCHEDULE 2 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

## 3.0 Permit requirement

C149latr

- A permit is not required for:
- Buildings, works, subdivision of land, or to remove, destroy or lop any vegetation where reticulated sewer is connected to the lot.
- Buildings and works associated with the use of the land for a single dwelling on a lot of 40 hectares or greater.
- Buildings and works where they are located more than 100 metres from a waterway or more than 300 meters from a water supply reservoir or potable water supply take-off structure, other than:
  - Buildings and works that will generate waste water or effluent requiring permissions under Section 53L of the *Environment Protection Act* 20171970 (to construct, install or alter a septic tank system).
  - Buildings and works associated with the use of land for intensive animal husbandry or industry.
- Buildings and works associated with 'informal outdoor recreation' or a 'telecommunication facility' provided it does not require permanent onsite waste water or effluent treatment.
- Buildings and works (including vegetation removal, destruction or lopping) undertaken by, or
  on behalf of a municipality or public authority which are necessary to control flooding, fight
  fires, abate fire risk or preserve public safety.
- The removal, destruction or lopping of vegetation which is non-native to Victoria except where the vegetation is within 30 metres of a waterway, wetland, flood plain1 or water reservoir2.
- Earthworks associated with timber production that meets all the relevant requirements of the *Code of Practice for Timber Production* 2007 (as amended).
- A subdivision by a public authority, or a utility provider, provided the subdivision does not create a new lot within 100 metres of a waterway, wetland, flood plain1 and/or within 300 metres of a water supply reservoir2 or potable water supply take-off structure.
- An outdoor sign/structure.
- Buildings and works specifically identified in a whole farm plan approved by the responsible authority and water supply authority.
- Windmills and solar units.

### Permit requirement explanatory notes:

Flood plain<sup>1</sup>. For the purpose of this schedule a flood plain is land included in a planning scheme overlay flood control and land affected by the 100 year Average Recurrence Interval flood level (1 in 100 year flood level) recognised and mapped by the relevant floodplain management authority.

Water supply reservoir<sup>2</sup>. The requirement for a planning permit within 300 metres of a water supply reservoir (measured from the full supply level) does not apply to proposals on land outside of the water supply reservoir capture slope (downhill of the reservoir) or any circumstance where the water supply reservoir is an above ground structure.

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System Note: The following ordinance will be modified in Sub-Clause:42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY, Schedule:SCHEDULE 2 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

## 4.0 Application requirements

The following application requirements apply to an application for a permit under Clause 42.01, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A Land Capability Assessment (in accordance with EPA Publication 746.1 Land Capability Assessment for Onsite Domestic Wastewater Management (as amended) demonstrating the land is capable of absorbing sewage and sullage effluent generated on the lot in accordance with the EPA Code of Practice - Onsite Wastewater Management (Publication 891.3) (as amended).
- A report, prepared by a suitable qualified person, demonstrating that:
  - The design of any wastewater treatment system will ensure that nutrients, pathogens or other pollutants from wastewater will not enter any waterway, wetland, flood plain or water supply reservoir or otherwise detrimentally affect the designated beneficial uses of groundwater or surface water.
  - How activities Activities will be carried out and maintained to prevent erosion and the siltation of any waterway or wetland in accordance with EPA Victoria publication -Construction Techniques for Sediment Pollution Control 1991 or any superseding document(s).
  - Any removal, destruction or lopping of native vegetation will not compromise the quality of water within proclaimed catchment areas.
  - The siting of buildings and wastewater treatment systems will not compromise the quality of water within declared catchment areas.
- Details of slope (including contours at an appropriate scale), soil type, extent of excavation and vegetation including details of new plantings to occur.

System Note: The following ordinance will be modified in Sub-Clause:42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY, Schedule:SCHEDULE 3 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

### 1.0 Statement of environmental significance

1.U C149latr

The Maryvale Pulp and Paper Mill ('the Mill') has been in continuous operation since 1937 employing many generations of Latrobe Valley and Gippsland families. The Mill remains a major regional employer being one of the largest private sector employers in the Latrobe Valley, and further supports many of Victoria's forest industry jobs.

The Mill is a vital part of the Victorian and Gippsland manufacturing industry.

The Mill has been continually updated and upgraded to ensure it remains market competitive, environmentally sustainable and safety focussed.

The land around the Mill is important in providing separation between nearby sensitive land uses and the Mill, due to potential off-site odour impacts from Mill operations.. This buffer is significant in protecting the community and minimising potential threats to the long term viability of the Mill, through inappropriate establishment or siting of development associated with sensitive uses.

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System Note: The following ordinance will be modified in Sub-Clause:42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY, Schedule:SCHEDULE 3 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

# 5.0 Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The purpose and objectives of this overlay.
- The proximity of the site to the Mill. Applications must indicate the distances of property boundaries and proposed buildings to the Mill.
- The need to prevent the incremental encroachment of development associated with sensitive uses in the Amenity Rural Buffer of the Mill.
- The inclusion of ameliorative measures in the design of the development to reduce the impacts of odour, noise, light or road traffic that may be generated by the Mill. Applications that applications must specifically address this matter.
- The potential for the proposed development to expand and attract additional people. Applications must specifically address this matter.

System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 3 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

## 6.0 Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the seheme which must be considered, as appropriate, by the responsible authority: None specified

■ Any comments received from the Head, Department of Transport.

System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 4 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

## 2.0 Buildings and works

C149latr

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

- A landscaping strip of a minimum 3 metres wide must be provided along and within the frontage and at least 3 metres wide along and within a side street boundary.
- Trees or shrubs should be included as part of the landscaping treatment to the frontage of the lots.
- Sympathetic landscaping and screening must be provided for the side and rear of lots facing Alexanders Road, Plough Creek and the adjoining agricultural land to the north and east of the precinct.
- Car parking shall not be provided in the landscape setback area.
- Visitor car parking should be located at the front of the site to encourage use of the parking
- All buildings must be set back at least 15 metres from the frontage and at least 3 metres from the side street boundary.

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- Contemporary and creative architecture is encouraged in the design, built form, style and finishes. The façade of all buildings must be treated to the satisfaction of the responsible authority.
- Floor area coverage of buildings must not exceed 60% percent of the overall site area.
- Loading and service functions will be sited to the side or rear of premises and appropriately screened to address any visual amenity issues.
- External storage areas and garbage receptacles must be screened and adequately distanced from sensitive uses.
- All driveways and car parking areas at the front of the site must be constructed of an impervious all-weather seal coat such as concrete or bitumen and drained to the satisfaction of the responsible authority.
- All structures on rooftops, including air conditioning units and fans, must be appropriately screened to address any visual amenity issues.
- Front fences should be no greater than 1.2m in height and should be visibly permeable.
- Development of the site must enable vehicles to move to and from the site in a forward direction.

System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 4 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

## 6.0 Decision guidelines

C149latr

C149latr

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The impact of the development on the amenity and streetscape of the area and particularly having regard to the proximity of Princes Drive and Plough Creek.
- The appearance of the proposed development.
- The design and layout of the proposed development including setbacks from property boundaries.
- The proposed landscape treatment.
- The need to ensure that development or works are completed and maintained to a standard appropriate to the site's prominent location.
- Structure Any structure Plan, policy, strategy or guidelines relating to the land that have been adopted by the Responsible Authority.
- Signage shall be confined to simple, clear business identification signs on premises.
- Signage identifying the industrial precinct must contribute to the overall design and character of the industrial precinct.

System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 5 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

## 6.0 Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

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C149latr

#### **AMENDMENT C149LATR**

 The views of the Department of Human Services and the Chief Executive Officer, Latrobe Regional Hospital. What the impacts of development are on helicopter flight paths to and from the Latrobe Regional Hospital.

System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 6 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

## 6.0 Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

Before deciding on an application for buildings and works the responsible authority will consider the views of the Department of Human Services and the Chief Executive Officer, Latrobe Regional Hospital.

What the impacts of development are on helicopter flight paths to and from the Latrobe Regional Hospital.

System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 7 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

# 6.0 Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The Latrobe Regional Airport Master Plan (2019).
- The Obstacle Limitation Surface (OLS) within the *Airspace Protection Plan* contained in the *Latrobe Regional Airport Master Plan (2019)*.
- The Development Guidelines contained within the *Latrobe Regional Airport Master Plan* (2019).
- National Airports Safeguarding Framework, Guideline F Managing the Risk of Intrusions into the Protected Airspace of Airports.
- The location and height of the proposed development.
- The need to prevent building or structures from being built which could interfere with and cause a safety hazard to aircraft operations.
- Natural surface level survey to determine the AHD level of the proposed development site.
- The suitability of building design and the potential impact of building materials on the flight path of aircraft.
- The views of the Latrobe Regional Airport Board.
- The need to require independent aeronautical advice so as not to interfere with or cause a safety hazard to aircraft operations.

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System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 8 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

# 6.0 Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The *Latrobe Regional Airport Master Plan (2019)*.
- The Obstacle Limitation Surface (OLS) within the *Airspace Protection Plan* contained in the *Latrobe Regional Airport Master Plan (2019)*.
- The Development Guidelines contained within the Latrobe Regional Airport Master Plan (2019).
- National Airports Safeguarding Framework, Guideline F Managing the Risk of Intrusions into the Protected Airspace of Airports.
- The location and height of the proposed development.
- The need to prevent building or structures from being built which could interfere with and cause a safety hazard to aircraft operations.
- Natural surface level survey to determine the AHD level of the proposed development site.
- The suitability of building design and the potential impact of building materials on the flight path of aircraft.

## The views of the Latrobe Regional Airport Board.

 The need to require independent aeronautical advice so as not to interfere with or cause a safety hazard to aircraft operations.

System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 9 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

## 6.0 Decision guidelines

C149latr

The following decision

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the development supports the establishment of a dedicated bulky goods/restricted retail centre in an integrated manner.
- The impact of the development on the amenity and streetscape of the area, particularly having regard to the Princes Highway and natural drainage lines.
- The appearance of the proposed development along the town entrance.
- The design and layout of the proposed development including setbacks from property boundaries.
- The proposed landscape treatment.
- The need to ensure that development or works are completed and maintained to a standard appropriate to the sites prominent locations.
- The background document Bulky Goods Retail Sustainability Assessment Final Report (2009).
- Any Structure Plan, policy, strategy or guidelines relating to the land that have been adopted by the Responsible Authority.

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- Apart from a freestanding sign identifying the bulky goods retail site, signage shall be confined to simple, clear business identification signs on premises.
- Other than a freestanding sign for the bulky goods retailing centre, no other signs will be permitted within the landscape setback.

System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 10 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

# 6.0 Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The Latrobe Regional Airport Master Plan (2019).
- The Obstacle Limitation Surface (OLS) within the *Airspace Protection Plan* contained in the *Latrobe Regional Airport Master Plan* (2019).
- National Airports Safeguarding Framework, Guideline F Managing the Risk of Intrusions into the Protected Airspace of Airports.
- The location and height of the proposed development.
- The need to prevent buildings or structures from being built which could interfere with and cause a safety hazard to aircraft operations.
- Natural surface level survey to determine the AHD level of the proposed development site.
- The suitability of building design and the potential impact of building materials on the flight path of aircraft.
- The views of the Latrobe Regional Airport Board.
- The need to require independent aeronautical advice so as not to interfere with or cause a safety hazard to aircraft operations.

System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 11 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

## 2.0 Buildings and works

3149latr

A permit is not required to:

■ Construct a building or construct or carry out works for structures which does not exceed a height of 10 metres above natural ground level.

System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 11 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

## 6.0 Decision guidelines

C149latr

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The Latrobe Regional Airport Master Plan (2019).
- The Obstacle Limitation Surface (OLS) within the *Airspace Protection Plan* contained in the *Latrobe Regional Airport Master Plan* (2019).

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- National Airports Safeguarding Framework, Guideline F Managing the Risk of Intrusions into the Protected Airspace of Airports.
- The location and height of the proposed development.
- The need to prevent buildings or structures from being built which could interfere with and cause a safety hazard to aircraft operations.
- Natural surface level survey to determine the AHD level of the proposed development site.
- The suitability of building design and the potential impact of building materials on the flight path of aircraft.
- The views of the Latrobe Regional Airport Board.
- The need to require independent aeronautical advice so as not to interfere with or cause a safety hazard to aircraft operations.

System Note: The following ordinance will be modified in Sub-Clause:43.04 DEVELOPMENT PLAN OVERLAY, Schedule:SCHEDULE 1 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

# 4.0 Requirements for development plan

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 draft. *Morwell North-West Residential Precinct Development Plan* (2006).

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.
- A 'Net Gain' An assessment of any native vegetation proposed to be removed having regard to background incorporated document Victoria's Native Vegetation Management: A Framework for Action Guidelines for the removal, destruction or lopping of native vegetation (DELWP, 2017), (Department of Natural Resources and Environment, 2002), 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

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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.

The approved Development Plan may be amended to the satisfaction of the responsible authority.

#### **Background documents**

Draft Morwell North-West Residential Precinct Development Plan (2006).

Urban Design Good Practice Guideline – Meeting Healthy By Design® Objectives (2008).

System Note: The following ordinance will be modified in Sub-Clause:43.04 DEVELOPMENT PLAN OVERLAY, Schedule:SCHEDULE 3 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

## 3.0 Conditions and requirements for permits

Before deciding on an application to subdivide land, construct buildings, or carry out works, the responsible authority must consider, as appropriate 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 and roads.
- The interface between proposed and existing nearby developments, to mitigate against 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.

System Note: The following ordinance will be modified in Sub-Clause:43.04
DEVELOPMENT PLAN OVERLAY, Schedule:SCHEDULE 3 TO CLAUSE 43.04
DEVELOPMENT PLAN OVERLAY

## 4.0 Requirements for development plan

A single development plan must be prepared for the whole of the land to which this schedule applied and be to the satisfaction of the Responsible Authority.

The plan must show:

#### **Site Analysis**

The site analysis must show the topography of the land, the location of any existing vegetation, drainage lines, sites of conservation, heritage or archaeological significance and other features.

#### **Land Use, Development and Subdivision**

- A detailed description of the proposed use and activities.
- The proposed overall subdivision layout including roads, public open space and other features of the subdivision in a manner which is responsive to the features identified in the Site Analysis.
- Details about the staging of the development.
- Details of the siting of buildings, car parking, and building materials and form.

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- Access to the existing road network and provision for future access to adjoining properties.
- The location of vehicle crossings.
- Street networks that support building frontages with two way surveillance.
- An explanatory statement illustrating the demand for the range of lots provided.
- Integration with future development on adjoining properties.

#### Infrastructure Services

- A Stormwater Management Plan detailing the collection and treatment of stormwater including the size and location of all drainage system components.
- The provision of an integrated drainage scheme for the area that incorporates water sensitive urban design principles for improved sustainability and flood mitigation.
- A traffic management plan identifying the hierarchy of the internal road network.
- The location of any major infrastructure easements that exist or are required.
- An indicative plan of utility services showing all services located underground and the location of utility infrastructures.

## **Landscape plan**

- A full vegetation survey and condition statement as part of the landscape concept for the site.
- A landscape design and theme for the site, including public open space, buffer areas and road reserves taking into account existing vegetation and the desire to develop high quality industrial areas.

## **Native Vegetation**

A 'Net Gain' assessment of any native vegetation to be removed having regard to *Victoria's Native Vegetation Management: A Framework for Action* (Department of Natural Resources and Environment, 2002), including how it is proposed to provide, manage and protect any necessary offsets.

## **Cultural Heritage**

A cultural heritage assessment is to be prepared consistent with the requirements set by Aboriginal Affairs Victoria.

## **Management plan**

■ A management plan for the protection of sites of environmental, heritage or archaeological significance during construction and development of the site.

## **Flooding**

A detailed report to identify, consider and mitigate flooding issues.

#### **Plough Creek and Environment**

An assessment of the environmental issues affecting the Plough Creek and its surrounds.

#### **Amenity**

■ Measures necessary to protect the amenity and surrounding properties and the safety of the public.

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## 5.0 Decision guidelines for development plan

Before deciding on a development plan, the Responsible Authority must be satisfied that the plan has regard to the following:

- Structure Plan, policy, strategy or guidelines relating to the land that have been adopted by the Responsible Authority.
- The need to ensure that the standard of development, architecture and built form in the Morwell East Industrial Precinct is of a high quality given its strategic location being the entrance to Morwell from the east.

System Note: The following ordinance will be modified in Sub-Clause:43.04 DEVELOPMENT PLAN OVERLAY, Schedule:SCHEDULE 4 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

## 4.0 Requirements for development plan

C149latr

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 and be to the satisfaction of the Responsible Authority.

The plan must show:

## Site Analysis

 The site analysis must show the topography of the land, the location of any existing vegetation, drainage lines, sites of conservation, heritage or archaeological significance and other features.

## Land Use, Development and Subdivision

- Provide for the main use of each of the sites as a bulky goods/restricted retailing providing for restricted retail premises and their associated activities.
- Provide for other complimentary uses of the land in a location that:
  - Will not fragment the integrated development of bulky goods and restricted retailing on the land:
  - Will not impede the long term growth potential of bulky goods and restricted retailing; and
  - Will not lead to a concentration of industrial uses that would result in a defacto industrial precinct.
- A detailed description of the proposed use and activities.
- The overall subdivision layout including roads, public open space and other features of the subdivision in a manner which is responsive to the features identified in the Site Analysis.
- Details about the staging of the development.
- Details of the siting of buildings, car parking, and building materials and form.
- Access to the existing road network and provision for future access to adjoining properties.
- The location of vehicle crossings.
- Street networks that support building frontages with two way surveillance.
- Integration with future use and development on adjoining properties.

#### Infrastructure Services

 A Stormwater Management Plan detailing the collection and treatment of stormwater including the size and location of all drainage system components.

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- The provision of an integrated drainage scheme for the area that incorporates water sensitive urban design principles for improved sustainability and flood mitigation.
- A traffic management plan identifying the hierarchy of the internal road network.
- The location of any major infrastructure easements that exist or are required.
- An indicative plan of utility services showing all services located underground and the location
  of utility infrastructures.

## Landscape plan

- A full vegetation survey and condition statement as part of the landscape concept for the site.
- A landscape design and theme for the site, including public open space, buffer areas and road
  reserves taking into account existing vegetation and the desire to develop high quality bulky
  goods areas.

## **Native Vegetation**

An assessment of any native vegetation proposed to be removed having regard to Victoria's
 Native Vegetation Management: A Framework for Action Guidelines for the removal, destruction or lopping of native vegetation (Department of Natural Resources and Environment, 2002 DELWP 2017), including how it is proposed to provide, manage and protect any necessary offsets.

#### **Cultural Heritage**

 A cultural heritage assessment is to be prepared consistent with the requirements set by Aboriginal Affairs Victoria where required.

## Management plan

 A management plan for the protection of sites of environmental, heritage or archaeological significance during construction and development of the site.

#### Floodina

A detailed report to identify, consider and mitigate flooding issues.

## **Plough Creek and Environment**

An assessment of the environmental issues affecting the Plough Creek and its surrounds.

## Amenity

 Measures necessary to protect the amenity and surrounding properties and the safety of the public.

System Note: The following ordinance will be modified in Sub-Clause:43.04 DEVELOPMENT PLAN OVERLAY, Schedule:SCHEDULE 5 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

## 3.0 Conditions and requirements for permits

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.

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- 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.

See 43.04-2 for relevant provisions.

System Note: The following ordinance will be modified in Sub-Clause:43.04 DEVELOPMENT PLAN OVERLAY, Schedule:SCHEDULE 5 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

## 4.0 Requirements for development plan

A development plan must include the following requirements:

The plan must show:

#### 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.

#### 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.

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- 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.

#### **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).

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- 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.

System Note: The following ordinance will be modified in Sub-Clause:43.04 DEVELOPMENT PLAN OVERLAY, Schedule:SCHEDULE 6 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

## 4.0 Requirements for development plan

C149latr

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.

## A plan must show:

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.

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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.

#### 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.

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## **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.

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## **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.

The approved Development Plan may be amended to the satisfaction of the responsible authority.

See 43.04-4 for relevant provisions.

System Note: The following ordinance will be modified in Sub-Clause:43.04 DEVELOPMENT PLAN OVERLAY, Schedule:SCHEDULE 7 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

## 2.0 Requirement before a permit is granted

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:

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 a 'Minor Buildings and Works' means a minor extension, minor addition or minor modification to an existing buildings and works that does not prejudice the future, orderly development of the general area affected by the Development Plan Overlay.

Minor Buildings and Works' means a minor extension, minor addition or minor modification to an existing buildings and works that does not prejudice the future, orderly development of the general area affected by the Development Plan Overlay.

System Note: The following ordinance will be modified in Sub-Clause:43.04 DEVELOPMENT PLAN OVERLAY, Schedule:SCHEDULE 7 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

## 4.0 Requirements for development plan

C149latr

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.

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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.

The plan must show:

#### 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.
- The overall pattern of development of the area, including any land use activity areas.
- 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.

#### 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 the 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 to residential dwellings and key destinations. Stops should also be located near active areas where possible.

## **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.

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- 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 the background document *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 background documents *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 the background document *Victoria's Native Vegetation Management: A Framework for Action* (Department of Natural Resources and Environment, 2002), 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.

#### **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.

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The approved development plan may be amended to the satisfaction of the responsible authority.

#### **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.

System Note: The following ordinance will be modified in Sub-Clause:43.04 DEVELOPMENT PLAN OVERLAY, Schedule:SCHEDULE 8 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

## 2.0 Requirement before a permit is granted

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:

• A '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 Development Plan Overlay.

System Note: The following ordinance will be modified in Sub-Clause:43.04 DEVELOPMENT PLAN OVERLAY, Schedule:SCHEDULE 9 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

## 2.0 Requirement before a permit is granted

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 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.

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.

System Note: The following ordinance will be modified in Sub-Clause:43.04 DEVELOPMENT PLAN OVERLAY, Schedule:SCHEDULE 9 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

## 4.0 Requirements for development plan

C149latr

A development plan must include the following requirements:

Treatment of wastewater and stormwater

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- 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.
- 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

- 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).

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- 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

- 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.

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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
   Victoria's Permitted clearing of native vegetation Biodiversity assessment
   guidelines Guidelines for the removal, destruction or lopping of native vegetation (Department
   of Environment and Primary Industries, September 2013), 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

 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.

System Note: The following ordinance will be modified in Sub-Clause:43.04 DEVELOPMENT PLAN OVERLAY, Schedule:SCHEDULE 11 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

## 2.0 Requirement before a permit is granted

A permit may be granted for minor buildings and works, boundary realignments or subdivision along a zone boundary to correct a split zone before a development plan has been prepared to the satisfaction of the responsible authority:

A permit may be granted for minor buildings and works before a development plan has been prepared to the satisfaction of the responsible authority. Minor buildings and works means a minor extension, minor addition or minor modification to an existing building(s) and works that do not prejudice the future, orderly development of the general area affected by the Development Plan Overlay.

Minor Buildings and Works' means a minor extension, minor addition or minor modification to an existing building(s) and works that do not prejudice the future, orderly development of the general area affected by the Development Plan Overlay.

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System Note: The following ordinance will be modified in Sub-Clause:44.03 FLOODWAY OVERLAY, Schedule:SCHEDULE 1 TO CLAUSE 44.03 FLOODWAY OVERLAY

# 3.0 Permit requirement

A permit is not required to:

#### **Buildings**

For land in an existing urban area, construct 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.

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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.

System Note: The following ordinance will be modified in Sub-Clause:44.07 STATE RESOURCE OVERLAY, Schedule:SCHEDULE 1 TO CLAUSE 44.07 STATE RESOURCE OVERLAY

# 2.0 Management objectives

In order to To ensure the medium to long term extraction and use of the coal resource for power generation, building, buildings and works and subdivision of land over the resource-should be of a type that will not inhibit, by way of community significance or cost of removal, designed in a way that does not inhibit the eventual productive use of that resource due to community significance or removal costs.

System Note: The following ordinance will be modified in Sub-Clause:44.08 BUFFER AREA OVERLAY, Schedule:SCHEDULE 1 TO CLAUSE 44.08 BUFFER AREA OVERLAY

#### 3.0 Use of land

C149latr

A permit is required to use land for-a:

- Accommodation (other than Dependent person's unit Small second dwelling and Dwelling)
- Earth and energy resource industry where clause 62.01 is not met
- Education centre
- Freeway service centre
- Hospital
- Industry where any of the following applies:
  - A fire protection quantity is exceeded under the Dangerous Goods (Storage and Handling) Regulations 2012
  - A notification is required under the Occupational Health and Safety Regulations 2017
  - A licence is required under the Dangerous Goods (Explosives) Regulations 2011
  - A licence is required under Dangerous Goods (HCDG) Regulations 2016
- Leisure and Recreation Facility (excluding Informal outdoor recreation, Open sports ground)
- Place of assembly
- Service station
- Warehouse (excluding Commercial display area, Milk depot, Mail centre)

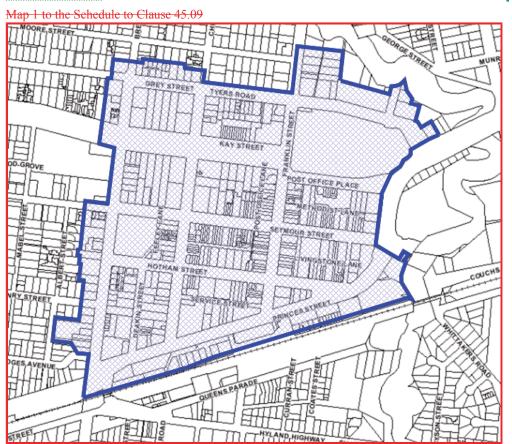
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System Note: The following ordinance will be modified in Sub-Clause:45.09 PARKING OVERLAY, Schedule:SCHEDULE 1 TO CLAUSE 45.09 PARKING OVERLAY

9.0 C149latr

## Reference Background document

*Traralgon Car Parking Framework Review Traralgon & Morwell Review* (August 2014). Ratio Consultants, 2023)



System Note: The following ordinance will be modified in Sub-Clause:45.09 PARKING OVERLAY, Schedule: SCHEDULE 2 TO CLAUSE 45.09 PARKING OVERLAY

9.0 C149latr

## Reference document Background documents

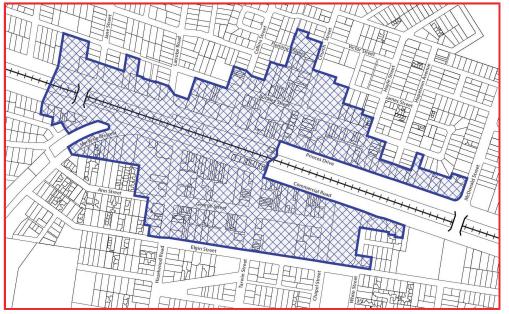
Car Parking Framework Review Traralgon & Morwell (August 2014).

Morwell Activity Centre Plan (Latrobe City Council 2022)

Morwell Activity Centre Transport Assessment and Parking Precinct Plan (Movement and Place Consulting 2021)

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System Note: The following ordinance will be modified in Sub-Clause:45.12 SPECIFIC CONTROLS OVERLAY, Schedule:SCHEDULE TO CLAUSE 45.12 SPECIFIC **CONTROLS OVERLAY** 

#### 1.0 **Specific controls** C149latr

PS Map Ref	Name of incorporated document
SCO1	Latrobe GovHub Incorporated Document, February 2019
SCO2	Gippsland Line Upgrade - Corridor Works Incorporated Document, November 2019
SCO3	73-83 Eastern Road, Traralgon
SCO4	Loy Yang Power Station & Coal Mine Incorporated Document (April 2020)
SCO5	Fourth Road, Hazelwood North, December 2020
SCO6	14 Stammers Road, Traralgon East (Lot 1 on PS637626)

System Note: The following ordinance will be modified in Sub-Clause:51.01 SPECIFIC SITES AND EXCLUSIONS, Schedule: SCHEDULE TO CLAUSE 51.01 SPECIFIC SITES **AND EXCLUSIONS** 

#### 1.0 Specific sites and exclusions

C149latr

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 Melbourne to Traralgon Railway shown on the project area maps in the incorporated document.	Rail Gauge Standardisation Project (December 2002)	

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Address of land	Title of incorporated document
73~-83 Eastern Road, Traralgon	NovaPower, Network Support Sub-station Incorporated Document (November 2012)
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)
Land at 14 Stammers Road, Traralgon East (Lot 1 on PS637626)	Traralgon East Service Station Signage (June 2018)

System Note: The following ordinance will be modified in Sub-Clause:66.04 REFERRAL OF PERMIT APPLICATIONS UNDER LOCAL PROVISIONS, Schedule:SCHEDULE TO CLAUSE 66.04 REFERRAL OF PERMIT APPLICATIONS UNDER LOCAL PROVISIONS

## 1.0 Referral of permit applications under local provisions

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

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Clause	Kind of application	Referral authority	Referral authority type
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.  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.	Secretary to the Department administering the Minerals Resources (Sustainable Development) Act 1990	Determining referral authority
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

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Clause	Kind of application	Referral authority	Referral authority type
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-and Human Services	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- <del>and</del> Human Services	Determining referral authority
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

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System Note: The following ordinance will be modified in Sub-Clause:72.03 WHAT DOES THIS PLANNING SCHEME CONSIST OF?, Schedule:SCHEDULE TO CLAUSE 72.03 WHAT DOES THIS PLANNING SCHEME CONSIST OF?

## 1.0 Maps comprising part of this planning scheme: C149latr ■ 1,1BMO 2, 2BMO, 2LSIO-FO, 2BMO П 3, 3BMO 4, 4BMO, 4LSIO-FO 5, 5BMO, 5HO, 5LSIO-FO<del>, 5BMO</del> 6, 6HO, 6LSIO-FO 7, 7LSIO-FO 8, 8HO, 8LSIO-FO 9, 9LSIO-FO 10, 10LSIO-FO 11, 11BAO, 11BMO, 11ESO, 11LSIO-FO, 11BMO 12, 12BAO, 12ESO, 12BMO, 12ESO 13, 13BAO, 13BMO, 13ESO, 13HO, 13BMO 14, 14BMO, 14DPO, 14ESO, 14LSIO-FO<del>, 14BMO</del> 15, 15BMO, 15LSIO-FO, 15BMO 16, 16BMO, 16HO, 16LSIO-FO<del>, 16BMO</del> 17, 17DPO, 17HO, 17LSIO-FO 18, 18HO, 18LSIO-FO 19, 19DPO, 19HO, 19LSIO-FO 20, 20HO, 20LSIO-FO 21, 21BAO, 21BMO, 21LSIO-FO, <del>21BMO, 2</del>1SCO 22, 22HO, 22LSIO-FO 23, 23DCPO, 23HO, 23LSIO-FO 24, 24DCPO, <del>24DPO</del>24DPO, 24LSIO-FO 25, 25DCPO, 25LSIO-FO 26, 26DPO, 26HO, 26SCO 27, 27DPO, 27HO, 27SCO 28, 28BMO, 28DPO, 28HO, 28LSIO-FO, <del>28BMO,</del> 28SCO П 29, 29BMO, 29DCPO, 29DPO, 29LSIO-FO, <del>29BMO,</del> 29SCO 30, 30BMO, 30DCPO, 30DPO<del>, 30BMO</del> 31, 31BMO, 31DCPO, 31DPO, 31ESO<del>, 31BMO</del> 32, <del>32DPO, 32BMO</del>32BMO, 32DPO, 32SCO 33, 33BMO 34, 34BAO, 34BMO, 34LSIO-FO<del>, 34BMO</del> Ш 35, 35BMO, 35HO, 35LSIO-FO, <del>35BMO, 35SCO</del>

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-	36, <u>36BMO</u> , <u>36ESO</u> , 36HO, <del>36BMO</del> , <u>36SCO</u>	Ш
	37, 37BAO, <u>37BMO</u> , <u>37DCPO</u> , <u>37ESO</u> , <u>37LSIO-FO</u> , <u>37BMO</u>	İİ
-	38, 38BAO, <u>38BMO</u> , <u>38DCPO</u> , <u>38ESO</u> , <u>-38HO</u> , <u>38LSIO-FO</u> , <u>-38BMO</u>	Ш
-	39, 39BMO	
-	40, 40BMO, 40LSIO-FO,	
-	41, 41BMO, 41LSIO-FO <del>, 41BMO</del>	Ш
-	42, <u>42BMO</u> , 42HO, 42LSIO-FO <del>, 42BMO</del>	Ш
-	43, 43BAO, 43BMO, 43DDO, 43ESO, 43LSIO-FO <del>, 43BMO</del>	Ш
-	44, <u>44AEO</u> , <u>44BAO</u> , <u>44BMO</u> , <u>44DDO</u> , 44DPO, 44ESO, 44HO, 44LSIO-FO <del>, 44BMO</del>	Ш
-	45, 45BAO, 45BMO, 45DPO, 45ESO, 45HO <del>, 45BMO</del>	Ш
-	46, 46BAO, 46BMO, 46DPO, 46ESO <del>, 46BMO</del>	Ш
-	47, 47BAO, <u>47BMO</u> , 47DDO, 47DPO, <u>47ESO</u> , 47HO, 47LSIO-FO <del>, 47BMO</del>	Ш
-	48, 48DDO, 48DPO, 48ESO, 48LSIO-FO	
-	49, 49HO, 49LSIO-FO	
-	50, 50DPO, 50LSIO-FO	
-	51, 51BAO, 51DPO, 51SCO	
-	52, 52BAO, 52DDO, 52DPO, <del>52LSIO-FO, 52PAO</del> 52PAO, 52SCO	Ш
-	53, 53DDO	
-	54, 54DDO, 54SCO	
-	55, 55DDO, 55EAO, 55HO, 55PO, 55SCO	
-	56, 56HO, 56LSIO-FO, 56PO, 56SCO	
-	57, 57DPO	
-	58, 58DDO, 58DPO, 58ESO, 58PAO	
-	59, <u>59BMO</u> , <u>59DDO</u> , 59DPO, 59ESO, 59PAO, <del>59BMO</del> , 59SCO	Ш
-	60, 60DDO, 60ESO, 60HO, 60LSIO-FO, 60PAO	
-	61, 61DDO, 61DPO, 61ESO, 61LSIO-FO, 61PAO	
-	62, 62DDO, 62DPO, 62ESO, 62PAO	
-	63, 63BAO, 63DPO, 63ESO, 63HO, 63LSIO-FO	
-	64, 64BAO, 64DDO, 64ESO, 64HO, 64LSIO-FO, 64PAO, 64SRO	
-	65, 65BAO, 65BMO, 65ESO, 65HO, 65LSIO-FO, 65PAO, 65SRO <del>, 65BMO</del>	Ш
-	66, 66BAO, 66ESO, 66HO, 66LSIO-FO, 66SRO	
-	67, 67BAO, <del>67PAO, 67BMO</del> 67BMO, 67PAO	Ш
-	68, 68BAO, <u>68BMO</u> , 68ESO, 68HO, 68LSIO-FO, <del>68BMO</del> , 68SCO	Ш
-	69, <u>69BMO</u> , 69ESO, 69LSIO-FO, <del>69PAO</del> , 69RXO, <del>69BMO</del> , 69SCO	Ш
-	70, 70BAO, <u>70BMO</u> , 70DDO, 70DPO, 70ESO, 70HO, 70LSIO-FO, 70SRO <del>, 70BMO</del>	Ш
-	71, <u>71BMO</u> , <u>71DPO</u> , <u>71ESO</u> , <u><del>71BMO</del></u> <u>71LSIO-FO</u>	Ш
-	72, <u>72BMO</u> , <u>72DDO</u> , <u>72DPO</u> -, <u>72ESO</u> , <u>72LSIO-FO</u> , <u><del>72BMO</del></u>	Ш
-	73, <u>73BMO</u> , 73DDO, 73DPO, 73ESO, 73LSIO-FO <del>, 73BMO</del>	Ш

•	/4, /4DPO, /4ESO, /4HO, /4LSIO-FO, /4SCO	
	75, 75DPO, 75EAO, 75ESO, 75HO, 75PO, 75SCO	
	76, 76DDO, 76DPO, 76EAO, 76HO, <u>76LSIO-FO</u> , 76PO, 76SCO	
	77, 77DDO, 77HO, 77LSIO-FO, 77SCO	
	78, 78BAO, 78DDO, 78DPO, 78LSIO-FO, 78SCO	
	79, 79BAO, 79DDO, 79DPO, 79ESO, 79LSIO-FO, 79PAO, 79SCO	
	80, 80ESO, 80HO	
	81, 81DDO, 81ESO, 81HO, 81PO, 81SCO	
	82, 82BAO, 82DDO, 82ESO, 82HO, 82LSIO-FO, <del>82SRO, 82SCO</del> 82SCO, 82SRO	
	83, 83BAO, 83DDO, 83ESO, <del>82HO,</del> 83LSIO-FO, 83PAO, <del>83SRO, 83SCO</del> , 83SRO	
	84, 84BAO, 84DDO, 84ESO, 84LSIO-FO, 84PAO, 84SRO	
•	85, 85AEO, 85BAO, 85BMO, 85DDO, 85DPO, 85ESO, 85LSIO-FO, 85PAO, <del>85SRO, 85BMO, 85SCO</del> , 85SCO, 85SRO	
•	86, <u>86BMO</u> , 86DDO, 86ESO, 86LSIO-FO, 86PAO, <u>86SRO</u> , <u>86BMO</u> , <u>86SCO</u> , <u>86SCO</u> , 86SCO	П
•	87, 87BAO, 87BMO, 87DDO, 87ESO, 87LSIO-FO, 87PAO, <del>87SRO, 87BMO, 87SCO</del> 87SCO, <u>87SRO</u>	
•	88, 88BAO, 88LSIO-FO, 88SRO	
•	89, 89BMO	
•	90, 90BAO, <del>90HO, 90BMO</del> , 90BMO, 90HO	
•	91, 91BAO, 91BMO, 91ESO, 91HO, 91LSIO-FO, 91PAO, 91RXO, 91SRO <del>, 91BMO</del>	
•	92, 92BAO, 92BMO, 92DPO, 92EAO, 92ESO, 92HO, 92LSIO-FO, <del>92SRO, 92BMO, 92SCO</del> 92SCO, 92SRO	
•	93, <u>93BMO</u> , 93DPO, 93ESO, 93LSIO-FO <del>, 93BMO</del>	
•	94, 94DPO, 94ESO, 94HO, 94LSIO-FO	
•	95, 95DPO, 95ESO	
•	96, 96DPO, 96HO, 96LSIO-FO	
•	97, <u>97BMO</u> , <u>97DPO</u> , 97LSIO-FO <del>, <u>97BMO</u></del>	
•	98, <u>98BMO</u> , <u>98DPO</u> , 98ESO, 98SRO <del>, <u>98BMO</u></del>	
•	99, <u>99BMO</u> , <u>99DPO</u> , 99LSIO-FO <del>, 99BMO</del>	
•	100, <u>100BMO</u> , 100DDO, 100LSIO-FO, 100SRO <del>, 100BMO</del>	
•	101, <u>101BMO</u> , <u>101LSIO-FO</u> , 101SRO <del>, <u>101BMO</u></del>	
•	102, <u>102BMO</u> , 102LSIO-FO <del>, 102BMO</del>	
•	103, 103BMO	
•	104, <u>104BMO</u> , <u>104LSIO-FO</u> , 104SRO <del>, 104BMO</del>	
•	105, 105BMO	
•	106, <u>106BMO</u> , <u>106ESO</u> , 106 LSIO-FO, 106SRO <del>, 106BMO</del>	
•	107, <u>107BMO</u> , 107ESO, 107HO, 107LSIO-FO <del>, 107BMO</del>	
•	108, 108ESO, 108HO, 108LSIO-FO, 108SRO	
•	109, 109ESO, 109LSIO-FO, 109SRO	



System Note: The following ordinance will be modified in Sub-Clause:72.04 INCORPORATED DOCUMENTS, Schedule:SCHEDULE TO CLAUSE 72.04 INCORPORATED DOCUMENTS

# 1.0 Incorporated documents

 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

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Name of document	Introduced by:
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
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
Rail Gauge Standardisation Project, Integrated Approval Requirements (December 2002)	<del>VC17</del>
Small Lot Housing Code (August 2014)	C86
Traralgon East Service Station Signage (June 2018)	C112latr

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

# 1.0 Background documents

Name of background document	Amendment number clause reference
Assessment of Agricultural Quality of Land in Gippsland	C97
( <del>Ian R Swan and Andrew G Volum, August 1984)</del> (Ian R Swan and Andrew G Volum, August 1984)	Clause 02 <del>-and 14</del> Clause 14
Australian Paper: Maryvale Pulp Mill Buffer Requirements	C87pt1
(GHD Pty Ltd, July 2011) (GHD Pty Ltd, July 2011)	Clause 02 <del>, 13 and 14</del> Clause 13
	Clause 14
Car Parking Framework Review Traralgon & Morwell	C105
(Traffix Group, August 2014)	Clause 45.09s 45.09 Schedules 1 and 2
Churchill East West Link: Master Plan and Urban Design	C97
Framework (Spiire Australia Pty Ltd, October 2013)	Clause 02 <del>-and 11</del> Clause 11
Churchill Town Centre Plan (Beca Pty Ltd, July 2007	C62
	Clause 02, 11, 19 and Schedule 9 to Clause 43.02

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Name of background document	Amendment number clause reference
	Clause 11
	Clause 19
	Clause 43.02 Schedule 9
Clifton Street Precinct Urban Design Guidelines (Tract	C76
Consultants, September 2008)	Clause 02 <del>, 11 and 15</del> Clause 11
	Clause 15
Cultural Diversity Action Plan 2020-2024 (Latrobe City	C97
Council, October, 2019)	Clause 02
Economic Development Strategy 2016-2020 (Latrobe City	C97
Council, May 2016)	Clause 02 <del>-and 17</del>
	Clause 17
Framework for the Future (Latrobe Region, October 1987)	C97
	Clause 02
Gippsland Logistics Precinct Project (Latrobe City Council,	C97
April 2009)	Clause 02
	Clause <del>02 and</del> 18.05-1L
Hazewood Hazelwood Mine Fire Inquiry Report (Hazelwood	C105
Mine Fire Inquiry, 2014)	Clause 02
	Clause <del>02 and </del> 14.03-1L
Healthy Urban Design Good Practice Guideline (Latrobe	Clause 02
City Council, June 2008	Clause 11
	Clause 15
	Clause <del>02, 11, 15 and 43.04</del> Schedules 4, 5 and 6-to Clause 43.04
Infrastructure Design Manual (Local Government	Clause 02 <del> and 19</del>
Infrastructure Design Association, <del>2019</del> 2022)	Clause 19
Land Over Coal and Buffer Area Study (Ministry for	Clause 02
Planning and Environment, February 1988)	Clause <del>02 and</del> 14.03-1L
Latrobe City Bicycle Plan 2007-2010 (Latrobe City Council,	C97
December 2007)	Clause 02
	Clause 18.02-1L
	Clause <del>02, 18.02-1L and</del> 43.04 Schedules 5, 6,7 and 9 <del>to Clause 43.04</del>
Latrobe City Council Bulky Good Retail Sustainability Assessment (Macroplan Australia Pty Ltd, March 2009)	C39

Name of background document	Amendment number clause reference
	Clause 02 <del>, 11, 17 and Schedules to Clause</del>
	<del>43.04</del> Clause 11
	Clause 17
	Clause 43.02 Schedule 9
	Clause 43.04 Schedule 4
Latrobe City Council Disability Action Plan 2018-2020	C97
(Latrobe City Council, 2018)	Clause 02
Latrobe City Council Residential and Rural Residential	C97
Land Assessment (Essential Economics Pty Ltd, March 2009)	Clause 02 <del>, 11 and 16</del>
2009)	Clause 11
	Clause 16
Latrobe City Council Urban Design Guidelines (Hansen	C136latr
Pty Ltd and Latrobe City Council, March 2021)	Clause 02 <del>, 11 and 15</del>
	Clause 11
	Clause 15
Latrobe City Council Waste Management Strategy	C97
(2010-2017) (Meinhardt Infrastructure and Environment Pty Ltd, 2010)	Clause 02 <del>, 13 and 19</del>
	Clause 13
	Clause 19
Latrobe City Council Retail Strategy Review Background Research and Analysis (2019)	
Latrobe City Council Retail Strategy - Strategy and Implementation Plan (2019)	
Latrobe City Evens Events and Tourism Strategy	Clause 02 <del>-and 17</del>
2018-2022 (Latrobe City Council, 2018)	Clause 17
Latrobe City Heritage Study (Context Pty Ltd 2010)	C14
	Clause 02
	Clause 15
	Clause 02, 15, Schedule 2 to Clause 32.07 and Schedule to Clause 43.0132.07 Schedule 2 Clause 43.01 Schedule
Latrobe City Municipal Fire Management Plan 2018	C97
(Latrobe City Council, 2018)	Clause 02
	Clause <del>02 and</del> 13.02-1L
Latrobe City Older Persons Strategy 2007-2021 (Latrobe	C62
City Council, 2007)	Clause 02 <del>, 16 and 19</del> Clause 16

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Name of background document	Amendment number clause reference
	Clause 19
Latrobe City Play Space Improvement Plan 2016-2021, (Latrobe City, 2016)	C91
	Clause 02
	Clause <del>02 and </del> 19.02-6L
Latrobe Regional Airport Master Plan 2015 (Updated 2019) (Rehbein Airport Consulting, 2019)	C92
	Clause 02 <del>, 11, 17 and 18</del>
	Clause 11
	Clause 17
	Clause 18
Latrobe Social and Affordable Housing Strategy (SGS	C136latr
Economics & Planning and Latrobe City Council, 2021)	Clause 02 <del>, 15, and 16</del> Clause 15
	Clause 16
Latratic Otropatore Plana Pauloneural Paulot (Paulo Ph	
Latrobe Structure Plans Background Report (Beca Pty Ltd, August 2007)	C97
	Clause 02 <del>, 11 to 19 and Schedules to Clause 43.04</del>
	Clause 11
	Clause 12
	Clause 13
	Clause 14
	Clause 15
	Clause 16
	Clause 17
	Clause 18
	Clause 19
	Clause 43.04 Schedules
Latrobe Structure Plans - Churchill (Beca Pty Ltd, August	C97
2007)	Clause 02 <del>, 11 to 19 and Schedules to Clause</del>
	<del>43.04</del> Clause 11
	Clause 12
	Clause 13
	Clause 14
	Clause 15
	Clause 16
	Clause 17
	Clause 18
	Clause 19

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Name of background document	Amendment number clause reference
	Clause 43.04 Schedules
Latrobe Structure Plans - Moe and Newborough (Beca Pty Ltd, August 2007)	C97
	Clause 02 <del>, 11 to 19 and Schedules to Clause 43.04</del> Clause 11
	Clause 12
	Clause 13
	Clause 14
	Clause 15
	Clause 16
	Clause 17
	Clause 18
	Clause 19
	Clause 43.04 Schedules
Latrobe Structure Plans - Morwell (Beca Pty Ltd, August	C97
2007)	Clause 02 <del>, 11 to 19 and Schedules to Clause 43.04</del>
	Clause 11
	Clause 12
	Clause 13
	Clause 14
	Clause 15
	Clause 16
	Clause 17
	Clause 18
	Clause 19
	Clause 43.04 Schedules
Latrobe Structure Plans - Traralgon (Beca Pty Ltd, August	C97
2007)	Clause 02 <del>, 11 to 19 and Schedules to Clause 43.04</del> Clause 11
	Clause 12
	Clause 13
	Clause 14
	Clause 15
	Clause 16
	Clause 17
	Clause 18

Name of background document	Amendment number clause reference	
	Clause 19	
	Clause 43.04 Schedules	
Latrobe Transit Centred Precincts (David Lock Associates, SGS Economics and Planning PBAI Australia, December 2004)	C50	
	Clause 02 <del>-and 11</del> Clause 11	
Live Work Latrobe Housing Strategy (Latrobe City Council,	C105	
MacroPlan Dimasi, RMCG and Planisphere, May 2019)	Clause 11. Clause 11.	i
	Clause 15	
	Clause 16	
Live Work Latrobe Industrial and Employment	C105	
Strategy (Latrobe City Council, MacroPlan Dimasi, RMCG and Planisphere, May 2019)	Clause 02 <del>, 11 and 17</del> Clause 11	ı
	Clause 17	
Live Work Latrobe Rural Land Use Strategy (Latrobe City	C105	
Council, MacroPlan Dimasi, RMCG and Planisphere, May 2019)	Clause 02 <del>, 14 and 16</del> Clause 14	I
	Clause 16	
Moe Activity Centre Plan (Tract Consultants, December	C62	
2007)	Clause 02 <del>, 11 and 17</del>	
	Clause 11	
	Clause 17	
Moe and Newborough Structure Plan (Metropolitan Planning Authority, March 2015)	C62	
Fianting Authority, March 2015)	Clause 02 <del>, 11 and 17</del> Clause 11	ı
	Clause 17	
Moe Rail Precinct Revitalisation Project Master Plan (SJB	C79	
Urban, SJB Architects, McCormick Rankin Cagney, Slattery Australia, November 2009)	Clause 02 <del>, 11 and 36.01</del> Clause 11	ı
	Clause 36.01	
Morwell Activity Centre Plan (Latrobe City Council 2022)	C137	
	Clause 11 <del>, 17, 37.08s and 45.09s</del> Clause 17	ı
	Clause 37.08s	
	Clause 45.09s	
Morwell Activity Centre Plan Background Reports (Latrobe City Council, 2022):	C137	
	Clause 11 <del>, 17, 37.08s and 45.09s</del> Clause 17	I

Name of background document	Amendment number clause reference
Morwell Activity Centre Community Infrastructure Assessment (Latrobe City Council, March 2022)	Clause 37.08s
	Clause 45.09s
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 Logistics Precinct Master Plan (Beca Pty Ltd,	Clause 02 <del>, 17 and 18</del>
Meyrick and Associates, and Traffix Group, 2005)	Clause 17
	Clause 18
Morwell to Traralgon Employment Corridor Precinct	C115
Masterplan (Urban Enterprise, 2020)	Clause 02 <del>, 11 and 17</del>
	Clause 17
Municipal Domestic Waste Water Management Plan	C97
(Infocus Management Group, WDMS Pty Ltd, Municipal	Clause 02 <del>, 19 and 42.01s5</del>
Domestic Wastewater Management & Latrobe City Council, December 2006)	Clause 19
Courton, December 2000)	Clause 42.01s
Municipal Emergency Management Plan 2019 (Latrobe	C97
City Council, 30 July 2019)	Clause 02-and 13
	Clause 13
Natural Environment Sustainability Strategy	C97
2014-2019 (Latrobe City Council, 2014)	Clause 02 <del>, 12, 15 and 19</del>
	Clause 15
	Clause 19
Planning for latencing Agriculture in Circulard Deviced	C105
Planning for Intensive Agriculture in Gippsland - Regional Development Australia Gippsland (RMCG, 24 August 2016)	Clause 02 <del>, 14 and 16</del>
	Clause 14.
	Clause 16
Positioning Latrobe City for a Low Carbon Emission	C97
Future (MWH, 2010)	Clause 02 <del>, 15, 17, 18 and 19</del> Clause 15

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Name of background document	Amendment number clause reference
	Clause 17
	Clause 18
	Clause 19
Project Implementation Plan - Gippsland Logistics Precinct Project (Latrobe City Council, April 2009)	C97
	Clause 02 <del>, 15, 17, 18 and 19</del> Clause 15
	Clause 17
	Clause 18
	Clause 19
Project Findings Report: Latrobe City Council DDO1 Major	C121latr
Pipeline Infrastructure Review (GPA Engineering/Auld Planning & Projects, May 2020)	Clause 02,19.01-3L- <del>and Schedule 1 to Clause 44.08</del>
	Clause 44.08 Schedule 1
Public Art Policy 2018 (Latrobe City Council - City	C91
Development Division, November 2018)	Clause 02
Public Open Space Strategy Volume 1: Strategy and	C91
Recommendations (Latrobe City Council, Insight Leisure Planning, Davis Planning Solutions, FFLA, March 2013)	Clause 02
	Clause 19.02-6L
	Clause <del>02, 19.02-6L and 43.04</del> Schedules 5, 6, 7 and 9-to Clause 43.04
Public Toilet Plan 2010-20142023-2030 (Latrobe City	<del>C91</del> C149
Council, July <del>2010</del> 2023)	Clause 02
	Clause 15
	Clause 19
Retail Advice - Lake Narracan Structure Plan (SGS Economics and Planning, July 2013)	C97
zoonomioo ana i kammig, oaly zo lo/	Clause 02 <del>, 11 and 17</del> Clause 11
	Clause 17
Review of Proposed Public Open Space Contributions	C97
Rates (Urban Enterprise, October 2016)	Clause 02- <del>and 19</del>
	Clause 19
Small Town Structure Plans: Boolarra, Glengarry and	C024pt2
Tyers (NBA Group Pty Ltd, April 2009)	Clause 02 <del>, 11 to 19</del> Clause 11
	Clause 12
	Clause 13
	Clause 14
	Clause 15

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Name of background document	Amendment number clause reference
	Clause 16
	Clause 17
	Clause 18
	Clause 19
Strategic Outlook for Moe - Newborough and Lake	Clause 02-and 11 to 19
Narracan (Growth Areas Authority, 2013)	Clause 11
	Clause 12
	Clause 13
	Clause 14
	Clause 15
	Clause 16
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	Clause 18
	Clause 19
Toongabbie Structure Plan Report (Latrobe City Council,	C126latr
2020)	Clause 11 <del>, 12 and 16</del>
	Clause 12
	Clause 16
	Clause 32.09 Schedule 5 to Clause 32.09
Toongabbie Structure Plan Background Reports (Latrobe	C126latr
City Council, 2020)	Clause 11 <del>, 12 and 16</del>
	Clause 12
	Clause 16
	Clause 32.09 Schedule 5 to Clause 32.09
Tracks, Trails and Paths Strategy (Planisphere, April 2016)	C91
	Clause 02 <del>, 18 and 19</del>
	Clause 18
	Clause 19
Traralgon Activity Centre Plan (Victorian Planning Authority	C106pt1
and Latrobe City Council, September 2018)	Clause 02 <del>, 11 and Schedule 1 to Clause 37.08</del> Clause 11
	Clause 37.08 Schedule 1
Traralgon Activity Centre Plan Background Reports (Hansen Partnership Pty Ltd, July 2010)	C106pt1
	Clause 02 <del>, 11 and Schedule 1 to Clause 37.08</del> Clause 11
	Clause 37.08 Schedule 1

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Name of background document	Amendment number clause reference
Traralgon Background Report: Traralgon Growth Areas Review (Hansen Partnership and Parsons Brinkerhoff,	C87pt2
	Clause 02-and 11 to 19
August 2013)	Clause 11
	Clause 19
Traralgon Car Parking Review (Ratio, 2023)	C142latr
	Clause 18
	Clause 45.09 Schedule 1
Traralgon Growth Area Framework Plan (Hansen	C97
Partnership, August 2013)	Clause 02 <del>-and 11 to 19</del>
	Clause 11
	Clause 12
	Clause 13
	Clause 14
	Clause 15
	Clause 16
	Clause 17
	Clause 18
	Clause 19
Traralgon Station Precinct Master Plan (Hansen Partnership and CPG Australia, April 2011)	C97
	Clause 02 <del>, 11 and Schedule 2 to Clause 32.07</del>
	Clause 11
	Clause 32.07 Schedule 2
Traralgon West Structure Plan (Hansen Partnership,	C97
August 2013)	Clause 02-and 11 to 19
	Clause 11
	Clause 12
	Clause 13
	Clause 14
	Clause 15
	Clause 16
	Clause 17
	Clause 18
	Clause 19
Wood Encouragement Policy (Latrobe City Council, 2014)	C97
	Clause 02-and 14
	Clause 14

System Note: The following ordinance will be modified in Sub-Clause:74.01 APPLICATION OF ZONES, OVERLAYS AND PROVISIONS, Schedule:SCHEDULE TO CLAUSE 74.01 APPLICATION OF ZONES, OVERLAYS AND PROVISIONS

# 1.0 Application of zones, overlays and provisions

This planning scheme applies the following zones, overlays and provisions to implement the Municipal Planning Strategy and the objectives and strategies in Clauses 11 to 19:

- Activity Centre Zone to the Traralgon and Morwell Activity Centres.
- General Residential Zone, Neighbourhood Residential Zone or the Residential Growth Zone to existing residential areas as identified in the Housing Framework Plans.
- General Residential Zone Schedule 1 in main towns.
- General Residential Zone Schedule 4 in small/district towns to 'Future Local Activity Centre
  or Neighbourhood Activity Centres' when they have been established.
- Urban Growth Zone to land where a precinct structure plan has been prepared or where a strategy has been prepared which identifies that the land is suitable for future urban development.
- Mixed Use Zone to:
  - areas close to town centres with potential for complementary residential, commercial and industrial activities.
  - local and neighbourhood activity centres in the larger urban centres.
- Township Zone generally to small and district towns, particularly the town centres.
- Low Density Residential Zone to larger residential lots on the fringes of the towns that are not within urban growth corridors.
- Industrial 1 Zone to main industrial estates.
- Industrial 3 Zone to light industrial and service industrial areas, and as a buffer between residential areas and the Industrial 1 Zone areas.
- Commercial 1 Zone to principal shopping and principal office areas excluding the Traralgon Activity Centre.
- Commercial 2 Zone to the peripheral sales areas.
- Farming Zone Schedule 1 to commercial agricultural areas.
- Farming Zone Schedule 2 to mixed farming areas.
- Rural Living Zone Schedules 1, 2 and 3 to areas committed to rural residential type use, including
  areas in Jeeralang, Yinnar South, Toongabbie, Glengarry, Tyers, Hazelwood North, Hazelwood
  South, Callignee and Moe South.
- Rural Conservation Zone Schedules 1, 2 and 3 to areas that maintains the conservation values of existing native vegetation.
- Public Park and Recreation Zone to public open space areas.
- Schedule to Public Park and Recreation Zone to provide sign requirements for public open space areas based on Latrobe's open space hierarchy.
- Public Conservation and Resource Zone to scenic, natural feature and conservation reserves,
   State, Regional and National parks, public forest areas and the like.
- Special Use Zone Schedule 1 over Category A coalfields.
- Special Use Zone Schedule 2 over the car sales yards along the Princes Highway in Traralgon.
- Special Use Zone Schedule 3 to the Gippsland Heritage Park in Moe.

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- Special Use Zone Schedule 7 to the Latrobe Regional Airport.
- Development Plan Overlay and or Development Contribution Plan Overlay (including development contribution plans) to future urban growth areas and large undeveloped tracts of land requiring infrastructure, social services, recreation and open space coordination.
- Design and Development Overlays to:
  - areas requiring specific design solutions.
  - to ensure the safe operations of the Latrobe Regional Airport.
- Environmental Significance Overlay to:
  - areas where amenity buffers for coal, heavy industry or other identified uses are required to manage amenity issues and land use conflicts.
  - protect sites, areas and corridors of environmental significance.
  - Protect waterways and proclaimed catchment areas.
- Heritage Overlay to heritage places and precincts.
- Land Subject to Inundation to floodprone areas as identified by the West Gippsland Catchment Management Authority.
- Floodway Overlay to floodprone areas as identified by the West Gippsland Catchment Management Authority.
- Bushfire Management Overlay to bushfire hazard level 2areas areas where there is potential for extreme bushfire behaviour, consistent with state hazard criteria and mapping.
- Buffer Area Overlay to the notification area of licensed pipelines as identified by Energy Safe Victoria.
- Airport Environs Overlay Schedule 1 and Schedule 2 to areas impacted by aircraft noise generated by the Latrobe Regional Airport.
- State Resource Overlay Schedule 1 Gippsland Brown Coalfields to Category B and C areas
  to identify the balance of the Gippsland coalfields located within the municipality.
- Schedule to Public Open Space Contribution and Subdivision to fund the provision of open space through subdivision levy contributions that are proportionate to the needs of any intensified use resulting from subdivision.

System Note: The following ordinance will be modified in Sub-Clause:74.02 FURTHER STRATEGIC WORK, Schedule:SCHEDULE TO CLAUSE 74.02 FURTHER STRATEGIC WORK

### 1.0 Further strategic work

Prepare small town structure plans for Yinnar, Traralgon South and Yallourn North.

Prepare an Integrated Transport and Social Infrastructure Plan for existing and future significant shared infrastructure across the municipality

#### Prepare:

- Small town structure plans for Yinnar, Traralgon South, Toongabbie and Yallourn North.
- An Infrastructure Needs Analysis for existing and future significant shared infrastructure across the municipality.
- A land use response to the State Government's Strategic Plan for Coal or any other adopted coal resource strategy.

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- A drainage study to establish development capability and infrastructure needs to support
  the development of a development plan or precinct structure plan and development
  contribution plan for the land in the Traralgon West Growth area in accordance with the
  Structure Plan.
- 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.
- 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.
- A Rural Living Strategy and apply planning scheme tools to land identified as appropriate for Rural Living.
- A bushfire framework plan to inform future settlement and urban growth planning.

#### Develop:

- Open Space Asset Management Plans (linked to GIS Systems) for all classes of open space assets (including vegetation) and park furniture to implement a costed, systematic approach to asset replacement, renewal and maintenance.
- Administration processes that improve the record keeping of open space contributions received (cash and land) to ensure transparency around the expenditure on passive and active open spaces (including land acquisition) and sources of funding.
- A policy to guide open space contributions and expenditure, including circumstances where Council will accept encumbered land for open space in addition to unencumbered land.
- A policy and approach to development contributions for social and affordable housing.
- A policy to guide planning assessment (relating to design, neighbourhood character and site management), when they are required for Rooming Houses.
- Monitor the application and efficiency of public open space contributions for residential, commercial, industrial and mixed use subdivisions.
- Undertake a landscape assessment of rural areas and apply appropriate planning scheme tools to recognise locations of high hazard crosion and to protect significant landscapes, vistas or areas of significance.
- Identify locations to apply the Environmental Audit Overlay, including former landfill sites, fuel depots or industry locations identified for transition.
- Investigate and apply permit trigger(s) or policy to enable assessment and requirement for noise attenuation measures to be provided for sensitive use developments within the 500 metre buffer area surrounding the Janette Street Industrial Precinct (Traralgon Structure Plan Area 8a).
- Investigate the application of Industrial 3 Zone to land within the Janette Street Industrial Precinct surrounding the existing lime batching plant (Traralgon Structure Plan Area 8a).
- Implement recommendations from the Traralgon Activity Centre Plan including:
  - Preparing streetscape masterplans for the Traralgon Activity Centre.
  - Preparing a masterplan for Post Office Place.
  - Updating the Latrobe City Bike Plan.
- Review the minimal change status of the Toongabbie town centre in the Toongabbie Housing Framework Plan at Clause 16.01-1L (Housing Supply).

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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 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.

Investigate potential to increase Rural Conservation Zone Schedule 1 to other areas zoned Rural Living Zone that contain native vegetation.

System Note: The following ordinance will be deleted from Clause:11 SETTLEMENT, Sub-Clause:11.01 VICTORIA

11.01-1L C149latr

#### Glengarry

This sub-clause section will be deleted.

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System Note: The following ordinance will be deleted from Clause:11 SETTLEMENT, Sub-Clause:11.01 VICTORIA

11.01-1L C149latr **Toongabbie** 

This sub-clause section will be deleted.

System Note: The following ordinance will be deleted from Clause:43 HERITAGE AND BUILT FORM OVERLAYS, Sub-Clause:43.04 DEVELOPMENT PLAN OVERLAY

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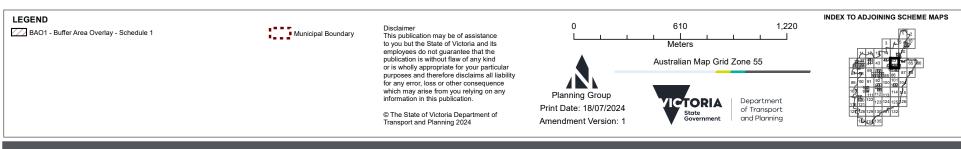
### C149latr SCHEDULE 2 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

This schedule and schedule sections will be deleted.

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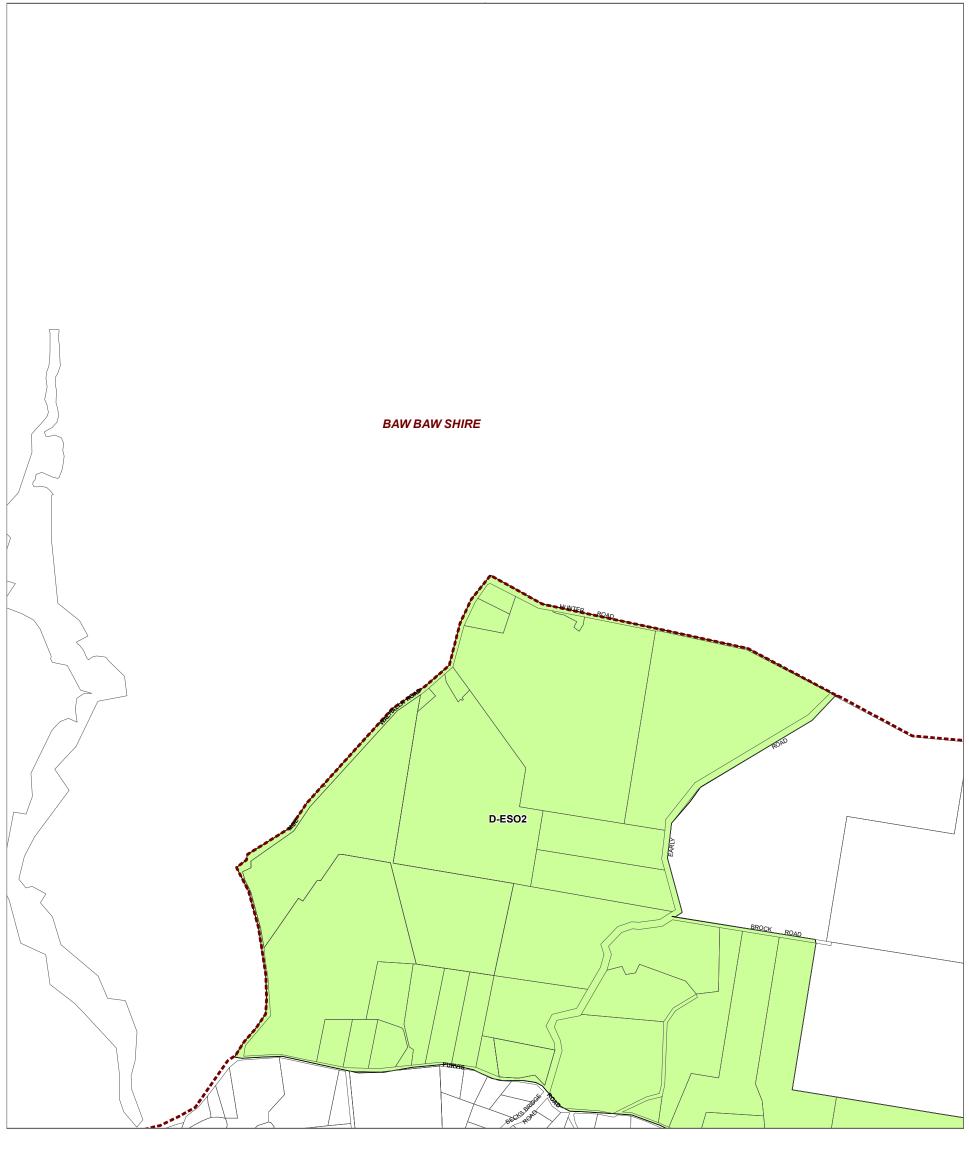
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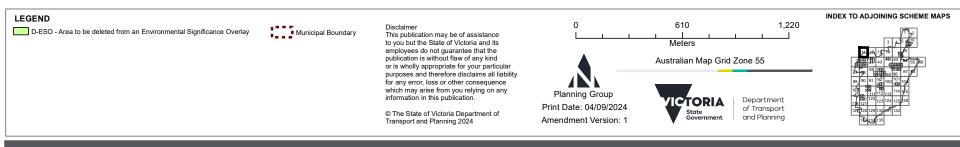




BUFFER AREA OVERLAY MAP No 63BAO

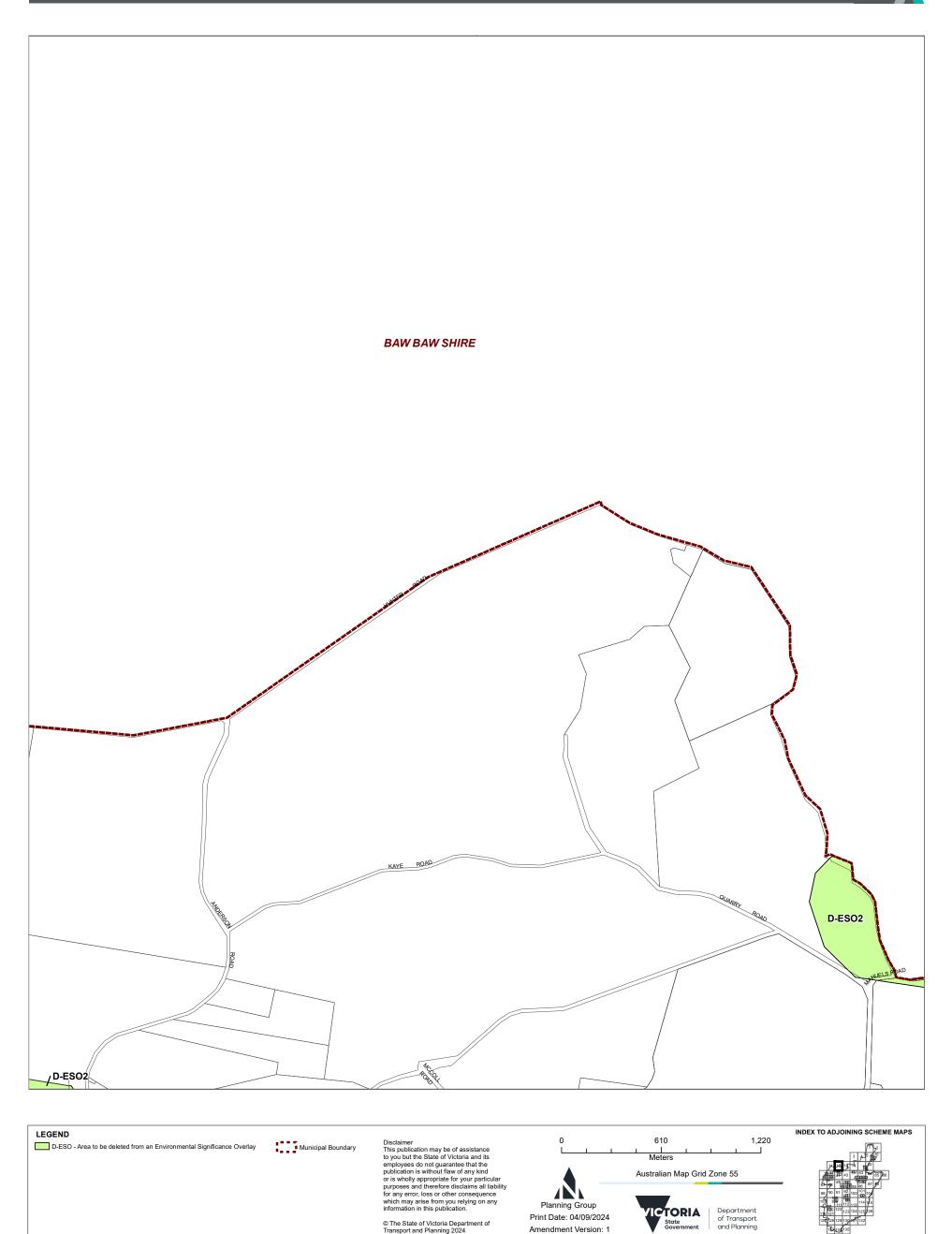






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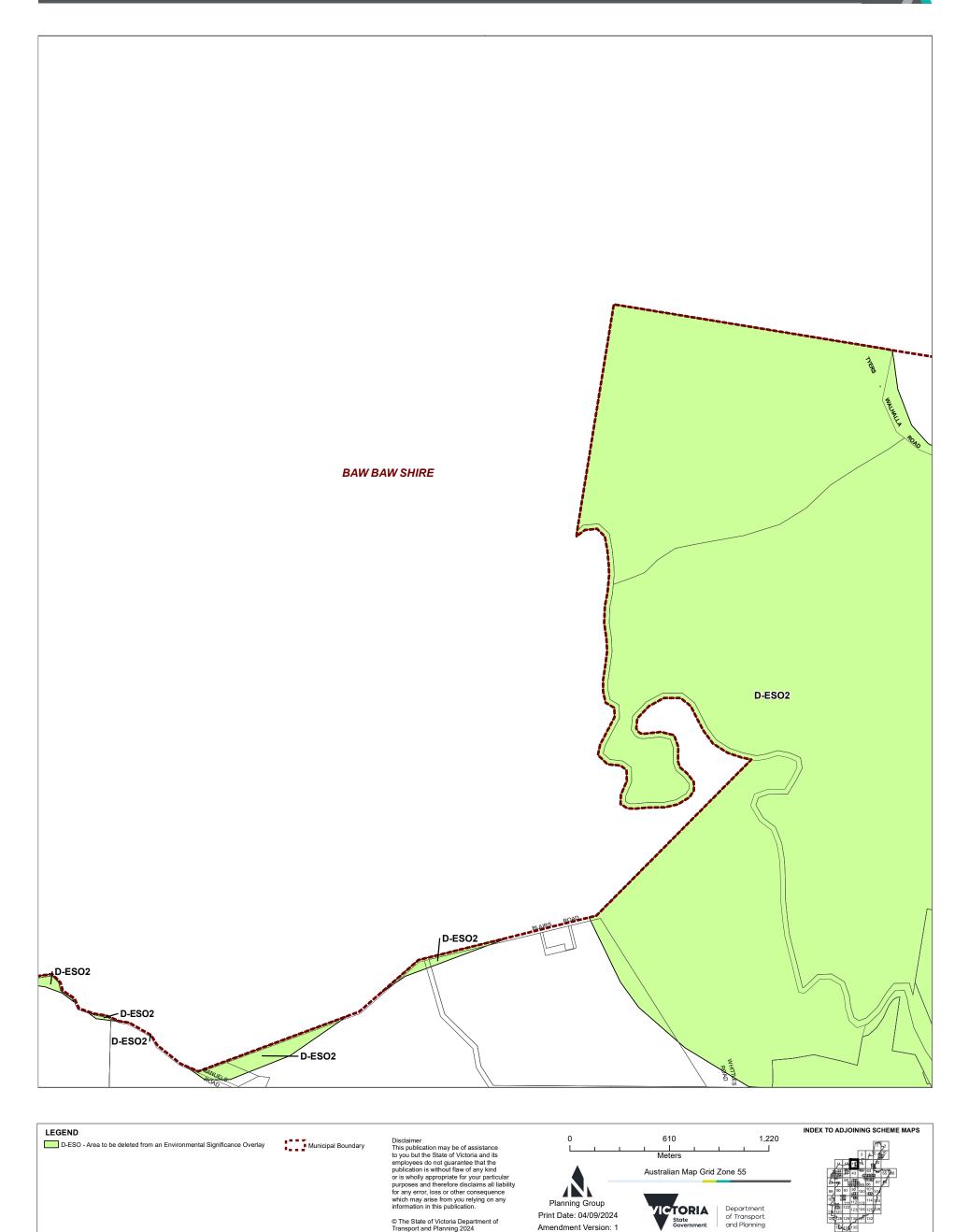
MAP No 11ESO



Amendment Version: 1

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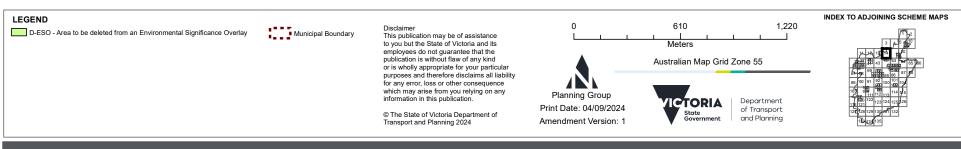


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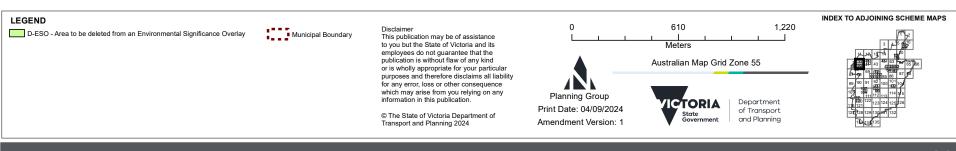




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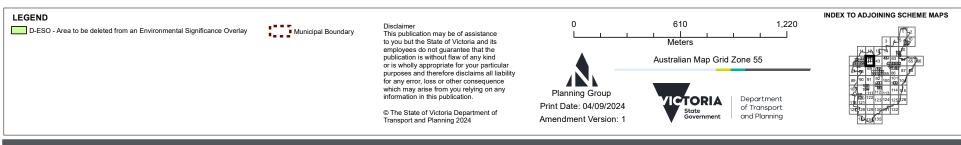




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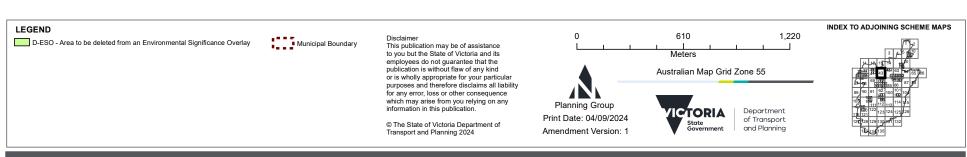




AREA TO BE DELETED FROM A ENVIRONMENTAL SIGNIFICANCE OVERLAY

MAP No 38ESO





AREA TO BE DELETED FROM A ENVIRONMENTAL SIGNIFICANCE OVERLAY

MAP No 43ESO

LATROBE PLANNING SCHEME - LOCAL PROVISION

# **AMENDMENT C149latr** D-ESO1 STRZELECKI INDEX TO ADJOINING SCHEME MAPS LEGEND Disclaimer This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication. D-ESO - Area to be deleted from an Environmental Significance Overlay Municipal Boundary Meters Australian Map Grid Zone 55 Planning Group Department of Transport and Planning /ICTORIA Print Date: 04/09/2024 Amendment Version: 1

AREA TO BE DELETED FROM A ENVIRONMENTAL SIGNIFICANCE OVERLAY

MAP No 74ESO



D-ESO - Area to be deleted from an Environmental Significance Overlay

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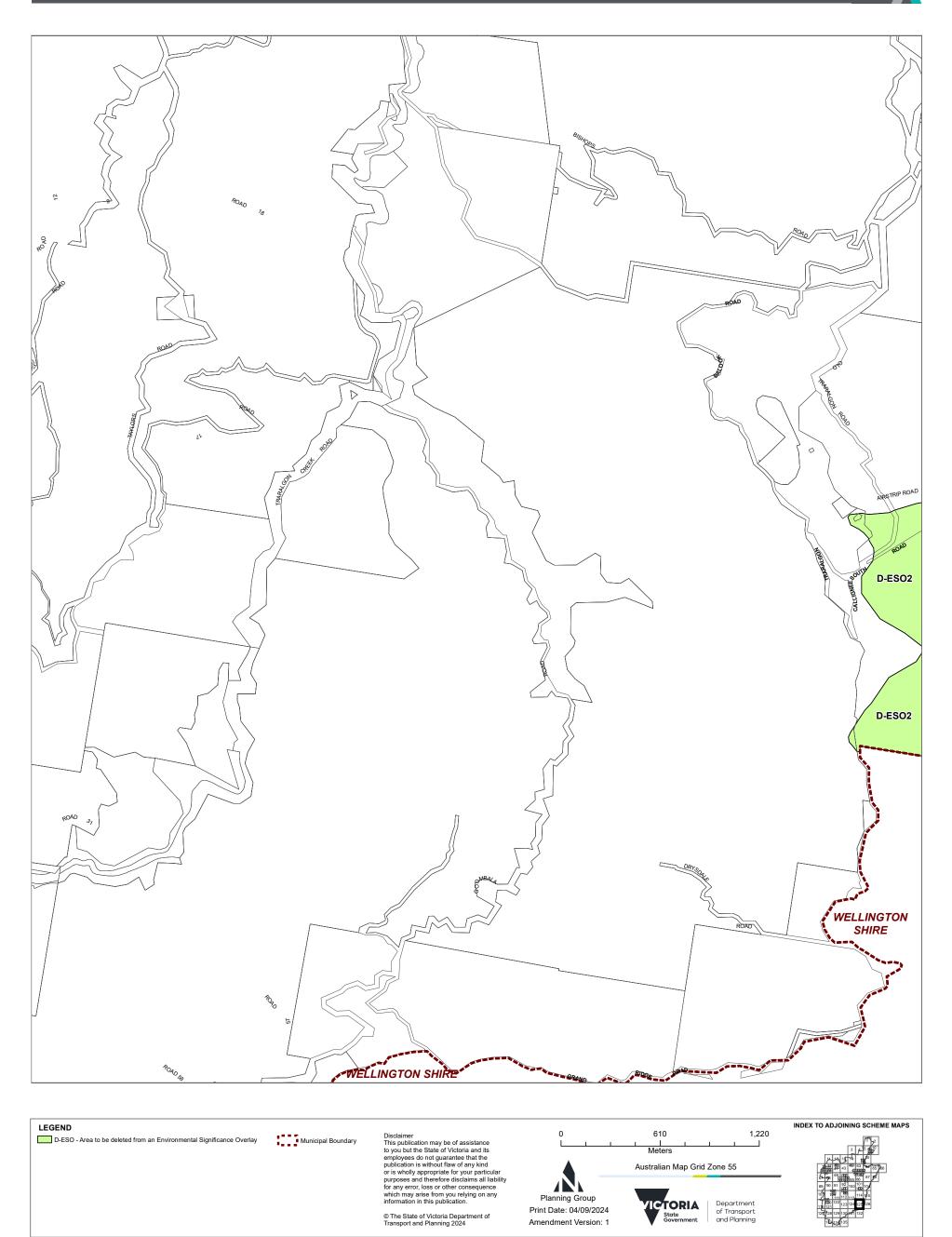
Meters

Australian Map Grid Zone 55

Planning Group
Print Date: 04/09/2024
Amendment Version: 1

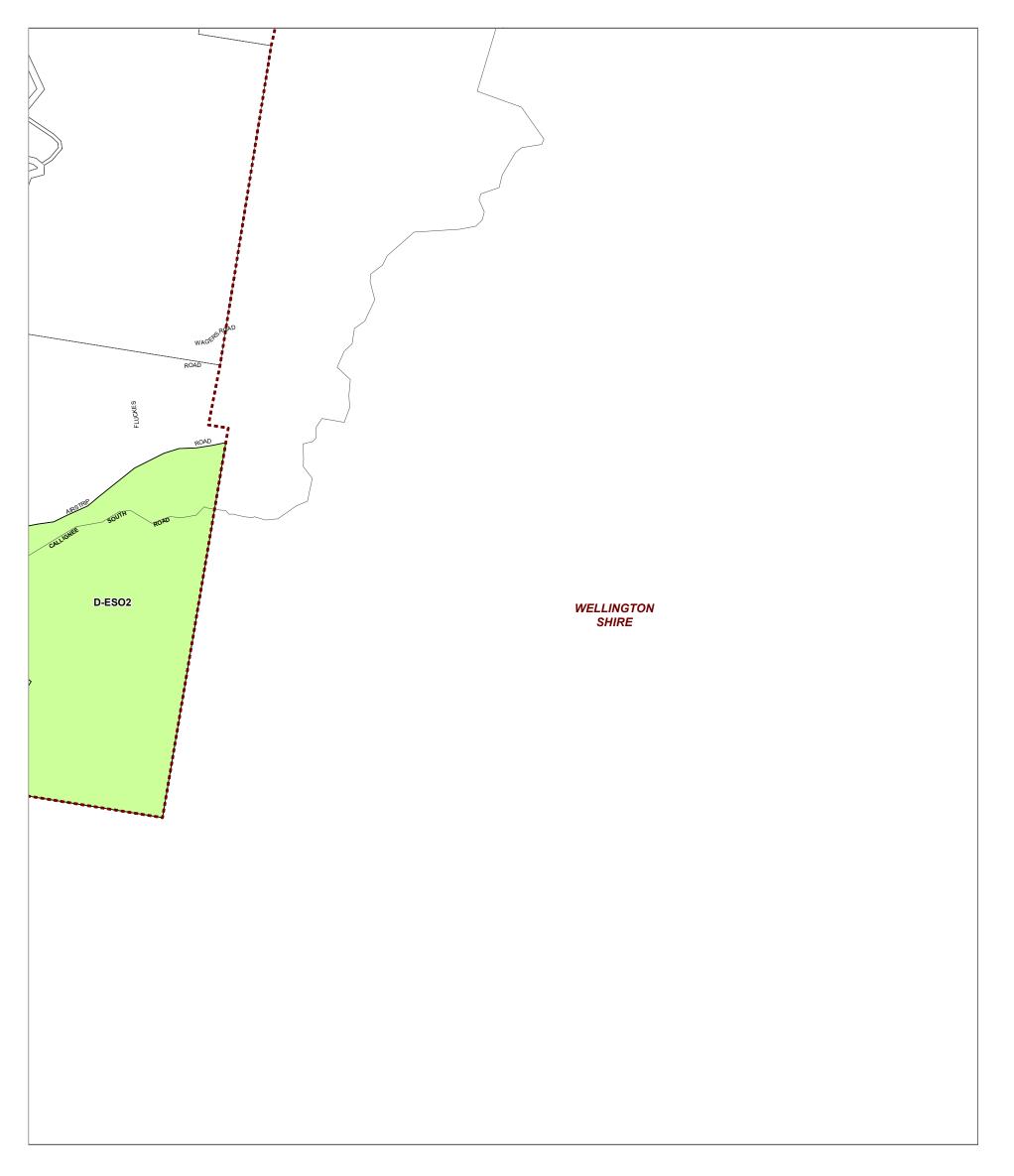
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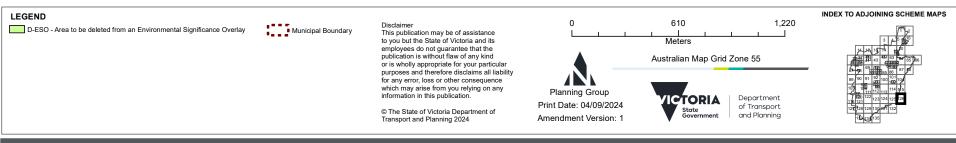
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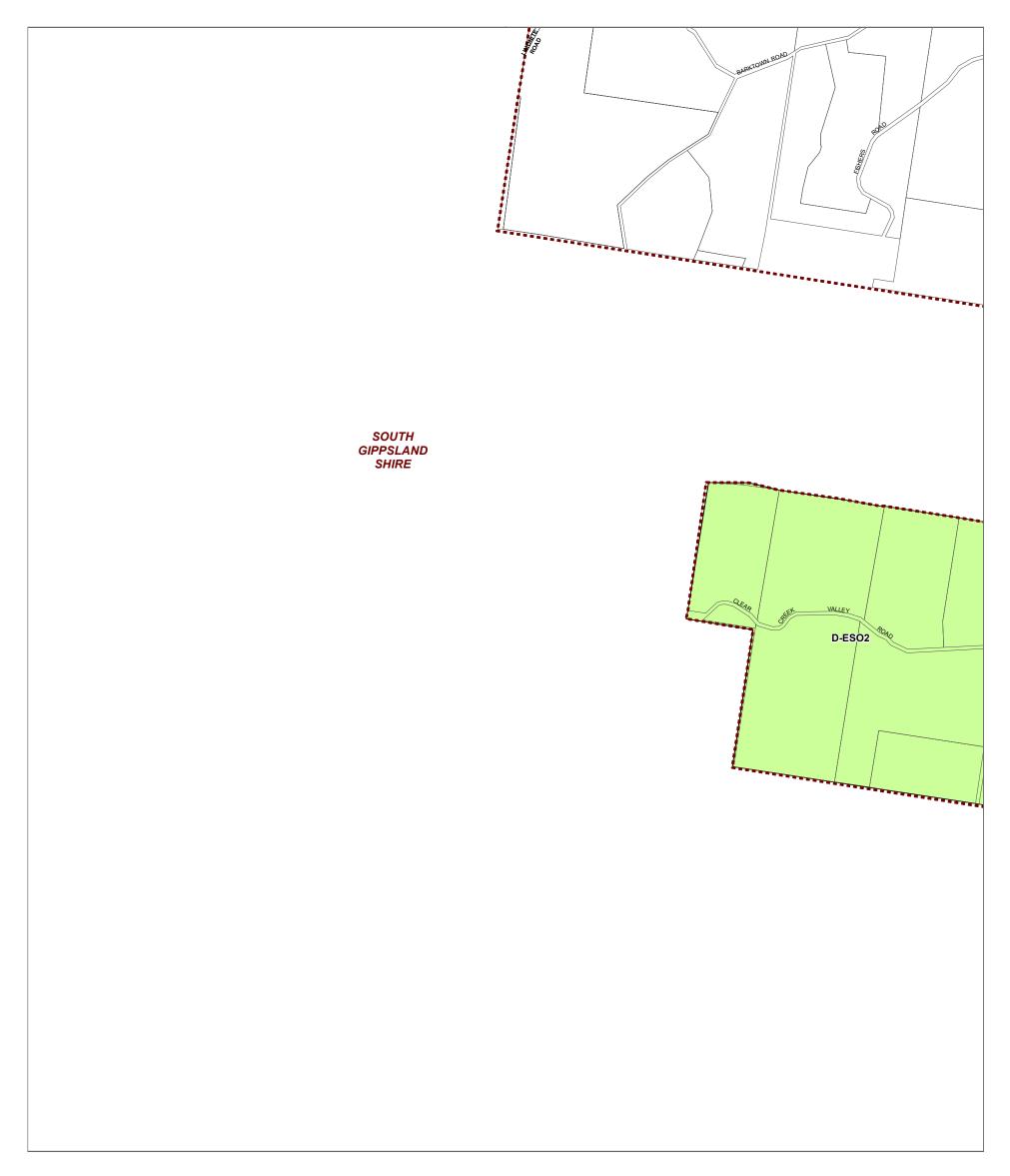
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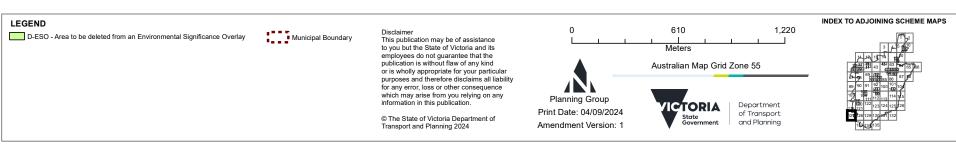




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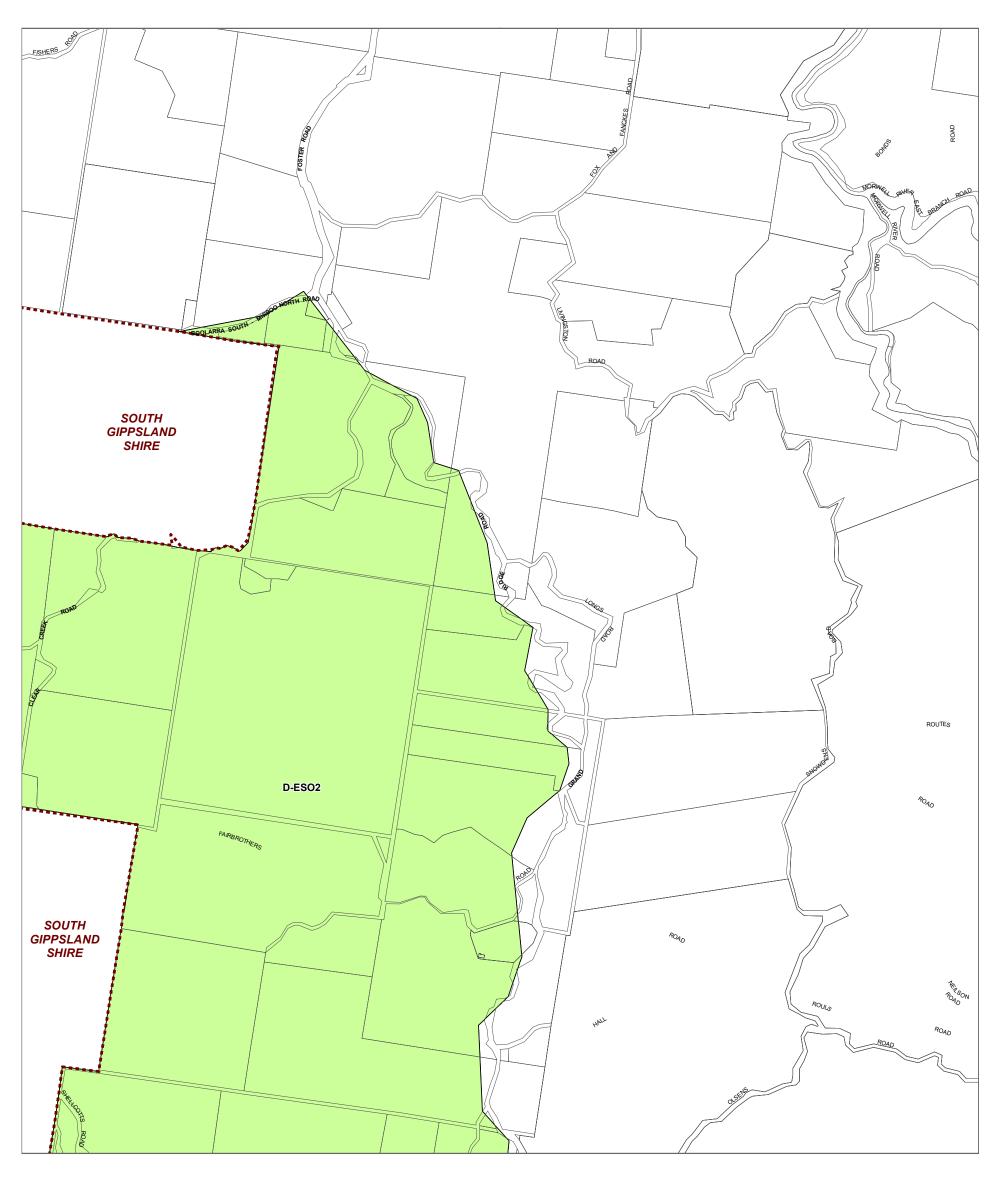
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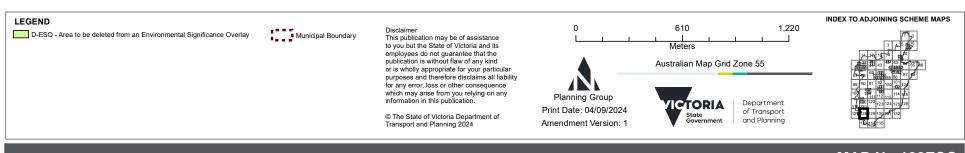




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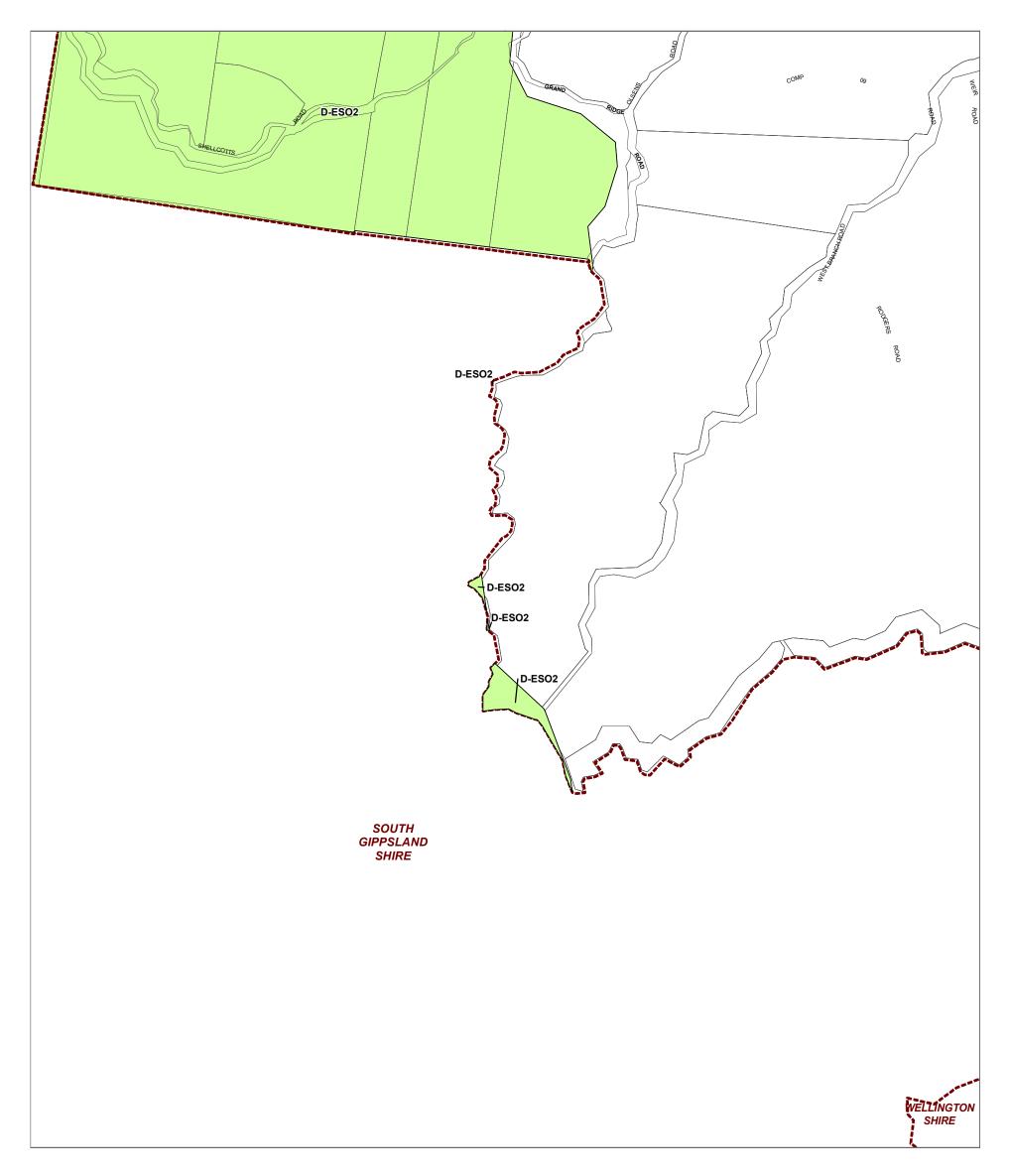
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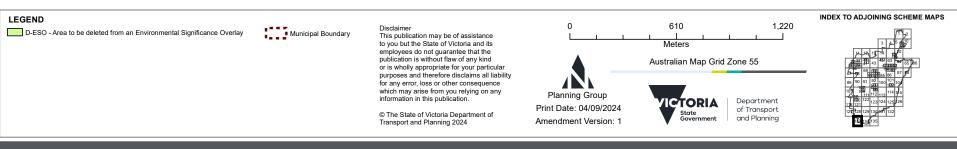




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MAP No 128ESO





AREA TO BE DELETED FROM A ENVIRONMENTAL SIGNIFICANCE OVERLAY

MAP No 133ESO

**DEVELOPMENT PLAN OVERLAY** 

# LATROBE PLANNING SCHEME - LOCAL PROVISION **AMENDMENT C149latr** MELROSSA ROAD MILLIGAN COURT DPO6 LEGEND INDEX TO ADJOINING SCHEME MAPS Disclaimer This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication. Municipal Boundary DPO6 - Development Plan Overlay - Schedule 6 Meters Australian Map Grid Zone 55

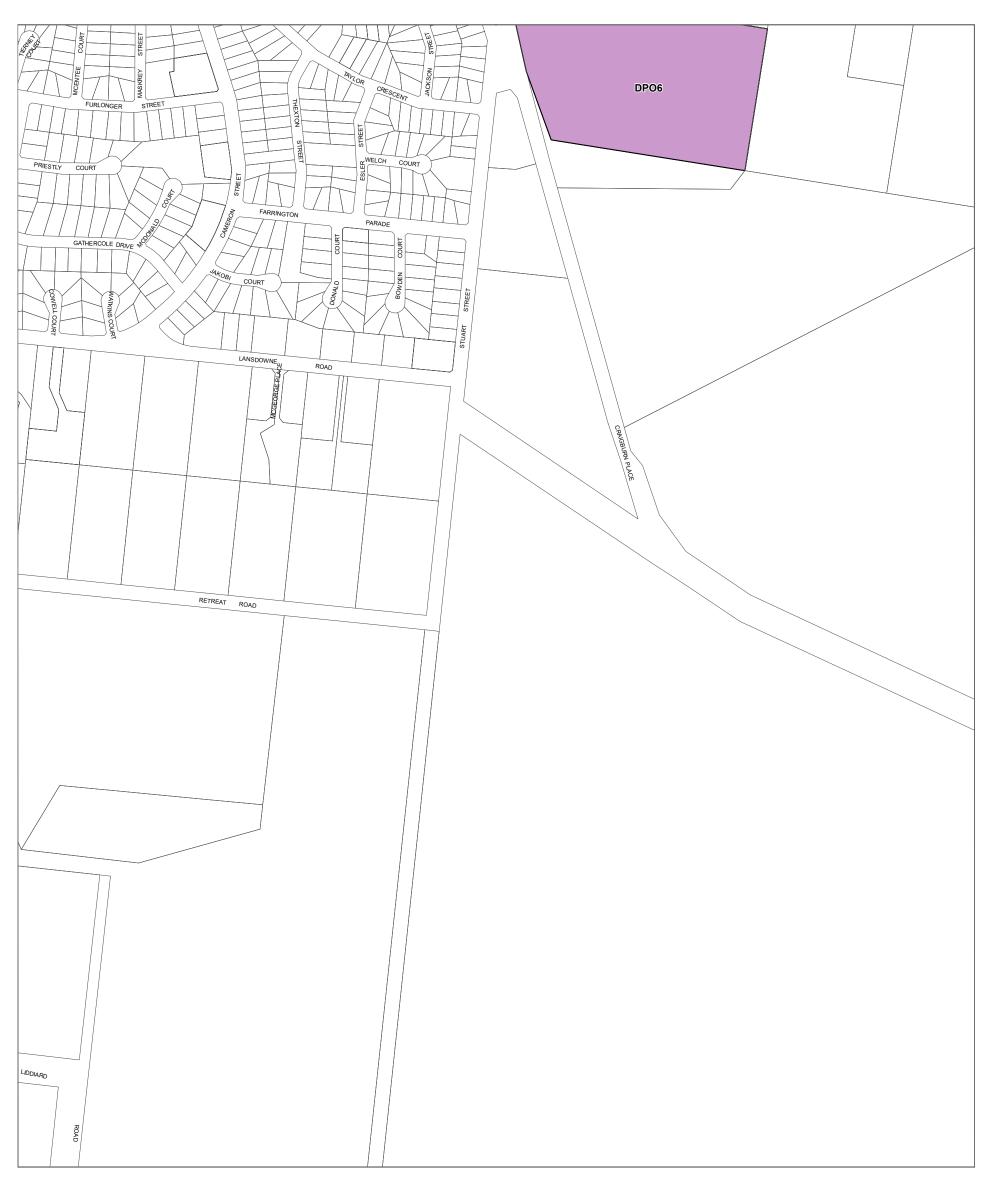
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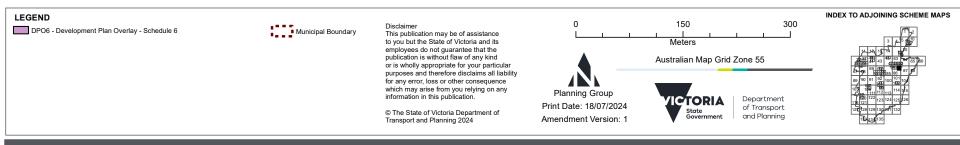
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Department of Transport and Planning

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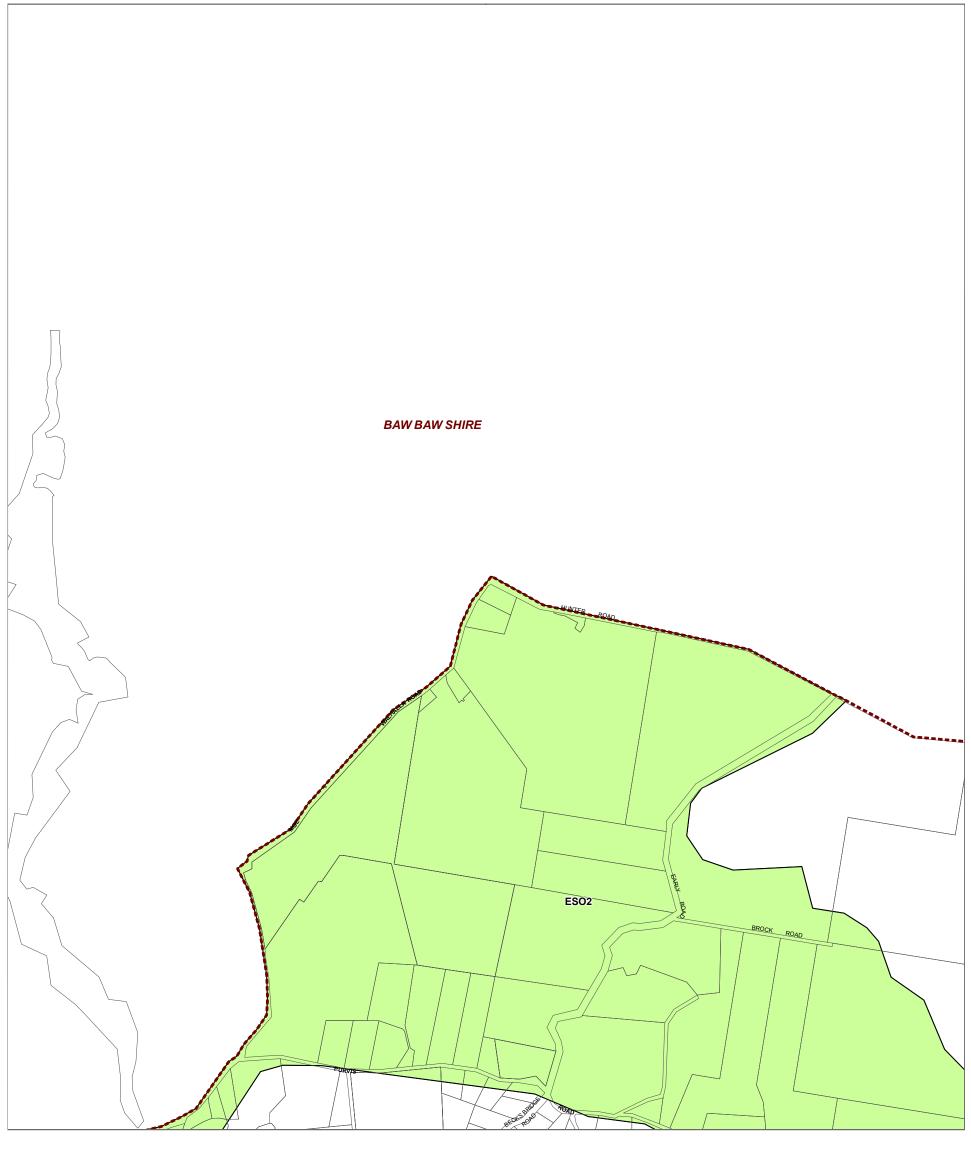
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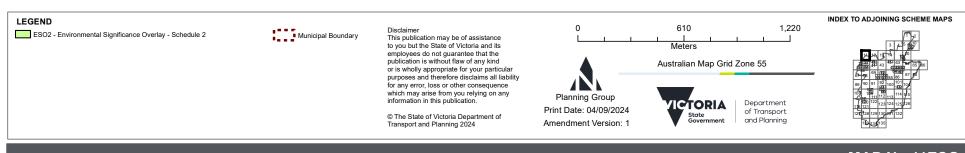




DEVELOPMENT PLAN OVERLAY MAP No 62DPO



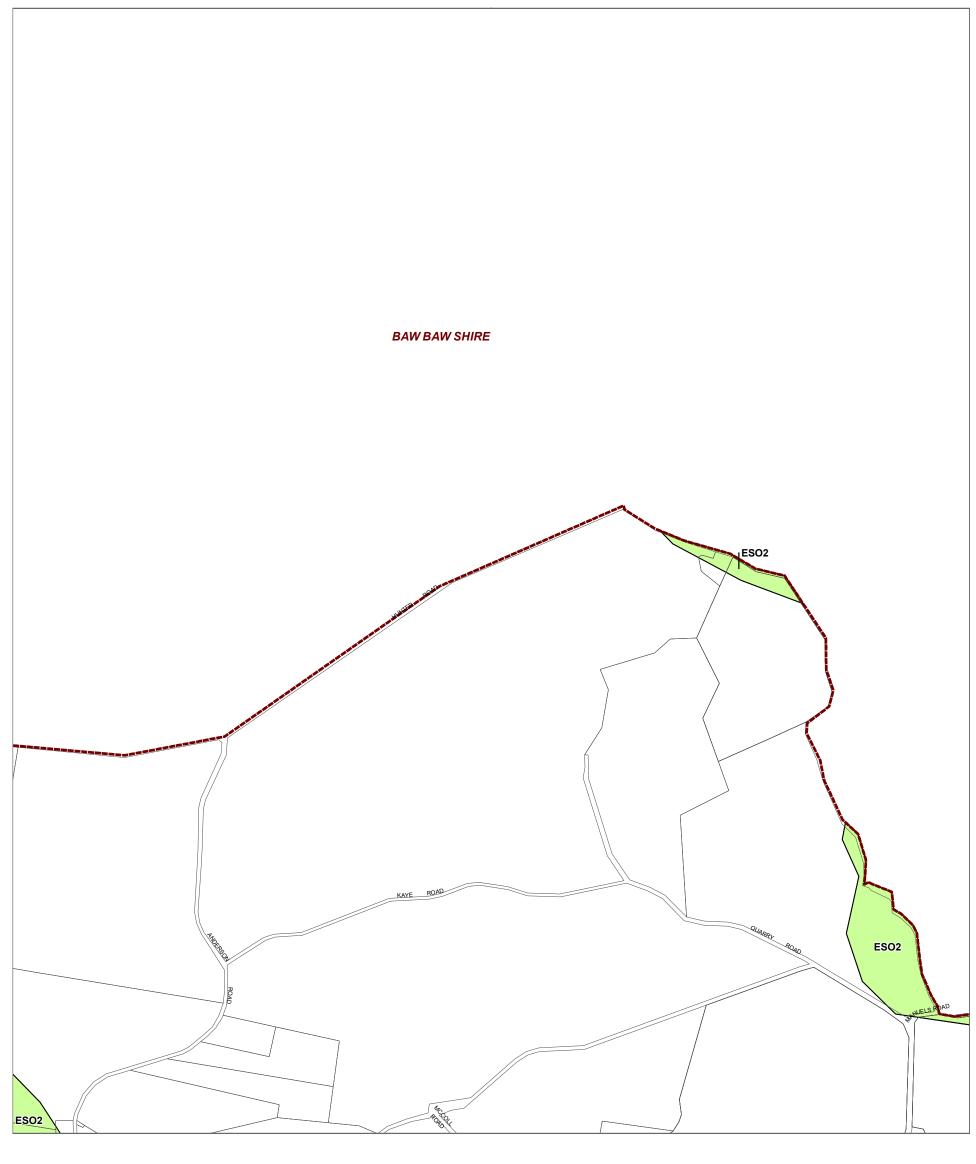


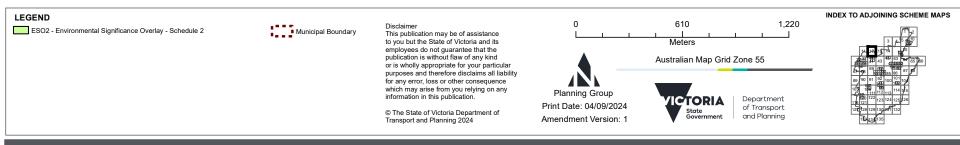


**ENVIRONMENTAL SIGNIFICANCE OVERLAY** 

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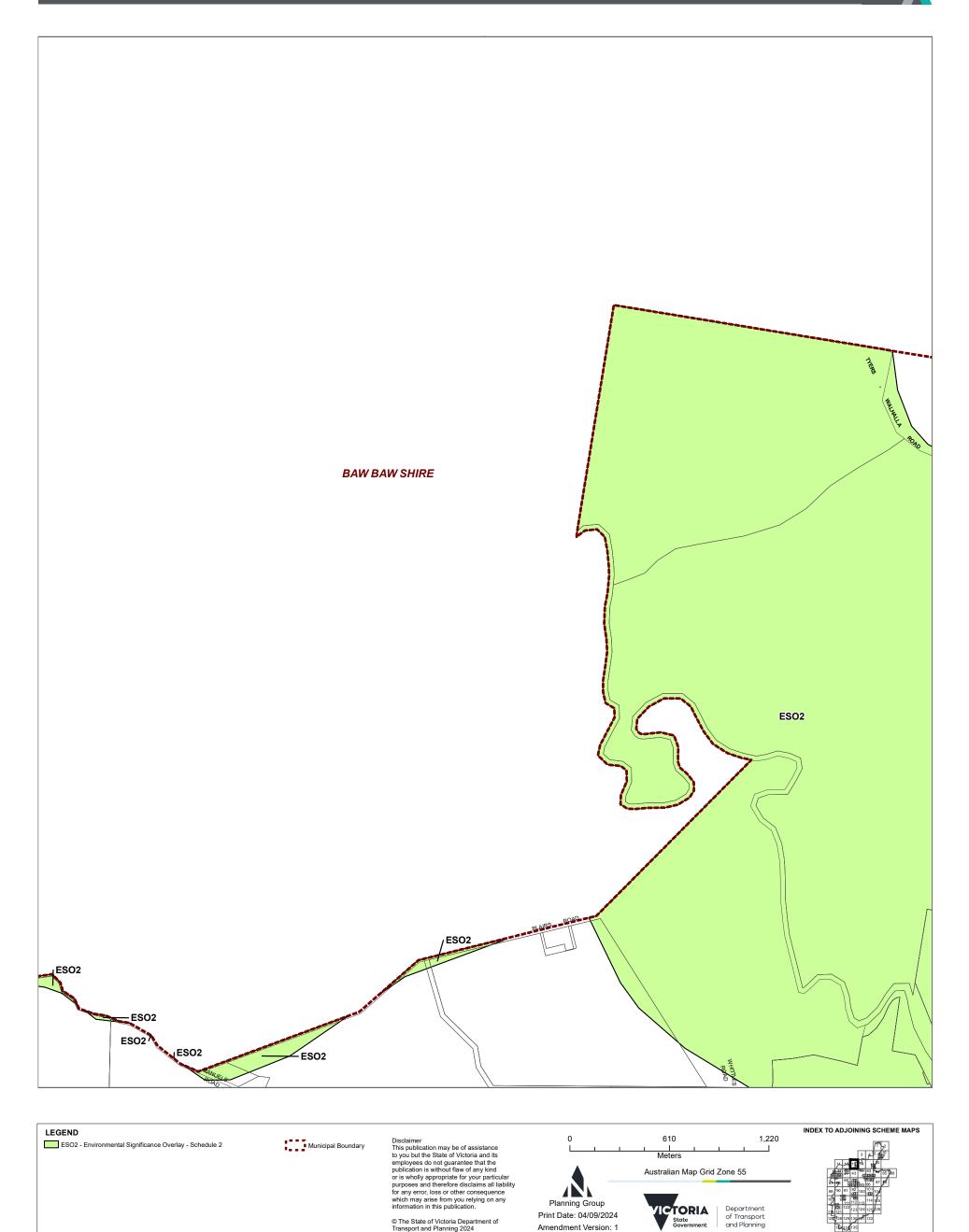






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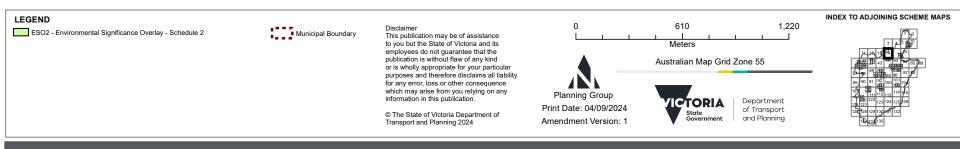
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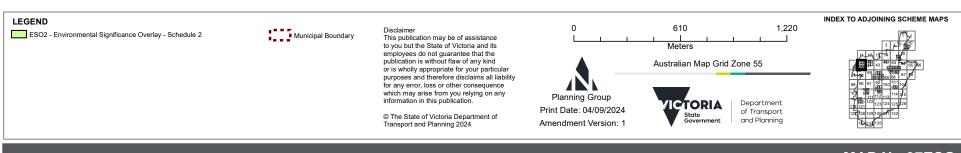




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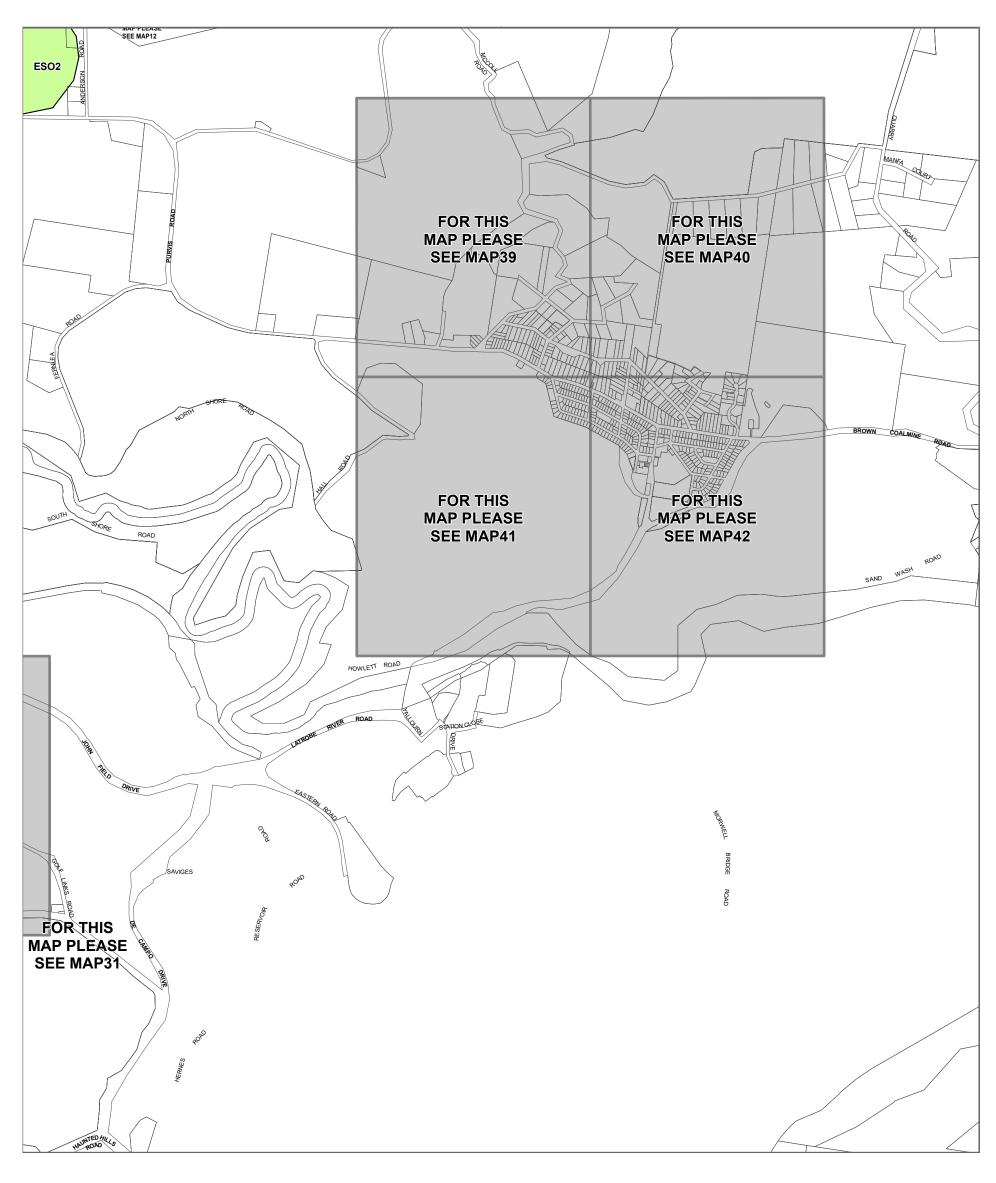
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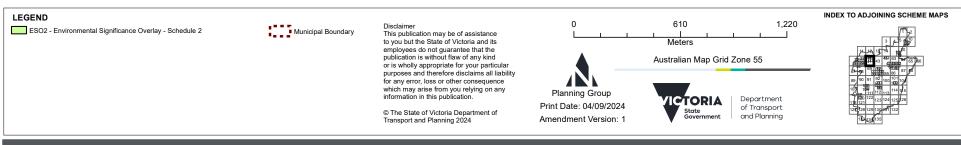




**ENVIRONMENTAL SIGNIFICANCE OVERLAY** 

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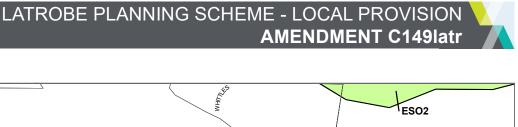




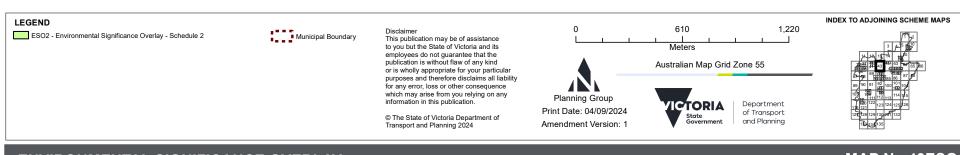
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MAP No 38ESO

#### LATROBE PLANNING SCHEME - LOCAL PROVISION

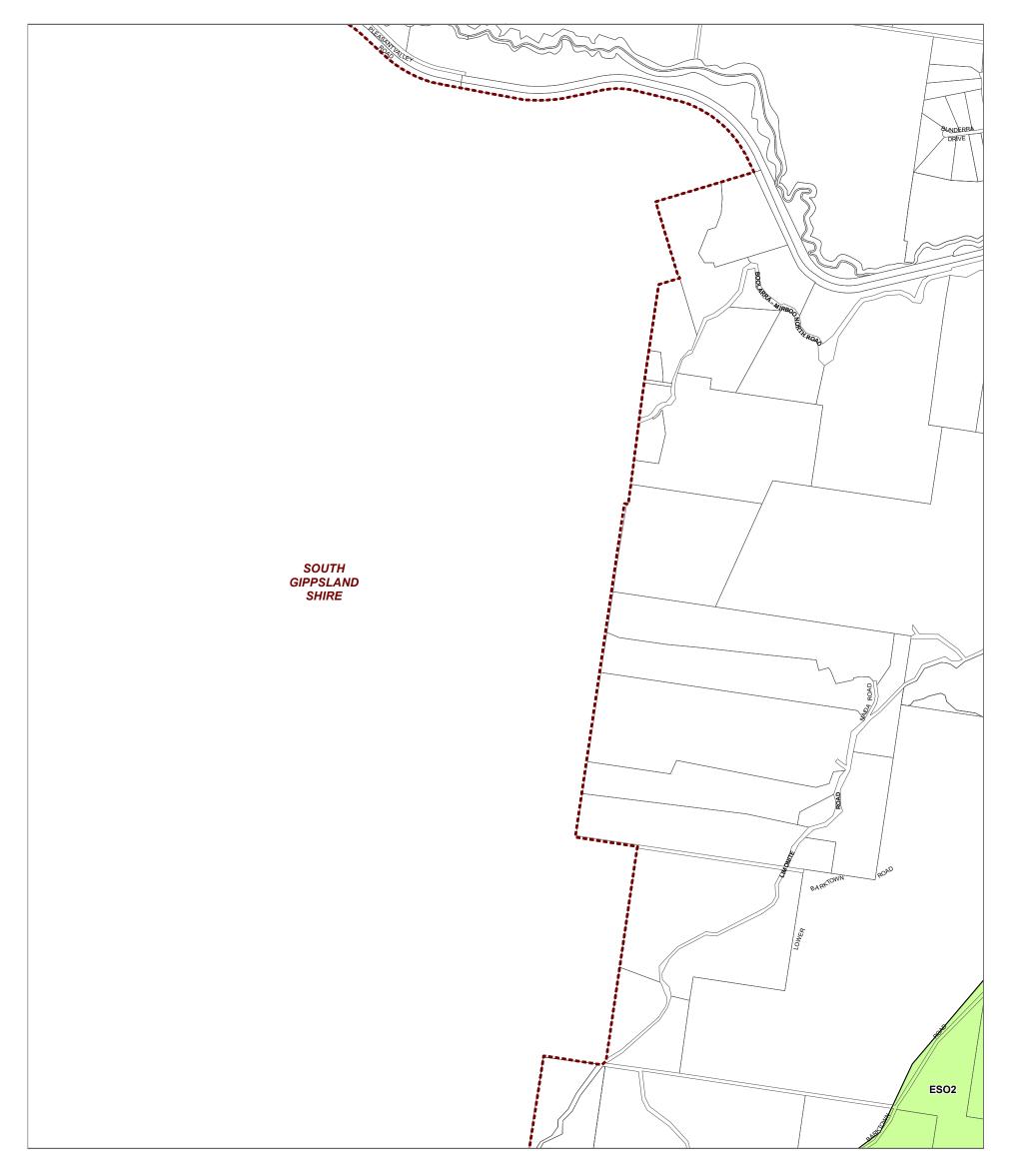


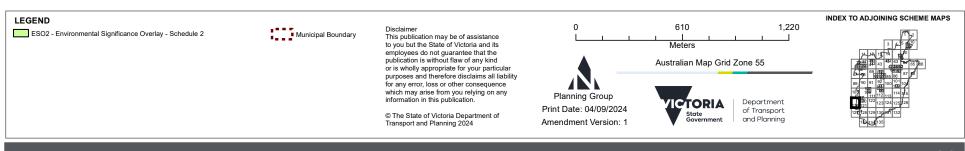




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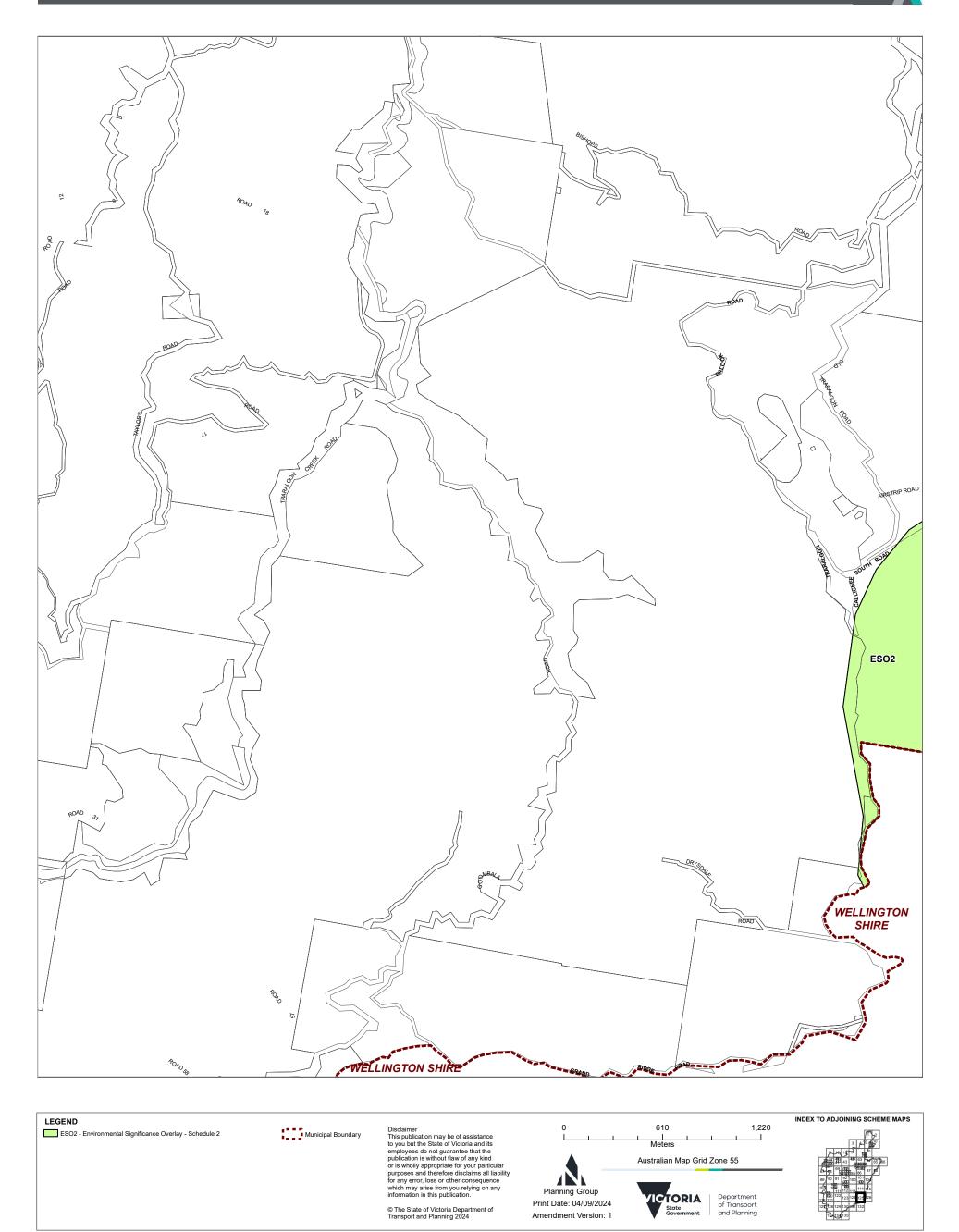
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**ENVIRONMENTAL SIGNIFICANCE OVERLAY** 

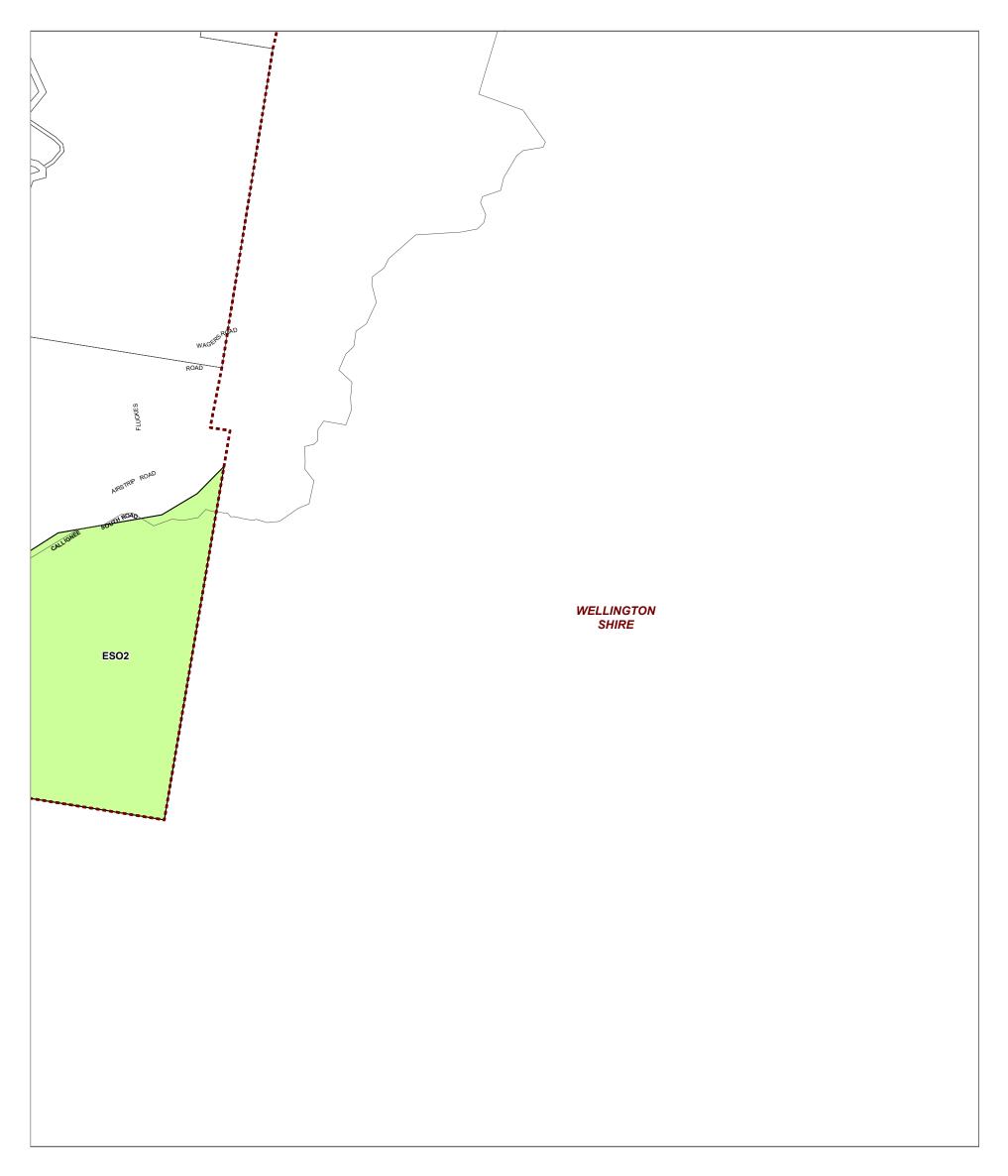
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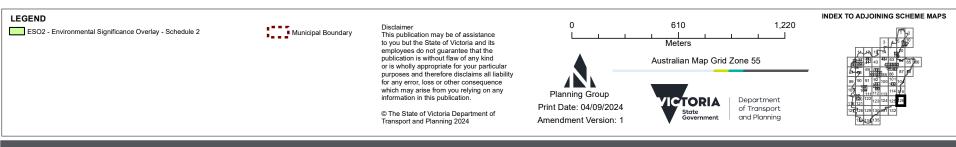


**ENVIRONMENTAL SIGNIFICANCE OVERLAY** 

MAP No 125ESO



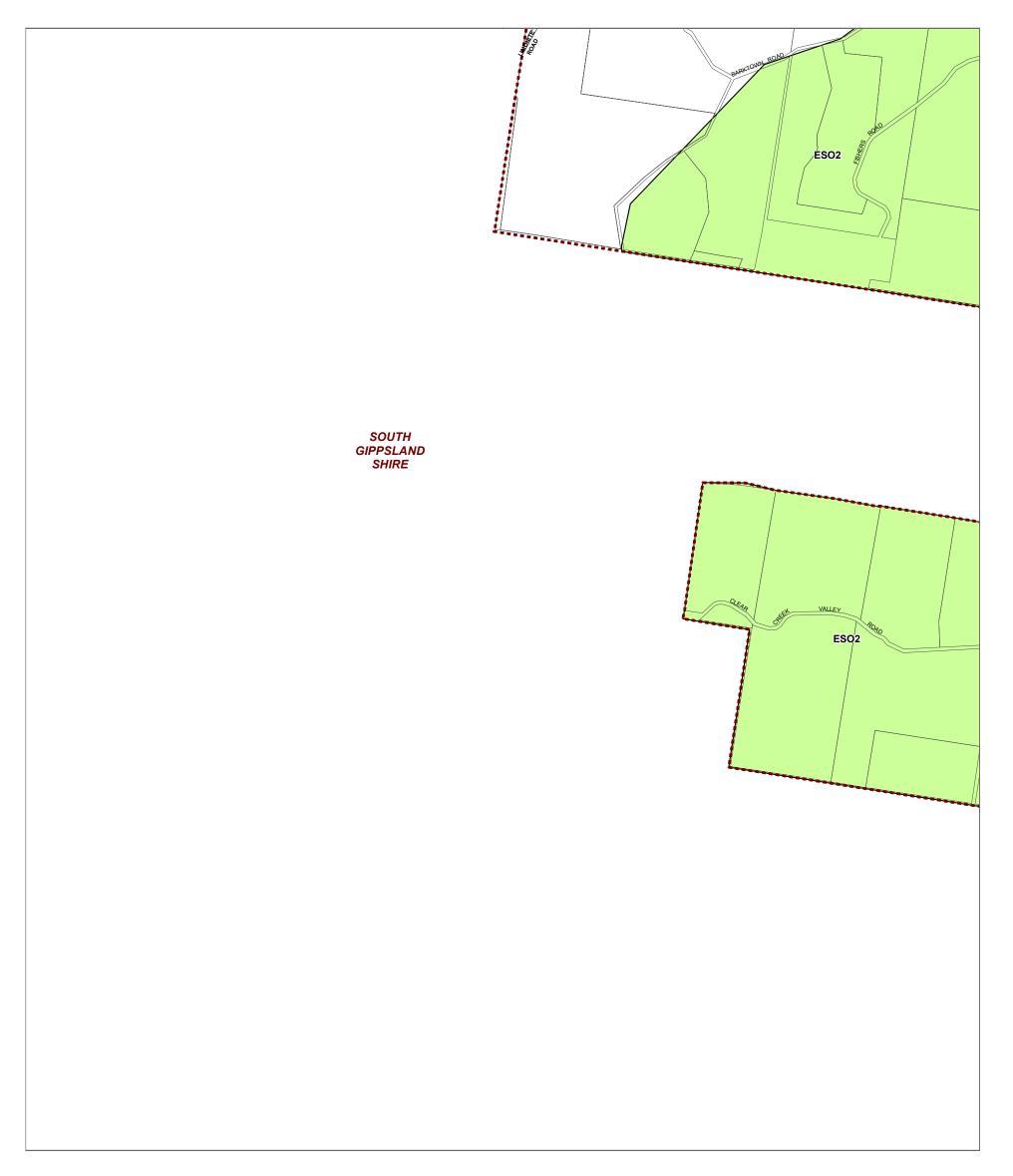


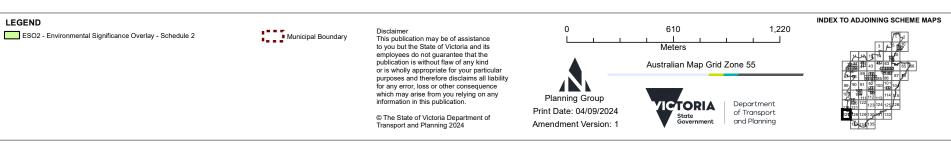


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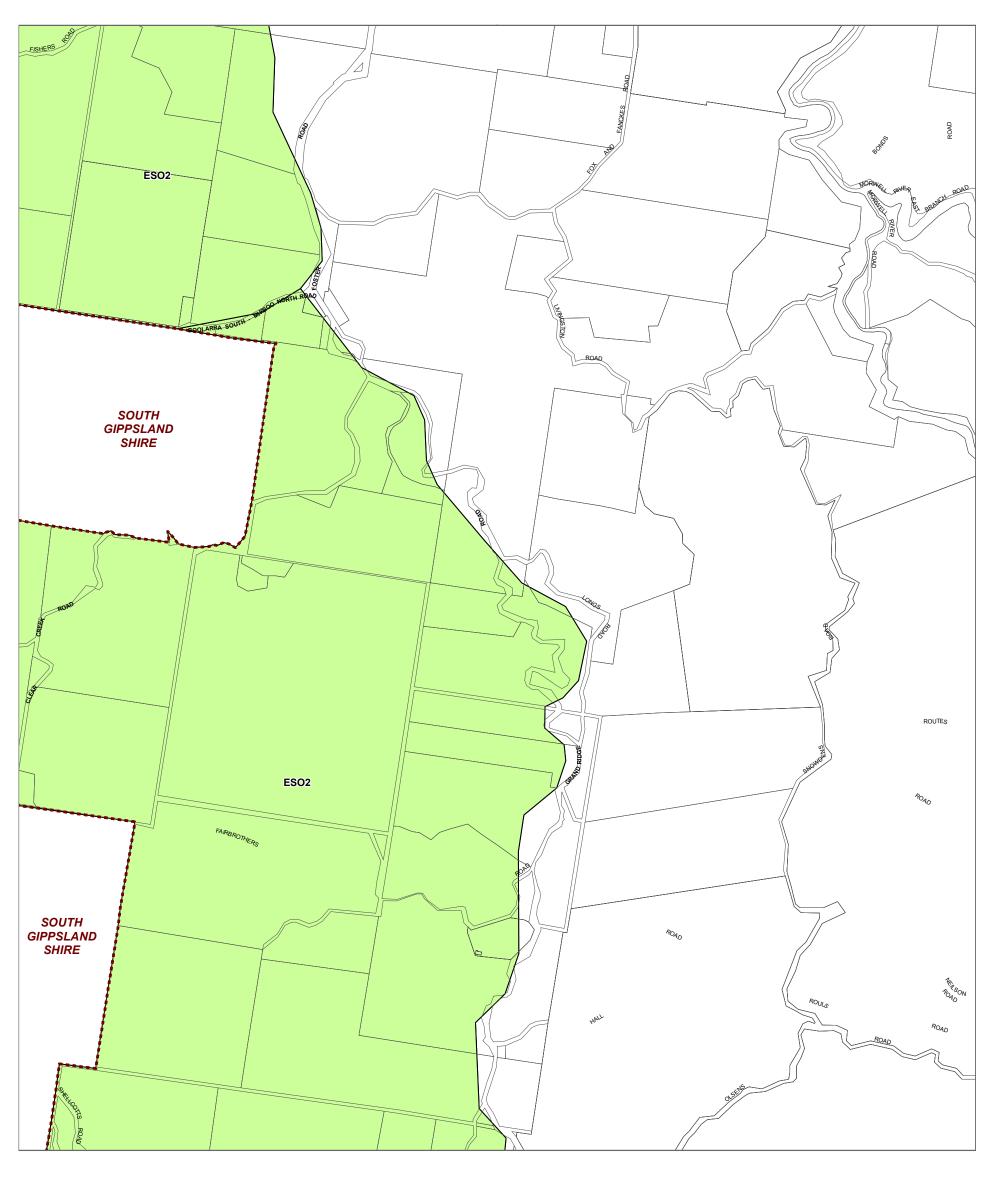


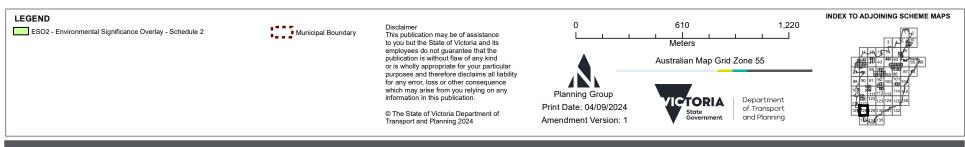




**ENVIRONMENTAL SIGNIFICANCE OVERLAY** 

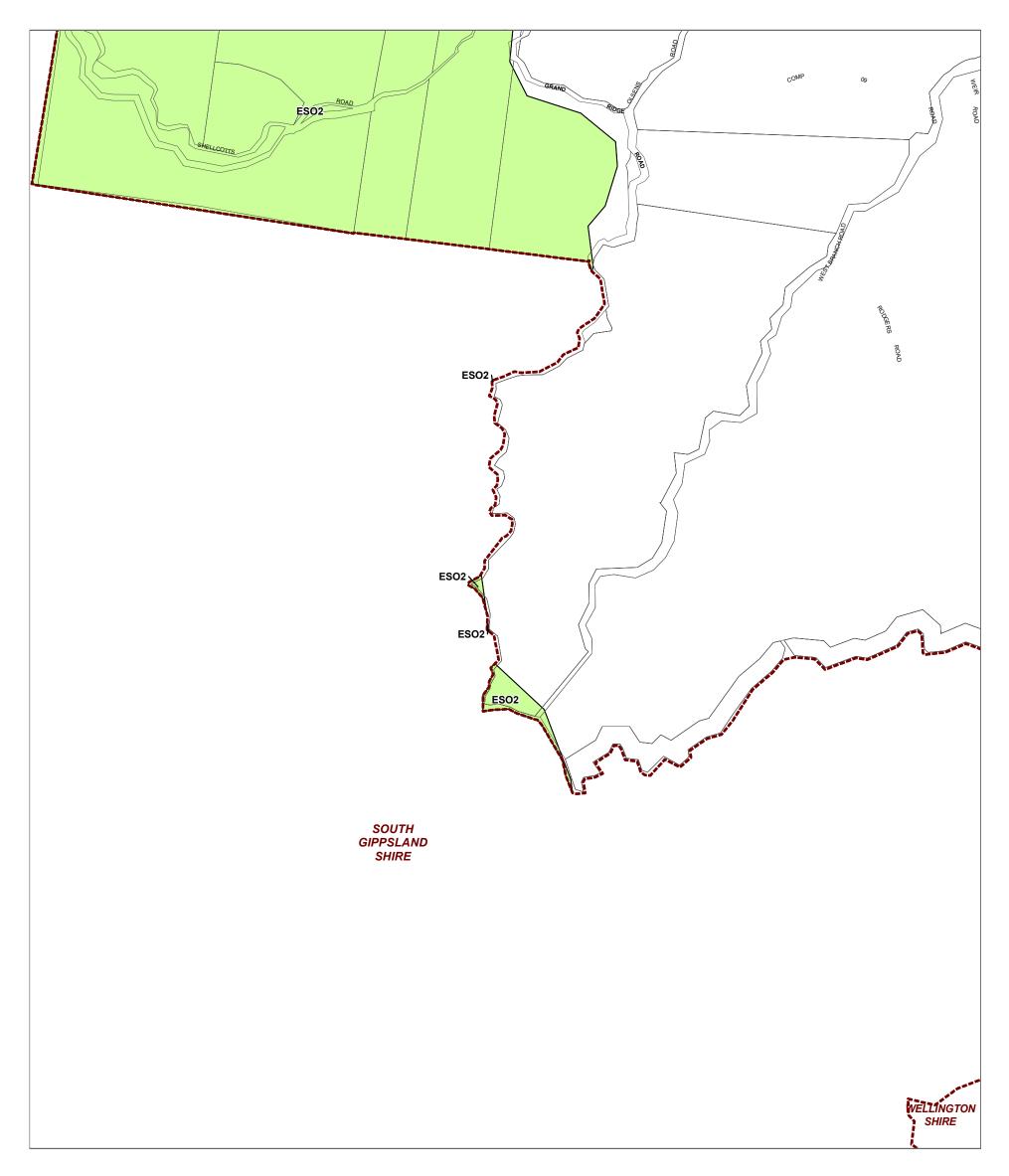
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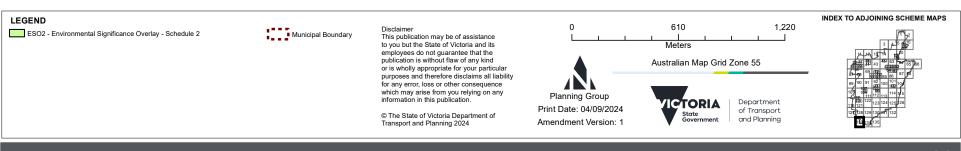




**ENVIRONMENTAL SIGNIFICANCE OVERLAY** 

MAP No 128ESO



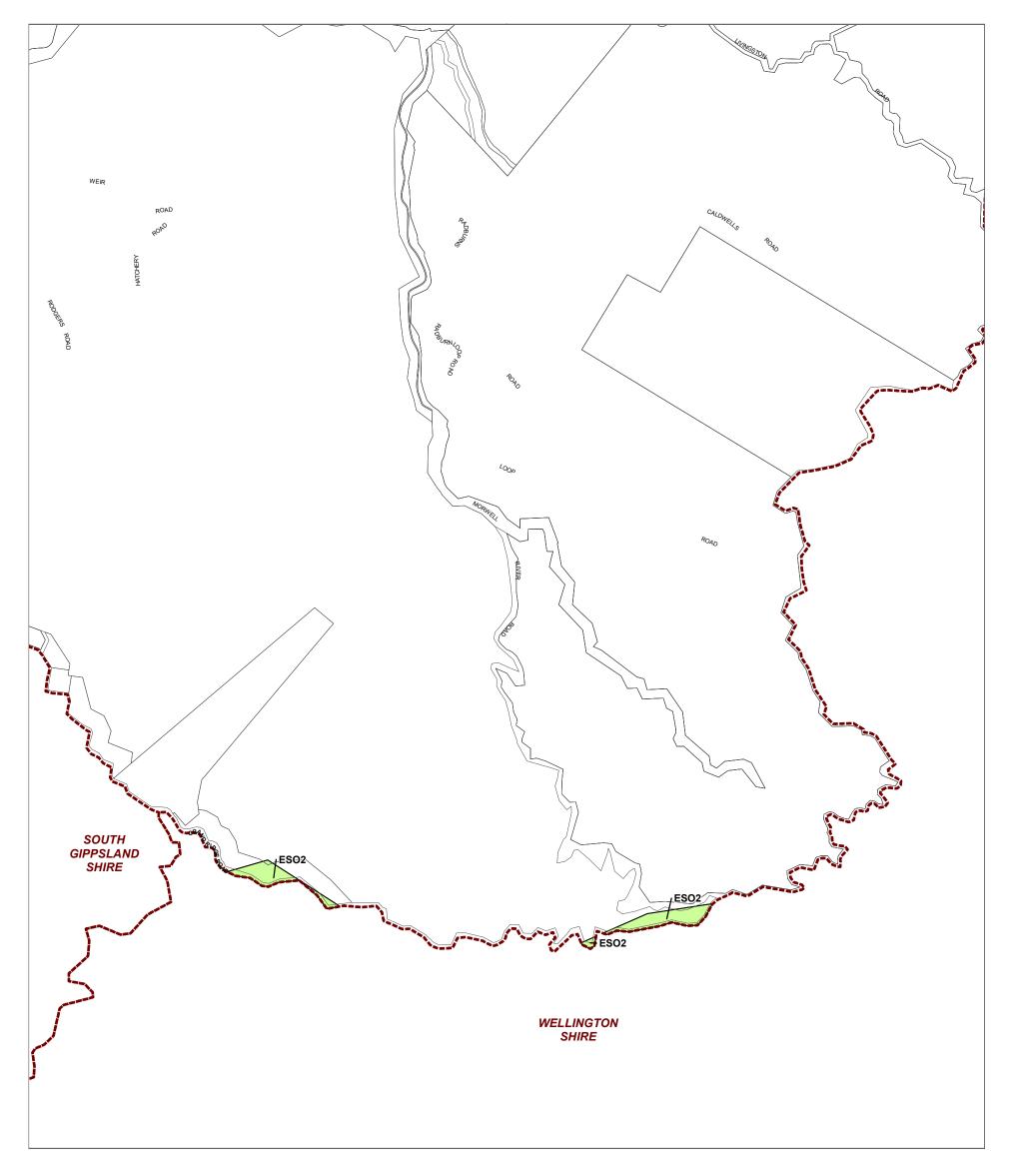


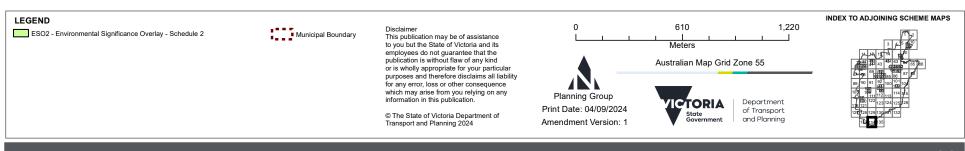
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MAP No 133ESO

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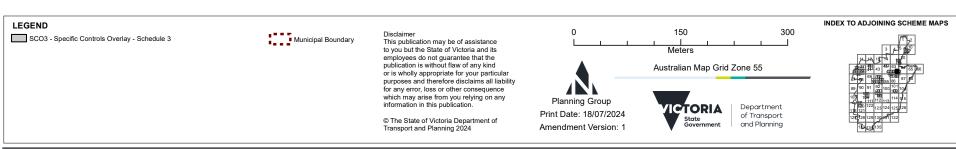


**ENVIRONMENTAL SIGNIFICANCE OVERLAY** 

MAP No 134ESO







**SPECIFIC CONTROLS OVERLAY** 

**MAP No 51SCO** 

**SPECIFIC CONTROLS OVERLAY** 

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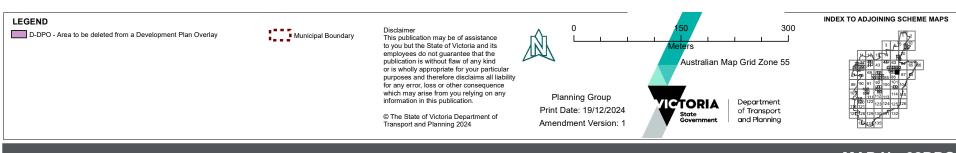
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# LATROBE PLANNING SCHEME - LOCAL PROVISION AMENDMENT C149latr TRABALGOD MELROSSA ROAD MILLIGAN COURT CRESCENT D-DPO2 LEGEND INDEX TO ADJOINING SCHEME MAPS Disclaimer This publication may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is without flaw of any kind or is wholly appropriate for your particular purposes and therefore disclaims all liability for any error, loss or other consequence which may arise from you relying on any information in this publication. Municipal Boundary D-DPO - Area to be deleted from a Development Plan Overlay Australian Map Grid Zone 55 Planning Group Department of Transport and Planning TORIA Print Date: 19/12/2024 Amendment Version: 1

AREA TO BE DELETED FROM A DEVELOPMENT PLAN OVERLAY

**MAP No 57DPO** 





AREA TO BE DELETED FROM A DEVELOPMENT PLAN OVERLAY

MAP No 62DPO





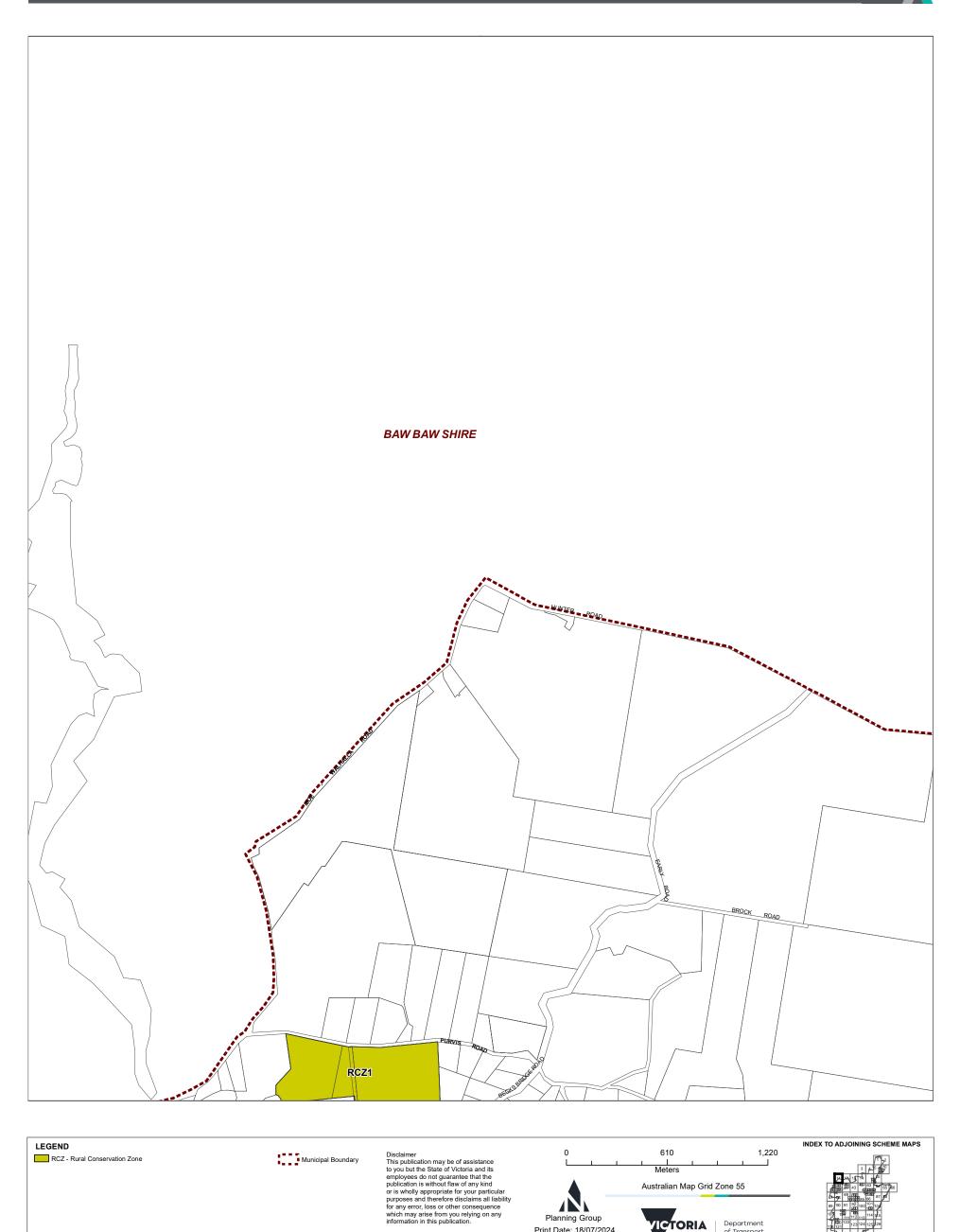




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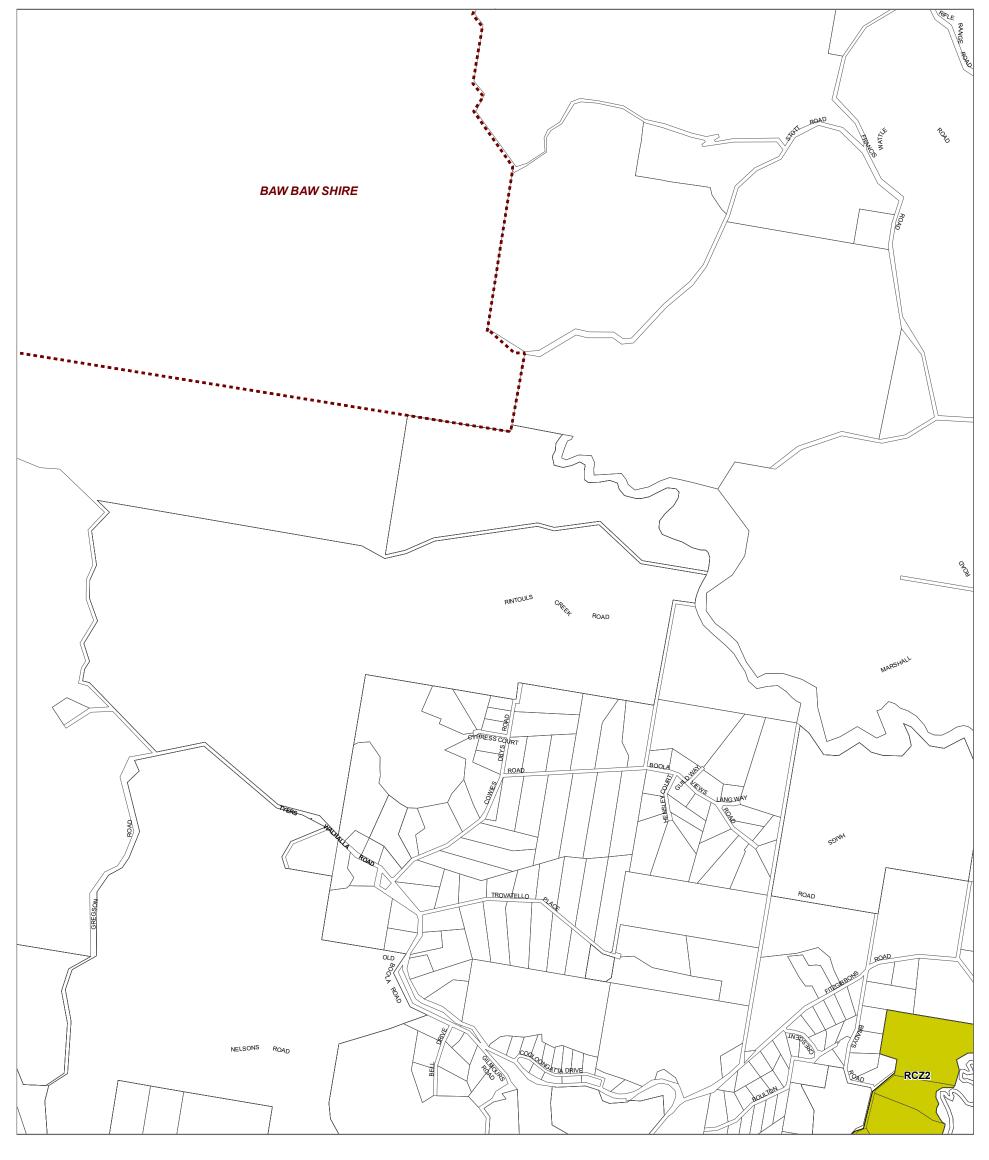
VICTORIA State Government

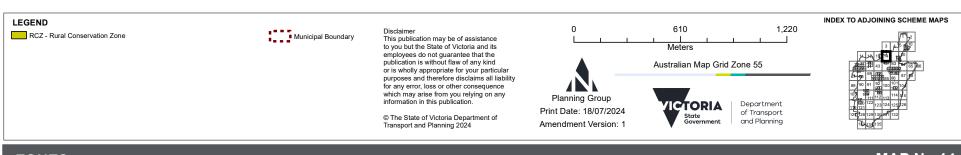
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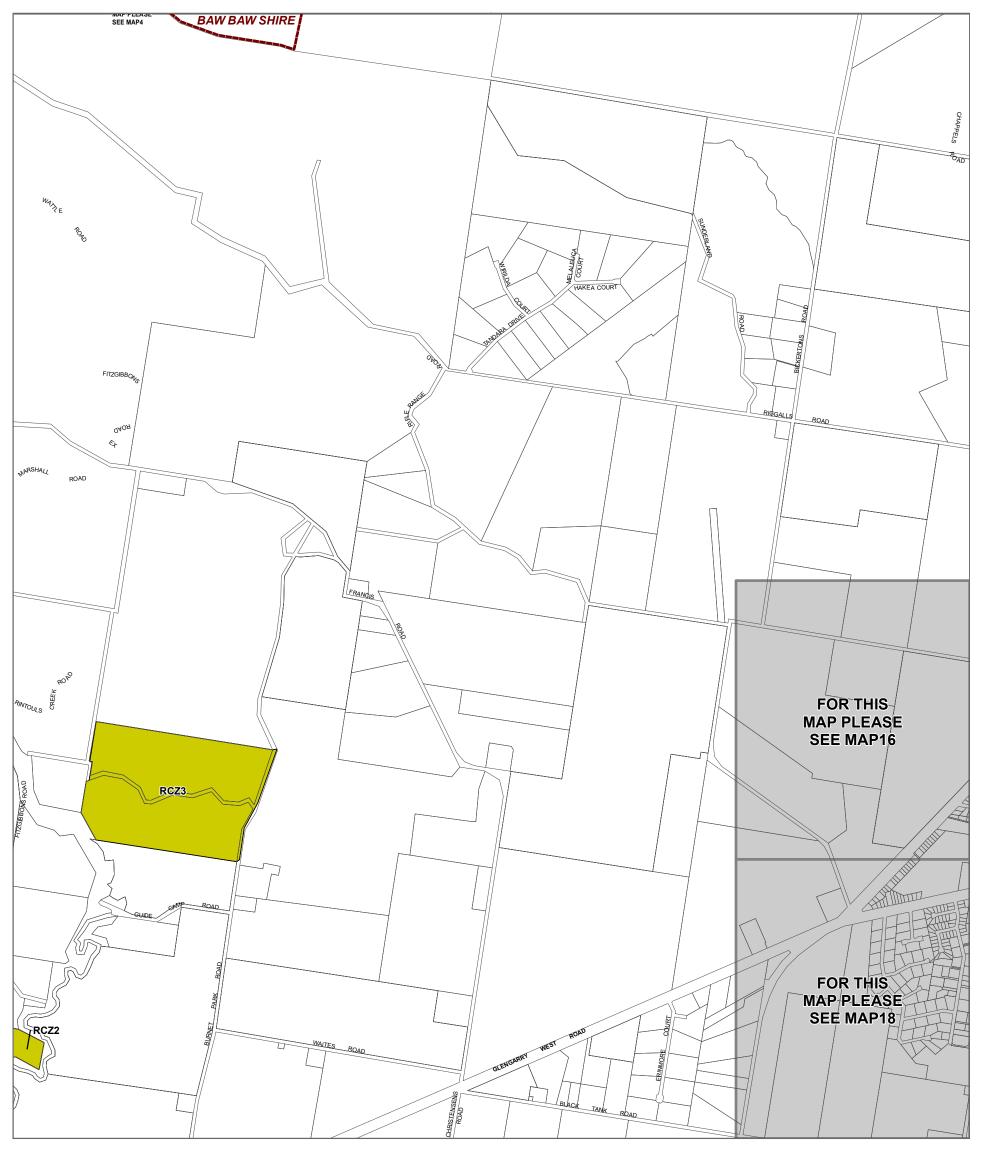
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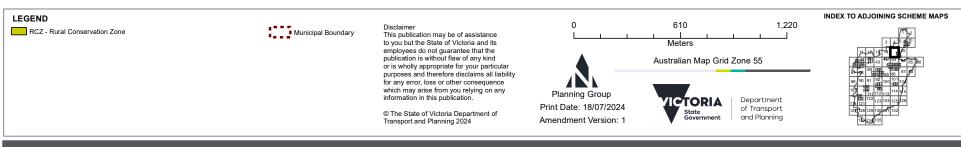






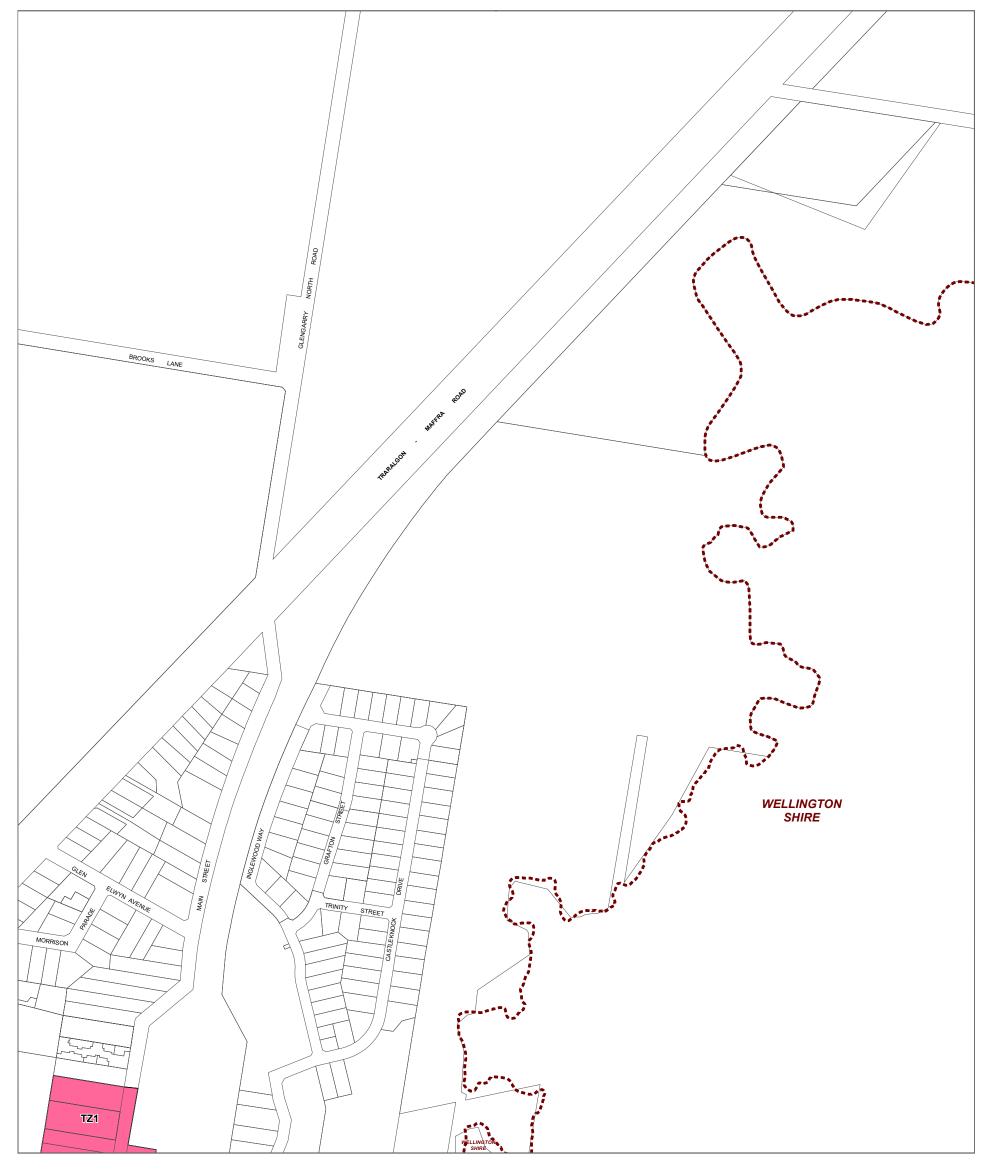
**ZONES** MAP No 14

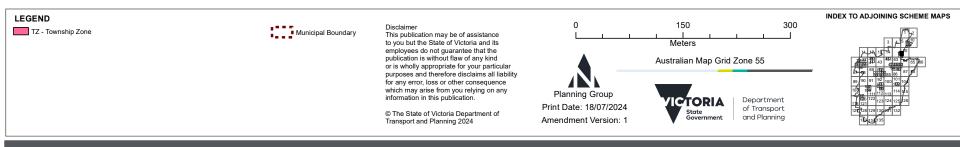




ZONES MAP No 15

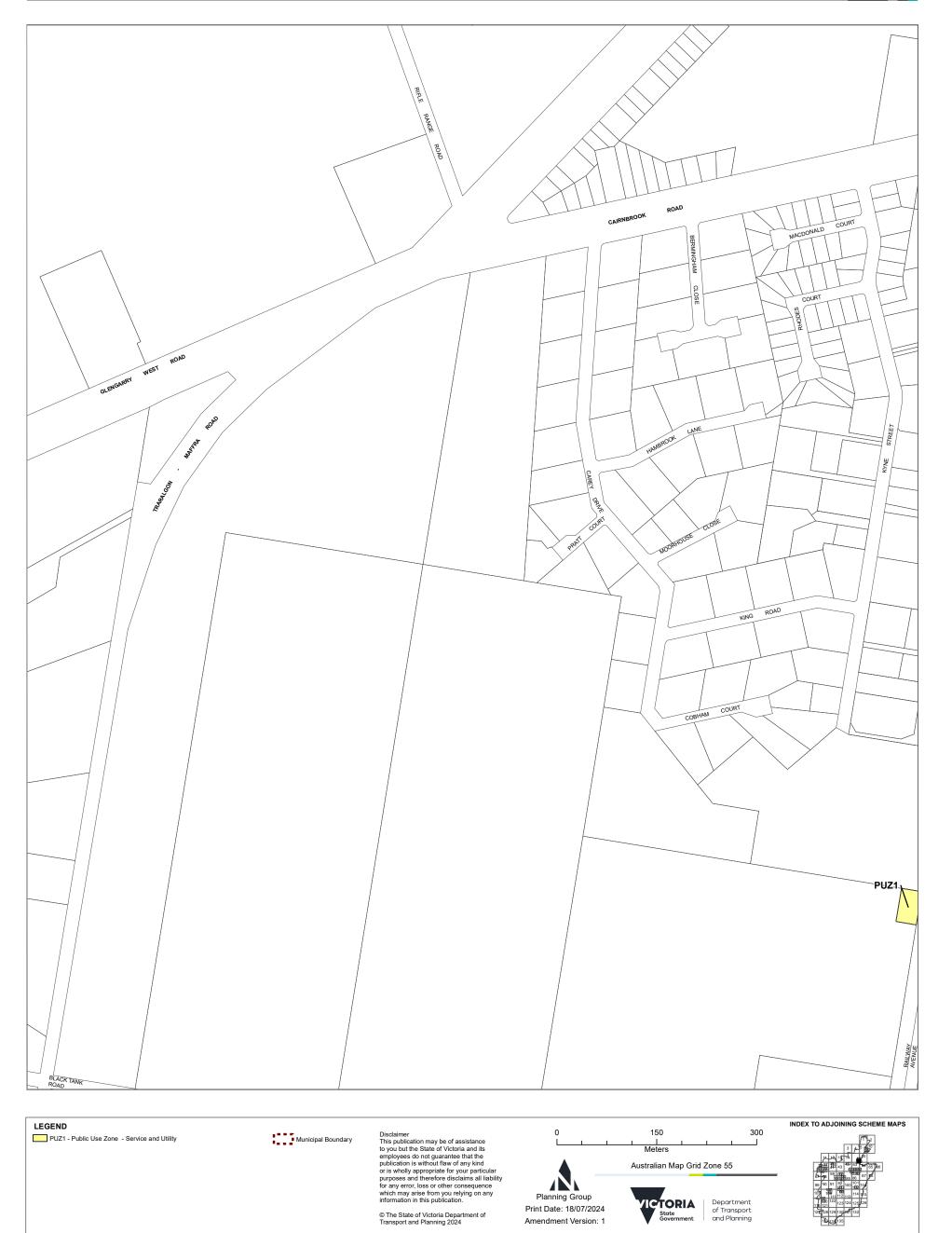




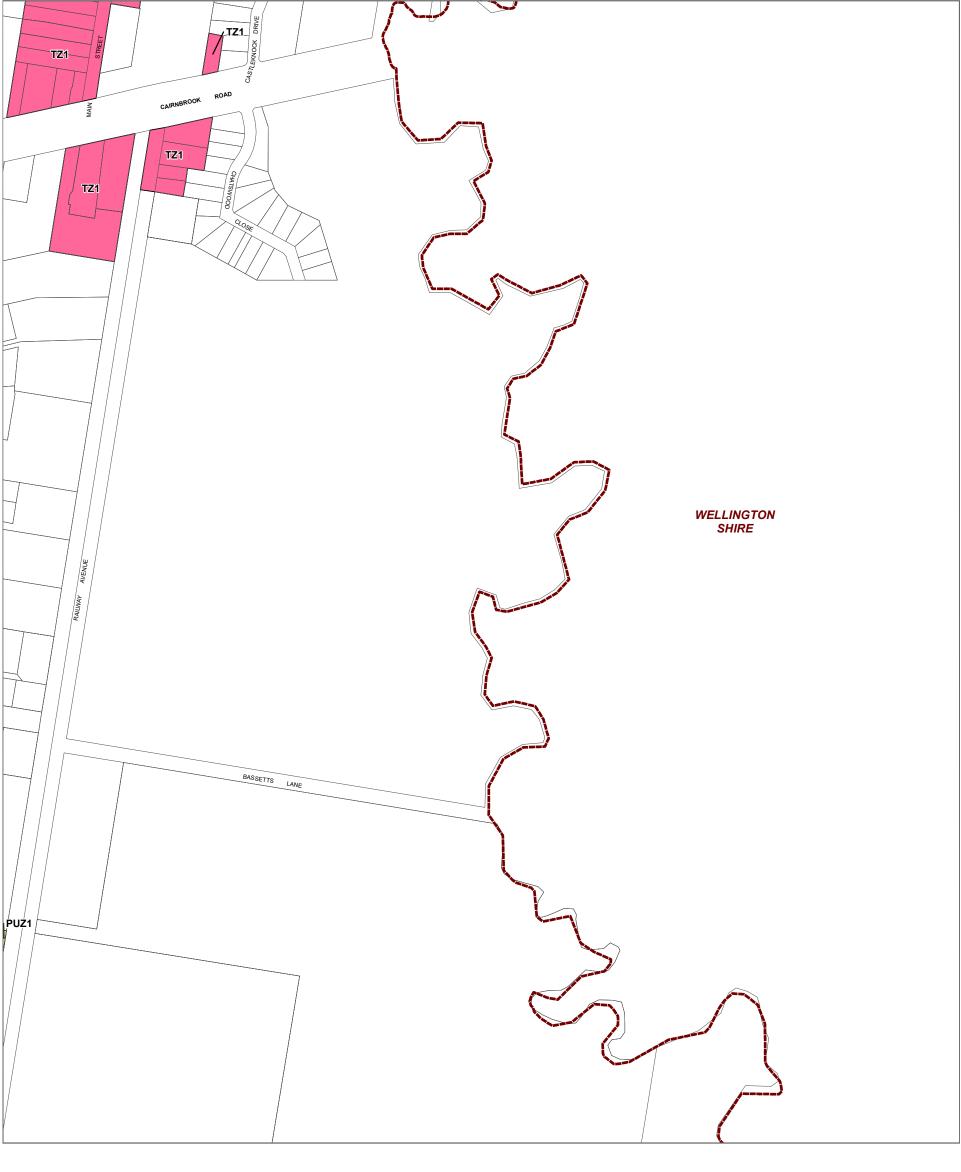


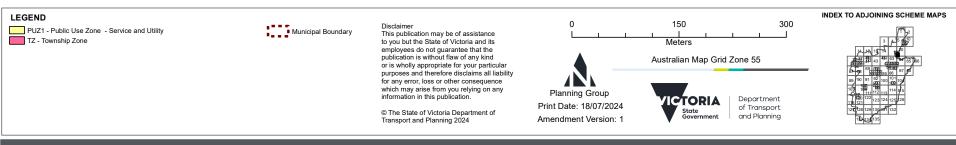
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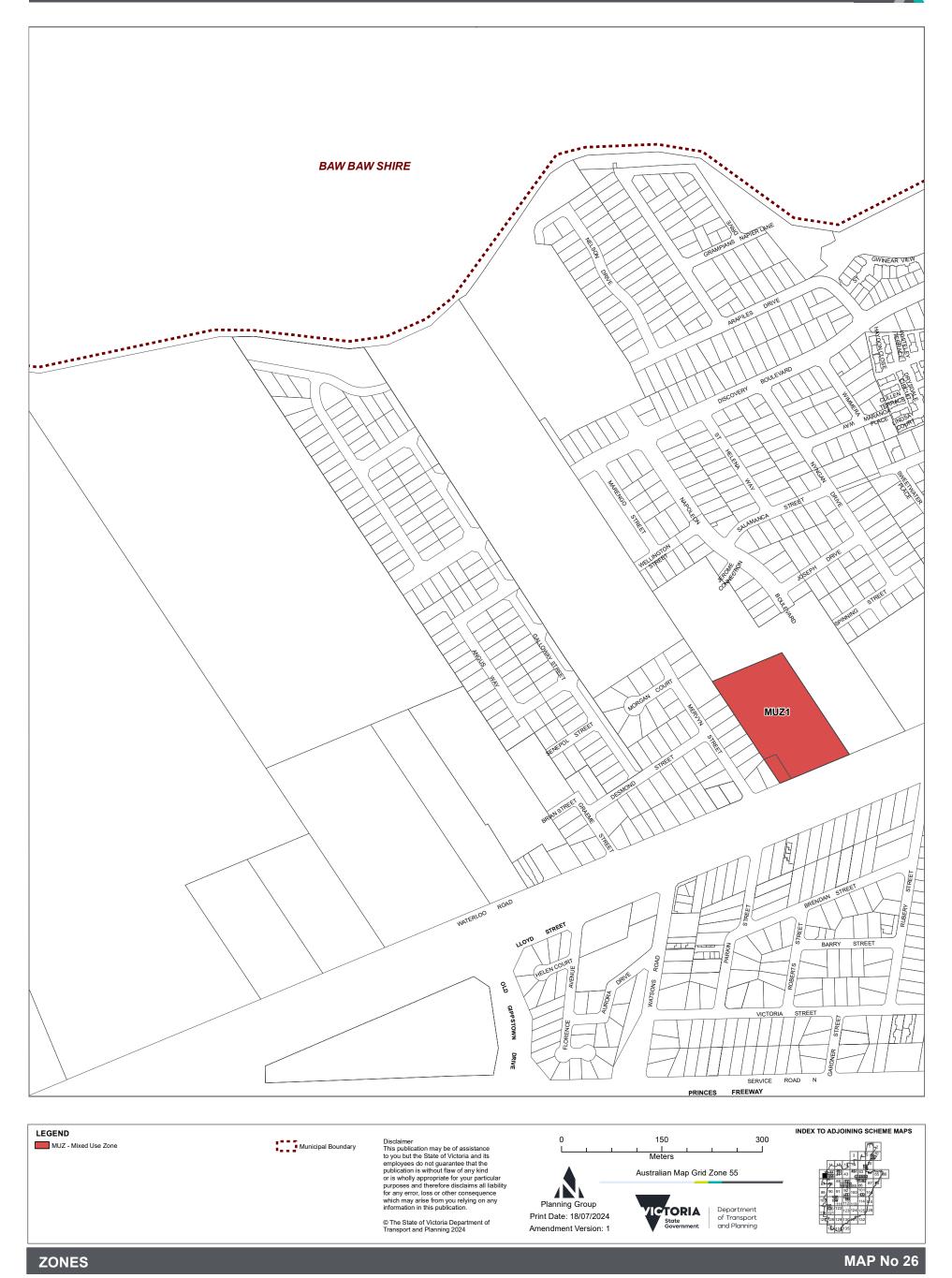


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ZONES MAP No 19







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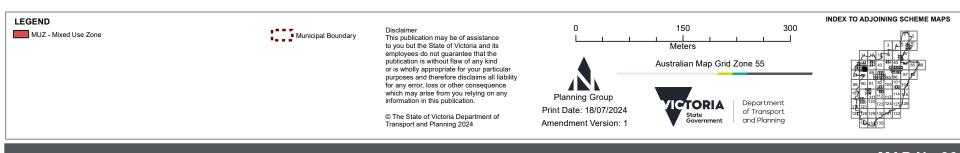
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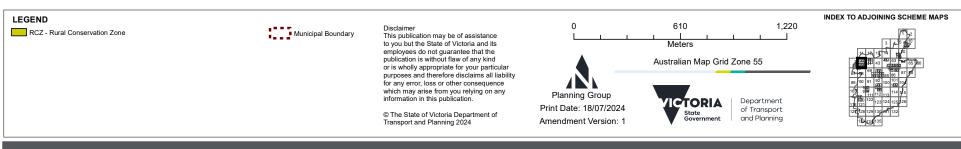






ZONES MAP No 36





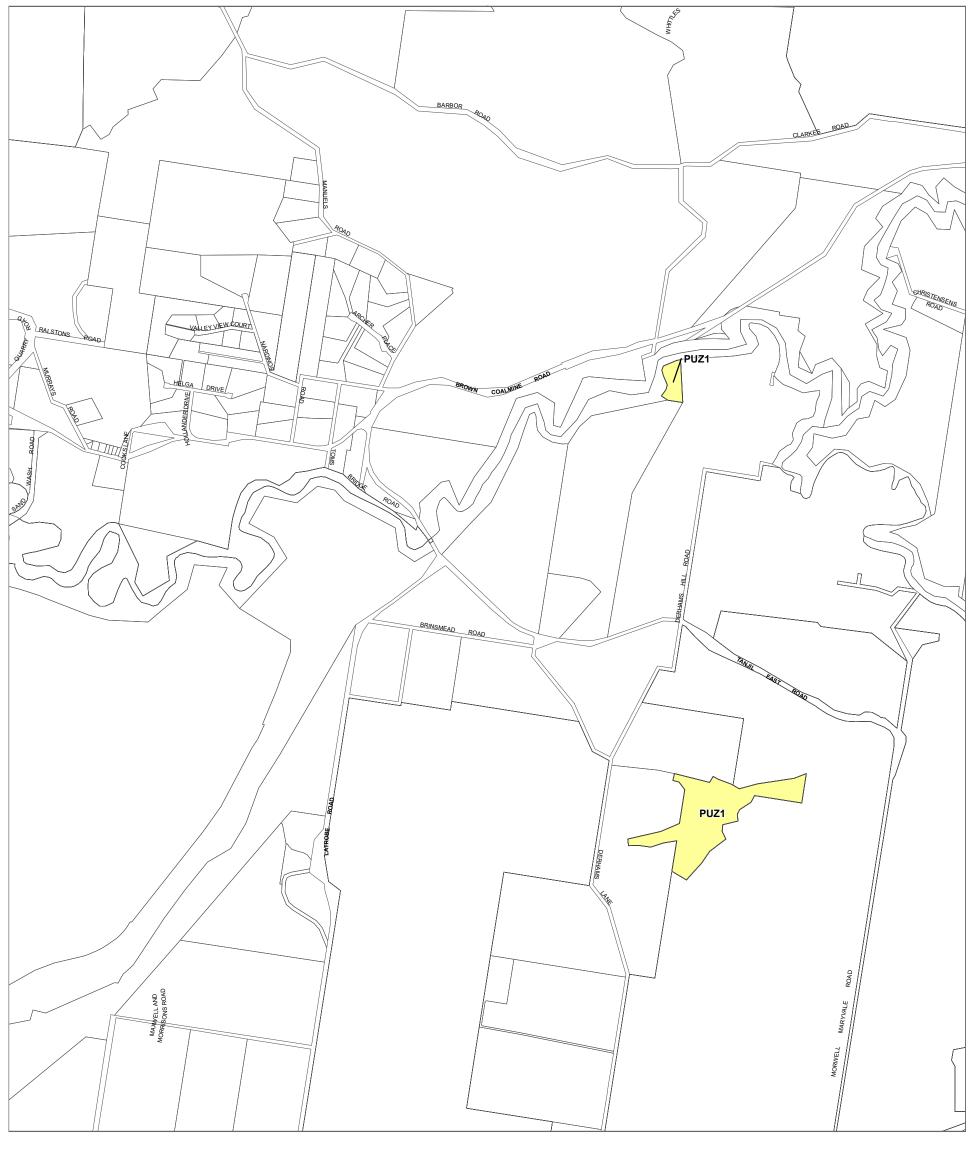
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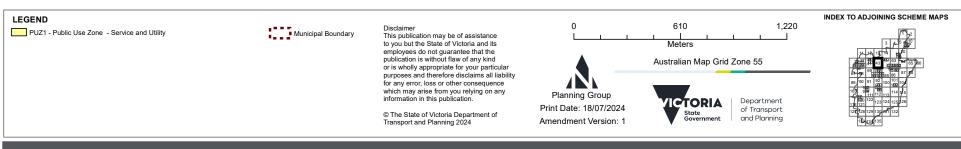
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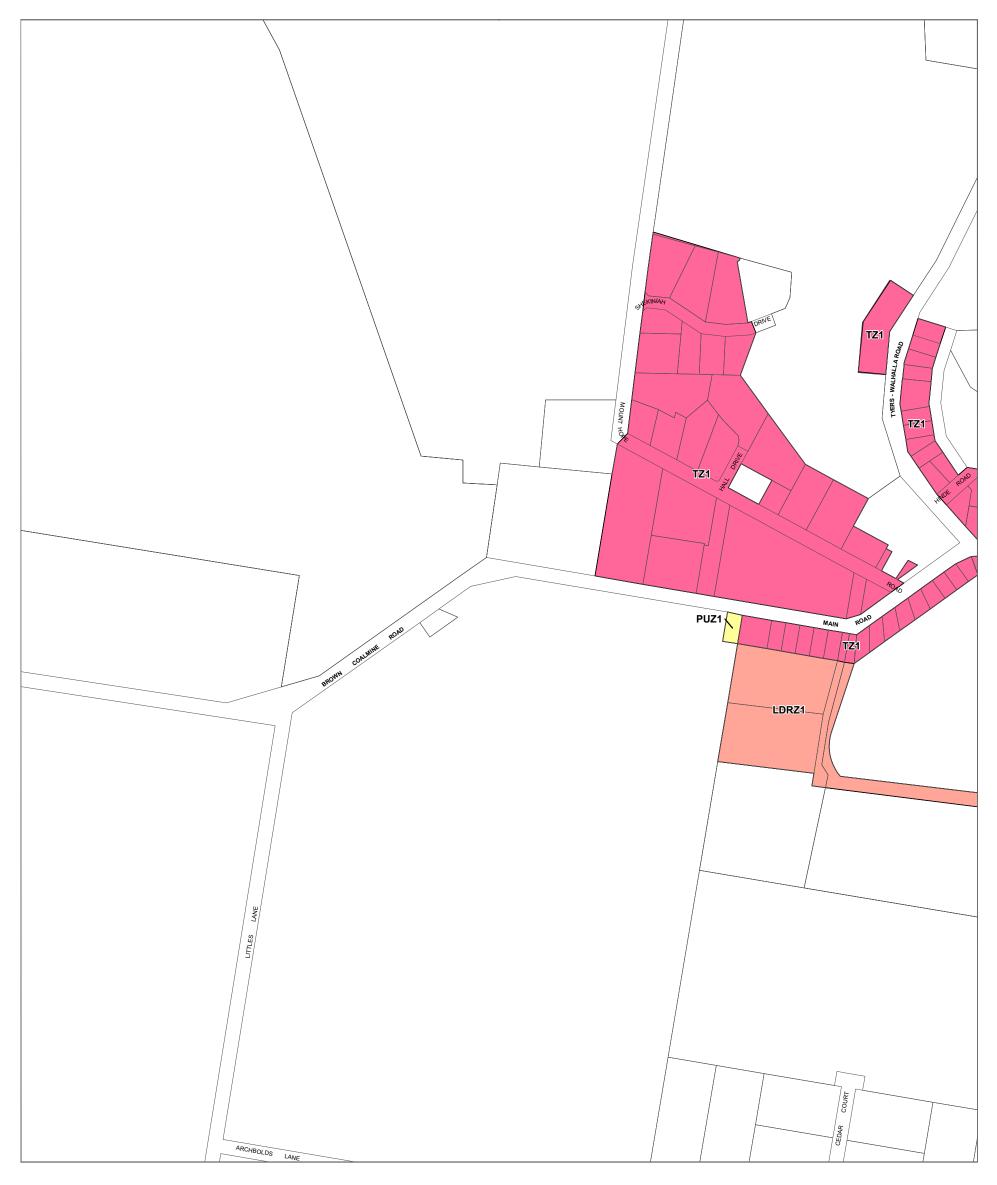
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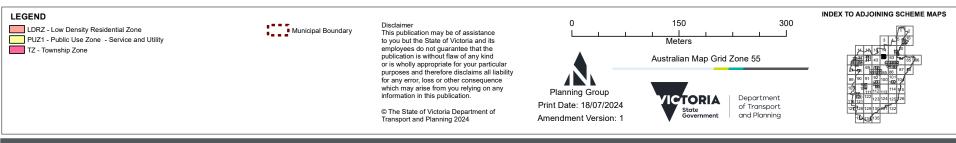
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ZONES MAP No 45

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**ZONES** 

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MAP No 50

Australian Map Grid Zone 55

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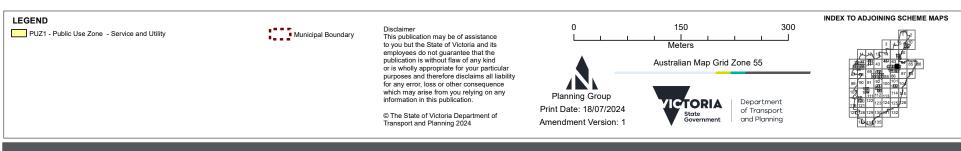
Department of Transport and Planning

Planning Group

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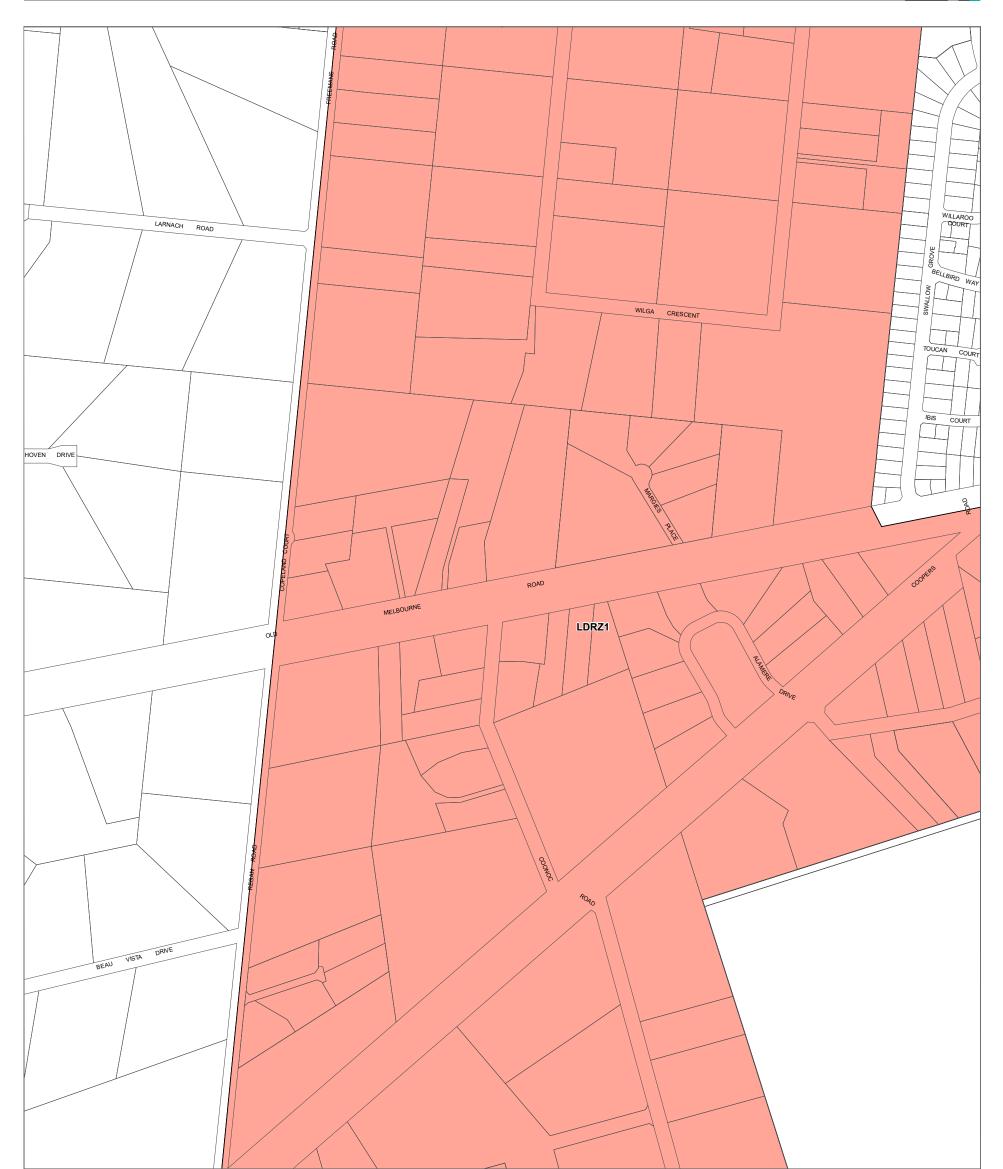


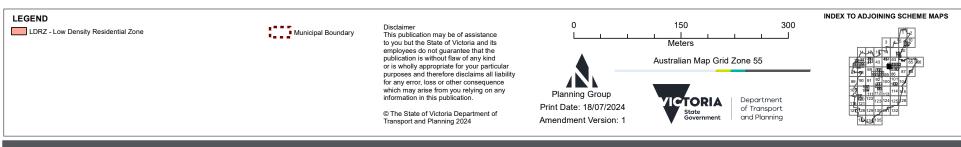


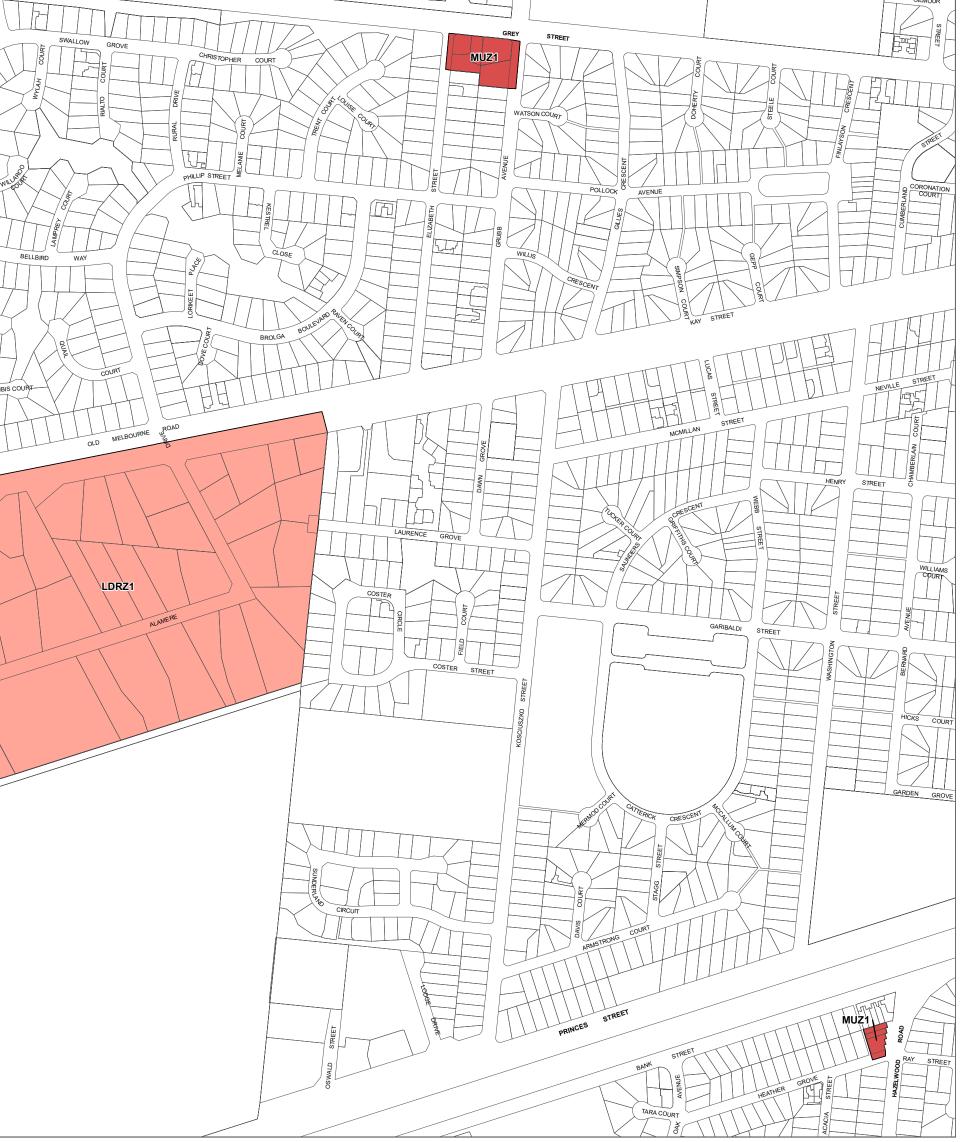
**ZONES** 

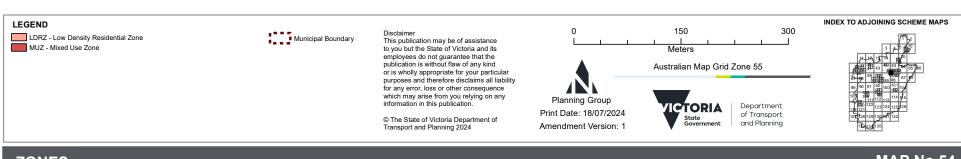
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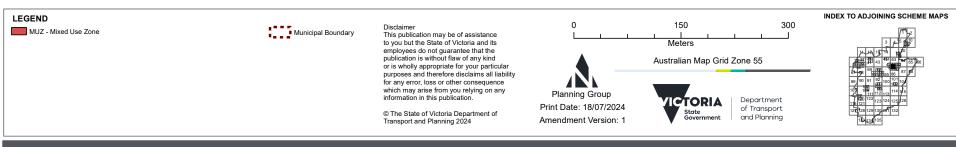




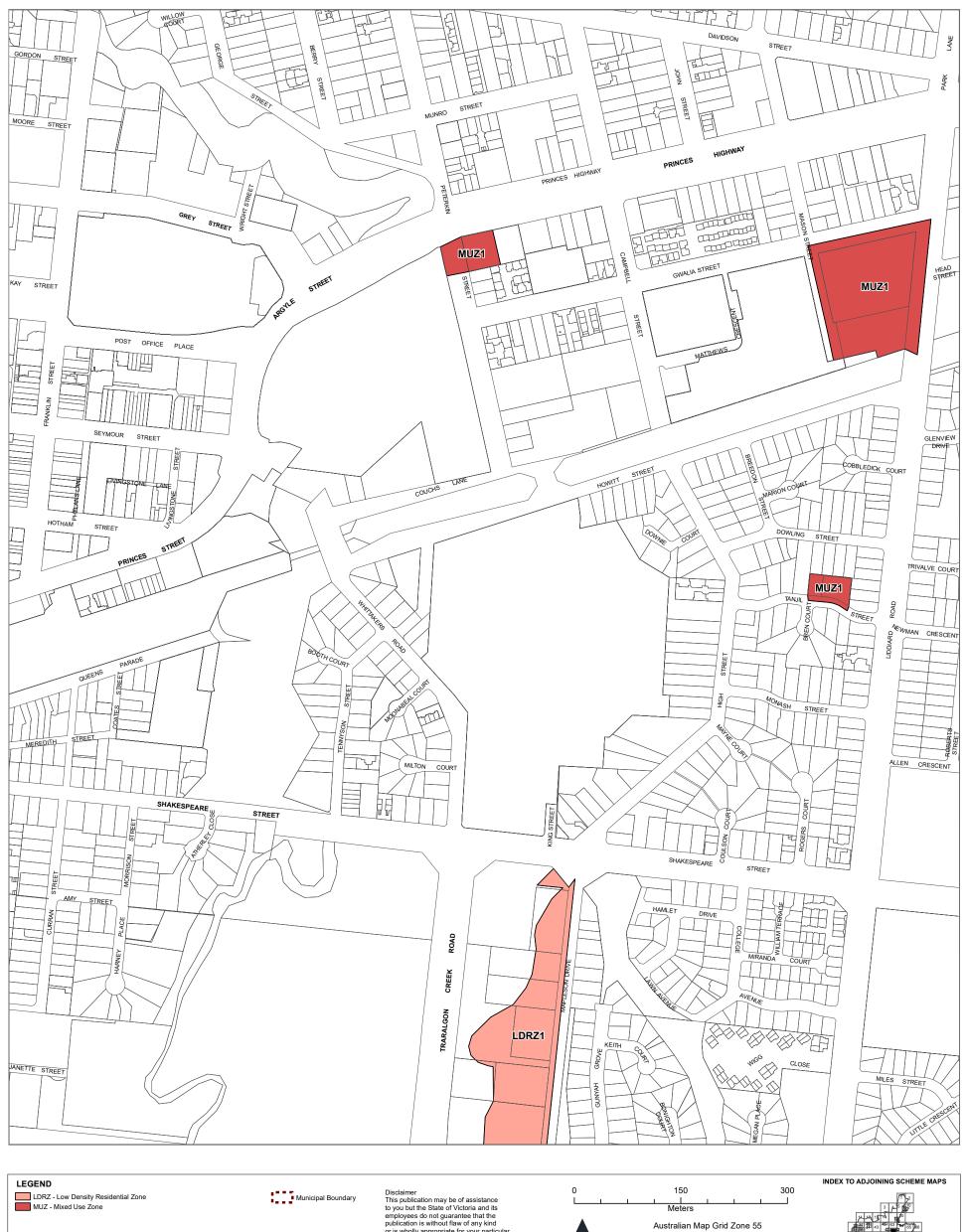


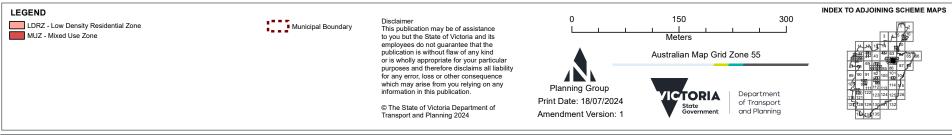




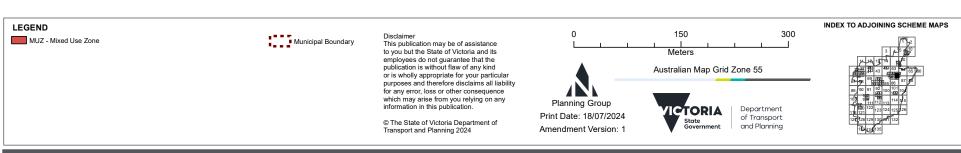


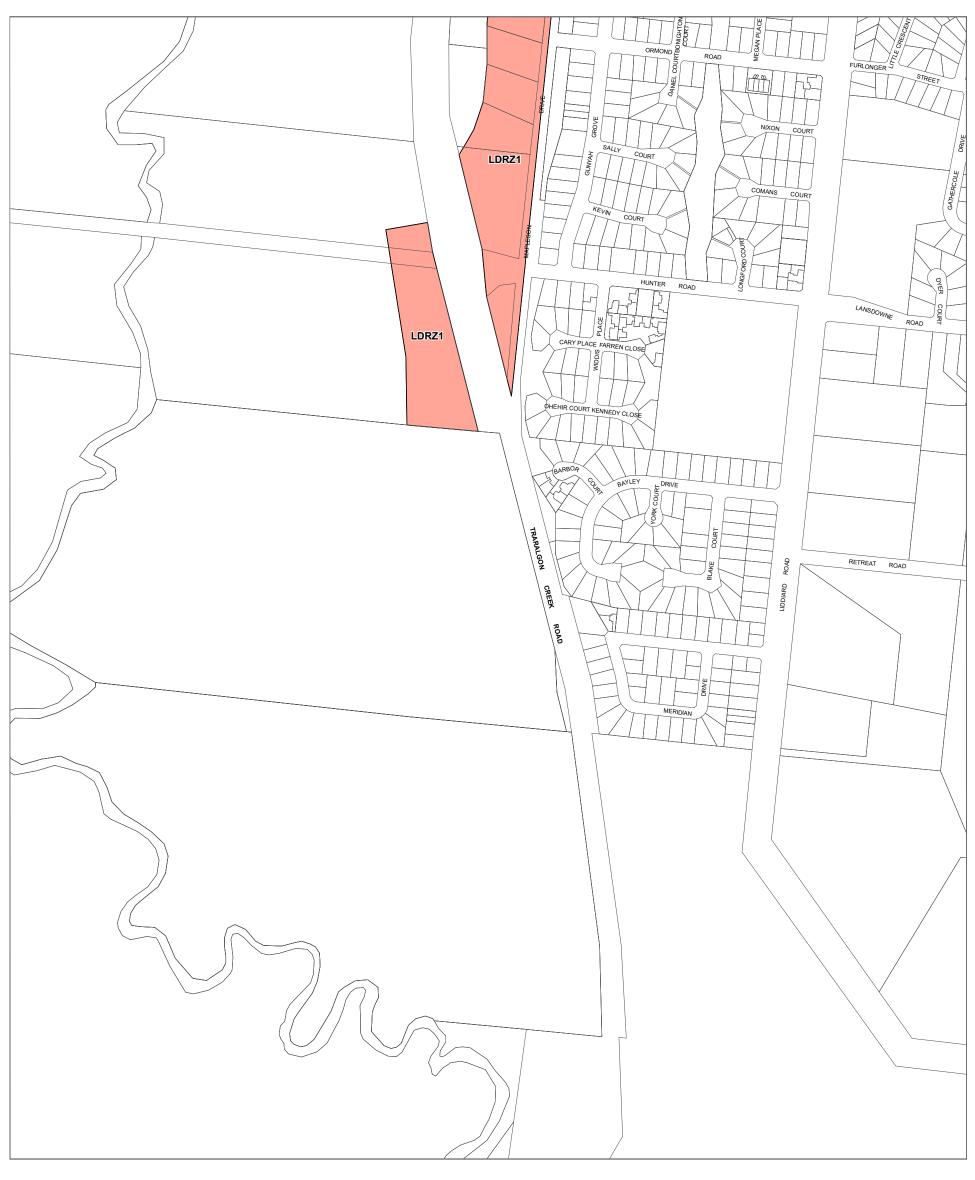


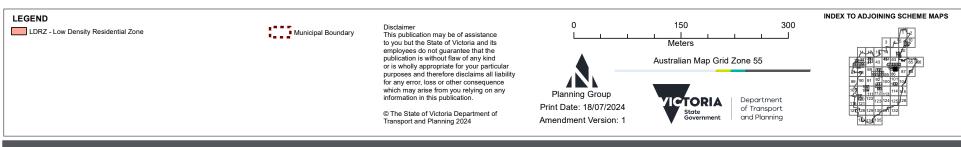




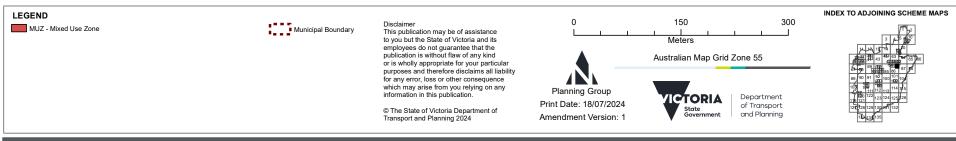




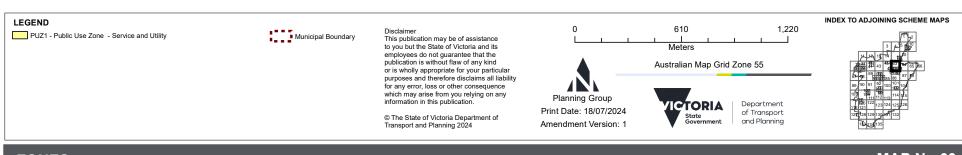




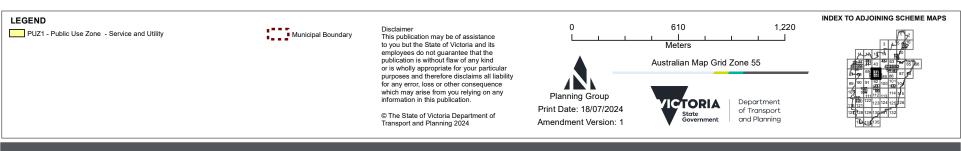










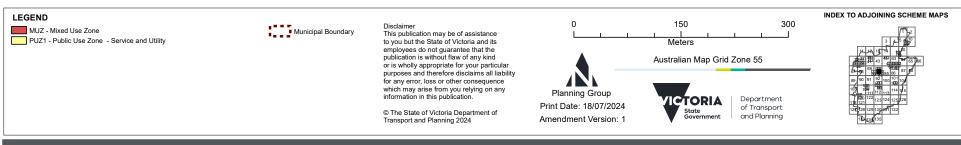


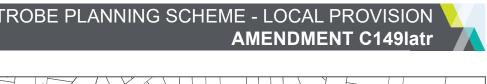




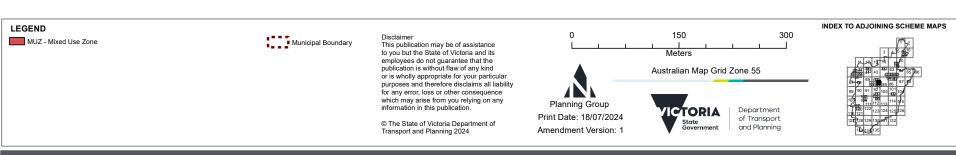












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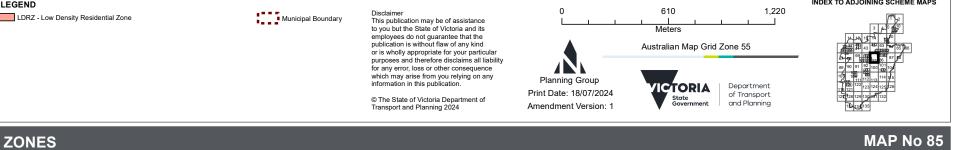
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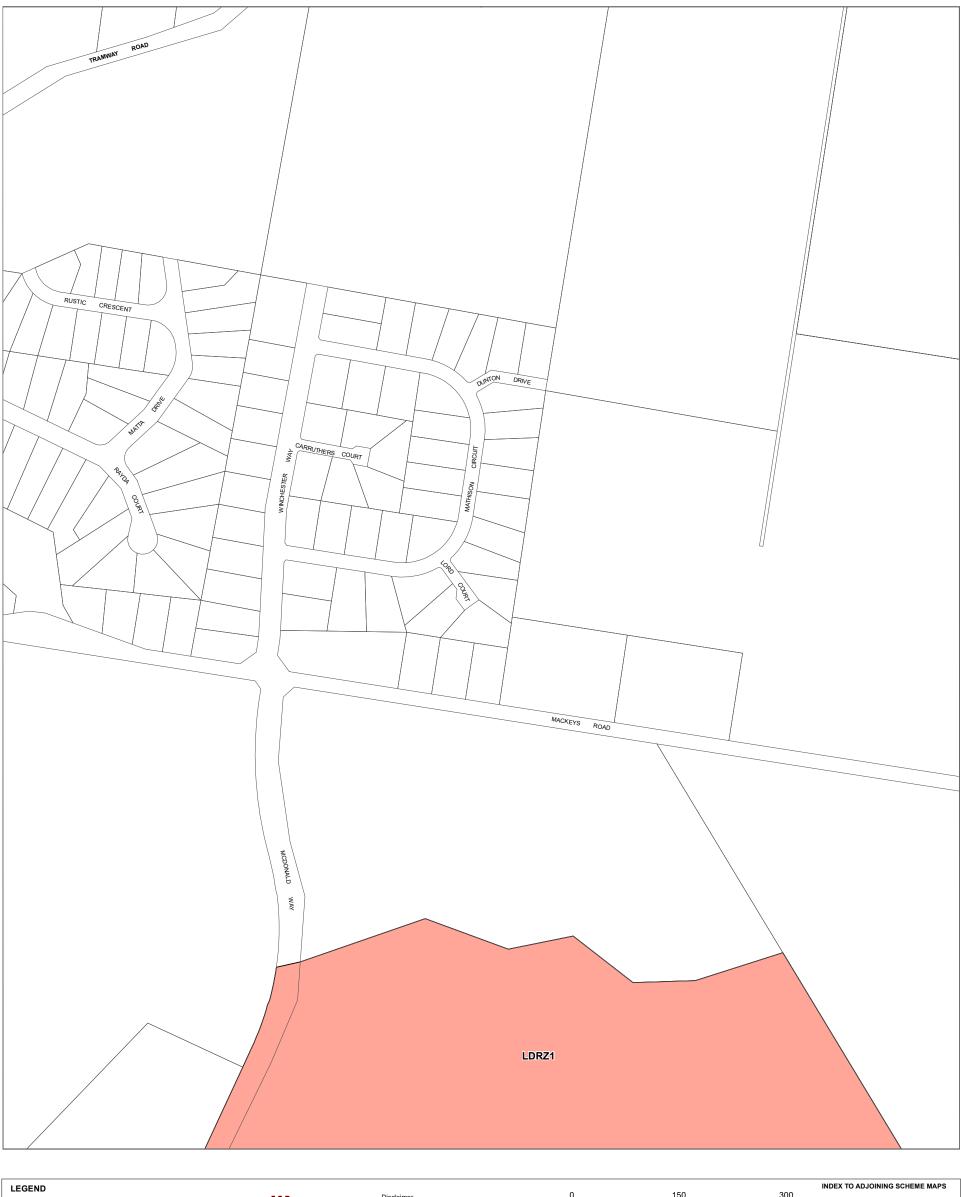


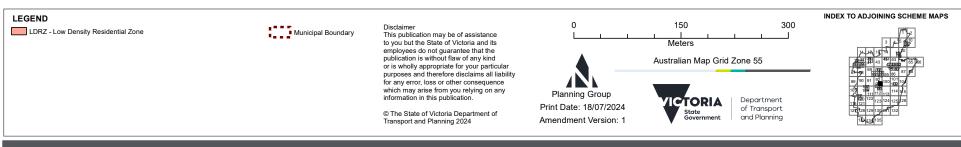


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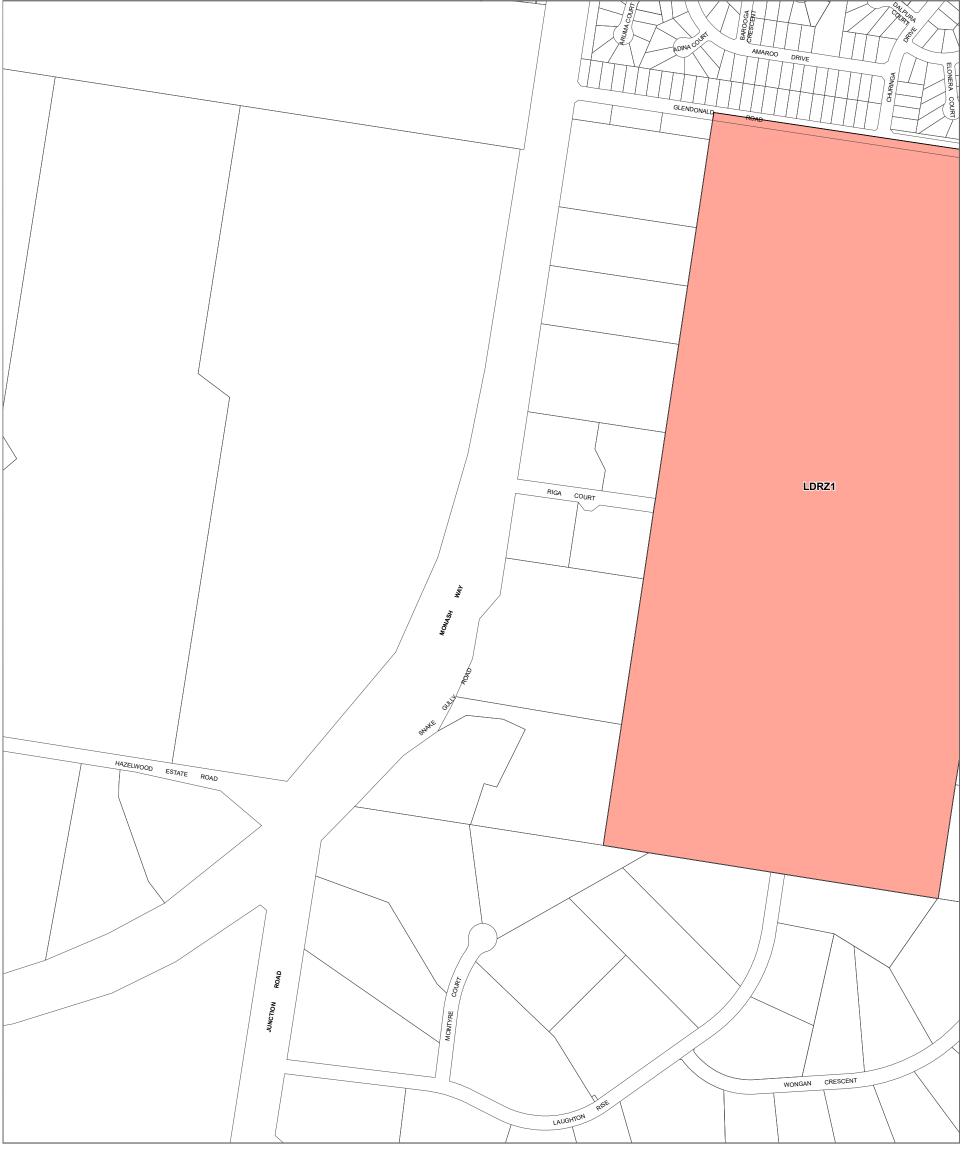
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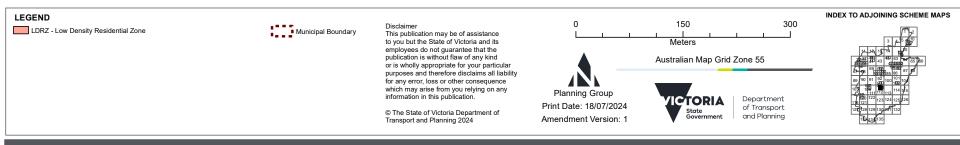
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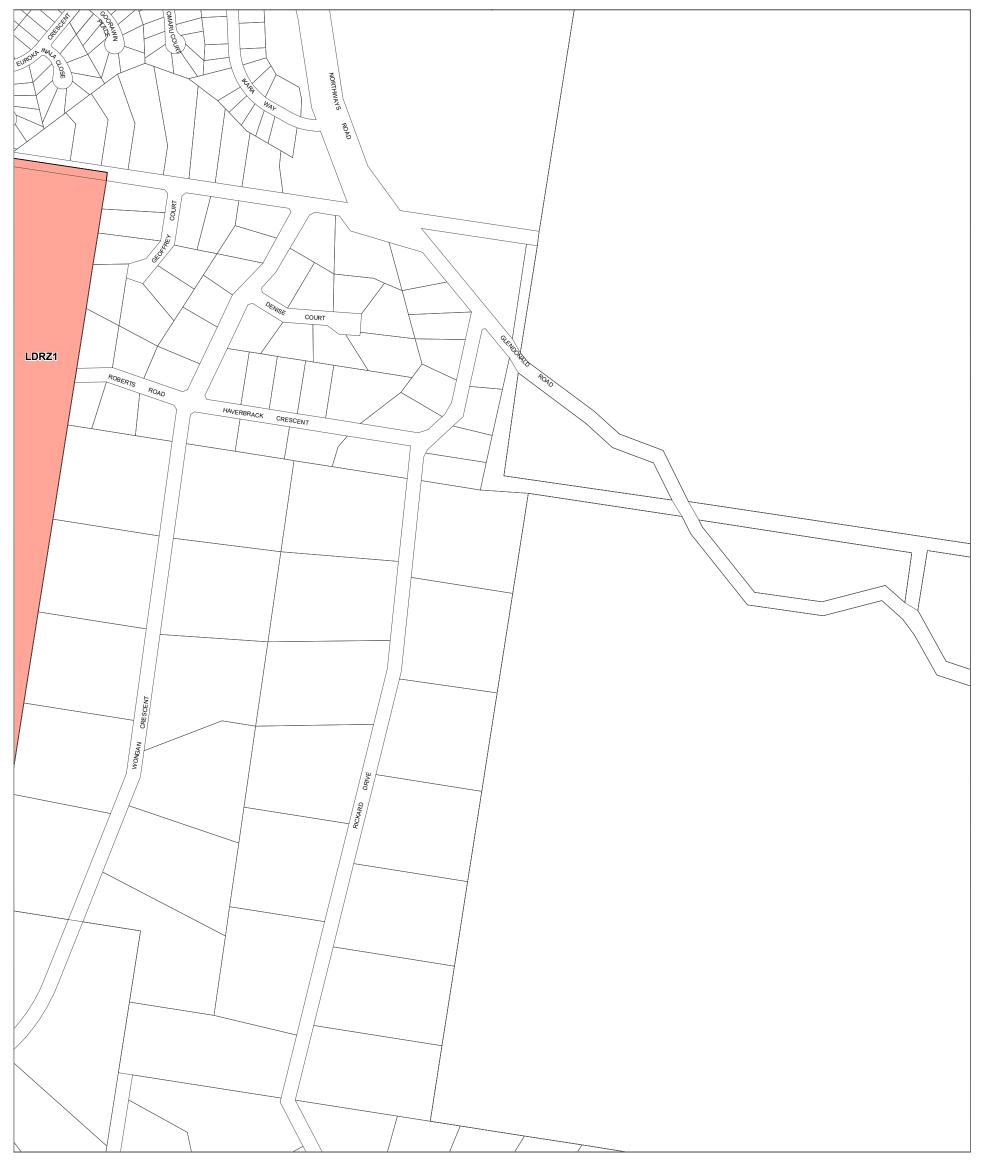


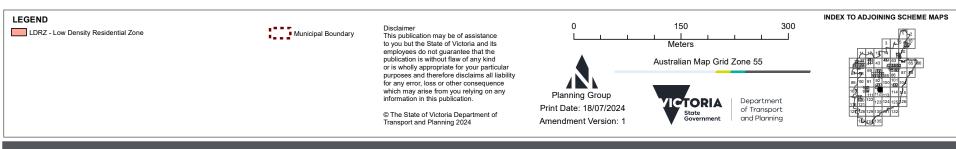




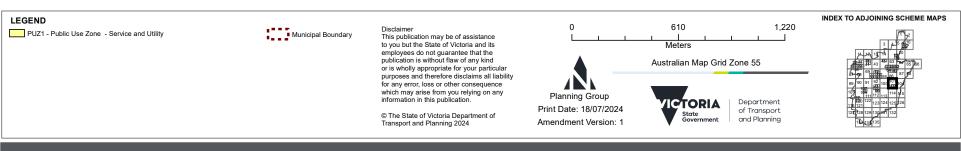
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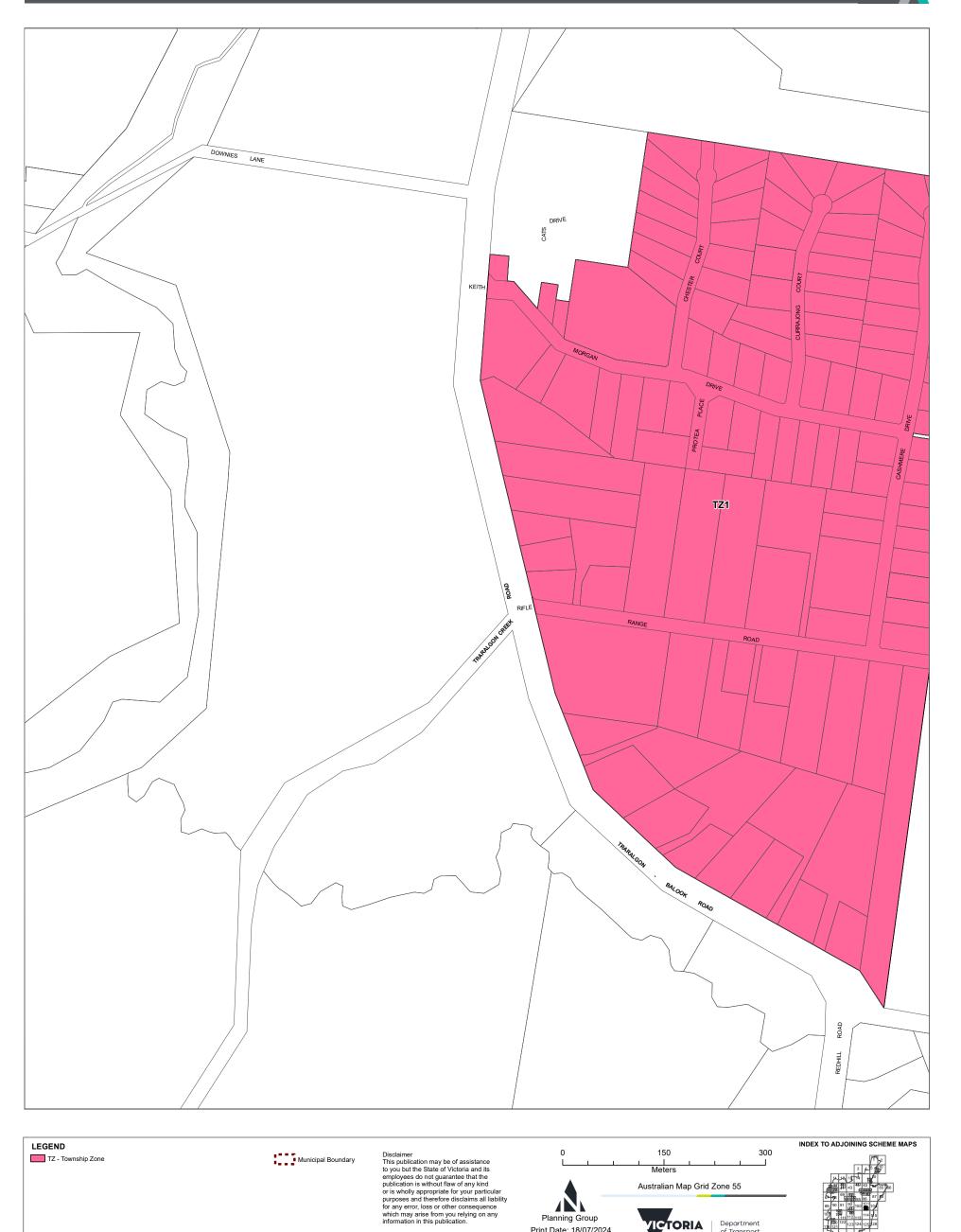






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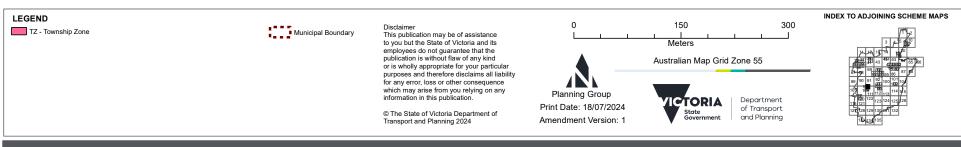
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**ZONES** 

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**MAP No 118** 

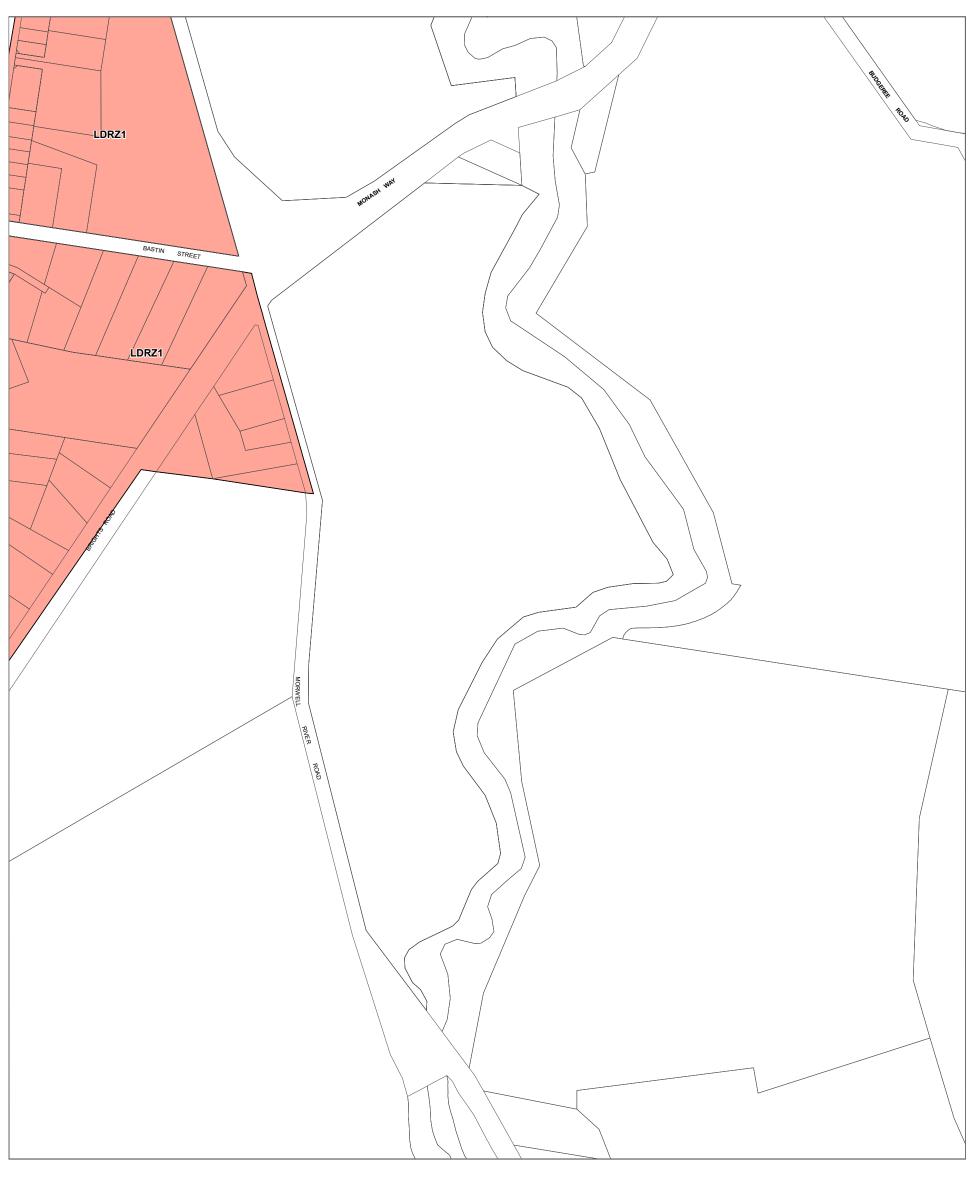
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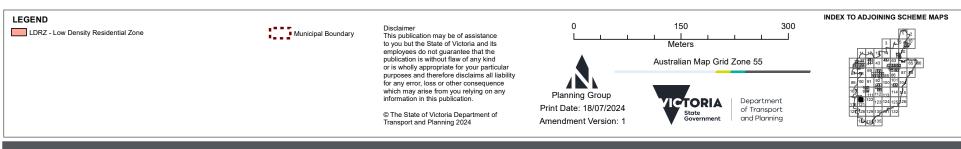
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**MAP No 119** 

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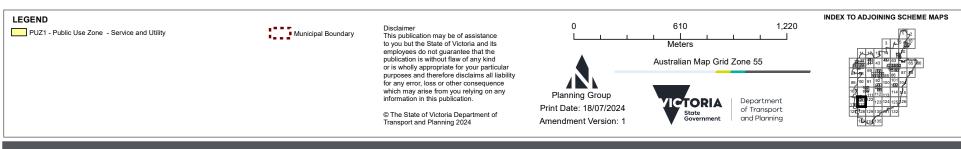




ZONES MAP No 120

## LATROBE PLANNING SCHEME - LOCAL PROVISION AMENDMENT C149latr





ZONES MAP No 121

## APPLICATION FOR A CERTIFICATE OF COMPLIANCE - 416 PRINCES HIGHWAY, TRARALGON EAST

#### **PURPOSE**

To provide Council with an assessment of an application for a certificate of compliance for existing use rights for the use of 416 Princes Highway, Traralgon East as a residential building.

#### **EXECUTIVE SUMMARY**

- An application for a certificate of compliance has been made pursuant to section 97N(1)(a) of the *Planning & Environment Act 1987* (Act). The applicant is seeking a certificate of compliance that states that the use of 416 Princes Highway, Traralgon East as a residential building complies with the requirements of the Latrobe Planning Scheme (Scheme).
- The subject site is located in Farming Zone Schedule 1 (FZ1) and is not subject to any overlays.
- The applicant has submitted evidence that they believe demonstrates that the subject site has been used for the purpose of a residential building for 15 years from 10 October 2009 to 10 October 2024.
- Officers have reviewed the evidence as well as Council records, aerial photography over the time period, and other relevant materials.
- The review suggests that generally before about 2020, a motel use historically occurred on the site, however evidence suggests for the most recent 3–4 year period the use has changed to a 'rooming house' or 'boarding house'.
- The use of the land as at 10 October 2024 therefore is not considered to be appropriately characterised as a residential building but is more appropriately characterised as a boarding house or rooming house.
- The evidence does not demonstrate, on the balance of probabilities, that the land has been used continuously for a boarding house or rooming house for the preceding 15 years as the use has only been conducted on the site for the past 3-4 years. Clause 63.11 of the Scheme requires a use to be conducted on the site for a 15 year period to establish existing use rights.
- On this basis it is recommended that the application for a certificate of compliance be refused.

#### OFFICER'S RECOMMENDATION

That Council refuses to issue a certificate of compliance for existing use rights for a residential building at 416 Princes Highway, Traralgon East (Lot 2 PS330266) on the grounds set out in Attachment 1 to this report.

#### **BACKGROUND**

The site is located on the southern side of Princes Highway in Traralgon East to the south of the Princes Highway and Stammers Road roundabout. It has been developed with a series of buildings in the west of the site and has a disused inground swimming pool in the front setback. The remainder of the site is undeveloped. Vehicle access to the site is via a double crossover located at the western end of the site from a service lane on Princes Highway. Car parking and accessways on the site are surfaced with gravel and car parking is informal.



Figure 1: Subject site (Source: NearMap dated 26 December 2024)



Figure 2: Enlarged image of the buildings in the west of the site (Source: NearMap dated 26 December 2024)



Figure 3: Subject site and surrounding area (Source: NearMap dated 26 December 2024)

#### Proposal

An application has been received for a certificate of compliance under section 97(N)(1)(a) of the Act for an existing use at the subject site. The applicant has requested that Council issues a certificate of compliance that states that the use of the site for 'residential building' complies with the requirements of the Scheme. The application requests the relevant 15 year period to be between 10 October 2009 and 10 October 2024. The applicant has submitted evidence to support their application. The application can be viewed at **Attachment 2**.

#### **Legislation**

#### Section 97N(1)(a) of the Act states:

- (1) Any person may apply to the responsible authority for—
  - (a) a certificate stating that an existing use or development of land complies with the requirements of the planning scheme at the date of the certificate.

Clause 63.01 Extent of Existing Use Rights of the Scheme provides that an existing use right is established if any of the following apply:

- The use was lawfully carried out immediately before the approval date.
- A permit for the use had been granted immediately before the approval date and the use commences before the permit expires.
- A permit for the use has been granted under Clause 63.08 and the use commences before the permit expires.
- Proof of continuous use for 15 years is established under Clause 63.11.

 The use is a lawful continuation by a utility service provider or other private body of a use previously carried on by a Minister, government department or public authority, even where the continuation of the use is no longer for a public purpose.

The applicant is relying on the fourth dot point that the use of the site for a residential building has been continuous for 15 years from 10 October 2009 to 10 October 2024.

Clause 63.02 Characterisation of Use of the Scheme states that a use is not to be defined as per the Scheme definitions but by the actual use that was taking place using common or ordinary language. Therefore, the definition of 'residential building' from the Scheme is not applicable to this application and its common everyday meaning is to be applied.

#### Clause 63.06 Expiration of Existing Use Rights of the Scheme states:

An existing use right expires if either:

- The use has stopped for a continuous period of 2 years, or has stopped for two or more periods which together total 2 years in any period of 3 years.
- In the case of a use which is seasonal in nature, the use does not take place for 2 years in succession.

The applicant is relying on the first dot point that the existing use has not stopped for a continuous period of two years.

#### Clause 63.11 Proof of Continuous Use of the Scheme states:

If, in relation to an application or proceeding under the Act or this scheme, including an application for a certificate of compliance under Section 97N of the Act, the extent of any existing use right for a period in excess of 15 years is in question, it is sufficient proof of the establishment of the existing use right if the use has been carried out continuously for a period of 15 years at any time before the date of the application or proceeding.

An existing use right may be established under this clause even if the use did not comply with the scheme immediately before or during the 15 year period, unless any of the following apply:

- At any time before or after commencement of the 15 year period the use has been held to be unlawful by a decision of a court or tribunal.
- During the 15 year period, the responsible authority has clearly and unambiguously given a written direction for the use to cease by reason of its non-compliance with the scheme.
- The use ceased between the end of the 15 year period and the date of the application or proceeding.

The application seeks to establish existing use rights for a period of 15 years between 10 October 2009 to 10 October 2024.

The above dot points of the clause do not apply as:

- the use has not been held to be unlawful by a decision of a court or tribunal;
- Council has not clearly and unambiguously given a written direction for the use to cease by reason of its non-compliance with the Scheme during that 15 year period; and
- the use of the land did not cease between 10 October 2024 and the date of the application being 6 February 2025.

#### **Previous Applications and Enforcement**

An application for a certificate of compliance was made by the applicant on 5 October 2023 which sought a certificate of compliance for existing use rights for a **motel** on the site for the 15 year period between 5 October 2008 and 5 October 2023.

The applicant submitted evidence in the form of:

- Letters from former patrons and employees of the site between 2008-2021;
- A letter from a local taxi service advising of services provided to the motel;
- A letter from a local real estate agent detailing 'notices to vacate' being served on residents of the motel in 2022 prior to sale. It is noted that the property was being sold as the landowner prior to 2022 passed away in 2021.
- Water usage table provided by Gippsland Water from 2006-2022; and
- Outstanding Gippsland Water Account from 18 June 2021.

After considering the submitted evidence and undertaking its own review of the site including a review of Council records, Council officers considered, on a balance of probabilities, that the site did not have existing use rights for a motel because of the operation of the 'two year rule' in Clause 63.06 of the Scheme. That is, the motel use was not in operation on or around the period of April 2019 to September 2021 as the evidence demonstrated on a balance of probabilities that the use ceased for a period greater than two years at that time. A letter advising the applicant that Council refused to issue a certificate of compliance was sent to the applicant on 29 April 2024.

The applicant appealed the refusal at the Victorian Civil and Administrative Tribunal (VCAT) but withdrew from the proceeding due to the inability to meet timeframes set down by VCAT to obtain affidavit evidence. Before withdrawing they requested an adjournment which Council did not consent to. Before the lodgement of the application there had and continues to be reports from Victoria Police and the general public about the antisocial behaviour of the residents of the site both on the site and in the surrounding area. Council did not consent to the adjournment as there was a need to have the matter dealt with as soon as possible.

On 11 October 2024 Council sent an **enforcement letter** to the landowner stating that the land is being used for 'accommodation' and that as 'accommodation' is either prohibited or requires a planning permit under the Scheme, the use of the land for 'accommodation' must cease by 4pm on Friday 29th November 2024, by reason of its non-compliance with the Scheme.

In response, a second application for a certificate of compliance was lodged by the landowner. This was received on 25 November 2024 and sought a certificate of compliance for existing use rights for **accommodation** on the site for the 15 year period between 10 October 2009 and 10 October 2024. The application included the evidence from the previous application and the following additional evidence:

- 'Delivery notes' from a business owner who stayed at the premises and paid for his workers to stay in 2019;
- A letter from the former Latrobe City Council Coordinator Tourism who speaks to the use of the motel between 1999-2019;
- A letter from Latrobe Regional Health confirming that patient transports have been undertaken to and from the site;
- A letter from the owner of '503 on Princes' motel in Morwell referring to accommodation sharing between the two operators between 2019 and 2022 particularly during the Covid-19 pandemic;
- Invoices issued by the current operator between November 2022 and November 2024 to various housing services organisations and individuals for time periods ranging from 1 week to 8 weeks at a time; and
- An affidavit from a former resident.

Upon a review of the application, the submitted evidence, Council records, Council's own information gathering, and legal advice **Attachment 3**, it was considered that 'accommodation' was too broad a term to describe the actual use of the site and would allow too many other types of accommodation beyond the specific use that was being conducted. It was considered that the evidence suggested that the current use of the site was best described as a more specific form of accommodation such as a 'rooming house' or 'boarding house'.

Given the above, it was determined that the use of the site immediately before 10 October 2024 was a rooming house or boarding house however this use had only been conducted for the past 3-4 years and not for the 15 year period required to establish existing use rights under Clause 63.11 of the Scheme.

A refusal to issue a certificate of compliance for 'accommodation' was therefore issued on 24 December 2024.

#### CONSULTATION

Community consultation is not required under the Act for a certificate of compliance application, and no provision for such is identified in legislation. It is noted that members of the public have been in contact with Council enquiring about the use of the land, as they claim their amenity and safety is currently being impacted by the antisocial behaviour of the some of the residents at the site. Victoria Police have advised Council that there have been activities of concern occurring at the site and confirmed they have been receiving ongoing complaints from the public including nearby residents. They are awaiting Council's decision in this matter.

#### **ANALYSIS**

The applicant's evidence, Council records, Council's own information gathering, and legal advice have been used in the assessment of the application. As with the previous 'accommodation' application, 'residential building' is considered to be too broad a term to describe the actual use of the site and would allow too many other types of accommodation beyond the specific purpose of the use that is being conducted.

As before, it is considered that the evidence suggests that the current use of the site would be best described as a more specific form of 'residential building' such as a 'rooming house' or 'boarding house'. This is because letters submitted in support of the application use the following words and phrases to describe the occupancy of the rooms:

- 1. 'resided' on the site for a 'period of six months' (letter from former tenant and cleaner;
- 2. 'tenants' (letter from former resident and cleaner);
- 3. tenancies ranging from 'several nights to ongoing permanent basis' (letter from former resident and cleaner);
- 4. 'notice' was 'served' on people who had been 'renting rooms' (letter from real estate agent); and
- 5. 'rented a room' for 6 months. (letter from former resident).

Further, many of the tax invoices for the years of 2023 and 2024 were issued to various organisations who provide housing services such as Community Housing Limited, Housing Choices Australia Limited, Uniting Gippsland Homelessness Service, Bass Coast Gippsland Respite & Support, and Salvation Army.

In all instances, the invoices were provided for accommodation in weekly blocks. Such an arrangement is consistent with a 'rooming house' or 'boarding house' use.

While the letters referring to an earlier time, generally before about 2020, do suggest that a motel use historically occurred on the site, the letters for the most recent 3-4 year period suggest the purpose of the accommodation use has changed to a 'rooming house' or 'boarding house'.

It is noted that Council must characterise the use of the site from 'first principles' and is not bound by the description of the use stated in the enforcement letter of 11 October 2024 or by specific definitions in the Scheme.

The purpose of the use immediately before 10 October 2024 has been considered and it has been determined that it was being used then more specifically as a rooming house or boarding house. However, this use has only been conducted for the past 3-4 years and not for the 15 year period required to establish existing use rights under Clause 63.11 of the Scheme. Given that is the case, it is considered that the land does not have existing use rights for this use.

It is therefore recommended that as existing use rights have not been established that the application be refused subject to the grounds at **Attachment 1** to this report.

#### RISK ASSESSMENT

RISK	RISK RATING	TREATMENT
COMPLIANCE Issuing a certificate of compliance against the recommendations of legal advice and officer assessments. A poor precedent could be set, allowing prohibited uses to operate at odds with the appropriate assessment requirements of the Planning Scheme.	Medium Possible x Minor	To manage and limit the potential risk, the recommendation has been considered against the relevant provisions of the Latrobe Planning Scheme. The recommendation to refuse to issue a certificate of compliance is considered to be consistent with those provisions and is mindful of the liability issues that could be a concern for Council.
FINANCIAL  Refusing the certificate of compliance and the applicant seeking a review of the decision at VCAT	High  Likely x Moderate	To manage and limit the potential risk, the recommendation has been considered against the relevant provisions of the Latrobe Planning Scheme. The recommendation to refuse to issue a certificate of compliance is considered to be consistent with those provisions.

#### **STRATEGIC**

Issuing a certificate of compliance which is inconsistent with the Latrobe Planning Scheme risks reputational damage regarding Council's decision making.

#### Medium

Possible x Minor

To manage and limit the potential risk, the recommendation has been considered against the relevant provisions of the Latrobe Planning Scheme. The recommendation to refuse to issue a certificate of compliance is considered to be consistent with those provisions.

#### **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*.

#### **Attachments**

- 1. Grounds of refusal
- 2. Copy of application
- 3. Legal Advice

This attachment is designated as confidential under subsection (e) of the definition of confidential information contained in section 3(1) of the Local Government Act 2020, as it relates to legal privileged information, being information to which legal professional privilege or client legal privilege applies. Provision of legal advice.

### 9.2

## Application for a Certificate of Compliance - 416 Princes Highway, Traralgon East

1	Grounds of refusal	1132
2	Copy of application	1133

## Certificate of Compliance Application E-PA/2025/56 Grounds of Refusal

- 1. The use of the land as at 10 October 2024 is not appropriately characterised as residential building.
- 2. That the use of the land as at 10 October 2024 would be characterised as a boarding house or rooming house.
- 3. The evidence does not demonstrate, on the balance of probabilities, that the land has been used continuously for a boarding house or rooming house for the preceding 15 years.
- 4. The use of the land for a boarding house or rooming house is prohibited pursuant to Clause 35.07-1 of the Latrobe Planning Scheme.



#### Application for Planning Permit

Supplied by Hatch Planning Pty Ltd Submitted Date 06-Feb-2025

**APPLICATION DETAILS** 

Application Type ePlanning - Planning Advice

Application Reference Number E-PA/2025/56

THE LAND

Street Address 416 Princes Highway

TRARALGON EAST VIC 3844

Formal Land Description L 2 PS 330266

THE PROPOSAL

Proposal Description Request for Certificate of Compliance

Estimated cost of the development for which the

permit is required

**EXISTING CONDITIONS** 

Describe how the land is used and developed now. Commercial Land (with buildings that add no

value)Motel

Title Information – Does the proposal breach an

encumbrance on title?

APPLICATION CONTACT

admin@hatchplanning.com.au

APPLICANT Hatch Planning Pty Ltd

PO Box 185

GRANTVILLE VIC 3984 admin@hatchplanning.com.au

OWNER Greenfields Developments Pty Ltd

ATF Greenfields Developments Unit Trust

36 Elliott St

TRARALGON VIC 3844

**DECLARATION** I, Hatch Planning Pty Ltd, declare that I have notified

the owner(s) about this application.

I, Hatch Planning Pty Ltd, declare that all information

is true.

**AUTHORISED BY** 

Organisation

Hatch Planning Pty Ltd

Certificate of Compliance Application | Page 1

# Certificate of Compliance Application

Use this form to apply, under section 97N of the Planning and Environment Act 1987, for a legally-recognised certificate that confirms that an existing or proposed land use or development complies with all relevant requirements of the Latrobe Planning Scheme at that point in time.

The application fee is set by State Government of Victoria and must be paid in full prior to the application being assessed.

#### Subject Property

I would like to apply for a Certificate of Compliance for the following land: Street address and full legal property description of land (e.g lot/plan number/s)

416 Princes Highway, Traralgon East VIC 3844 Lot 2 PS330266T Parish of Loy Yang

#### **Applicant details:**

First name: Greenfields Developments Pty Ltd

Surname:

Postal address: C/- Hatch Planning Pty Ltd, PO Box 185

Suburb: Grantville Postcode: 3984

Mobile: 0409 577 838 Email address: admin@hatchplanning.com.au

#### What is your relationship to the subject property?

Landowner/ s ✓ Occupant/s Prospective purchaser

Other:



Certificate of Compliance Application | Page 2

#### Select the certificate type you are applying for (please tick)

√ 97N 1(a) – EXISTING land use/s or development certificate stating that an existing land use and/or development of land complies with the requirements of the Latrobe Planning Scheme at the date of the certificate.

97N 1(b) – PROPOSED land use/s or development (or part of a use or development) certificate stating that a proposed land use and/or development (or part of a use or development) of land would comply with the requirements of the Latrobe Planning Scheme at the date of the certificate.

Outline the use and/or the development for which a Certificate of Compliance is sought: (detailed description is required to be provided in Attachment 1)

Use of land for Residential Building (refer attached assessment for details)

#### **Declaration:**

- ✓ I declare the information provided to support this application is true and correct.
- ✓ I acknowledge that any person may request/apply to Victorian Civil and Administrative Tribunal (VCAT) to cancel or amend a Certificate of Compliance issued by a Council if the person believes they have been or will be adversely affected by a material mis-statement or concealment of fact in relation to the application, or if they believe a mistake has occurred in relation to the issue of the certificate.

Name: Tim Berger

Signature Date: 6 February 2025

Please Note: The request will not be actioned until applicable fees have been paid and all required information has been provided.

Certificate of Compliance Application | Page 3

#### How to apply for a Certificate of Compliance:

The Planning and Environment Act 1987, Section 97N provides that:

- A person may apply to the Responsible Authority for
  - A certificate stating that an existing use or development of land complies with the requirements of the Planning Scheme at the date of the certificate; or
  - A certificate stating that a proposed use or development or part of a proposed use or development of land would comply with the requirements of the Planning Scheme at the date of the certificate.
- The application must be accompanied by the prescribed fee.

The Responsible Authority (Council) must consider the application and must either issue a Certificate of Compliance in accordance with Section 97O(1)(a), or refuse to issue the certificate if the use or development (or any part of it) would require a permit or be prohibited under the Planning Scheme in accordance with Section 97O(1)(b).

#### Checklist – supporting documents must be supplied

#### ✓ Site plan – required for all applications

Must show location of property boundaries and existing buildings. For all applications the extent of the existing or proposed use or development including any outdoor storage areas, manufacturing areas, on-site sales area, or any other relevant information pertaining to the use or development must be shown.

#### ✓ Detailed description/summary of land use – required for all applications

Outline how the site has been or is proposed to be used. Explain areas used, types of activities conducted, how often they occur and hours of operation. Outline any amenity impacts such as noise, dust, odours etc. Outline any production processes that occur, production outputs and number of employees.

#### √ Supporting documents – proof of existing use rights

If you are seeking confirmation of an existing use right, the burden of proof is on the applicant to provide evidence that the use currently occupying the land has been carried out continuously for 15 years prior to the date of application. You will need documentation to demonstrate that the existing use has occurred continuously for at least 15 years, with each document relevant to the use of the land.

To qualify for existing use rights, the following key parameters must also be considered:

- The use must have been lawful and established under the relevant planning scheme or proof provided that it has been in operation for at least 15 years.
- It should be the same or similar to the current use, without significant change.
- The existing use must have been continuous; a cessation of more than two years could result in a loss of rights.
- If the site is rezoned, existing use rights may still allow for the continuation of the use, though changes to the use may require a permit.

Certificate of Compliance Application | Page 4

#### Supporting documents may include

- √ Property documentation
  - Lease agreements, rates notice/s (if the land description or valuation information contains relevant detail), property sale documents.
- √ Financial documentation

Tax returns, bills, invoices, purchase orders etc relating to purchase of materials, deliveries or related services.

✓ Other relevant documentation

Newspaper articles, proof of membership of organisations, any other documents you believe to be relevant to your application.

- ✓ Statutory Declaration/s (Stat. Dec) From former residents, or business operator etc, customers, neighbours or other relevant parties.
- √ Photographs and business advertisements

Photos must be dated or accompanied with a Stat. Dec to certify the date/s; advertisements can include site signage and/or printed materials.

#### **Supporting information:**

Site plan (please attach your site plan or use the space provided below)

• Draw this to a suitable scale to show sufficient detail and be clear (1:100, 1:200 or 1:500). You may need multiple plans for large sites and need to attach your plans separately.

Indicate location of property boundaries, setbacks to buildings, product storage areas, production areas, on-site sales areas, vegetation or any other relevant information.

Certificate of Compliance Application | Page 5

#### Detailed description/summary of land use:

Please provide precise description of:

- Describe how the site has been utilised and how it is proposed to be developed in the future.
   Include details on the areas of the property currently used, the types of activities conducted, their frequency, hours of operation, and the amount of car parking available on site.
- Any production processes that occur, production outputs (quantity of goods processed or produced), machinery used, number of employees and on-site sales activity.
- · Number of deliveries and/or quantities.
- · Potential amenity impacts such as noise, dust, odours from production, storage, equipment, etc.

Refer attached assessment

If extra space is required, please write on back of page or include a separate letter.

#### Supporting documents to prove existing use rights

Include documentation to demonstrate the existing use has occurred continuously for at least 15 years. Each document must be relevant to the use of the land.

#### **Privacy Collection Statement**

I acknowledge Latrobe City Council's primary purpose of collecting personal information within this Application for Certificate of Compliance form will be used for enabling consideration and review by Latrobe City Council as part of a planning process under the Planning and Environment Act 1987. Failure to provide correct details may result in Council being unable to provide appropriate advice and/or unable to process your application. All personal information provided in this form will be managed in accordance with the Privacy and Data Protection Act 2014.

#### **Questions:**

For further information about this application process please contact Latrobe City Council's Planning Department via telephone 1300 367 700 or email latrobe@latrobe.vic.gov.au



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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

### REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 1

VOLUME 10240 FOLIO 909

Security no : 124120117722M Produced 25/11/2024 11:49 AM

#### LAND DESCRIPTION

Lot 2 on Plan of Subdivision 330266T. PARENT TITLE Volume 08530 Folio 769 Created by instrument PS330266T 14/08/1995

#### REGISTERED PROPRIETOR

Estate Fee Simple Sole Proprietor

#### ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

#### DIAGRAM LOCATION

SEE PS330266T FOR FURTHER DETAILS AND BOUNDARIES

#### ACTIVITY IN THE LAST 125 DAYS

NIL

-----------END OF REGISTER SEARCH STATEMENT-------------

Additional information: (not part of the Register Search Statement)

Street Address: 416 PRINCES HIGHWAY TRARALGON EAST VIC 3844

#### ADMINISTRATIVE NOTICES

NIL

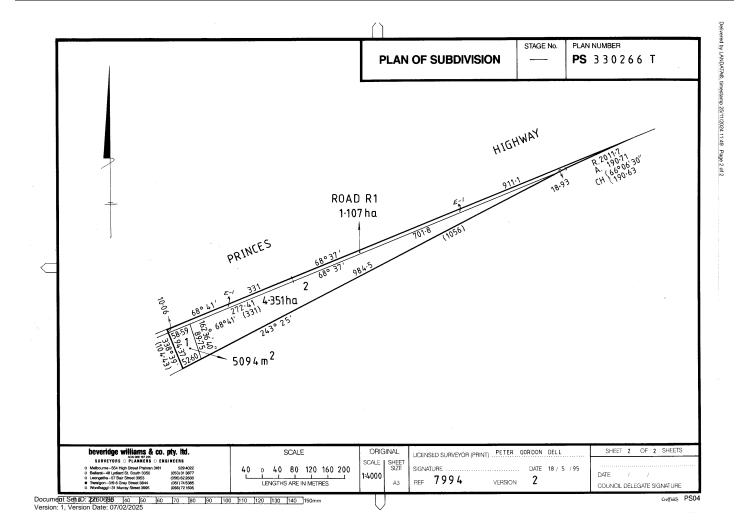
eCT Control 17499N HILLTOP CONVEYANCING SERVICES Effective from 09/09/2022

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Land Use and Development | Subdivision |
Council Assessments | VCAT Representation |
Strategic Planning | Due Diligence Advice



Your Reference: **P23-163-2** 

6 February 2025

The Manager, Regional City Planning Latrobe City Council PO Box 264 MORWELL VIC 3840

Dear Sir/Madam,

Please find enclosed an application for a certificate of compliance pursuant to Section 97N(1)(a) of the *Planning and Environment Act 1987* (**the Act**), relating to the existing use of land for a 'Residential Building' at 416 Princes Highway, Traralgon East (**the Subject Land**).

The subject land is zoned Farming Zone (**F21**), abuts land in a Transport Zone 2 (**TR22**) and is not affected by any overlays. The subject land comprises an area of approximately 4.35ha in one piece.

The land is currently improved by the existing 'Motel' buildings on the western side of the site (comprising an area of approximately 1.4ha of the land), with the balance of the site currently vacant land.

#### Application

This application seeks the issue of a Certificate pursuant to Section 97N(1)(a) of the Planning and Environment Act 1987, to state that the use of the subject land for 'Residential Building' complies with the requirements of the Latrobe Planning Scheme at the date of the certificate.

The relevant 15 year period for the purpose of this application is proposed to be 10 October 2009 – 10 October 2024 inclusive.

 $<sup>^1</sup>$  The descriptor of 'Motel' is being used as a shorthand to describe the development contained on the land, and not a reference to the land use contained at Clause 73.03 the Scheme

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#### **Legislative Considerations**

Clause 63.01 and Section 6(3) of the *Planning and Environment Act 1987* provide that land on which an existing use right is established may continue, even if the use is now prohibited on the land or a permit required. Clause 63.01 states (inter alia):

An existing use right is established in relation to use of land under this scheme if any of the following apply:

- The use was lawfully carried out immediately before the approval date.
- A permit for the use had been granted immediately before the approval date and the use commences before the permit expires.
- A permit for the use has been granted under Clause 63.08 and the use commences before the permit expires.
- Proof of continuous use for 15 years is established under Clause 63.11.
- The use is a lawful continuation by a utility service provider or other private body of a
  use previously carried on by a Minister, government department or public authority,
  even where the continuation of the use is no longer for a public purpose.

Clause 63.06 (Expiration of existing use rights) of the Latrobe Planning Scheme provides (inter alia):

An existing use right expires if either:

- The use has stopped for a continuous period of 2 years, or has stopped for two or more periods which together total 2 years in any period of 3 years.
- In the case of a use which is seasonal in nature, the use does not take place for 2 years in succession.

Clause 63.11 (Proof of continuous use) of the Latrobe Planning Scheme provides (inter alia):

If, in relation to an application or proceeding under the Act or this scheme, including an application for a certificate of compliance under Section 97N of the Act, the extent of any existing use right for a period in excess of 15 years is in question, it is sufficient proof of the establishment of the existing use right if the use has been carried out continuously for 15 years prior to the date of the application or proceeding.

An existing use right may be established under this clause even if the use did not comply with the scheme immediately prior to or during the 15 year period, unless either:

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- At any time before or after commencement of the 15 year period the use has been held to be unlawful by a decision of a court or tribunal.
- During the 15 year period, the responsible authority has clearly and unambiguously given a written direction for the use to cease by reason of its non-compliance with the scheme.

During the relevant 15 year period specified above, the use has not been held to be unlawful, nor has a clear and unambiguous written direction been given to cease the use by reason of non-compliance with the Scheme. The use has not ceased for a period of 2 or more years (or 2 years in any 3 year period) in the relevant time frame.

As such, there is no legal prohibition on existing use rights being established for the use.

#### **Matters for Consideration**

In assessing and determining an application for a Certificate of Compliance, the Responsible Authority is not undertaking a 'merits assessment' on whether the claimed use is desirable, meritorious or would otherwise be supported through an application for a Planning Permit. In exercising its power under Section 970 of the Act, the Responsible Authority is required to consider, on the evidence before it whether an existing use right has been established in the form held above. Such a determination is to be made on the balance of probabilities, and the burden of proof lies with the party asserting the existing use right<sup>2</sup>. Council is not obliged to seek its own evidence in making such a determination<sup>3</sup>, but is not precluded from doing so (indeed, Council records may support, or refute claims depending on the individual circumstance).

In determining an application for a Certificate of Compliance, the Responsible Authority must have regard to the real and substantive purpose of the use<sup>4</sup>. Specifically, Ashley J in Cascone stated the following principles with respect to characterising land use and the relationship with definitions in planning schemes:

In characterising the proposed use of premises, it is always necessary to ascertain i. the purpose of the proposed use.

<sup>&</sup>lt;sup>2</sup> McDonald Mary v Nillumbik SC [2000] VCAT 772 (31 March 2000) at [16].

<sup>&</sup>lt;sup>4</sup> Per Ashley J in Cascone & Mario Vella v Whittlesea CC (1993) 11 AATR 175

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ii. Whilst intended use of premises, in the sense of activities, processes or transactions to be undertaken, will be useful in casting light upon the purpose of the proposed use, it is wrong to determine the relevant purpose simply by identifying activities, processes or transactions and then fitting them to some one or more uses as defined in a scheme.

This requires the Responsible Authority to consider the activities having regard to what is actually occurring, and not by arbitrarily characterising them by reference to planning scheme definitions (although, planning scheme definitions may capture the activity as well).

The Responsible Authority must consider the activity claimed without being so narrow as to unnecessarily prohibit anything that may be established, nor must it be so wide as to permit further activities beyond that protected by the existing use right (for example, in a case about a bakery, the Responsible Authority must not be so narrow as to say that it may only bake bread and cannot bake any other bakery product; but it must not be so wide as to say that it can be a shop selling general groceries that have nothing to do with being a bakery).

#### Previous applications and consideration of use

We note that in the first Certificate application made for the site (no application reference known), Council's officer suggested that the use was not appropriately characterised as a Motel, but rather as a form of accommodation (potentially a residential hotel, or rooming house). This appears to have been a strong basis in which Council did not support the previous certificate application, with an extensive discussion on the Tribunal's considerations of a motel in *Jaysal v Bass Coast SC [2021] VCAT 514*.

Subsequent to this, Council's enforcement officer sent a letter to the owners on 11 October 2024, directing that the use of the land for 'accommodation' cease by reason of non-compliance with the planning scheme. In the second certificate application lodged by us on 25 November 2024, we adopted the position of Council in characterising the use as 'Accommodation'. Strangely, Council then in its assessment of that application, concluded that 'Accommodation' was too broad a definition to apply to the use<sup>5</sup>. No opportunity was presented to us to address any such concern prior to a decision to refuse the application being made.

<sup>&</sup>lt;sup>5</sup> Refer page 6 of the officer assessment dated 24 December 2024, 'it is considered that the evidence suggests that the current use of the site would be best described as a more specific form of accommodation'...

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Importantly for present purposes, Council's sole issue as we can see with the second application, is the question of characterisation. Council's officer appears to accept that the evidence shows that accommodation was occurring on the land for the relevant time period, but rather queries whether the nature of the use has changed to a degree that would transform the use<sup>6</sup>.

Given that Council does not agree that 'Accommodation' is an appropriate characterisation of use, we have reviewed the land use terms of the Planning Scheme, as well as legal cases that deal with accommodation, in order to best characterise the use in a form that would be agreeable to Council. Review of the evidence across the 15 year period shows a combination of persons who have stayed from anywhere from 1 night to up to 6 months, with most stays speaking to a period of between a week to a couple of months. The interspersed nature of guests is such that there has at all relevant times, been a mixture of guests staying on the site for a short time, as well as a longer time.

In seeking to address the concern of characterisation, it would appear that the defined term of 'Residential Building<sup>7</sup>' would appropriately cover the nature of the accommodation activities that have, and continue to, occur on the land, without being so broad as to encompass other activities (such as dwellings or caravan parks) that have not occurred on the land.

We note in adopting this characterisation, that this differs from the view of Council's enforcement officer in their correspondence of 11 October 2024, but that this responds to the subsequent concern raised with that characterisation by Council's planners.

#### **Evidence and discussion**

In support of the claim for existing use rights, the following documentation is enclosed:

- Letters from former visitors/residents/employees of the site, between the period 2008-2021;
- A letter from Traralgon Taxis advising services provided to the Motel;

<sup>6</sup> Page 6 of the officer report states 'While the letters referring to an earlier time, generally before about 2020, do suggest that a motel use historically occurred on the site, the letters for the most recent 3-4 year period suggest the purpose of the accommodation use has changed to a 'rooming house' or 'boarding house'.

<sup>&</sup>lt;sup>7</sup> Defined at Clause 73.03 of the Latrobe Planning Scheme as 'Land used to accommodate persons, but does not include camping and caravan park, corrective institution, dwelling, group accommodation, host farm, residential village, retirement village or small second dwelling'.

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- A letter from Jellis Craig Real Estate, detailing 'notices to vacate' being served on residents of the Motel in 2022 prior to sale.
- Water usage table provided by Gippsland Water from 2006-2022; and
- Outstanding Gippsland Water Account from 18 June 2021.
- Contemporaneous 'delivery notes' from Colin Holyoak to Terry Inger, recording receipt of payments for stays in 2019.
- A letter from the former Latrobe City Council Coordinator Tourism, Linda Brock, who speaks to the use of the Motel between 1999-2019.
- A letter from Latrobe Regional Health, confirming that patient transports have been undertaken to and from the site.
- A letter from the owner of 503 on Princes in Morwell, speaking to accommodation sharing between the two operators between 2019 and 2022, particularly during the Covid-19 pandemic.
- Invoices issued by the current operator (Greenfields Developments Pty Ltd) between November 2022 and November 2024.
- Affidavit from Ebonee Rohde

We note that there are a number of people currently staying at the premises at present – an inspection of the premises can be arranged with relevant Council staff if sought.

#### This material shows that:

- At all relevant times during the 15 year period, the site has had visitors, residents and workers using the land for a Residential Building; with varying lengths of stay, amenities and services provided.
- While over the passage of time, the quality of accommodation offerings has varied (and may well not be a place that many would have elected to stay at), this does not mean that use ceased as a Residential Building. This is a case where the site has continually been used for Residential Building, even at times where it may not have appeared as such to the passing eye.
- Various users of the business have attested to their stays at the site during the relevant period, which is provided in submitted correspondence; and
- Contemporaneous account records are provided from Gippsland Water, showing water consumption and sewer services consistent with a Residential Building being operated on the land.

Unfortunately, our clients (in accordance with standard practice of most persons with document retention), do not retain extensive business records across the full 15 year period. This is a common issue when a question arises over a long-standing activity that goes beyond typical document retention periods (such as in tax law); complicated in this case by the death

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of the previous owner and purchase of the land by our client. However, the information provided to support this application, does nonetheless speak to the entirety of the relevant period. Furthermore, our clients have provided a number of invoices from their ownership to substantiate more recent use, and found a large number of individuals who have spoken to the previous use of the site prior to the current ownership, for a period in excess of 15 years. In context, it is a substantial amount of information provided.

The test to be applied with an application for a Certificate, is 'balance of probabilities'. In *Bevington v Yarra Ranges SC [2020] (30 March 2020)*, the Tribunal found that information provided in Statutory Declarations, Aerial Imagery and relevant correspondence, constituted an appropriate level on information to satisfactorily demonstrate an existing use right. The same level of information found acceptable in this case, is provided here. It is our position, that there is sufficient information available, to form the view that it is more likely than not that the land has been used for a Residential Building during the relevant period<sup>8</sup>.

Further, it is noted that at no time during the relevant period, has the use been held to be unlawful by a Court or Tribunal, nor has a written direction been received to cease the use by reason of its non-compliance with the Scheme within the requisite period. This ensures that there is no statutory bar to the issue of a Certificate in this application.

In respect of this application, we have had the benefit of reviewing the Council officer assessment for the earlier certificate applications. There are a number of matters raised in those assessments that caused Council concern with respect of that application, which we address as follows:

#### Characterisation of land use

 As noted earlier in this submission, this appears to be the core outstanding concern to Council's officers from the previous application. We have reviewed all material, case law and planning scheme terminology, to appropriately characterise the use while simultaneously ensuring that it is not so broad as to encompass activities not intended to be covered.

It is clear through the evidence that accommodation has been provided in a mix of short and longer term manners, and while the proportion of short and long term visitors may have fluctuated over the course of time, there has always been a mix.

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<sup>&</sup>lt;sup>8</sup> Using the words of the Tribunal in Bevington at [39].

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The issue with Council's earlier judgement that the use would appear to be akin to a 'rooming house', is that it ignores the segment of people who do not use the site for any form of permanent abode. This is quite common for travellers, and also guests accommodated by social services, who may only require accommodation for a week or 2 before returning home or to a new residence.

Further we note that Council's officer has appeared to place significant weight on the use of particular phrases in particular statements of evidence, generally prepared by lay persons using non-defined terminology. We would caution against an over-zealous interpretation or examination of such words, but rather attention should be paid to the overall nature of their evidence and interaction with the land. As described above, this covers a range of tenures and circumstances.

The term 'Residential Building' adopted in this application, fairly covers the mix of shorter and longer stays, as it encompasses all lengths of accommodation, with specific carve outs for accommodation types that have never been offered on the land (such as caravan park, dwelling, retirement village etc).

#### Lack of health registrations or ESM register

 As Council would well appreciate, existing use rights do not hinge on compliance with other legislation. To that end, the absence of a health registration, or compliance with Essential Safety Measures, does not indicate that there is not a use occurring. It is a matter to be dealt with under separate legislation, noting that in recent times, the owners have complied with inspections by Council's Building Department and upgraded facilities as required to meet current building regulations.

#### Evidence from current owner

This application includes a large number of invoices for accommodation, issued by the
current owner to address this concern. It is noted that in the previous application, this
information was not requested at any stage and so we were not aware that Council
would form a negative inference on information post the change in ownership.

#### Information shown in aerial photos relating to storage on the site

 As shown in the submitted material, Mr Terry Inger was paying for a large number of rooms for workers and his use, which included him storing various equipment and items on the site. The fact that this was occurring did not displace the use of the land for a Residential building, and as shown through the submitted evidence, accommodation was continuing unabated despite the items around the property.

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Lack of online presence, advertising or liquor licence

• The lack of an online presence or a liquor licence does not mean that the site was not used for a Residential Building. Many accommodation offerings do not have liquor licences. In circumstances where the site is almost always fully booked, it does not make business sense to spend money on advertising or online presence when the site is successfully operating without this, and would simply be turning people away. The way in which 'Google Maps' may describe the site is not in any way determinative of land use, and as Council officers have likely experienced, Google Maps can be littered with deficiencies and errors and should not be relied upon as an alternative to the real, substantive evidence provided by actual people who have stayed at, serviced, or interacted with the land over a long period of time.

In our view, the deficiencies asserted by Council in the previous application have been addressed by way of further evidence and context as outlined, and pose no barrier to the recognition of existing use rights on the site.

#### Conclusion

Based on the above, it is submitted that on the balance of probabilities, there is appropriate evidence before Council to demonstrate that the subject site has been used for the purpose of a Residential Building for the 15 year period specified in this application.

As such, it is respectfully requested that Council grant a Certificate of Compliance in accordance with Section 97O of the Act.

Please contact me should you have any questions or if you would like to discuss.

Kind regards,

Tim Berger Director

**Hatch Planning Pty Ltd** 

0409 577 838

admin@hatchplanning.com.au | tim.berger@hatchplanning.com.au



09/09/2023

To Whom It May Concern,

Subject: Confirmation of Residency and Employment

I hope this letter finds you well. I am writing to formally confirm that I, resided at 416 Princes Highway, Traralgon East, for a period of six months, starting from 20<sup>th</sup> August 2017.

During this time, I was employed on a casual basis to clean the occupied motel rooms at the aforementioned address. My employment as a cleaner commenced in 2017 and continued until 2021.

It is worth noting that the motel has had many tenants throughout the duration of my association with the premises. However, I diligently performed my cleaning duties during my employment, ensuring the satisfaction of the motel's occupants. This employment also provided me with personal knowledge of the "going's on" at the motel, including, but not limited to, the frequency of residents beginning and ending tenancies. These often ranged from several nights to an ongoing permanent basis.

If you require any further information or have any specific questions regarding my residency at the address, please feel free to contact me. I would be more than happy to provide any additional details

Thank you for your attention to this matter. Should you require any further assistance, please do not hesitate to reach out.





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If you require any further information or have any specific questions regarding my residency at the address, please feel free to contact me. I would be more than happy to provide any additional details.

Thank you for your attention to this matter. Should you require any further assistance, please do not hesitate to reach out.



Murphys Motor Inn

416 Princes Highway

Traralgon Victoria 3844

3<sup>rd</sup> October 2023

To Whom It May Concern,

I am writing to confirm my status as a wine representative and my regular stay at Murphys Motel in Traralgon, Victoria, between the years 2015 and 2020. During this period, I visited the country area of Victoria frequently as part of my job responsibilities.

As a wine representative, my work required me to travel to various locations within Victoria to service clients and conduct business activities related to the wine industry. To facilitate these trips, I consistently chose Murphys Motel as my preferred accommodation when staying in Traralgon.

My typical stay pattern was to visit Traralgon every three months, and during each visit, I would book a room at Murphys Motel. The rate for my accommodation was set at \$80 per night, which was the established arrangement with the motel.

I would like to express my gratitude for the excellent service provided by Murphys Motel throughout this period. The comfort, convenience, and affordability of the establishment greatly contributed to the success of my business trips in the region.

Kind regards,



Thursday, September 28, 2023



Without prejudice

**RE: Murphys Motel** 

To whom it may concern

I work as a travelling salesman and have been staying at Murphys motel Traralgon through by travels to the NSW boarder. I have been doing this periodically from 2010 to 2016 I used to deal with Colin and most recently Dean, as I was asked to return to the old area and recanvass the old customers I had. I have between 2016 and 2020 been working Geelong to Mt Gambier.

Room rates at Murphys are very fair, the rooms are not the Hilton, but I only need a bed, the business I subcontract to makes me cover my own room cost so this suits me well.

Any questions please reach out to me.

Your truly





Jellis Craig Hursthridge

3/784 Main Road Hurstbridge, VIC 3099 ₱ 9718 2222 € greensborough@jelliscraig.com.au

jelliscraig.com.au

Diamond Valley Estate Agents ACN 609 934 483 ABN 44 609 934 483

Dear Sir/madam

# Re 416 princess Hwy Traralgon

We were appointed by the estate of Colin Holyoak to sell the abovementioned property.

At the time of sale as part of the contract with the purchaser we had to organise vacant possession of the property.

In this process we had to serve notice on people that had renting rooms from Collin.

During Collins ownership of the property, he had continually rented rooms. Some of these had been short stays and some long-term tenancies.

Feel free to call me with any questions.



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Version: 1, Version Date: 07/02/2025

**Statutory Declaration** *OATHS ACT 1900*, NSW, EIGHTH SCHEDULE

do solemnly and sincerely declare that.

[name of declarant]	
Between the years of 2008 and 2014 I regularly to	ravelled to Traralgon, Victoria for work. I
worked at various placed around the Latrobe Vall	ey including Loy Yang, Morwell and Yallourn
Power Stations. I stayed at the Motel located at 4	116 Princes Highway, usually from Monday to
Thursday night Inclusive. I paid the owner (Colin	believe) \$200 cash for each block of 4 night
I stayed. My trips over those years were usually o	ne week per month but sometimes
bimonthly. There were various other workers (mo-	stly guys working in the power industry)
staying in the Motel under similar arrangements.	
Between 2014 and 2015 I also stayed at the same	e motel, under the same cash arrangements
but not as regularly. I have Family who live on the	Traralgon Side of Melbourne, and it was an
easy location to base myself when needed.	
•	
I make this solemn declaration conscientious	sly believing the same to be true, and by
virtue of the provisions of the Oaths Act 1900.	
Declared at: Lidcombe, Sydney [place]	on 28 <sup>th</sup> September 2023 [date]
	[signature of declarant]
in the presence of an authorised witness, who stat	
I, , a	
[name of authorised witness]	[qualification of authorised witness]
certify the following matters concerning the makir	ng of this statutory declaration by the person
who made it: [* please cross out any text that does no	
1. *I saw the face of the person OR <del>*I did not s</del> €	e the face of the person because the person
-was wearing a face covering, but I am satisfic	ed that the person had a special justification1
—for not removing the covering, and	
2. *I have known the person for at least 12 months O	R*I have confirmed the person's identity using an
- identification document and the document I relied o	n.was
	[describe identification document relied on]
	784 September 2023
ess]	[tate]
<sup>1</sup> The only "special justification" for not removing a face	covering is a legitimate medical reason (at
September 2018)	

Thursday, 5 October 2023

## **Motel-416 Princess Highway Traralgon**

To whom it may concern

By way of introduction, name is unit likely large been a local resident in Traralgon all my life, during this time while being employed at both the SEC, V-Line, I also regularly drove taxis and happily confirm during this time I regularly collected people staying at and dropped tourists back at 416 princess Hwy, Traralgon. This extended for a period of many years, through from 1995 to 2009.

My details are contained if any aspect of this needs to be clarified.





**Statutory Declaration**OATHS ACT 1900, NSW, EIGHTH SCHEDULE

do solemnly and since [name of declarant]	rely declare that
	od of 2016 - 2018. I stayed at Murphy's Motel –
416 Princes Hwy Traralgon.	
I cannot give exact dates I stayed however, it	t was in the Easter holidays 2016 & 2017
In 2018 I stayed at the motel in the January h	nolidays. I paid a rate of \$70 per night.
and I make this solemn declaration cons	cientiously believing the same to be true, and
by virtue of the provisions of the Oaths Ad	c <u>t 1</u> 900.
Declared a	n 4th October
	[signature of declarant]
n the presence of an authorised witness, who	o states:
[name of authorised witness]	, a [qualification of authorised witness]
	making of this statutory declaration by the persor
sertify the following matters concerning the i	
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# Latrobe Valley Taxi Company Pty. Ltd. Trading as TRARALGON TAXIS

ACN 006 215 621 ABN 87 006 215 621 PO Box 295, TRARALGON 3844 Tel:

Radio Operations - (03) 5174 6511 Administration: (03) 5174 0133 Fax: (03) 5174 0387 tgontaxis@wideband.net.au

REGISTERED OFFICE: ■

To:- Whom It May Concern

CC:-

This is to confirm that Taxis operating under the banner of Latrobe Valley Taxi Company Pty Ltd (Trading as Traralgon Taxis) have regularly (until recently) picked up and delivered Clients at Murphys Motor Inn on the Princes Highway, East of Traralgon.

On behalf of Traralgon Taxi's

Yours sincerely,

Murphys Motor Inn . DOCX

# Latrobe Valley Taxi Company Pty. Ltd. Trading as TRARALGON TAXIS

ACN 006 215 621 ABN 87 006 215 621 PO Box 295, TRARALGON 3844 Tel:

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On behalf of Traralgon Taxi's

Yours sincerely.



-

Murphys Motor Inn . DOCK

IN THE VICTORIAN CIVIL AND ADMINISTRATIVE TRIBUNAL ADMINSTRATIVE DIVISION PLANNING AND ENVIRONMENT LIST

Proceeding No. P717/2024

Between:

**GREENFIELDS DEVELOPMENTS PTY LTD** 

and

Applicant

LATROBE CITY COUNCIL

Responsible Authority

### AFFIDAVIT OF EBONEE JADE ROHDE

Date of document: 17 September 2024 Filed on behalf of: The Applicant Prepared by: Harwood Andrews 70 Gheringhap Street GEELONG 3220 Australian lawyer's firm code: 13654 DX 22019 Tel: 03 5225 5225 Ref: 22402011 Attention: John Hannagan Email: jhannagan@ha.legal

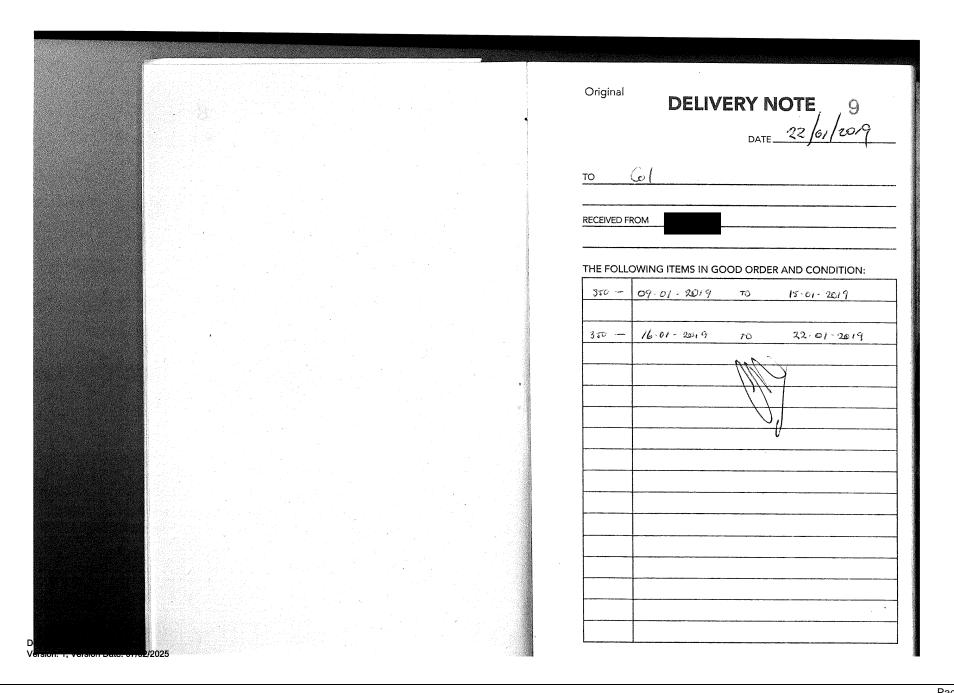
in the State of Victoria affirm and say:

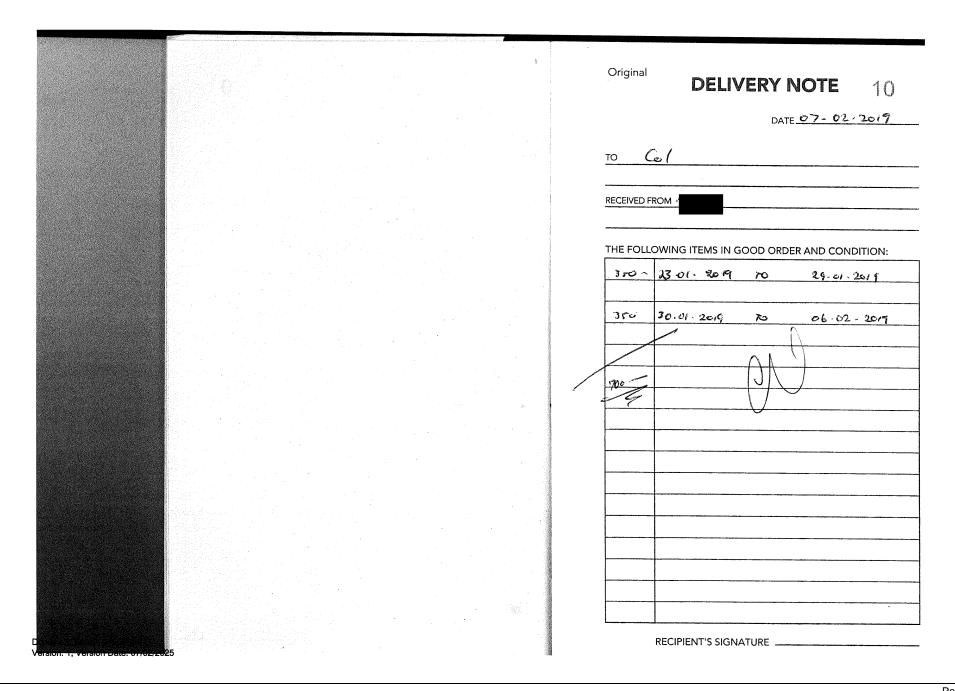
- I depose to the matters set out in this affidavit from my own knowledge save where otherwise indicated, in which case I affirm from information and belief. Where I depose to matters from information given to me by others, I believe such matters to be true and correct.
- I make this affidavit in respect of the Applicant's application to the Victorian Civil and Administrative Tribunal pursuant to s 97P of the *Planning and Environment Act 1987* for review of the Latrobe City Council's refusal to grant a certificate of compliance in relation to the use of land at 416 Princes Highway, Traralgon East as a motel.
- From 20 August 2017 to October 2021, I was employed as a cleaner at the motel at 416
   Princes Highway, East Traralgon. I am no longer employed at the motel.
- 4. In or around 2009, I met Colin Holyoak through a girlfriend of mine who was with Colin before he met Ange. I was close friends with Colin and his partner Ange. Colin was the former operator of the motel.
- 5. I was aware of and involved with the motel since around 2014.

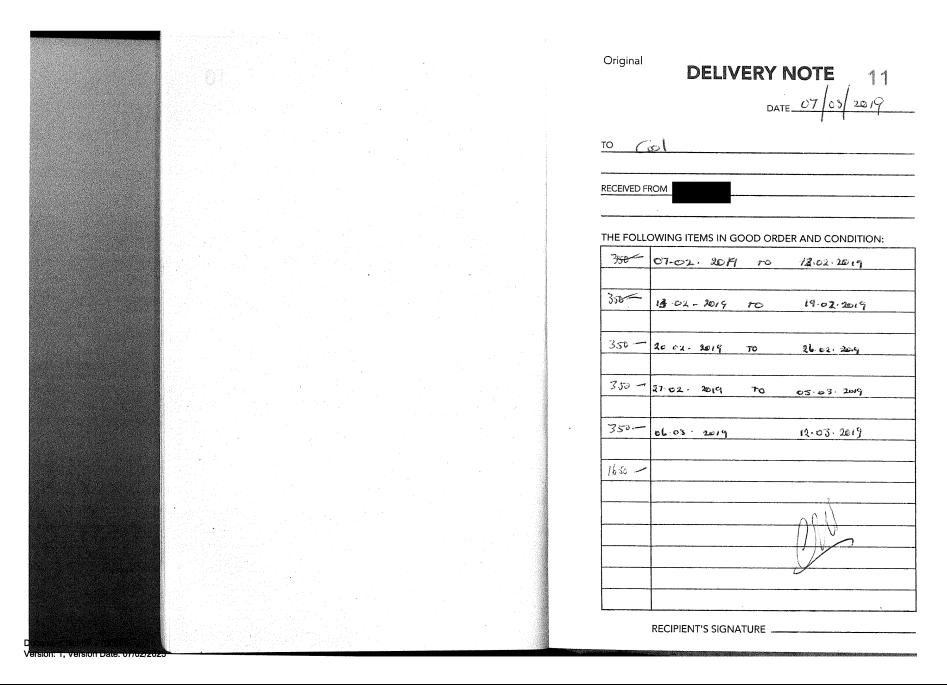
- 17. It was a mixture of guests; some staying on a week to week basis and others just staying for one night.
- 18. stayed in a room on the western side and he was there for years but on a week by week basis. I was uncomfortable to be around him by myself. He had a few trucks that were parked there. His room was cleaned regularly usually two cleaners at a time.
- 19. The trucks were , and a lot of the cars were Colin's.

The contents of this affidavit are true and correct and I make it knowing that a person making a false affidavit may be prosecuted for the offence of perjury.

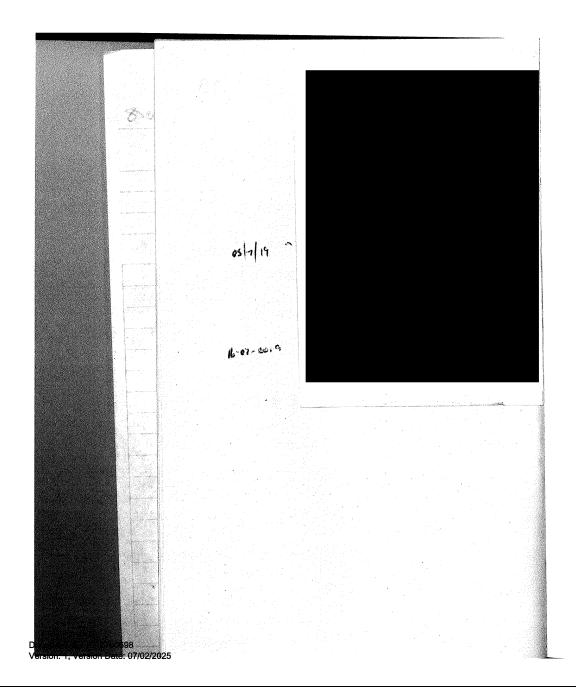




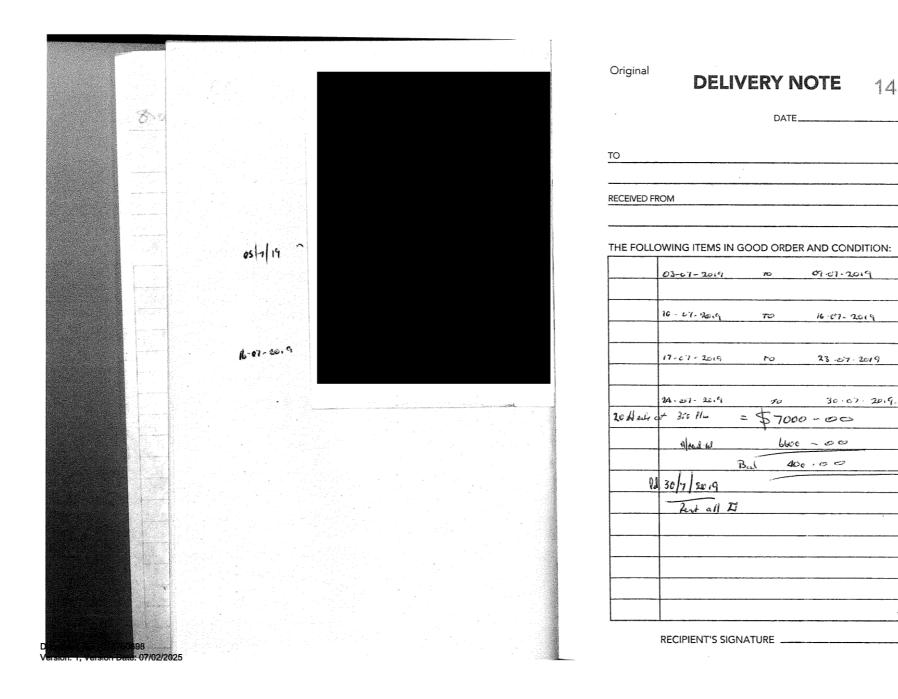




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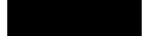


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14

25th October 2024



To Whom it may concern

RE: MURPHYS MOTOR INN Princes Hwy, East Traralgon

I worked for Latrobe City Council from 1999 to 2019 in the Tourism department. In my capacity as Visitor Information Centre Coordinator, then later as Tourism Coordinator, I worked closely with accommodation facilities, their owners and managers.

I had the pleasure of getting to know Peter Murphy, the new owner of the Angus McMillan Motel. Due to its dubious reputation, he changed the name to Murphy's Motor Inn and proceeded to lift the standards, service and standing within the local community and tourism industry.

As an accommodation provider, Peter was a valuable member of the Tourism Advisory Board, chaired by Councillor Darrell White, for several years. The significant capacity of the motel contributed to the overall bed volume of the city which enabled the pursuit and attraction of major events.

The motel continued as a commercial accommodation facility after Peter sold it.

Should you require additional information, please do not hesitate to contact me.





**Latrobe Regional Health** 10 Village Avenue, Traralgon West, Victoria, 3844 PO Box 424, Traralgon, Victoria, 3844

23 October 2024

TO WHOM IT MAY CONCERN

Please be advised Latrobe Regional Health's Patient Transport Service has transported occupants from the former Murphy's Motor Inn (416 Princes Highway, Traralgon East) to and from medical appointments.



enquiries@Irh.com.au

Irh.com.au

ABN: 18 128 843 652

## 503 On Princes Drive Motel

Dear Sir/Madam,

As the owner of the establishment (503 on Princes in Morwell), I would like to provide additional information that may be of relevance to your records.

Over the period spanning from 2019 to 2022, our motel played a crucial role in providing accommodation for individuals during the Covid-19 pandemic. We were actively engaged in supporting the government's efforts to ensure the safety and well-being of those in need. As a result, our facilities were consistently occupied, and in instances where we reached full capacity, we directed any overflow of guests to Colin Holyoak at Murphys Motel, ensuring that everyone seeking shelter was accommodated appropriately.

Should you require any further details, clarification regarding the occupancy status and referrals made during this period, please do not hesitate to reach out to me directly. I am more than willing to assist and provide any necessary information to facilitate your inquiries.

Thank you for your attention to this matter. I look forward to any further correspondence or actions required on my part regarding this inquiry.

Warm regards,



25th October 2024

Dear Sir/Madam,

I have known Colin Holyoak since 2009, and we were close associates, Colin always had some rooms rented at the motel for short and midterm stays, he liked helping people.

In 2019, my partner and I encountered a housing issue when the real estate agency we were renting from informed us that the unit we were living in was no longer available for rent. As a result, we sought temporary accommodation at the A. McMillian / Murphy Motel, where Colin was operating. Over the years, we utilized the facilities at the motel intermittently due to difficulties in securing permanent housing. My partner and I ultimately ended up caretaking Coppers Creek for Colin right up until the recent sale.

During our time at the motel, I observed Colin's dedication to providing accommodation to lodgers and backpackers in need of urgent overnight stays, while many thought the motel was vacant, this was most certainly not the case. He was always accommodating and sought to assist those referred to him by acquaintances in Morwell and surrounding towns.

I do recall regular lodgers on and off during that period, one was liberated to believe his name was — he rented the small unit next to laundry. There was also a truck driver who stayed regularly that used to park his truck over the road — he spent 2 nights there every week but I never caught his name

I distinctly recall conversations with Colin regarding his aspirations to renovate the front rooms of the motel into themed footy team rooms. Regrettably, his plans were cut short by his untimely passing.

Should you require any additional information regarding my stay at the motel during that period, please do not hesitate to contact me via phone or email.

Warm regards,



From:
To: Hatch Planning; Belinda Skinner
Subject: Fwd: Letter
Date: Wednesday, 6 March 2024 6:24:35 PM

Hi Tim

Please see below.



Notice: This email and attachments (if any) is for the exclusive use of the addressee and may contain information that is privileged and confidential. Any unauthorised use of the contents of the email and/or attachments is expressly prohibited. If you are not the addressee of this email, please notify me immediately by email and then immediately destroy any electronic or paper copy of this email and/or attachments. Integrity Car Care does not take responsibility for the views expressed in the email or for the consequences of any computer viruses that may be transmitted with this email. This email is subject to copyright. No part of it should be reproduced, adapted or transmitted without the written consent of the copyright owner

**Sent:** Wednesday, March 6, 2024 6:21:05 PM

6th March 2024

To Whom It May Concern,

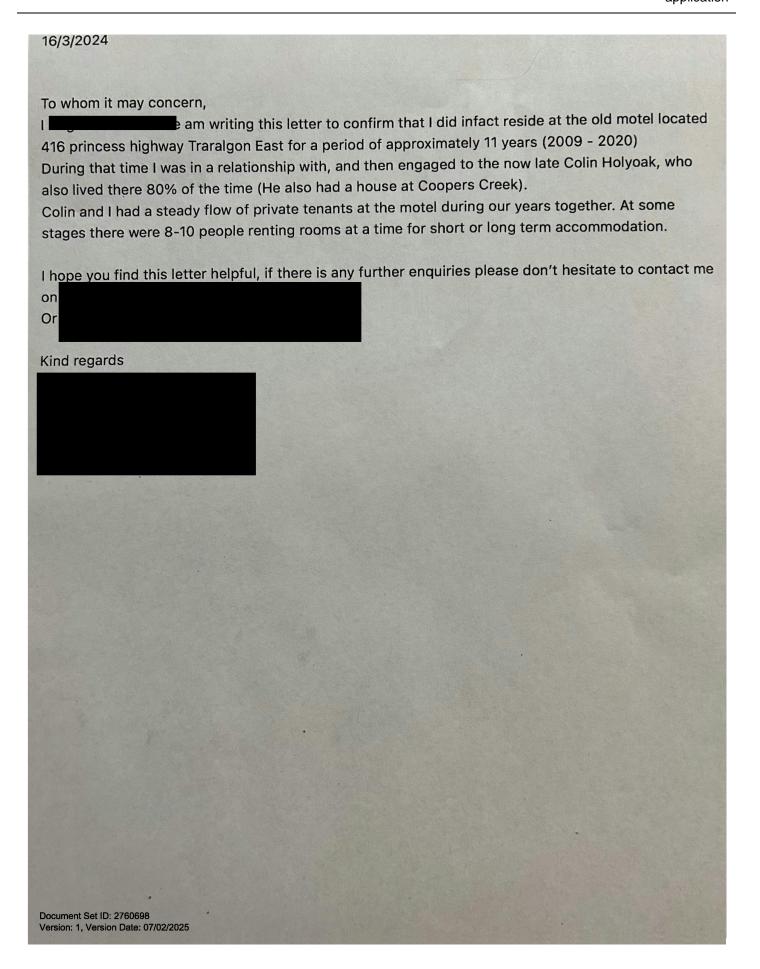
Subject:

In 2019 I spent about 6 months staying at the Murphy's Motel in Traralgon where I rented a room from Colin Holyoak and Angela Bence.

I started my stay at the motel in room one, then after being there a few weeks i had an offer from a young man who had been staying in the two bedroom unit for about 6 months or more before my arrival if i would like to share the unit with him which i then did for a further 3 months. After that I then returned to room one where I stayed for another 2-3 months.

When I first got to Murphy's motel there were other people who had already been staying there for some time. There was a young woman who had been staying there for about four months or more and a couple had arrived about three weeks before me. The couple stayed about 3 or more weeks then left but only to return to stay a further 2 months or more. Another young woman with her children arrived and stayed in the room next to me for about 3 weeks. There were often other people who would stay at the motel, their stays ranging from a night or two, some a week or more.

Kind Regards





To Whom it may concern

### Jellis Craig Hurstbridge

3/784 Main Road Hurstbridge, VIC 3099 P 9718 2222 E greensborough@jelliscraig.com.au

### jelliscraig.com.au

Diamond Valley Estate Agents ACN 609 934 483 ABN 44 609 934 483

Re Holyoak Investments Pty Ltd 416 Princess Highway Traralgon

I acted for the abovementioned company selling Murphys Motor Inn (416 Princess Highway Traralgon) back in May 2022.

At the time of sale, the property was leased to Regart Pty Ltd. This lease had commenced in July 2018. I believe the director of language had rented rooms on a regular basis from 2012 before taking on the head lease. When I listed the property, I inspected the site and was aware from the inspection that the section of the property leased by language had various individuals leasing rooms for accommodation. Unfortunately, as part of the sale we had to move the individuals accommodated at the property out.

Inspecting the rest of the facility and talking to the Vendor it was clear that for the time of ownership by Holyoak Investments that the property had regularly had rooms rented out for accommodation and the central building had been used for hosting gatherings for people leasing rooms.

It has been so great to see the property cleaned up and used for ongoing accommodation at this time of a housing shortage.

Feel free to contact myself with any questions.



Jellis Craig North East Group

Greensborough | Ivanhoe | Rosanna | Eltham 4/94 Grimshaw Street, Greensborough, VIC, 3088 153 Upper Heidelberg Road, Ivanhoe, VIC, 3079 131 Lower Plenty Road, Rosanna, VIC, 3084 1022 Main Road, Eltham, VIC, 3095 jelliscraig.com.au

ABN:

69 663 884 651

Tax Invoice

Invoice No: 00000001

Date: 1/01/2023

Room 26 416 Princes Highway TRARALGON VIC 3844

Your Order No:

14.01.2023

**Customer ABN:** 

Accommodation 19.11.2022 - 14.01.2023

\$2,454.55

GST

Bank Account Details: Greenfields Accommodation Pty Ltd Wespac Traralgon

Please use your name as reference

GST:

\$245.45

Total Inc GST:

\$2,700.00

Amount Applied:

\$2,700.00

**Balance Due:** 

\$0.00

ABN:

69 663 884 651

Tax Invoice

Invoice No: 00000006

Date: 24/02/2023

Room 26 416 Princes Highway TRARALGON VIC 3844

Your Order No:

04.03.2023

**Customer ABN:** 

Accommodation to 04.03.23

\$272.73

GST

Bank Account Details: Greenfields Accommodation Pty Ltd Wespac Traralgon

Please use your name as reference

GST:

\$27.27

Total Inc GST:

\$300.00

Amount Applied:

\$300.00

**Balance Due:** 

\$0.00

ABN: 69 663 884 651 Tax Invoice

Invoice No: 00000013

Date: 11/04/2023

Room 24 416 Princes Highway TRARALGON VIC 3844

Your Order No: 18.04.2023

**Customer ABN:** 

Accommodaiton to 18.04.2023 \$300.00 GST

Bank Account Details: Greenfields Accommodation Pty Ltd Wespac Traralgon

Please use your name as reference

GST: \$30.00
Total Inc GST: \$330.00
Amount Applied: \$330.00
Balance Due: \$0.00

ABN:

69 663 884 651

Tax Invoice

Invoice No: 00000022

Date: 5/05/2023

Your Order No:

**Customer ABN:** 

2 weeks accommodation in advance

Room 20 09.05.2023 - 23.05.2023

\$600.00

GST

Bank Account Details: Greenfields Accommodation Pty Ltd Wespac Traralgon

Please use your name as reference

GST:

\$60.00

Total Inc GST:

\$660.00

Amount Applied:

\$660.00

**Balance Due:** 

\$0.00

ABN: 69 663 884 651

**Tax Invoice** 

Invoice No: 00000048

Date: 27/06/2023

Room 20 416 Princes Highway TRARALGON VIC 3844

Your Order No: 04.07.2023

**Customer ABN:** 

1 WEEK ACCOMMODATION TO 04.07.23

\$300.00 GST

Bank Account Details: Greenfields Accommodation Pty Ltd Wespac Traralgon

Please use your name as reference

GST: \$30.00
Total Inc GST: \$330.00
Amount Applied: \$330.00
Balance Due: \$0.00

ABN: 69 663 884 651

Tax Invoice

Invoice No: 00000058

Date: 12/07/2023

Your Order No:
Customer ABN:

2 weeks accommodation 12.07.23 - 25.07.23 @ \$330 per week

\$600.00 GS

GST

Room 19

Bank Account Details: Greenfields Accommodation Pty Ltd Wespac Traralgon

Please use your name as reference

GST:

\$60.00

Total Inc GST:

\$660.00

Amount Applied:

\$660.00

**Balance Due:** 

\$0.00

ABN: 69 663 884 651

Tax Invoice

Invoice No: 00000095

Date: 28/08/2023

Your Order No: Customer ABN:

2 WEEKS ACCOMMODATION 30.08.23 - 13.09.23 FOF

\$600.00

GST

Bank Account Details: Greenfields Accommodation Pty Ltd Wespac Traralgon

Please use your name as reference

GST:

\$60.00

Total Inc GST:

\$660.00

Amount Applied:

\$660.00

**Balance Due:** 

\$0.00

ABN: 69 663 884 651

Tax Invoice

Invoice No: 00000124 Date: 9/10/2023

\$600.00

**GST** 

Your Order No:

Customer ABN:

2 WEEKS ACCOMMODATION 09.10.23 - 23.10.23

ROOM 25 416 PRINCES HIGHWAY TRARALGON 3844

Bank Account Details: Greenfields Accommodation Pty Ltd

Wespac Traralgon

Please use your name as reference

GST:

\$60.00

Total Inc GST:

\$660.00

Amount Applied:

\$660.00

**Balance Due:** 

\$0.00

ABN: 69 663 884 651

Tax Invoice

Invoice No: 00000178

Date: 25/11/2023

Room 6 416 Princes Highway TRARALGON VIC 3844

Your Order No: 09.12.2023

**Customer ABN:** 

2 WEEKS ACCOMMODATION 25.11.23 - 09.12.23

\$363.64 GST

Bank Account Details: Greenfields Accommodation Pty Ltd Wespac Traralgon

Please use your name as reference

GST: \$36.36
Total Inc GST: \$400.00
Amount Applied: \$400.00

Balance Due: \$0.00

ABN: 69 663 884 651

**Tax Invoice** 

Invoice No: 00000267

Date: 18/01/2024

Room 16 416 Princes Highway TRARALGON VIC 3844

Your Order No:

01.02.2024

**Customer ABN:** 

2 WEEKS ACCOMMODATION 18.01.24 - 01.02.24

\$600.00

GST

Bank Account Details: Greenfields Accommodation Pty Ltd Wespac Traralgon

Please use your name as reference

GST: \$60.00

Total Inc GST: \$660.00 Amount Applied: \$660.00

Balance Due: \$0.00

ABN: 69 663 884 651

Tax Invoice

Invoice No: 00000355

Date: 27/02/2024



Your Order No:

Customer ABN:

1 WEEK ACCOMMODATION IN ADVANCE 27.02.24 - 05.02.24

\$300.00 GST

ROOM 28 416 PRINCES HIGHWAY TRARALGON 3844

Bank Account Details: Greenfields Accommodation Pty Ltd Wespac Traralgon

Please use your name as reference

GST: \$30.00 Total Inc GST: \$330.00 Amount Applied: \$330.00

Balance Due: \$0.00

ABN: 69 663 884 651

Tax Invoice

Invoice No: 00000366 Date: 1/03/2024



Your Order No:

**Customer ABN:** 

44 665 455 609

1 week accommodation 01.03.24 - 08.03.24

\$354.55

GST

Room 11 416 Princes Highway TRARALGON 3844

Bank Account Details: Greenfields Accommodation Pty Ltd Wespac Traralgon

Please use your name as reference

GST:

\$35.45

Total Inc GST: Amount Applied: \$390.00 \$390.00

Balance Due:

\$0.00

ABN: 69 663 884 651 Tax Invoice

Invoice No: 00000440

Date: 3/04/2024

Your Order No:

Customer ABN:

2 WEEKS ACCOMMODATION 03.04.24 - 17.04.24

\$600.00 GST

ROOM 28 416 PRINCES HIGHWAY TRARALGON 3844

Bank Account Details: Greenfields Accommodation Pty Ltd Wespac Traralgon

200050

Please use your name as reference

GST: \$60.00
Total Inc GST: \$660.00
Amount Applied: \$660.00

Balance Due: \$0.00

69 663 884 651 ABN:

Tax Invoice

Invoice No: 00000489 Date: 22/04/2024

Your Order No:

**Customer ABN:** 

1 WEEK ACCOMMODATION 22.04.24 - 29.04.24

\$300.00

GST

ROOM 24 416 PRINCES HIGHWAY TRARALGON 3844

Bank Account Details: Greenfields Accommodation Pty Ltd Wespac Traralgon

Please use your name as reference

GST: \$30.00

Total Inc GST: \$330.00 Amount Applied: \$330.00

**Balance Due:** \$0.00

ABN: 69 663 884 651

Tax Invoice

Invoice No: 00000582 Date: 24/05/2024

\$300.00

GST



Your Order No:

Customer ABN:

1 week accommodation 24.05.24 - 31.05.24

Room 25 416 Princes Highway Traralgon 3844

Bank Account Details: Greenfields Accommodation Pty Ltd Wespac Traralgon

Please use your name as reference

GST: \$30.00
Total Inc GST: \$330.00
Amount Applied: \$330.00
Balance Due: \$0.00

ABN: 69 663 884 651

Tax Invoice

Invoice No: 00000706

Date: 15/07/2024



Your Order No:

Customer ABN:

2 WEEKS ACCOMMODATION 17.07.2024 - 31.07.2024

\$600.00 GST

ROOM 28 416 PRINCES HIGHWAY TRARALGON 3844

Bank Account Details: Greenfields Accommodation Pty Ltd Wespac Traralgon

Please use your name as reference

GST: \$60.00
Total Inc GST: \$660.00
Amount Applied: \$660.00

Balance Due: \$0.00

ABN: 69 663 884 651 Tax Invoice

Invoice No: 00000805 Date: 9/08/2024

Room 11 416 Princes Highway TRARALGON VIC 3844

Your Order No: 23.08.2024

**Customer ABN:** 

2 WEEKS ACCOMMODATION 09.08.2024 - 23.08.2024

\$709.09 GST

Bank Account Details: Greenfields Accommodation Pty Ltd Wespac Traralgon

Please use your name as reference

GST: \$70.91
Total Inc GST: \$780.00
Amount Applied: \$780.00

Balance Due: \$0.00

ABN: 69 663 884 651

**Tax Invoice** 

Invoice No: 00000859 Date: 6/09/2024



Your Order No: Customer ABN:



1 WEEK ACCOMMODATION 13.09.24 - 20.09.24

\$354.55 GST

ROOM 17 416 PRINCES HIGHWAY TRARALGON 3844

Bank Account Details: Greenfields Accommodation Pty Ltd Wespac Traralgon

Please use your name as reference

GST: \$35.45
Total Inc GST: \$390.00
Amount Applied: \$390.00

Balance Due: \$0.00

ABN: 69 663 884 651 Tax Invoice

Invoice No: 00001005 Date: 4/11/2024



Your Order No:
Customer ABN:

1 WEEK ACCOMMODATION 06.11.2024 - 13.11.2024

\$300.00 GST

ROOM 20 416 PRINCES HIGHWAY TRARALGON 3844

Bank Account Details: Greenfields Accommodation Pty Ltd Wespac Traralgon

Troopae Wataigen

Please use your name as reference

GST: \$30.00
Total Inc GST: \$330.00
Amount Applied: \$330.00
Balance Due: \$0.00

Sent: Tuesday, September 5, 2023 2:10 PM

To: Hatch Planning <admin@hatchplanning.com.au>

Subject: FW: Account Enquiry - 416 Princes Hwy Traralgon East - Ref #2826178 [SEC=OFFICIAL]

From: Focus@gippswater.com.au <Focus@gippswater.com.au>

Sent: Tuesday, September 5, 2023 2:08 PM

To:

Subject: Account Enquiry - 416 Princes Hwy Traralgon East - Ref #2826178 [SEC=OFFICIAL]



The legal team has advised that due to the Privacy Act our hands are tied with what information we can provide to you in this request.

Unfortunately they have declined your request for copies of any paperwork from the previous owners account, as this may contain private information.

Although we are not able to provide you with any documents, they have given approval for me to provide you with a list of dates and usage.

Please see the list below which shows previous reads and the amount used in Kilolitres.

This is all we are able to provide you without any official legal documentation.

I hope this helps.

25/09/2007	530
18/05/2007	554
19/01/2007	765
20/09/2006	773
18/05/2006	670
19/01/2006	242

#### **Gippswater - Customer Service**



We acknowledge the Traditional Owners of the Gippsland Water area, the Gunaikurnai people and the Bunurong people, and recognise their strong cultural connection to the land and waterways. We pay our respect to their Elders, past and present.

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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

# REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 1

VOLUME 10240 FOLIO 909

Security no : 124120117722M Produced 25/11/2024 11:49 AM

#### LAND DESCRIPTION

Lot 2 on Plan of Subdivision 330266T. PARENT TITLE Volume 08530 Folio 769 Created by instrument PS330266T 14/08/1995

#### REGISTERED PROPRIETOR

Estate Fee Simple Sole Proprietor

#### ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

#### DIAGRAM LOCATION

SEE PS330266T FOR FURTHER DETAILS AND BOUNDARIES

#### ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 416 PRINCES HIGHWAY TRARALGON EAST VIC 3844

#### ADMINISTRATIVE NOTICES

NIL

eCT Control 17499N HILLTOP CONVEYANCING SERVICES Effective from 09/09/2022

DOCUMENT END

Title 10240/909 Page 1 of 1

Page 1198



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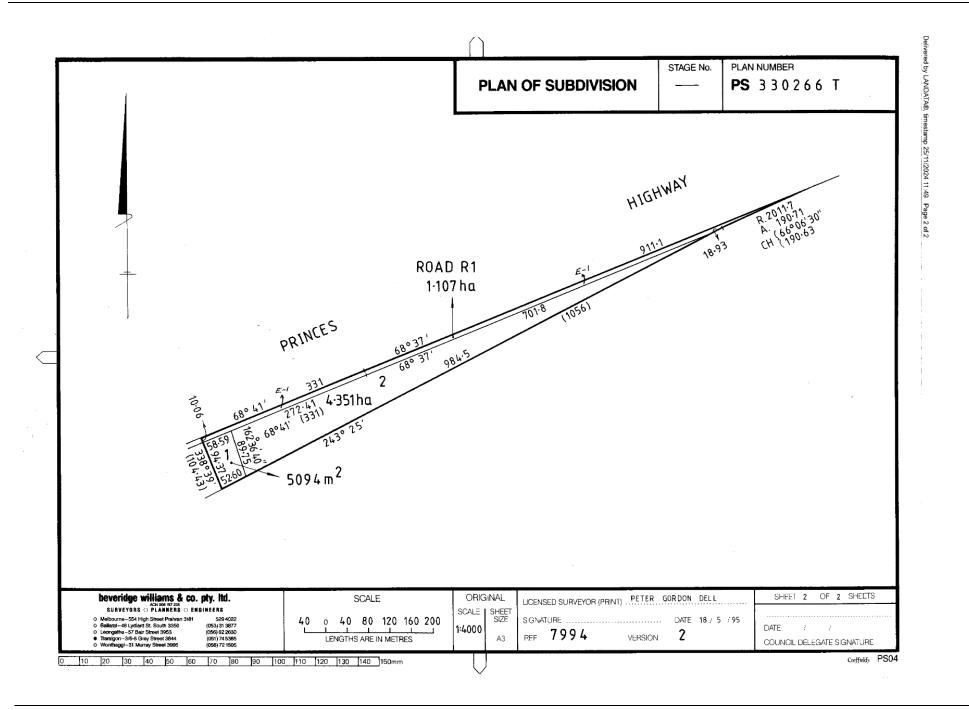
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Creffields PS01





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The Victorian Government acknowledges the Traditional Owners of Victoria and pays respects to their ongoing connection to their Country, History and Culture. The Victorian Government extends this respect to their Elders, past, present and emerging.

# REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

Page 1 of 1

VOLUME 10240 FOLIO 909

Security no : 124120117722M Produced 25/11/2024 11:49 AM

#### LAND DESCRIPTION

Lot 2 on Plan of Subdivision 330266T. PARENT TITLE Volume 08530 Folio 769 Created by instrument PS330266T 14/08/1995

#### REGISTERED PROPRIETOR

Estate Fee Simple Sole Proprietor

#### ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

#### DIAGRAM LOCATION

SEE PS330266T FOR FURTHER DETAILS AND BOUNDARIES

#### ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 416 PRINCES HIGHWAY TRARALGON EAST VIC 3844

#### ADMINISTRATIVE NOTICES

NIL

eCT Control 17499N HILLTOP CONVEYANCING SERVICES Effective from 09/09/2022

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Title 10240/909 Page 1 of 1



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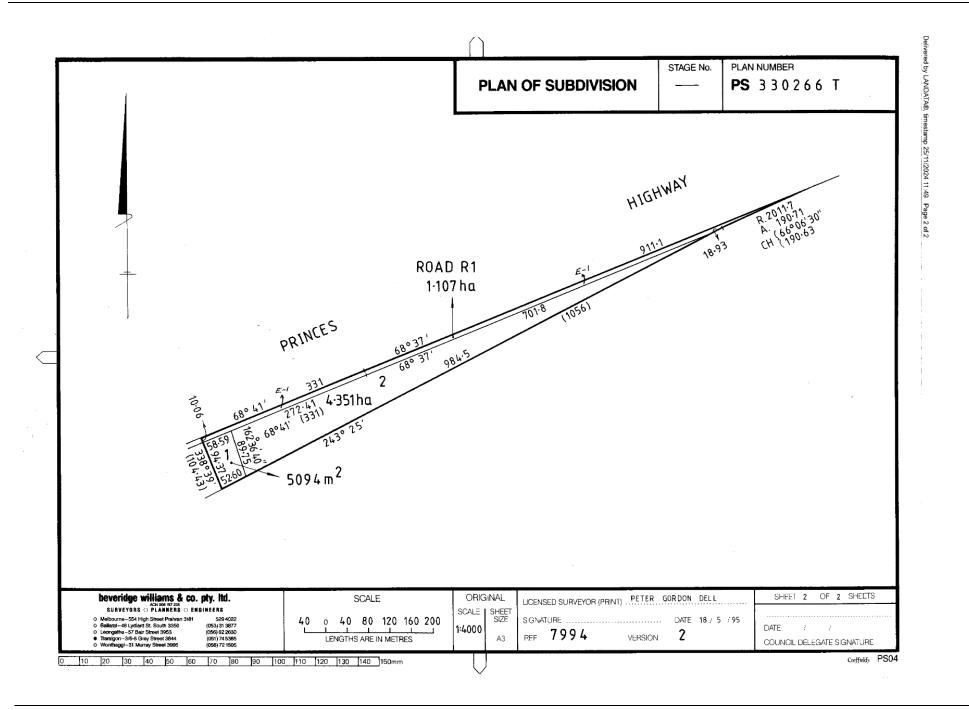
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Creffields PS01



# CORPORATE ITEMS FOR DECISION

Item Number 10.1 28 April 2025

Organisational Performance

# QUARTERLY BUDGET REPORT - MARCH 2025

#### **PURPOSE**

To provide Council with the financial results for the quarter ending March 2025 in the 2024/2025 financial year in accordance with the provisions of Section 97(1) of the *Local Government Act 2020* (the Act).

#### **EXECUTIVE SUMMARY**

- This report meets the requirements of the Act to present a quarterly budget report to Council as soon as practicable after the end of each quarter of the financial year.
- The report shows that Council overall is operating within the parameters of its adopted budget with most variances relating to carry forward funds from the previous year and the timing of revenue and expenditure within the current financial year.
- The "Income Allocation Statement" currently projects a \$1.4 million cash surplus.
- Council seeks to achieve a balanced budget based on a cash basis and the surplus amounts shown in the Income Allocation Statement is largely as a result of staff vacancies and additional interest on investments.
- The "Comprehensive Income Statement" report forecasts a Surplus result for the full financial year of \$19.4 million which is an unfavourable variance of \$10.5 million to the adopted budget, mainly associated with expenditure relating to funding carried forward from the previous financial year and a reduction in expected capital grants, with details of all variances included in the Comprehensive Income Statement commentary.
- The "Balance Sheet" shows that Council maintains a strong liquidity position with \$158.6 million in current assets compared to \$54.3 million current liabilities (a liquidity ratio of 2.9:1).
- The report is provided for Council's information.
- In accordance with the 1 July 2024 Council Resolution to give consideration to the allocation of funds for the construction of a new public toilet facility in the Churchill CBD as proposed in the *Public Toilet Plan 2023-2033*, Council's approval is sought to allocate an amount of \$650,000 funding from the accumulated unallocated cash reserve to fund the construction.

#### OFFICER'S RECOMMENDATION

#### **That Council:**

- Receive and note the Budget Report for the Quarter ended
   March 2025, prepared in accordance with the requirements of the Local Government Act 2020; and
- 2. Allocates the amount of \$650,000 from the accumulated unallocated cash reserve towards the construction of a public toilet facility in the Churchill Town Centre, leaving a remaining accumulated unallocated cash reserve balance of \$0.19 million.

#### **BACKGROUND**

Under Section 97(1) of the Act, as soon as practicable after the end of each quarter of the financial year, the Chief Executive Officer must ensure that a quarterly budget report is presented to the Council at a Council meeting which is open to the public. This report ensures compliance with this legislative requirement.

#### **ANALYSIS**

The attached report, as at 31 March 2025, is provided for the information of Council and the community. The financial report compares budgeted income and expenditure with actual results as at the end of the first quarter of the financial year. The key issues of note are:

- The Income Allocation Statement currently forecasts a "cash surplus" of \$1.4 million which is largely as a result of staff vacancies and additional interest on investments.
- The "Comprehensive Income Statement" report forecasts a Surplus result for the full financial year of \$19.4 million, which is an unfavourable variance of \$10.5 million to the adopted budget. The variance is mainly resulting from expenditure relating to carried forward projects from the previous financial year and a reduction in expected capital grants. Details of all variances included in the Comprehensive Income Statement are included in the provided commentary.
- The "Balance Sheet" shows that Council maintains a strong liquidity position with \$158.6 million in current assets compared to \$54.3 million current liabilities (a liquidity ratio of 2.9:1).
- The "Statement of Cash Flows" shows that the budgeted cash & investments at the beginning of the year was \$79.9 million, the actual opening balance was \$100.3 million. The additional \$20.4 million was largely the result of higher than anticipated surplus funds and carry forward funding for capital and operational projects and programs. Additional net cash inflows of \$32.1 million have been received over the first three quarters mainly as a result of advanced government grants received that have yet to be spent.
- The "Statement of Capital Works" shows that as at the 31 March 2025 Council has spent \$33.3 million on capital works mostly on Infrastructure projects \$23.4 million (including Roads projects \$11.0 million), Plant & Equipment \$3.4 million and Property (buildings) \$6.5 million. Full year forecasted capital expenditure is \$59.7 million compared to the budget of \$68.6 million. The \$8.9 million reduction in expenditure is due to funds being carried forward to next financial year where expenditure on new assets is expected to occur.
- The "Financial Performance Ratios' indicate that Council remains within the industry expected ranges.

Further details on these and other variations are provided in the attached report.

In accordance with the resolution of Council on 1 July 2024 for consideration to be given to allocating funds for the construction of the Churchill CBD public toilet and in accordance with the *Public Toilet Plan 2023-2033*, it is recommended that funding be allocated from the accumulated unallocated cash reserve of \$650,000 to progress the construction of a permanent public toilet in the Churchill Town Centre. The amount of Council's contribution to this project may be reduced pending the success of grant funding applications.

During the quarter, Council received an out of session briefing from the City of Traralgon Band (Band) on their Tour of Remembrance 2025. As part of the briefing, Band representatives requested Council consider providing a special grant of \$20,000 to help defray the tour costs of members of the band who are underprivileged or from culturally and diverse backgrounds. In accordance with Council's *Community Grant Program Governance Policy*, the Band is considered to be ineligible for a grant, as the grant would be considered to (partially) fund a project or event that "exclusively benefit applicant members and do not benefit the broader community". Accordingly, any application/request would have to be considered by Council outside of current grant program streams.

#### RISK ASSESSMENT

RISK	RISK RATING	TREATMENT
COMPLIANCE Non-compliance with the requirements of the Local Government Act 2020.	<b>Low</b> Unlikely x Minor	Timely presentation of report

#### 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

Not applicable.

#### Cultural

Not applicable.

#### Health

Not applicable.

#### **Environmental**

Not applicable.

#### **Economic**

Not applicable.

#### **Financial**

A strong financial position allows Council to adapt and respond to challenges as they arise.

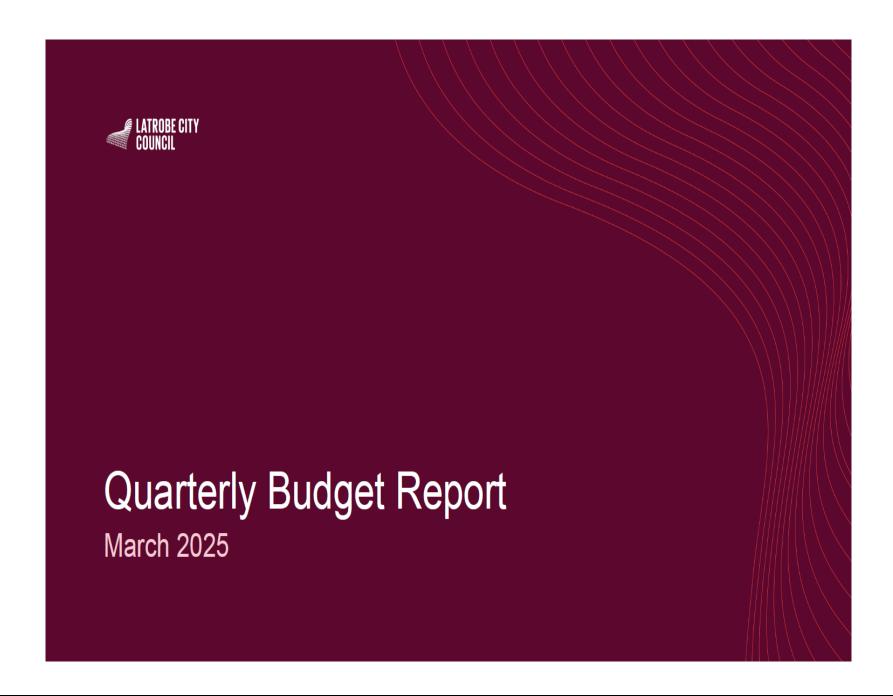
#### **Attachments**

1. Quarterly Budget Report - March 2025

# 10.1

# **Quarterly Budget Report - March 2025**

1 Quarterly Budget Report - March 2025	1213	3
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# **Quarterly Budget Report**

#### March 2025

#### Contents

	Page
- Summary	1
- Income Allocation Statement (IAS)	2
- Comprehensive Income Statement (CIS)	9
- Balance Sheet (BS)	13
- Statement of Cash Flows	15
- Statement of Capital Works	16
- Financial Performance Ratios	19

#### **March 2025 Quarterly Budget Report Summary**

The attached report provides the overall outcomes to the end of the first half of the 2024/25 financial year together with forecasted year end results compared to budget. The key issues of note are:

- The "Income Allocation Statement" reports a mid year forecasted cash surplus of \$1.4M, which is a \$1.4M favourable variance to the Mid Year Forecast. The "Mid Year Forecast" incorporates funding that has been carried forward from the 2023/24 financial year and changes in government grants funding both in financial year timing and funding amounts and other known changes identified in the Mid Year budget review process that was reported to Council on 24 February 2025.
- The "Comprehensive Income Statement" report forecasts a Surplus result for the full financial year of \$19.4M, which is an unfavourable variance of \$10.5M to the adopted budget. The variance is mainly resulting from expenditure relating to carried forward projects from the previous financial year and a reduction in expected capital grants. Details of all variances included in the Comprehensive Income Statement are included in the provided commentary.
- The "Balance Sheet" shows that Council maintains a strong liquidity position with \$158.6M in current assets compared to \$54.3M current liabilities (a liquidity ratio of 2.9:1).
- The "Statement of Cash Flows" shows that Council has \$132.4M in Cash and Financial assets (i.e. investments). The level is higher than anticipated
  due to carry forward funds from previous financial years including capital works, reserves funds and government grants advanced earlier than expected.
- The "Statement of Capital Works" shows a forecast expenditure of \$59.7M compared to the budget of \$68.6M.
- The "Financial Performance Ratios' indicate that Council remains within the industry expected ranges.

Under the provisions of the Local Government Act 2020 Section 97 (1) (the Act), as soon as practicable after the end of each quarter of the financial year, the Chief Executive Officer must ensure that a quarterly budget report is presented to the Council at a Council meeting which is open to the public.

#### 24/25 INCOME ALLOCATION STATEMENT

For The Quarter Ended 31 March 2025

	YEAR TO DATE							L YEAR	
	NOTE	Actual \$'000	YTD Forecast \$'000	Variance fav/(unfav) \$'000	Variance fav/(unfav) %	Forecast Q3 \$'000	Mid Year Forecast \$'000	Variance fav/(unfav) \$'000	Variance fav/(unfav) %
			, , , ,	,		, , , ,			
Operating									
Income									
Rates and charges	1	80,359	80,415	(56)	(0.1%)		80,415	0	0.0%
Statutory fees & fines	2	2,172	2,150	21	1.0%	· ·	2,865	107	3.7%
User fees	3	7,289	7,351	(62)	(0.8%)		10,178	(292)	(2.9%)
Grants - Operating	4	32,858	32,745	113	0.3%	· · · · · · · · · · · · · · · · · · ·	34,713	1,139	3.3%
Contributions - Monetary	5	1,012	1,016	(4)	(0.4%)	1,046	938	108	11.5%
Other income	6	2,800	2,729	72	2.6%	3,341	3,267	74	2.3%
Interest Income	7	4,578	4,531	47	1.0%	5,807	5,598	209	3.7%
Internal revenue / (expense) from Waste and Capital	8_	990	755	236	31.2%	577	144	433	300.2%
Total income	_	132,059	131,693	366	0.3%	139,895	138,118	1,778	1.3%
Expenses									
Employee costs	9	(45,927)	(46,093)	167	0.4%	(65,879)	(67,190)	1,311	2.0%
Materials and services	10	(27,197)	(28,436)	1,239	4.4%	(43,184)	(44,527)	1,343	3.0%
Utilities	11	(2,602)	(2,603)	1	0.0%		(3,955)	82	2.1%
Transfer from / (to) reserve	12	5,659	5,937	(279)	(4.7%)	(1,536)	1,958	(3,493)	(178.4%)
Total expenses	_	(70,067)	(71,195)	1,127	(1.6%)	(114,472)	(113,715)	(757)	(0.7%)
Operating Funds Available	_	61,992	60,498	1,494	2.5%	25,423	24,403	1,020	4.2%
Operating I unus Available	-	01,332	00,430	1,434	2.5/0	20,423	24,403	1,020	7.2 /0
Waste (incl. Landfill and Domestic Waste Service)									
Rates and charges - Waste	13	14,965	14,959	7	(0.0%)	14,959	14,934	25	(0.2%)
User Fees / Other income - Waste	14	2,404	2,330	75	(3.2%)	3,154	3,042	113	(3.7%)
Operational Expenditure - Waste	15	(8,696)	(8,953)	257	2.9%	(13,048)	(13,442)	395	2.9%
Capital Works expenditure - Waste	16	(464)	(541)	78	14.3%	(2,173)	(4,822)	2,649	54.9%
Capital Works (operating) expenditure - Waste	17	(2,137)	(2,130)	(7)	(0.3%)	(2,409)	(3,169)	760	24.0%
Internal revenue / (expense) - Waste	18	(1,401)	(1,437)	36	2.5%	(1,858)	(1,873)	15	0.8%
Transfer from / (to) reserve - Waste	19	2,957	2,958	(1)	0.0%	1,374	5,331	(3,957)	74.2%
Net Waste expenditure	_	7,630	7,186	444		0	-	0	
	_		•						

	YEAR TO DATE FULL YEAR								
	NOTE	Actual \$'000	YTD Forecast \$'000	Variance fav/(unfav) \$'000	Variance fav/(unfav) %	Forecast Q3 \$'000	Mid Year Forecast \$'000	Variance fav/(unfav) \$'000	Variance fav/(unfav) %
Capital									
Grants - Capital	20	10,721	10,523	198	(1.9%)	21,510	27,492	(5,981)	21.8%
Other Income - Capital	21	2,332		83	(3.7%)		2,346	112	(4.8%)
Transfer from / (to) reserve - Capital	22	11,382	11,381	1	(0.0%)		16,596	(2,058)	12.4%
Internal revenue / (expense) - Capital	23	410	682	(272)	39.8%		1,730	(448)	25.9%
Capital Works expenditure	24	(32,797)	(32,883)	86	0.3%	(57,536)	(66,887)	9,350	14.0%
Capital Works (operating) expenditure	25	(1,230)	(1,297)	67	5.1%	(3,022)	(2,388)	(634)	(26.6%)
Net Capital expenditure		(9,182)	(9,345)	163	(1.7%)	(20,771)	(21,111)	341	(1.6%)
Financing									
Debt Servicing Principal	26	(1,658)	(1,658)	-	0.0%	(2,217)	(2,217)	-	0.0%
Borrowing Costs	27	(309)	(315)	6	1.9%	(406)	(404)	(2)	(0.4%)
Transfer from / (to) reserve - Borrowings	28	(670)	(670)	-	0.0%	(670)	(670)	-	0.0%
Financing costs		(2,636)	(2,642)	6	(0.2%)	(3,293)	(3,291)	(2)	0.0%
Surplus / (deficit)	_	57,804	55,696	2,107	3.8%	1,360	-	1,360	100.0%

#### INCOME ALLOCATION STATEMENT OVERVIEW

The "Income Allocation Statement" (IAS) shows how the annual income is allocated to the various expenditure categories. The statement incorporates the "Mid Year Forecast" which represents the 2024/25 budget adopted by Council on 3 June 2024 adjusted for items carried forward from the 2023/24 financial year and other known changes identified in the Mid Year budget review process that was reported to Council on 24 February 2025.

The "Mid Year Forecast" projected a cash surplus of \$2.8M which was allocated by Council at the Mid Year Budget review to 2 leisure projects, the capital works reserve and the Transition Reserve leaving a bottomline breakeven of cash. The "Quarter 3 Forecast" currently projects a \$1.4M cash surplus.

#### NOTES TO THE INCOME ALLOCATION STATEMENT - Year to Date and Full Year Variances Operating

#### 1. Rates and charges

Year to Date - (\$0.1M) Unfavourable

Minor variance.
Full Year - \$0.0M Favourable

Minor variance.

#### 2. Statutory fees and fines

Year to Date - \$0.0M Favourable
Minor variance.
Full Year - \$0.1M Favourable

Minor variance.

3. User fees

Year to Date - (\$0.1M) Unfavourable Minor variance.

Full Year - (\$0.3M) Unfavourable

Variance mainly due to a temporary closure at Leisure Moe Newborough \$0.1M and a reduction in Early Learning Centre user charges \$0.1M.

4. Grants - operating

Year to Date - \$0.1M Favourable
Minor variance.
Full Year - \$1.1M Favourable

Variance mainly due to additional funding received for School Readiness program due to the adoption of a 2 year funding model \$2.0M, partially offset by a return of unspent Emergency Management grant funds \$0.1M and variance in expected financial year timing for Community Support Package Funding (CSPF) projects \$0.5M, as well as other minor variances.

5. Contributions - Monetary

Year to Date - (\$0.0M) Unfavourable

Minor variance.

Full Year - \$0.1M Favourable

Minor variance.

6. Other income

Year to Date - \$0.1M Favourable

Minor variance.

Full Year - \$0.1M Favourable

Minor variance.

7. Interest Income

Year to Date - \$0.0M Favourable

Minor variance.

Full Year - \$0.2M Favourable

The favourable variance is primarily due to higher than expected funds available for investment via term deposit \$0.2M.

8. Internal revenue / (expense) from Waste and Capital

Year to Date - \$0.2M Favourable

Internal revenue for Public Open Space contribution required for Gippsland Logistics Precinct planning permit offset in transfers to reserves.

Full Year - \$0.4M Favourable

Mainly due to reduced internal transfer of operating grants income to Capital program for CSPF projects \$0.5M due to funds now expected to be received in 2025/26 financial year.

9. Employee Costs

Year to Date - \$0.2M Favourable Minor timing variance.

Full Year - \$1.3M Favourable

The favourable variance is mainly due to vacancies across a number of teams and delays in recruitment are leading to forecasted wage savings across the organisation.

#### 10. Materials and services

Year to Date -

Mainly timing variances of major Roads & Drains and Open Space maintenance programs \$0.6M, software licencing & support \$0.2M and other minor variances.

Full Year -

\$1.2M Favourable Space maintenance pro \$1.3M Favourable

Family Services \$0.6M - mainly linked to grant funding now expected to be carried forward to be spent in the 2025/26 financial year, Emergency Management \$0.2M offset by reduction in forecast government grant & drawdown from reserves, decrease in GRAC costs forecasted based on recent actuals \$0.1M and economic investment & transition project funds now expected to be spent in the 2025/26 financial year \$0.4M.

11. Utilities

Year to Date - \$0.0M Favourable

Minor variance.

Full Year - \$0.1M Favourable

Minor variance.

#### 12. Transfer from / (to) reserve

Year to Date - (\$0.3M) Unfavourable

Relates to minor timing variances across numerous projects.

Full Year -

(\$3.5M) Unfavourable

Mainly relates to government grants received in advance to be transferred to unexpended grants reserve to be spent in the 2025/26 financial year, e.g. School Readiness Program \$1.6m, Kindergarten Inclusion Support Program \$0.4M, Enhanced Family Support program \$0.6M and economic investment & transition project funds \$0.4M.

#### Waste

13. Rates and charges - Waste

Year to Date - \$0.0M Favourable

Minor variance.

Full Year - \$0.0M Favourable

Minor variance.

14. User Fees / Other income - Waste

Year to Date - \$0.1M Favourable
Minor variance.
Full Year - \$0.1M Favourable

Minor variance.

#### 15. Operational Expenditure - Waste

Year to Date - \$0.3M Favourable

Lower than expected landfill leachate treatment costs \$0.2M and waste collection contracts \$0.1M.

Full Year - \$0.4M Favourable

Lower than expected landfill leachate treatment costs \$0.2M, hard waste coupon redemption \$0.3M and waste collection contracts \$0.2M, partially offset by higher than expected landfill levies due to increased commercial waste \$0.1M.

#### 16. Capital Works expenditure - Waste

Year to Date - \$0.1M Favourable
Minor variance.
Full Year - \$2.6M Favourable

Increase funding expected to be carried forward to the 2025/26 financial year mainly relating to landfill cell 7 development & landfill road works.

#### 17. Capital Works (operating) expenditure - Waste

Year to Date - (\$0.0M) Unfavourable
Minor variance.
Full Year - \$0.8M Favourable

Increase funding expected to be carried forward to the 2025/26 financial year mainly relating to landfill rehabilitation works.

#### 18. Internal revenue / (expense) - Waste

Year to Date - \$0.0M Favourable
Minor variance.
Full Year - \$0.0M Favourable

Minor variance.

#### 19. Transfer from / (to) reserve - Waste

Year to Date - (\$0.0M) Unfavourable
Minor variance.
Full Year - (\$4.0M) Unfavourable

Increase funding expected to be carried forward to the 2025/26 financial year mainly relating to landfill cell development & rehabilitation works.

Capital

Year to Date -

20. Grants - Capital

\$0.2M Favourable

Various minor timing variances

Full Year - (\$6.0M) Unfavourable

The unfavourable variance is mainly due to progress of multi year projects and the recognition of grant funds linked to the timing of expenditure. Some of the larger projects where 24/25 progress is delayed includes the Regional Car Parking Projects \$3.4M, Sports Legacy GRISS \$0.8M and the Glengarry preschool Refurb \$0.9M.

21. Other Income - Capital

Year to Date - \$0.1M Favourable

Minor variance.

Full Year - \$0.1M Favourable

Minor variance.

22. Transfer from / (to) reserve - Capital

Year to Date - \$0.0M Favourable

Minor variance.

Full Year - (\$2.1M) Unfavourable

Various project expenditure now identified as expected to be carried forward to the 2025/26 financial year.

23. Internal revenue / (expense) - Capital

Year to Date - (\$0.3M) Unfavourable

Internal expense for Public Open Space contribution required for Gippsland Logistics Precinct planning permit offset in transfers to reserves.

Full Year - (\$0.4M) Unfavourable

Reduced transfer from Council Support Package Funding due to delay in delivery of CSPF Maryvale Res Playing Surface Works.

24. Capital Works expenditure

Year to Date - \$0.1M Favourable

Minor variance.

Full Year - \$9.4M Favourable

Mainly reduced expenditure related to Multi year projects and other expected works to be carried forward to the 2025/26 financial year including Regional Car park fund projects \$3.6M

25. Capital Works (operating) expenditure

Year to Date - \$0.1M Favourable

Minor variance.

Full Year -

(\$0.6M) Unfavourable

Mainly relates to Gippsland Logistics Precinct expenditure that was budgeted as capital expenditure but will be expensed as the Tramway Road roundabout will not be a Council asset.

Financing

26. Debt Servicing Principal

Year to Date - \$0.0M Nil Variance

No variance.

Full Year - \$0.0M Nil Variance

No variance.

27. Borrowing Costs

Year to Date - \$0.0M Favourable

Minor variance.

Full Year - (\$0.0M) Unfavourable

Minor variance.

28. Transfer from / (to) reserve - Borrowings

Year to Date - \$0.0M Nil Variance

No variance.

Full Year - \$0.0M Nil Variance

No variance.

#### **COMPREHENSIVE INCOME STATEMENT**

For The Quarter Ended 31 March 2025

	NOTE	YTD Actual \$'000	YTD Budget \$'000	Variance YTD Act/Bud fav/(unfav) \$'000	Variance YTD Act/Bud fav/(unfav) %	Variance Type (P)ermanent/ (T)iming	Full Year Forecast \$'000	Adopted Budget \$'000	Variance Adopted Budget /Forecast fav/(unfav) \$'000	Variance Full Year Bud/Forecast fav/(unfav) %
INCOME										
Rates and charges	1	95,324	95,181	143	0.2%	Р	95,374	95,226	148	0.2%
Statutory fees and fines	2	2,172	1,930	241	12.5%	Р	2,972	2,758	214	7.8%
User fees	3	9,497	8,942	555	6.2%	Р	12,912	12,270	642	5.2%
Grants - operating	4	33,617	24,887	8,730	35.1%	Р	36,822	28,898	7,924	27.4%
Grants - capital	5	9,963	32,050	(22,088)	(68.9%)	Р	20,540	36,246	(15,706)	(43.3%)
Contributions - monetary	6	1,502	60	1,442	2392.9%	Р	1,536	90	1,446	1599.5%
Contributions - non monetary	7	0	0	0	0.0%	Т	10,000	5,000	5,000	100.0%
Other income	8	8,546	5,372	3,174	59.1%	Р	10,070	6,845	3,225	47.1%
TOTAL INCOME		160,620	168,423	(7,803)	(4.6%)		190,226	187,333	2,892	1.5%
EXPENSES										
Employee costs	9	46,621	47,097	476	1.0%	Т	66,867	65,288	(1,578)	(2.4%)
Materials and services	10	35,732	33,433	(2,299)	(6.9%)	Р	56,750	47,625	(9,125)	(19.2%)
Bad and doubtful debts		0	0		0.0%	Р	4	4	0	0.0%
Depreciation	11	26,593	25,170	(1,422)	(5.7%)	Р	35,441	33,530	(1,911)	(5.7%)
Amortisation - intangible assets	12	709	709	0	0.0%	Р	944	944	0	0.0%
Depreciation - right of use assets	13	109	119		9.0%	Р	145	159	14	8.8%
Borrowing costs	14	277	273	` '	(1.4%)	Т	364	363	(1)	(0.2%)
Finance costs - leases	15	39	33	(5)	(16.3%)	T	46	44	(2)	(4.0%)
Net loss/ (gain) on disposal of property,	16	(745)	(745)	0	(0.1%)	Р	5,000	5,000	0	0.0%
infrastructure, plant and equipment	47	0.404	0.000	(000)	(40.50()		F 00.1	4 40=	(60.4)	(40.70()
Other expenses	17	3,191	2,889	, ,	(10.5%)	Р	5,231	4,407	(824)	(18.7%)
TOTAL EXPENSES		112,523	108,978	(3,546)	(3.3%)		170,792	157,364	(13,427)	(8.5%)
SURPLUS (DEFICIT) FOR THE YEAR		48,097	59,445	(11,348)	(19.1%)		19,434	29,969	(10,534)	(35.2%)

#### COMPREHENSIVE INCOME STATEMENT OVERVIEW

The surplus and deficit amounts shown in the Comprehensive Income Statement year to date and full year budget columns are largely a result of capital grants and non-cash items. Ideally a surplus result would be generated to enable Council to invest in new assets, upgrade and expand existing assets, and repay borrowings. On a cash basis Council budgets for a break even result, with any cash remaining at year end required to meet current and future liabilities together with current commitments. Therefore any variances to budget in the operating result are generally caused by changes in levels of grants and monetary contributions for capital works, and expenditure that is funded from revenue that has been received in a previous financial year together with variances in non-cash items (e.g. loss on disposal of property, infrastructure, plant and equipment).

The "Comprehensive Income Statement" report forecasts a surplus result for the full financial year of \$19.4M which is a unfavourable variance of \$10.5M to the original budget. This result is due to a number of variances with a forecasted increase in income of \$2.9M and additional expenses of \$13.4M. The increased income is mainly a result of additional unbudgeted operating grants for Natural Disaster Recovery from the February & August 24 storm events, the Sports Legacy & Activation Council Support Package Fund (CSPF), together with higher than expected funding for Preschools and Victoria Grants Commission Financial Assistance Grants (FAGS). This has been partially offset by reductions in capital grants (\$15.7M) due to updated financial timing of the recognition of grants for major multi year projects such as Regional Car Parks Fund projects, Gippsland Logistics Precinct, Traralgon Indoor Multi Sports Hall and the Multi Use Pavilion at Traralgon Rec Reserve. The forecasted additional expenses are a result of funding carried forward relating to works funded but not completed in 2023/24, together with expenditure associated with unbudgeted government operating grants to be received in 2024/25.

#### NOTES TO THE COMPREHENSIVE INCOME STATEMENT - Year to Date and Full Year Variances

1. Rates and charges

Year to Date - \$0.1M Favourable

Minor variance.

full Year - \$0.1M Favourable

Minor variance.

2. Statutory fees and fines

Year to Date - \$0.2M Favourable

Favourable variance in mainly due to Planning permits \$0.1M.

Full Year - \$0.2M Favourable

Favourable variances in Planning permits \$0.1M and fines from Legal Proceeding \$0.1M expected to be partially offset by various unfavourable variances including parking fines and building approvals.

3. User fees

Year to Date - \$0.6M Favourable

Favourable variance mainly due to higher than expected fees received for to date for landfill gate fees \$0.5M.

Full Year - \$0.6M Favourable

Favourable variances to date are mainly due to higher than expected fees received to date for landfill gate fees \$0.5M and subdivision supervision fees \$0.1M.

4. Grants - operating

Year to Date - \$8.7M Favourable

The favourable variance is mainly due to the receipt of unbudgeted grants for Sports Legacy & Activation Council Support Package Fund (CSPF) \$2.4M, Natural Disaster Recovery for the February 24 storm event \$1.6M, Latrobe City Business Capability \$0.7M, together with earlier than expected timing of Victoria Grants Commission Financial Assistance Grants (FAGS) \$0.7M, Gippsland Logistics Precinct \$0.6M and Family Services grants \$2.0M.

Full Year - \$7.9M Favourable

The favourable variance is mainly due to the receipt of unbudgeted grants for Sports Legacy & Activation Council Support Package Fund (CSPF) \$1.0M, Natural Disaster Recovery for the February 24 storm event \$1.6M and August 24 event \$1.3M, Latrobe City Business Capability \$0.7M, Family Services programs \$1.7M, Gippsland Logistics Precinct \$0.8M together with higher than expected Victoria Grants Commission Financial Assistance Grants (FAGS) \$0.3M.

#### NOTES TO THE COMPREHENSIVE INCOME STATEMENT - Year to Date and Full Year Variances

#### 5. Grants - capital

#### Year to Date -

#### (\$22.1M) Unfavourable

The unfavourable variance is due to the expected timing of recognition of Regional Car Parks Fund \$18.8M, Gippsland Logistics Precinct \$5.2M, Multi Use Pavilion Traralgon Rec Reserve \$1.5M, Traralgon Indoor Multi Sports Hall \$0.6M and Mathison Park playspace upgrade \$0.3M. Receipt of these grant funds was budgeted in the current year but is now expected to be recognised in the 2025/26 financial year based on current projections of the construction of these projects. These variances have been partially offset by favourable variances totalling \$9.0M including earlier than expected timing of Roads to Recovery funding \$1.4M and unbudgeted grants for the Nation Building Blackspot Program \$0.3M, Gippsland Regional Indoor Sports Stadium (GRISS) \$0.4M, Traralgon Railway Conservation Reserve Large Dam rehabilitation \$0.7M, Regional Sports Infrastructure Program projects at Ted Summerton Reserve \$0.2M and other various grants.

#### Full Year -(\$15.7M) Unfavourable

The unfavourable variance is due to the expected timing of recognition of Regional Car Parks Fund \$13.7M, Gippsland Logistics Precinct \$5.2M, Multi Use Pavilion Traralgon Rec Reserve \$2.6M, Traralgon Indoor Multi Sports Hall \$0.6M and Mathison Park playspace upgrade \$0.4M. Receipt of these grant funds was budgeted in the current year but is now expected to be recognised in the 2025/26 financial year based on current projections of the construction of these projects. These variances have been partially offset by favourable variances including additional Roads to Recovery funding \$0.5M and unbudgeted grants for the Nation Building Blackspot Program \$2.3M, Gippsland Regional Indoor Sports Stadium (GRISS) \$1.8M,, Traralgon Railway Conservation Reserve Large Dam rehabilitation \$0.7M, Local Roads and Community Infrastructure Program (LRCI4) \$0.4M, Regional Sports Infrastructure Program projects at Ted Summerton Reserve \$0.4M and other various grants.

#### 6. Contributions - monetary

#### Year to Date -

#### \$1.4M Favourable

Higher than expected receipt of developer contributions including Lake Narracan & Traralgon North Developer contribution schemes \$0.5M, Duncan Cameron Cricket Nets Contributions \$0.5M, Public Open Space contributions \$0.2M and Street Trees \$0.2M.

#### \$1.4M Fayourable

Higher than expected receipt of developer contributions including Lake Narracan & Traralgon North Developer contribution schemes \$0.5M, Duncan Cameron Cricket Nets Contributions \$0.5M, Public Open Space contributions \$0.2M and Street Trees \$0.2M.

#### 7. Contributions - non monetary

#### Year to Date . No variance.

\$0.0M Nil Variance

\$5.0M Favourable

The forecast has been revised up based on previous year actuals and current expectations

#### 8. Other income

#### Year to Date -

#### \$3.2M Favourable

The favourable variance is primarily due to higher than expected interest rate yields and additional cash holdings on council investments as a result of unexpected grant funds advanced for major projects that were not anticipated when the budget was developed \$1.1M, together with the receipt of energy efficiency rebates in relation to LED street lighting upgrades \$0.7M, unbudgeted insurance claim proceeds \$0.5M, various reimbursements \$0.3M, container deposit scheme income \$0.2M and higher than expected interest on rates & charges \$0.3M.

#### Full Year -\$3.2M Favourable

The favourable variance is primarily due to higher than expected interest rate yields and additional cash holdings on council investments as a result of unexpected grant funds advanced for major projects that were not anticipated when the budget was developed \$1.4M, together with the receipt of energy efficiency rebates in relation to LED street lighting upgrades \$0.7M, unbudgeted insurance claim proceeds \$0.6M, container deposit scheme income \$0.2M and higher than expected interest on rates & charges \$0.4M.

#### 9. Employee costs

#### Year to Date -

\$0.5M Favourable

Minor percentage variance mainly due to staff vacancies

#### (\$1.6M) Unfavourable

The additional salaries and wages is mainly associated with funding carried over from previous years and unbudgeted government grant funding to be received in the current year relating to Family Services programs \$0.7M and Emergency Management/Community Recovery \$0.2M, together with a higher than budgeted Enterprise Bargaining Agreement increase

#### NOTES TO THE INCOME STATEMENT - Year to Date and Full Year Variances

#### 10. Materials and services

#### Year to Date -

#### (\$2.3M) Unfavourable

The unfavourable variance is mainly related to unbudgeted cleanup works associated with the August storm event which will largely be recouped from Natural disaster grants \$1.4M, and other expenditure related to unbudgeted government grants and funding carried forward from previous years.

#### Full Year - (\$9.1M) Unfavourable

The unfavourable variance is mainly due to unbudgeted expenditure incurred as a result of internal and external funding carried forward from previous years and 2024/25 government grants not known when the budget was developed including Family Services programs \$0.9M, August Storm event cleanup \$1.3M, City Assets \$0.7M, Traralgon West Development Plan \$0.4M, additional gas costs at GRAC due to Geothermal pump breakdown \$0.4M, Business Transformation projects \$0.3M, Branding campaign \$0.7M, Centre for Automotive Futures Business Case \$0.4M, insurance premiums \$0.1M, Sports Legacy & Activation funded programs \$0.4M, Council Plan \$0.1M.

#### 11. Depreciation

#### Year to Date -

#### (\$1.4M) Unfavourable

The unfavourable variance is mainly as a result of the increased valuations in Recreational assets in the previous financial year leading to increased depreciation expenses that were not known when the budget was developed.

#### Full Year - (\$1.9M) Unfavourable

The unfavourable variance is mainly as a result of the increased valuations in Recreational assets in the previous financial year leading to increased depreciation expenses that were not known when the budget was developed.

#### 12. Amortisation - intangible assets

Year to Date - \$0.0M Favourable

Minor variance.

Full Year - \$0.0M Nil Variance

No variance

#### 13. Depreciation - right of use assets

Year to Date - \$0.0M Favourable Minor variance.

Full Year - \$0.0M Favourable

Minor variance.

## 14. Borrowing costs

Year to Date - (\$0.0M) Unfavourable

Minor variance.
Full Year - (\$0.0M) Unfavourable

Minor variance.

#### 15. Finance costs - leases

Year to Date - (\$0.0M) Unfavourable

Minor variance.

Full Year - (\$0.0M) Unfavourable

Minor variance.

#### 16. Net (gain) / loss on disposal of property, infrastructure, plant and equipment

Year to Date - \$0.0M Favourable

Minor variance.

Full Year - \$0.0M Nil Variance

No variance

## 17. Other expenses

Year to Date - (\$0.3M) Unfavourable

The unfavourable variance is mainly due to higher than expected Landfill levies \$0.2M and Community Clean Up Grant Additional Funding \$0.1M.

#### Full Year - (\$0.8M) Unfavourable

The unfavourable variance is mainly due to unexpended community grants funds carried over from the 2023/24 financial year to be distributed in 2024/25 Community Clean Up Grant Additional Funding \$0.6M, together with higher than expected Landfill levies \$0.2M.

# **BALANCE SHEET**

As at 31 March 2025

	NOTE	Current Balance \$'000	Opening Balance 01/07/24 \$'000	Movement for Year to Date \$'000		NOTE	Current Balance \$'000	Opening Balance \$'000s	Movement for Year to Date \$'000s
CURRENT ASSETS					CURRENT LIABILITIES				
Cash and Cash Equivalents	1	22,418	5,339	17,078	Trade and Other Payables	5	2,563	12,592	(10,030)
Trade and Other Receivables	2	23,195	4,884	18,311	Trust Funds and Deposits		6,576	6,308	268
Other Financial Assets	1	110,000	95,000	15,000	Contract and Other Liabilities	6	31,763	11,101	20,662
Other Assets	3	2,978	4,739	(1,761)	Provisions - Employee Benefits Provisions - Landfill Interest-bearing Liabilities Lease Liabilities	7 8	11,020 1,747 559 30	11,767 3,884 2,217 132	(2,138) (1,658)
Total Current Assets		158,591	109,963	48,628	Total Current Liabilities	Ī	54,258	48,002	
NON CURRENT ASSETS									
Trade and Other Receivables		1	1	0	NON CURRENT LIABILITIES				
Other Financial Assets		2	2	0	Provisions - Employee Benefits		1,362	1,362	0
Property, Infrastructure, Plant and Equipment	4	1,509,720	1,503,178		Provisions - Landfill		14,851	14,851	0
Right-of-use assets		1,059	1,148	` ,	Interest-bearing Liabilities		14,771	14,771	
Intangible Assets		683	1,391	(709)	Lease Liabilities		1,102	1,083	20
Total Non-Current Assets		1,511,465	1,505,722	5,744	<b>Total Non-Current Liabilities</b>		32,086	32,067	20
TOTAL ASSETS		1,670,056	1,615,684	54,372	TOTAL LIABILITIES		86,344	80,069	6,275
					NET ASSETS	-	1,583,712	1,535,616	48,097
					EQUITY				
					Current Year Surplus/(Deficit)		48,097	7,172	40,925
					Accumulated Surplus		881,632	875,736	5,896
					Reserves		653,983	652,708	1,276
					TOTAL EQUITY		1,583,712	1,535,616	48,097

#### **BALANCE SHEET OVERVIEW**

The Balance Sheet shows that Council maintains a strong liquidity position with \$158.6M in current assets compared to \$54.3M current liabilities (a liquidity ratio of 2.9:1).

#### NOTES TO THE BALANCE SHEET - Year to Date Movement

#### 1. Cash and Cash Equivalents/Other Financial Assets

\$32.1M Increase

The overall increase is mainly due to grant funds advanced to Council for major projects and 82% of rates income has now been received for the year.

#### 2. Trade and Other receivables

\$18.3M Increase

Mainly due to the annual rates notices being raised in the first quarter which is normal practice. This amount will continue to reduce as rate payments are received over the remainder of the year in line with the final quarterly instalment due dates.

#### 3. Other Assets

(\$1.8M) Decrease

Mainly due to prepayments and accrued revenue as at 30 June 2024 having now been reversed/received in the current financial year.

#### 4. Property, Infrastructure, Plant and Equipment

\$6.5M Increase

Mainly due to capital works expenditure exceeding depreciation over the third quarter of the year.

#### 5. Trade and Other Payables

(\$10.0M) Decrease

Mainly due to amounts that were outstanding to suppliers as at 30 June 2024 being paid/recognised in the current financial year.

#### 6. Contract and Other Liabilities

\$20.7M Increase

Mainly due to large capital grant amounts paid to Council in advance of expenditure on these projects e.g. Regional Car Park Fund & Regional Sports Infrastructure programs.

#### 7. Provisions - Landfill

(\$2.1M) Decrease

Reflects landfill rehabilitation expenditure over the third quarter of the year.

#### 8. Interest-bearing Liabilities

(\$1.7M) Decrease

Reflects loan principal repayments over the third quarter of the year.

# STATEMENT OF CASH FLOWS

For the Quarter ended 31 March 2025

	YTD Cash Flow \$'000	Adopted Budget Annual Cashflow \$'000		YTD Cash Flow \$'000	Adopted Budget Annual Cashflow \$'000	
	Inflows (Outflows)	Inflows (Outflows)		Inflows (Outflows)	Inflows (Outflows)	
CASH FLOWS FROM OPERATING ACTIVITIES			CASH FLOWS FROM FINANCING ACTIVITIES			
Rates and charges	77,799	95,125	Finance costs	(242)	(363)	
Statutory fees & fines	2,172	2,758	Proceeds from borrowings	Ó	Ó	
User fees	9,485	12,270	Repayment of borrowings	(1,658)	(2,217)	
Grants - operating	34,916	28,922	Interest paid - lease liability	(39)	(44)	
Grants - capital	30,900	36,336	Repayment of lease liabilities	(102)	(147)	
Contributions - monetary	1,502	90	Net Cash Flows from Financing Activities	(2,040)	(2,771)	
Interest received	4,809	4,400				
Trust funds and deposits taken/(repaid)	268	103	Net Increase/(Decrease) in cash held	17,078	(855)	
Other receipts	3,204	2,446				
Net GST refund/(payment)	(240)	3,800	Cash & cash equivalents at beginning of year	5,339	10,848	
Employee costs	(49,809)	(64,890)				
Materials & services	(45,014)	(52,429)	Cash & cash equivalents at end of period	22,418	9,993	
Short-term, low value and variable lease payments	(123)	(148)				
Other payments	(3,068)	(4,400)				
Net cash from operating activities	66,801	64,383				
			Summany of Cook 9 Investments	Current	Current year	Opening
			Summary of Cash & Investments	Balance	Movement	Balance
CASH FLOWS FROM INVESTING ACTIVITIES			Cash & Cash Equivalents	22,418	17,078	5,339
Payments for property, infrastructure, plant & equipment	(33,556)	(68,613)	Other Financial Assets (Cash Investments)	110,000	15,000	95,000
Proceeds from sale of property, plant & equipment	872	1,146	Total Cash & Investments	132,418	32,078	100,339
Payments for investments	(122,728)	(125,000)				
Proceeds from sale of investments	107,728	130,000	Budgeted Opening Balance of Cash & Investments			79,880
Loans and advances made	0	0	Variance in Opening Balance		-	20,459
Payments of loans and advances	2	0	. •		=	,
Net Cash Flows used in investing activities	(47,682)	(62,467)				

#### STATEMENT OF CASH FLOWS OVERVIEW

The budgeted cash & investments at the beginning of the year was \$79.9 million, the actual opening balance was \$100.3 million. The additional \$20.4 million was largely the result of higher than anticipated surplus funds and carry forward funding for capital and operational projects and programs. Additional net cash inflows of \$32.1 million have been received over the first three quarters mainly as a result of advanced government grants received that have yet to be spent.

# **STATEMENT OF CAPITAL WORKS**

For The Quarter Ended 31 March 2025

Droporty	NOTE	YTD Actuals \$'000	Full Year Forecast \$'000	% Spent of Forecast	Adopted Budget \$'000	Variance Adopted Budget /Adj Budget \$'000	Variance Adopted Budget / Adj Budget %
Property Land	1	390	390	100%	0	(390)	100%
Buildings	2	6,047	11,001	55%	10,220	(781)	(8%)
Heritage buildings	3	54	88	61%	10,220	(88)	100%
Total Property	3	6,490	11,479	57%	10,220	(1,259)	(12%)
Plant and Equipment							
Plant, machinery & equipment	4	2,902	4,561	64%	3,458	(1,103)	(32%)
Fixtures, fittings & furniture	5	35	82	43%	0	(82)	100%
Computers & telecommunications	6	467	901	52%	600	(301)	(50%)
Artwork collection	7	14	14	100%	15	1	9%
Total Plant and Equipment		3,417	5,558	61%	4,073	(1,485)	(36%)
Infrastructure							
Roads	8	10,983	19,386	57%	18,501	(885)	(5%)
Bridges & culverts	9	122	280	43%	150	(130)	(87%)
Footpaths & cycleways	10	897	1,487	60%	1,330	(157)	(12%)
Drainage	11	1,155	3,377	34%	1,357	(2,020)	(149%)
Recreational, leisure & community facilities	14	1,745	2,513	69%	650	(1,863)	(287%)
Waste management	12	464	2,173	21%	3,075	902	29%
Parks, open space and streetscapes	13	1,087	2,328	47%	1,392	(936)	(67%)
Offstreet carparks	15	5,274	9,463	56%	22,980	13,517	59%
Other infrastructure	16	1,627	1,666	98%	4,874	3,208	66%
Total Infrastructure		23,353	42,672	55%	54,309	11,637	21%
Total Capital Works expenditure		33,261	59,709	56%	68,602	8,893	13%
REPRESENTED BY;							
New asset expenditure	17	9,877	17,388	56.8%	37,255	19,866	53.3%
Asset renewal expenditure	18	15,130	26,786	56.5%	24,054	(2,732)	(11.4%)
Asset expansion expenditure	19	0	0	0.0%	0	0	0.0%
Asset upgrade expenditure	20	8,254	15,534	53.1%	7,293	(8,241)	(113.0%)
Total Capital Works expenditure		33,261	59,709	55.7%	68,602	8,893	13.0%

#### STATEMENT OF CAPITAL WORKS OVERVIEW

As at the 31 March 2025 Council has spent \$33.3M on capital works mostly on Infrastructure projects \$23.4M (including Roads projects \$11.0M), Plant & Equipment \$3.4M and Property (buildings) \$6.5M. Full year forecasted capital expenditure is \$59.7M compared to the budget of \$68.6M. The \$8.9M reduction in expenditure is due to funds being carried forward to next financial year where expenditure on new assets is expected to occur.

Note the total capital expenditure disclosed in the Statement of Capital Works varies from the Income Allocation Statement (IAS) Capital expenditure line item due to the IAS figure including projects that are capital in nature but do not meet Council's policy requirements for asset recognition/capitalisation together with the Landfill Construction/Rehabilitation line including some costs that are included in the Statement of Capital Works.

#### NOTES TO THE CAPITAL WORKS STATEMENT - Full Year Forecast Variances

1. Land

(\$0.4M) Increased Expenditure

Purchase of land for drainage funded from reserves.

#### 2. Buildings

#### (\$0.8M) Increased Expenditure

Primarily due to expenditure that has carried forward from previous budget allocations and cash surpluses, including Solar Power generation installations \$1.0M, Morwell Depot upgrade \$0.4M, Building Renewal Programs \$0.2M, Leisure UV disinfectant units \$0.3M, Latrobe Creative Precinct \$0.2M, and a number of smaller projects totalling \$1.4M. In addition unbudgeted grant funding announced since the budget was developed including Gippsland Regional Indoor Sports Stadium upgrade \$1.0M. These variances are partially offset by multi year project expenditure budgeted in 24/25 now expected to be spent in the following financial year on Flood Recovery projects; Traralgon Indoor Multi Sports Hall \$2.0M and Multi Use Pavilion Traralgon Rec Res \$1.6M.

#### 3. Heritage buildings

(\$0.1M) Increased Expenditure

Minor variance.

#### 4. Plant, machinery & equipment

#### (\$1.1M) Increased Expenditure

Mainly due to items of fleet and large plant that were budgeted in the previous year but as a result of delays in delivery times were not able to be received until the 2024/25 financial year. Funds have been carried forward to pay for these items.

#### 5. Fixtures, fittings & furniture

(\$0.1M) Increased Expenditure

Minor variance.

#### 6. Computers & telecommunications

(\$0.3M) Increased Expenditure

Additional expenditure is mainly related to works carried forward from 2023/24 for public WiFi services and Latrobe Regional Gallery Digital Screens.

#### 7. Artwork Collection

\$0.0M Decreased Expenditure

Minor variance.

#### 8. Roads

#### (\$0.9M) Increased Expenditure

Mainly relates to unbudgeted government funding announced for the Nation Building Blackspot Program \$2.1M, Marshalls Road Signalised Intersection \$1.2M and Landslip restoration works \$0.3M partially offset by works deferred to future years for Road Rehabilitation program \$1.5M, Gordon/English Street DCP works \$0.8M and Rural Gravel Road Sealing Program \$0.3M.

# 9. Bridges & culverts

(\$0.1M) Increased Expenditure

Minor variance.

#### 10. Footpaths & cycleways

(\$0.2M) Increased Expenditure

Mainly due to funding carried forward from the 2023/24 financial year to complete Footpath Rehabilitation Program works.

#### 11. Drainage

(\$2.0M) Increased Expenditure

Mainly due to timing of grants and carry forward funding for the Traralgon Railway Reserve Large Dam project \$0.8M, an unbudgeted government grant for Glengarry Flood Mitigation works \$0.3M and other carry forward works for drainage programs \$0.9M.

#### NOTES TO THE CAPITAL WORKS STATEMENT - Full Year Forecast Variances

#### 12. Waste management

#### \$0.9M Decreased Expenditure

This mainly relates to works on the new landfill cell \$1.9M, offset by expenditure for the Leachate Pond Construction at Hyland Highway Landfill \$1.0M funded from the landfill reserve.

#### 13. Parks, open space and streetscapes (\$0.9M) Increased Expenditure

Mainly due to unbudgeted government grant funded projects and funding carried forward from 2023/24 including Sports Lighting for Toners Lane Reserve \$0.5M, Gaskin Park Oval 2 Lighting Upgrade \$0.3M, Retaining Wall projects \$0.2M, Fence Renewal projects \$0.2M partially offset by Mathison Park Play space upgrade \$0.3M.

# 14. Recreational, leisure & community facilities

### (\$1.9M) Increased Expenditure

Mainly due to unbudgeted government grant funding and funding carried forward from 2023/24 including Sports Legacy - Ted Summerton \$0.6M, GRAC Geothermal Pump Replacement \$0.4M, Gaskin Park Oval 2 Drainage upgrades \$0.6M and Council Support Package Fund projects \$0.2M.

#### 15. Offstreet carparks

#### \$13.5M Decreased Expenditure

Mainly related to the revised financial year timing of expenditure for multi year projects associated with the Regional Car Parks fund \$13.5M.

#### 16 Other infrastructure

#### \$3.2M Decreased Expenditure

Mainly related to the revised financial year timing of expenditure for multi year projects including Gippsland Logistics Precinct and Intermodal Freight Terminal \$3.3M.

#### 17. New asset expenditure

#### \$19.9M Decreased Expenditure

Mainly related to the revised financial year timing of expenditure for multi year projects associated with the Regional Car Parks fund \$13.5M and Gippsland Logistics Precinct \$3.3M, Traralgon Indoor Multi Sports Hall \$2.0M, Hyland Highway Landfill Cell 7 \$2.0M and Multi Use Pavilion Traralgon Rec Res \$1.6M. This is partially offset by increased expenditure related to funds carried forward from the 2023/24 financial year including Solar Power generation installations \$1.0M, Leachate Pond Construction Hyland Highway Landfill \$1.0M and Sports Legacy Ted Summerton Reserve \$0.6M.

#### 18. Asset renewal expenditure

#### (\$2.7M) Increased Expenditure

Primarily due to funds carried forward from the 2023/24 financial year and additional unbudgeted government grants including the rehabilitation of Traralgon Railway Reserve Large Dam \$0.8M, Fleet and large plant replacement programs \$1.1M, Building Renewal programs \$0.8M, Depot Morwell upgrade \$0.4M, Parks and Open Spaces programs \$0.3M, and Leisure disinfectant units \$0.3M and other various unfavourable capital expenditure projects. This is partially offset by savings in the Road Rehabilitation program \$1.5M.

#### 19. Asset expansion expenditure

#### \$0.0M Nil Variance

No current year projects.

### 20. Asset upgrade expenditure (\$8.2M) Increased Expenditure

Mainly due to unexpended funds carried over from the 2023/24 financial year and unbudgeted government grants including Nation Building Blackspot program \$2.1M, Gippsland Regional Indoor Sports Stadium upgrade \$1.0M, Glengarry Pre School refurbishment \$0.3M, Sports Lighting for Toners Lane Reserve \$0.5M, Geothermal pump replacement \$0.4M, Gaskin Park Oval 2 Drainage & Lighting Upgrades \$0.9M, Piped Systems Enhancement & Stormwater Quality Improvement \$0.4M, Landslip Betterment Works \$0.3M, Signalised Intersection-Maffra/Marshalls Rd \$1.2M, Drainage Improvements \$0.4M, Gross Pollutant Trap \$0.2M and Kernot Hall Refurbishment \$0.2M.

# LGPRF FINANCIAL PERFORMANCE RATIOS

As at 31 March 2025

# **OVERVIEW**

The final part of the report is the Financial Performance Ratios as per the Local Government Performance Reporting Framework (LGPRF). The results of the financial year to date show that Council is expected to remain within the expected ranges by the end of the financial year. Some of the ratios when measured part way through the year will fall outside the ranges in the year to date figures purely because they are designed to look at an annual result.

	\$'000	Ratio at 31/03/25	Forecast at 30/06/25	Budget at 30/06/25	Financial Plan 2021- 2031 Projection at 30/06/25	Expected Range
Adjusted Underlying Result Indicator (Indicator of the broad objective that an adjusted underlying surplus should be generated in the ordinary course of business. A surplus or increasing surplus suggests an improvement in the operating position)  Adjusted underlying surplus (or deficit)  Adjusted net Surplus/(Deficit)  Adjusted underlying revenue  The ratio takes out the effect of once off capital grants & developer contributions.	37,463 149,986	- 25.0%	(6.5%)	(6.5%)	(4.7%)	-20% - +20%

	\$'000	Ratio at 31/03/25	Forecast at 30/06/25	Budget at 30/06/25	Financial Plan 2021- 2031 Projection at 30/06/25	Expected Range
LIQUIDITY Working Capital Indicator						
(Indicator of the broad objective that sufficient working capital is available to pay bills as and when they fall due. High or increasing level of working capital suggests an improvement in liquidity)						
Current assets compared to current liabilities <u>Current Assets</u> Current Liabilities	158,591 54,258	- 292.3%	228.1%	228.1%	204.0%	100% - 300%
<b>Note:</b> Working capital is higher during the year annual rates revenue is recognised as a current asset as soon as the rates are generated in July each year. This gradually decreases throughout the year an council spends it budget allocations.						
Unrestricted Cash Indicator						
(Indicator that sufficient cash which is free of restrictions is available to pay bills as and when they fall due. High or increasing level of cash suggests an improvement in liquidity)						
<u>Unrestricted Cash</u> Current Liabilities	15,841 54,258	- 29.2%	(20.1%)	(20.1%)	22.3%	0.0% - 200%
<b>Note:</b> Unrestricted cash does not include funds held in term deposits with a maturity term of greater than 90 days. These deposits are managed to ensure they mature in time for payment runs and are available to meet liabilities when they fall due. The forecasted negative result is due to restricted items being held in term deposit investments i.e Financial Assets rather than cash.						

	\$'000	Ratio at 31/03/25	Forecast at 30/06/25	Budget at 30/06/25	Financial Plan 2021- 2031 Projection at 30/06/25	Expected Range
<u>OBLIGATIONS</u>						
Loans and borrowings Indicator						
(Indicator of the broad objective that the level of interest bearing loans and borrowings should be appropriate to the size and nature of a council's activities. Low or decreasing level of loans and borrowings suggests an improvement in the capacity to meet long term obligations)						
Loans and borrowings compared to rates						
Interest Bearing loans and borrowings Rate Revenue	15,330 95,324	_ 16.1%	15.5%	15.5%	19.7%	0% - 50%
Loans and borrowings repayments compared to rates						
Interest & principal repayments Rate Revenue	1,934 95,324	_ 2.0%	2.7%	2.7%	3.6%	0% - 10%

	\$'000	Ratio at 31/03/25	Forecast at 30/06/25	Budget at 30/06/25	Financial Plan 2021- 2031 Projection at 30/06/25	Expected Range
Indebtedness Indicator (Indicator of the broad objective that the level of long term liabilities should be appropriate to the size and nature of a Council's activities. Low or decreasing level of long term liabilities suggests an improvement in the capacity to meet long term obligations)  Non-current liabilities compared to own source revenue (to ensure Council has the ability to pay its long term debts & provisions)						
Non Current Liabilities Own Source Revenue Own Source Revenue excludes revenue which is not under the control of council (including government grants)	32,086 115,538	- 27.8%	23.2%	24.1%	18.7%	0% - 50%
Asset Renewal Indicator (Indicator of the broad objective that assets should be renewed as planned. High or increasing level of planned asset renewal being met suggests an improvement in the capacity to meet long term obligations)						
Asset Renewal & Upgrade Expenditure Depreciation	23,384 26,593	- 87.9%	119.4%	93.5%	68.9%	50%-100%
Note: The forecast increase in this ratio is mainly a result of renewal & upgrade works carried forward from the previous financial year and/or funded from unbudgeted government grants. (refer to Statement of Capital Works Note 17 & 20 for more details)			•			

	\$'000	Ratio at 31/03/25	Forecast at 30/06/25	Budget at 30/06/25	Financial Plan 2021- 2031 Projection at 30/06/25	Expected Range
STABILITY Rates Concentration Indicator (Indicator of the broad objective that revenue should be generated from a range of sources. High or increasing range of revenue sources suggests an improvement in stability)  Rates compared to adjusted underlying revenue  Rate Revenue Adjusted underlying revenue	95,324 149,986	- 63.6%	59.5%	64.5%	62.6%	40% - 80%
The ratio takes out the effect of once off capital grants & developer contributions.						
Rates Effort Indicator  (Indicator of the broad objective that the rating level should be set based on the community's capacity to pay. Low or decreasing level of rates suggests an improvement in the rating burden)						
Rates compared to property values  Rate Revenue  property values (CIV)	95,324 21,523,508	- 0.4%	0.4%	0.4%	0.6%	0.2% to 0.7%

	\$'000	Ratio at 31/03/25	Forecast at 30/06/25	Budget at 30/06/25	Financial Plan 2021- 2031 Projection at 30/06/25	Expected Range
EFFICIENCY						
Expenditure Level Indicator						
(Indicator of the broad objective that resources should be used efficiently in the delivery of services. Low or decreasing level of expenditure suggests an improvement in organisational efficiency)						
Expenses per property assessment						
<u>Total expenses</u> Number of property assessments	112,523 41	- \$ 2,755	\$ 4,182	\$ 3,853	\$ 3,369	\$2000 - \$4000
<b>Note:</b> The forecast increase in expenses per assessment is mainly related to employee costs and materials and services expenditure funded from additional government funding and carry forward funds including clean up costs incurred from the August storm event.						
Revenue Level Indicator						
(Indicator of the broad objective that resources should be used efficiently in the delivery of services. Low or decreasing level of rates suggests an improvement in organisational efficiency)						
Average general rate & municipal charge per property assessment						
Total General Rates and Municipal Charges	70,710	- \$ 1,731	\$ 1,731	\$ 1,731	\$ 2,235	\$800 -
Number of property assessments	41	. ,	. ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	. ,,,,,,	, ,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	\$1,800



Item Number 10.2 28 April 2025 Chief Executive Office

# GIPPSLAND REGIONAL INDOOR SPORTS STADIUM - PROJECT REFERENCE GROUP NOMINATION

# **PURPOSE**

A nomination is sought from Council to fill a Councillor vacancy on the Gippsland Regional Indoor Sports Stadium (GRISS) Project Reference Group.

# **EXECUTIVE SUMMARY**

- Following the cancellation of the 2026 Commonwealth Games in July 2023, the State Government funded sporting infrastructure upgrades for the sites nominated to host Commonwealth Games events through the Regional Sports Infrastructure Program, including upgrade works at GRISS.
- Following this announcement, a Project Reference Group (PRG) was established with the Terms of Reference being adopted at the Council Meeting on 2 October 2023.
- In December 2024, Cr Harriman and Cr Campbell (Chair) were nominated as the Councillor representatives on the PRG.
- Cr Harriman has since resigned from the PRG, leaving a Councillor vacancy as per the adopted Terms of Reference.
- Officers are now seeking to fill this vacancy on the GRISS PRG.

# OFFICER'S RECOMMENDATION

# That Council:

- Notes the resignation of Cr Harriman from the Gippsland Regional Indoor Sports Stadium (GRISS) Project Reference Group; and
- 2. Appoints Cr Howe as the second Councillor representative to the GRISS Project Reference Group.

# **BACKGROUND**

Council resolved to establish a Project Reference Group for the GRISS project at the Council Meeting on 2 October 2023 following the funding of the project through the State Government Regional Sports Infrastructure Program (RSIP).

Following the signing of funding agreements in April 2024, and confirmation of the governance arrangements for the RSIP projects, the PRG has met monthly (or by arrangement) since July 2024.

Cr's Clancey & Lund were the nominated Councillor representatives until the local government elections in 2024 when all positions became vacant.

At the Council Meeting on 16 December 2024, Cr's Campbell & Harriman were endorsed as the new Councillor representatives on the GRISS PRG.

On 31 March 2025, Cr Harriman resigned his position as a Councillor representative on the GRISS Project Reference Group.

The Terms of Reference for the PRG advice that any vacancies during the term of the PRG can be filled subject to the approval of the Executive Manager Sports Legacy & Activation and endorsement of Council.

Officers are now seeking to fill this vacancy on the GRISS PRG.

# **ANALYSIS**

The Terms of Reference adopted by Council on 2 October 2023 outlines the membership of the Project Reference Group as follows:

# **Gippsland Regional Indoor Sports Stadium PRG:**

- Up to two x Councillors, one whom shall be nominated as Chair.
- One representative of the Gunaikurnai Land and Waters Aboriginal Corporation (GLaWAC) where GLaWAC chooses to nominate a representative.
- One x Latrobe Valley Badminton Association.
- One x Traralgon Amateur Basketball Association nominated representative.
- One x Gippsland United Basketball Club nominated representative.
- One x Gippsland League Netball nominated representative.
- One x Sport and Recreation Victoria nominated representative.
- LCC officers:
  - One x LCC Project Owner (including PRG secretariat);
  - One x Project Manager; and
  - LCC officers as required (Ex Officio).

At the first Project Reference Group meeting in July 2024, the then Chair also agreed to co-opt the following organisations as members of the PRG:

- One x Netball Victoria nominated representative;
- One x GippSport nominated representative; and
- One x BK's Gymnastics nominated representative.

The Project Reference Group will continue to meet 6 weekly, as requested by PRG members, until the conclusion of the GRISS project in March 2026. The next meeting of the PRG is scheduled for 30 April 2025.

# **RISK ASSESSMENT**

RISK	RISK RATING	TREATMENT
COMPLIANCE Lack of Councillor representation on the Project Reference Group as per the Terms of Reference.	<b>Medium</b> Possible x Minor	Fill vacated Councillor position to ensure there is an alternative Councillor to chair the meetings in the absence of Cr Campbell.

# CONSULTATION

No community consultation is proposed in filling the vacancy.

# COMMUNICATION

The PRG representatives will be advised of the change to the Councillor position at the next meeting of the PRG.

# **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

No Social impacts have been identified as a result of filling the vacancy on the PRG.

# Cultural

No Cultural impacts have been identified as a result of filling the vacancy on the PRG.

# Health

No Health impacts have been identified as a result of filling the vacancy on the PRG.

# **Environmental**

No Environmental impacts have been identified as a result of filling the vacancy on the PRG.

# **Economic**

No Economic impacts have been identified as a result of filling the vacancy on the PRG.

# **Financial**

The works and resources to deliver the GRISS project are funded by the State Government with no financial contribution from Council required.

# **Attachments**

 Gippsland Regional Indoor Sports Stadium Project Reference Group Terms of Reference

# 10.2

# Gippsland Regional Indoor Sports Stadium - Project Reference Group Nomination

1	Gippsland Regional Indoor Sports Stadium Project	
	Reference Group Terms of Reference	1245



# Gippsland Regional Indoor Sports Stadium 2023 Upgrades - Project Reference Group

Terms of Reference

2 October 2023



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# 1. Establishment of the Project Reference Group

- 1.1. The Gippsland Regional Indoor Sports Stadium 2023 Upgrades Project Reference Group (hereinafter referred to as "the PRG"), is a formally appointed Advisory PRG of Latrobe City Council (LCC) established for the purposes of providing advice to Council.
- 1.2. The membership of this PRG and these Terms of Reference will be adopted by resolution of Latrobe City Council at a Council Meeting.

# 2. Objectives

- 2.1. The PRG's role is to report to the Council and provide appropriate advice, information and feedback on matters relevant to this Terms of Reference in order to facilitate decision making by the Council in relation to the discharge of its responsibilities.
- 2.2. The PRG is an advisory group only and has no delegated decision-making authority.
- 2.3. The PRG is established to:
  - 2.3.1. Provide an interface between Council, the Project Steering Committee (PSC) and the wider community.
  - 2.3.2. Provide specific feedback to the Project Steering Committee about elements of the project where members of the Gippsland Regional Indoor Sports Stadium PRG have specialist expertise.
  - 2.3.3. Provide advice to Council on issues relating to the infrastructure upgrades at the Gippsland Regional Indoor Sports Stadium.
  - 2.3.4. Provide feedback and support for community engagement strategies with the wider community and stakeholders.
  - 2.3.5. Act as advocates for the project with the wider community.
- 2.4. The PRG will carry out the following functions in order to achieve the objectives:
  - 2.4.1. Review progress of the upgrades of the Gippsland Regional Indoor Sports Stadium, and provide information to Council, stakeholders and the wider community.
    - 2.4.1.1. Schedule meetings as required to receive updates on the upgrades of the Gippsland Regional Indoor Sports Stadium.
    - 2.4.1.2. Contribute to the development of media and communication strategies.



- 2.4.1.3. Assist with the appointment of co-opted members, as deemed appropriate by the PRG, to contribute at particular stages of the project.
- 2.4.1.4. Provide advice as part of a policy, strategy (or other relevant document) review or development processes as required from time to time.
- 2.4.1.5. Perform other activities related to this Terms of Reference as requested by the Council.

# 3. Membership

# Composition of the PRG

- 3.1. The PRG will comprise of 8 members plus LCC officers, being:
  - 3.1.1. Up to two x Councillors, one whom shall be nominated as Chair
  - 3.1.2. One representative of the Gunaikurnai Land and Waters Aboriginal Corporation (GLaWAC) where GLaWAC chooses to nominate a representative
  - 3.1.3. One x Latrobe Valley Badminton Association
  - 3.1.4. One x Traralgon Amateur Basketball Association nominated representative
  - 3.1.5. One x Gippsland United Basketball Club nominated representative
  - 3.1.6. One x Gippsland League Netball nominated representative
  - 3.1.7. One x Sport and Recreation Victoria nominated representative
  - 3.1.8. LCC officers
    - 3.1.8.1. One x LCC Project Owner (including PRG secretariat)
    - 3.1.8.2. One x Project Manager
    - 3.1.8.3. LCC officers as required (Ex Officio)

# Length of appointment

- 3.2. The PRG shall be in place for a period determined by Item 5.1, and the appointment of members shall be for term as deemed appropriate by Council.
- 3.3. Prior to the expiration of each term, there will be a call for nominations for the next term. Current PRG members are able to re-nominate.

# Selection of members and filling of vacancies

3.4. Latrobe City Council shall determine the original membership of a PRG based on nominations received from the nominated organisations listed in Item 3.1.



3.5. The PRG may fill any vacancies that occur within the determined year period of appointment, subject to the approval of the Executive Manager and endorsement of Council. Where a vacancy is filled in this way, the appointment shall be limited to the remainder of the period of the original appointment.

# **Co-option of members**

3.6. With the approval of the Chair, the PRG may invite other individuals to participate in the proceedings of the PRG on a regular or an occasional basis and including in the proceedings of any sub-committees formed.

# Attendance at meetings

- 3.7. All PRG members are expected to attend each meeting.
- 3.8. A member who misses two consecutive meetings without a formal apology may at the discretion of Latrobe City Council have their term of office revoked.
- 3.9. A member who is unable to attend the majority of meetings during the year may at the discretion of Latrobe City Council have their term of office revoked.

# Resignations

3.10. All resignations from members of the PRG are to be submitted in writing to the Executive Manager, Latrobe City Council, PO Box 264, Morwell VIC 3840.

# 4. Proceedings

# Chair

- 4.1. The nominated Councillor shall Chair the meetings.
- 4.2. If the Councillor delegate is unavailable he/she shall delegate to the other nominated Councillor to chair the meeting.
- 4.3. If neither Councillor is available, the Chair may nominate a replacement from the current membership of the PRG to chair the meeting.

# Meeting schedule

- 4.4. The PRG will determine its meeting schedule and times for each of the meetings. The duration of each PRG meeting should generally not exceed two hours.
- 4.5. Meetings of the PRG will be held monthly initially or as may be deemed necessary by Latrobe City Council or the PRG to fulfil the objectives of the PRG. Special meetings may be held on an as-needs basis.



# **Meeting procedures**

- 4.6. Meetings will follow standard meeting procedures as established in any guidance material and outlined in these terms of reference for the PRG provided (see appendix one for the agenda template).
- 4.7. Members are expected to comply with the confidential information provisions contained in the *Local Government Act 2020* and must treat information they receive as confidential unless otherwise advised. Members must not use confidential information other than for the purpose of performing their function as a member of the Committee.
- 4.8. If a member has a general or material conflict of interest as defined in the *Local Government Act 2020* regarding an item to be considered or discussed by the Committee, the member must disclose this to the Chair if they are attending the meeting.
  - 4.8.1 Once a declaration of either general or material conflict of interest has been made, the member must leave the room and remain outside until the conclusion of the relevant discussion. The time of leaving the meeting room and the time of their return must be recorded in the minutes or notes of the meeting.
- 4.9. All recommendations, proposals and advice must be directed through the Chair.

# Quorum

- 4.10. A majority of the members constitutes a quorum.
- 4.11. If at any PRG meeting a quorum is not present within 30 minutes after the time appointed for the meeting, the meeting shall be deemed adjourned.

# **Voting**

4.12. There will be no official voting process, although all members shall have equal voting rights. Majority and minority opinions will be reflected in PRG minutes.

# Minutes of the Meeting

- 4.13. A Latrobe City Officer or authorised agent shall take the minutes of each PRG meeting.
- 4.14. The minutes shall be in a standard format including a record of those present, apologies for absence, adoption of previous minutes and a list of adopted actions and resolutions of the PRG (see appendix two for the minutes template).
- 4.15. The minutes shall be stored in the Latrobe City Council corporate filing system (currently CiAnywhere electronic document and records management system).



- 4.16. The agenda shall be distributed at least 48 hours in advance of the meeting to all PRG members, including alternative representatives.
- 4.17. A copy of the minutes shall be distributed to all PRG members (including alternative representatives) within 10 working days of the meeting.

# **Reports to Council**

- 4.18. With the approval of the Chair, a report to Council may be tabled on the PRG's progress towards the objectives included in this Terms of Reference.
- 4.19. Reports to Council should reflect a consensus of view. Where consensus cannot be reached, the report should clearly outline any differing points of view.
- 4.20. Reports to Council will be co-ordinated through the Executive Manager.

# 5. Review of PRG and Duration of the PRG

- 5.1. The PRG will cease to exist by resolution of the Council, or once the objectives at item 2.3 have been demonstrated that they have been met, whichever occurs first.
- 5.2. A review of the PRG will take place at least once every three years at which time the Terms of Reference will also be reviewed.
- 5.3. A review will be conducted on a self-assessment basis (unless otherwise determined by Council) with appropriate input sought from the Council, the CEO, all PRG members, management and any other stakeholders, as determined by Council.
- 5.4. The review must consider:
  - 5.4.1. The PRG's achievements;
  - 5.4.2. Whether there is a demonstrated need for the PRG to continue; and
  - 5.4.3. Any other relevant matter.

# 6. Authority and Compliance Requirements

- 6.1. The PRG is a consultative group only and has no executive powers nor does it have any delegated decision making or financial authority.
- 6.2. Failure to comply with the provisions outlined in this Terms of Reference may result in termination of the Member's appointment.



# Appendix 1: Agenda Template

# **AGENDA**

# [Project] Project Reference Group

Meeting Day, XX Month Year

Time Commencing: 00:00 am/pm Expected Finish Time: 00:00 am/pm

Location: (include specific meeting room and address)

Chairperson: [Name]

# AGENDA ITEMS

No.	Item	Responsible Officer
1.	Welcome & Introductions	
		Chair
2.	Acknowledgement of Country	
	I'd like to begin by acknowledging the Traditional Owners of the land on which we meet today. I would also like to pay my respects to Elders past and present.	Chair
3.	Apologies	
		All
4.	Declarations of Interest	
	Members of the Committee are to declare any Conflicts of interest or any interests in matters listed on the agenda	All
5.	Confirmation of Minutes	
	Confirmation of the previous minutes of the meeting	All
6.	Matters Arising from Previous Meetings	
	Review of action progress from previous meetings	All
7.	Reports / Items for Consideration	
	Matters being presented for discussion in accordance with the Terms of Reference	
	•	
8.	General Business	
	•	All





# **Appendix 2: Minutes Template**

# **MINUTES**

# [Project] Project Reference Group

Meeting Day, XX Month Year

Time Commencing: 00:00 am/pm Finish Time: 00:00 am/pm

Location: (include specific meeting room and address)

Chairperson: [Name]

# MEETING ITEMS

No.	Item	Responsible Officer
1.	Present	
	Chair to provide a Welcome to all	Chair
	In attendance:	
	[Names]	
2.	Acknowledgement of Country	
	Chair to provide an Acknowledgement of Country	Chair
3.	Apologies	
		All
4.	Interest Disclosures	
	Members of the Committee declare any Conflicts of interest or interests in matters discussed at the meeting.	All
	The following members of the PRG declared a Conflict of Interest at the meeting and left the meeting whilst the matter was being discussed:	
	[Name] Time left: 00:00 am/pm Time returned: 00:00 am/pm	
	[Name] Time left: 00:00 am/pm Time returned: 00:00 am/pm	
5.	Confirmation of Minutes	
	That the minutes of the meeting held on [date] of the [name] PRG be confirmed	Chair
	Moved: Seconded:	





# **MINUTES**

No.	Item	Responsible Officer
6.	Matters arising from previous meeting	
	List the item and action agreed as per agenda and assign any follow up actions and expected timeframes	
	5. Item Heading	
	5.1 Sub-heading	
	Action(s):	
6.	Items for Consideration	
	List the item and action agreed as per agenda and assign any follow up actions and expected timeframes  6. Item Heading 6.1 Sub-heading • Action(s):	
7.	General Business	
	List the item and action agreed and assign any follow up actions and expected timeframes  7. Item Heading 7.1 Sub-heading • Action(s):	
8.	Meeting Close:	Chair

# PREVIOUS ACTION ITEMS

No.	Item	Owner	Due Date
1.			

Next Meeting - [Provide details of the next meeting date, time, and location]





# ESTABLISHMENT OF ROAD, FACILITY AND PLACE NAMING DELEGATED COMMITTEE

# **PURPOSE**

To present the Terms of Reference (TOR) and Instrument of Delegation for the Road, Facility and Place Name Delegated Committee for adoption.

# **EXECUTIVE SUMMARY**

- Council, as a naming authority, has a significant role in the naming and renaming of roads, facilities, features and localities within the municipality.
- Council's role is subject to the Geographic Names Act 1998 and the Naming Rules for Places in Victoria, as administered by Geographic Names Victoria.
- At its meeting held on Monday, 2 September 2024, Council adopted the Road, Facility and Place Name Policy (the Policy) and abolished the existing Road, Facility and Place Name Committee.
- The Policy changed the responsibility for the approval and allocation of names for roads and reserves in new subdivisions from Officers to a new Road, Facility and Place Name Delegated Committee (the Committee).
- The Committee will be established pursuant to section 63 of the Local Government Act 2020, to:
  - make decisions in line with Council's delegation to approve or allocate names for roads and reserves on proposed plans of subdivision on behalf of Council;
  - review any road, facility, feature or locality naming proposals that are received or initiated by Council;
  - provide guidance and feedback in relation to road, facility, feature and locality naming proposals required to be referred to the Council; and
  - ensure that the consideration of all naming proposals is consistent with the requirements of the Road, Facility and Place Name Policy and the Naming Rules for Places in Victoria.
- To enable the Committee to fulfil this role, the attached TOR, **Attachment 1** and Instrument of Delegation, **Attachment 2** have been prepared to delegate the power to do so pursuant to section 63 of the *Local Government Act 2020*.

# OFFICER'S RECOMMENDATION

# **That Council:**

- 1. Approves the Terms of Reference for the Road, Facilities and Place Naming Delegated Committee;
- 2. Appoints the Mayor, Cr Gibson, Cr Campbell and Cr Morgan to the Road, Facilities and Place Naming Delegated Committee;
- 3. In the exercise of the powers conferred by section 63 of the *Local Government Act 2020*, authorises the Mayor, Cr Gibson, Cr Campbell and Cr Morgan as set out in the Instrument of Delegation attached to this report;
- 4. Approves the Instrument of Delegation to be signed and sealed; and
- 5. Publishes the appointments on the Latrobe City Council website.

# **BACKGROUND**

At the Council Meeting held on Monday, 6 November 2023, Council considered a report about providing a consistent approach to naming within Latrobe City and to formalise the structure and objectives of the existing committee, including:

- a proposed draft Road, Facility and Place Name Policy; and
- draft TOR for the Road, Facility and Place Name Advisory Committee.

At the Ordinary Council Meeting held 2 September 2024 Council adopted the Road, Facility and Place Name Policy (Policy). Council also resolved to abolish the Road, Facility and Place Name Advisory Committee.

Since the adoption of the Policy, officers have investigated options for implementing Council's aim of direct approval for place names used in subdivisions while minimising or avoiding delays to the planning approval process. To allow naming-related decisions to be made in a timely manner, it is proposed that the Committee be a Delegated Committee by Council.

The important benefit of this model is that it would support the objective of minimising delays to subdivision approvals, as meetings could be called more promptly with an agenda limited to subdivision place naming.

On average, Council approves approximately twenty new road names each year.

At the Ordinary Council meeting held Monday 8 April 2024, Council resolved to authorise a community engagement campaign to be undertaken to encourage the public to submit names for inclusion in the Naming Register based on, but not limited to, eight naming categories.

Officers are reviewing these submissions against the naming guidelines. Submissions that meet the guidelines will be included in the naming register to be presented to the Committee at its first meeting. The names will then be reviewed by Geographic Names Victoria (GNV) and following approval by GNV, the register will be made public on Council's website.

# **ANALYSIS**

Since the adoption of the Policy, officers have investigated options on the best way to structure a committee.

Due to the number of roads approved by Council each year, it is recommended that the Committee be a Delegated Committee, allowing ad hoc meetings to be scheduled. This will assist to minimise the timing of the process for developers and officers managing road naming requests.

It is recommended that the Committee comprises of the Mayor as chair, and up to 3 Councillors.

It is important to note that the Committee TOR allow, with approval from the Chair, the Committee to invite other individuals to participate in the proceedings of the Committee.

To ensure compliance with section 66 of the *Local Government Act 2020* meetings of the Committee will be advertised and open to the public to attend as observers. The only occasions this may not occur is if the meeting is to consider confidential information, security reasons or it is necessary to do so to enable the meeting to proceed in an orderly manner.

# RISK ASSESSMENT

RISK	RISK RATING	TREATMENT
COMPLIANCE Failure to comply with the requirements of the Naming Rules in dealing with naming proposals.	<b>Medium</b> Possible x Minor	Ensure that all naming proposals are assessed in accordance with the Naming Rules.
SERVICE DELIVERY  Difficulties in meeting the expectations of the community in considering and progressing naming proposals.	<b>Medium</b> Possible x Minor	Ensure that a process is in place and naming proposals are assessed and actioned consistently.
STRATEGIC Failure to comply with the Policy by not having a committee	<b>Low</b> Unlikely x Minor	New Committee appointed following presentation of the TOR and Delegation to the April 2025 Council Meeting.
STRATEGIC Inconsistent naming of roads, features and facilities across the municipality.	<b>Medium</b> Possible x Minor	Ensure that all naming proposals are consistent with the Naming Rules and are reviewed by the Committee for approval.

# **CONSULTATION**

Since 8 April 2024, a community engagement campaign has been underway, inviting members of the public to submit names for inclusion in the Naming register. So far, Council has received 197 submissions. This is an ongoing campaign.

Consultation internally has also been conducted.

# COMMUNICATION

Once the Committee has been approved by Council, communication will be provided to all relevant stakeholders.

Committee details will also be published 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 not been conducted as this matter does not involve a program, service or policy with a significant and direct impact on the community. However, advice was sought and additional wording included in the Committee TOR.

# Social

Not applicable.

# Cultural

Place names can assist the community in identifying important historical and cultural locations and features, thereby commemorating and acknowledging our past, while preserving cultural identity through strong links to place.

Any naming proposals relating to indigenous naming will be referred to the Gunaikurnai Land and Waters Aboriginal Corporation (GLaWAC) for review and approval in accordance with the Policy and the Naming Rules.

# Health

The registration of unique names, and application of addressing, assists emergency services in being able to readily identify and locate a place in the event of an emergency.

# **Environmental**

Not applicable.

# **Economic**

Not applicable.

# **Financial**

The costs associated with undertaking a naming process are minimal and can be accommodated within existing budgets.

Costs associated with the installation of appropriate signage within new subdivisions will be the responsibility of the developer.

# **Attachments**

- Road, Facility and Place Name Delegated Committee TOR
- 2. Road, Facility and Place Name Instrument of Delegation

# 10.3

# Establishment of Road, Facility and Place Naming Delegated Committee

1	Road, Facility and Place Name Delegated Committee	
	TOR	1262
2	Road, Facility and Place Name Instrument of Delegation	1271



# Road, Facilities and Place Naming Delegated Committee

Terms of Reference



Road, Facilities and Place Naming Delegated Committee Terms of Reference | Page 2

#### **CONTENTS**:

- 1. <u>Establishment of the Committee</u>
- 2. Objectives
- 3. Membership
  - Composition of the Committee
  - · Length of appointment
  - Selection of members and filling of vacancies
  - Co-option of members
  - Attendance at meetings
  - Resignation

#### 4. Proceedings

- Chair
- Meeting Schedule
- Meeting procedures
- Quorum
- Voting
- Minutes
- · Reports to Council
- 5. Review of Committee and Duration of the Committee
- 6. Authority and Compliance Requirements

Road, Facilities and Place Naming Delegated Committee Terms of Reference | Page 3

#### 1. Establishment of the Committee

- 1.1. The Road, Facility and Place Name Committee (hereinafter referred to as "the Committee"), is a formally appointed Delegated Committee of Latrobe City Council (Council) established pursuant to section 63 of the Local Government Act 2020.
- 1.2. The Committee is established to oversee the administration of naming matters on behalf of Council as a Naming Authority under the Geographic Place Names Act 1998.
- 1.3. These Terms of Reference were adopted by Council at the Council Meeting held on 28 April 2025.

#### 2. Objectives

- 1.1. The Committee is established to:
  - 2.1.1 make decisions in line with Council's delegation to approve or allocate names for roads and reserves on proposed plans of subdivision on behalf of Council.
  - 2.1.2 review any road, facility, feature or locality naming proposals that are received or initiated by Latrobe City Council.
  - 2.1.3 provide guidance and feedback in relation to road, facility, feature and locality naming proposals required to be referred to the Council.
  - 2.1.4 ensure that the consideration of all naming proposals is consistent with the requirements of the Road, Facility and Place Name Policy and the Naming Rules for Places in Victoria.
- 1.2. To achieve the Objectives, the Committee will perform the following functions:
  - 2.2.1 Within its delegated authority, approve or allocate names for proposed plans of subdivision to ensure that the names used are consistent with the adopted Road, Facility and Place Name Policy.
  - 2.2.2 Assess the suitability of any road, facility, feature or locality naming, or renaming, proposals prior to each matter being determined in accordance with its delegation or referred to Council.
  - 2.2.3 Provide oversight on the implementation of road, facility and place names by Council or the organisation as appropriate.
  - 2.2.4 Provide oversight on the ongoing development and maintenance of the Naming Register for Latrobe City.
  - 2.2.5 Recommend that an existing unregistered road, facility or place name be registered, either on the recommendation of Officers or on its own initiative.
  - 2.2.6 Develop and propose policies and changes to policies in relation to road, facility and place naming for approval by Council or the organisation as appropriate.
  - 2.27 Undertake any other activities relating to these Terms of Reference or as requested by Council.
  - 2.2.8 Establish sub-committees to undertake specific tasks as required.

Road, Facilities and Place Naming Delegated Committee Terms of Reference | Page 4

#### 2.3 Policy and Strategy Development

- 2.3.1 Provide advice as part of a policy, strategy (or other relevant document) review or development processes as required from time to time.
- 2.3.2 Perform other activities related to this Terms of Reference as requested by the Council.

#### 3. Membership

#### Composition of the Committee

- 3.1 The Committee shall comprise of four members, being:
  - 3.1.1 The Mayor will be the Chairperson of the Committee in accordance with section 63(2)(a) of the *Local Government Act 2020*.
  - 3.1.2 Up to three Councillors appointed by Council.

The Committee will be supported by Council's Governance team acting as Committee Secretary.

#### Length of appointment

- 3.2 Members of the Committee will be appointed annually by Council or from time to time as vacancies arise
- 3.3 Prior to the expiration of each term, there will be a call for nominations for the next term. Current Committee members can re-nominate.

#### Selection of members and filling of vacancies

3.4 Where a Councillor vacancy occurs during the term of appointment, the Mayor will appoint a Councillor to fill the vacancy. Where a vacancy is filled in this way, the appointment is limited to the remainder of the original term of appointment.

#### Co-option of members

3.5 With approval from the Chair, the Committee may invite other individuals to participate in the proceedings of the Committee on a regular or an occasional basis and including in the proceedings of any sub-committees formed.

#### Attendance at meetings

- 3.6 All Committee members are expected to attend each meeting.
- 3.7 A member who misses two consecutive meetings without a formal apology may, at the discretion of Council, have their appointment revoked.
- 3.8 A member who is unable to attend the majority of meetings during the year may at the discretion of Latrobe City Council have their appointment revoked.

#### Resignations

3.9 All resignations from members of the Committee are to be submitted in writing to the Chair, either by e-mail or in writing to Latrobe City Council, PO Box 264, Morwell VIC 3840.

Road, Facilities and Place Naming Delegated Committee Terms of Reference | Page 5

#### 4. Proceedings

#### **Chair**

4.1 The Mayor will chair, or the Mayor's delegate in their absence, the meeting.

#### Meeting schedule

4.2 The Committee will determine its meeting schedule for each year (which may include that it will only meet as required to perform its functions effectively) and the time of each meeting.

#### Meeting procedures

- 4.3 Meetings will follow the requirements of the Governance Rules, together with these Terms of Reference (see appendix one for the agenda template).
- 4.4 Members are expected to comply with the confidential information provisions contained in the Local Government Act 2020 and must treat information they receive as confidential unless otherwise advised. Members must not use confidential information other than for the purpose of performing their function as a member of the Committee.
- 4.5 A member who has a conflict of interest and is attending a meeting must make a full disclosure of that interest by:
  - advising the Chair of the details of any conflict at the time in the agenda for disclosures of conflicts of interest; or
  - (b) advising the Chair in writing of the details of any conflict before the meeting including:
    - classifying the type of interest that has given rise to the conflict as either a general or material interest; and
    - ii. Describing the nature of the interest; and
  - (c) Immediately prior to the consideration of the item in which they have a conflict of interest, indicate to the meeting the existence of the conflict of interest and leave the meeting.

The time of leaving the meeting room and the time of their return must be recorded in the minutes or notes of the meeting.

4.6 All recommendations, proposals and advice must be directed through the Chair.

#### <u>Quorum</u>

4.7 The quorum is defined in the Governance Rules of Council as being a majority of the members of the Committee.

#### Voting

- 4.8 Each member present at a Committee meeting will have one vote on each matter considered by the Committee.
- 4.9 Unless otherwise prohibited by the Local Government Act 2020, each member of the Committee present must vote.
- 4.10 The matter will be determined by a majority of the vote.
- 4.11 If there is an equality of votes, the Chair will have a second vote.

Road, Facilities and Place Naming Delegated Committee Terms of Reference | Page 6

4.12 Any decision of the Committee which does not relate to a matter delegated to the Committee by Council cannot be actioned until approved by Council.

#### Minutes of the Meeting

- 4.13 A member of Council's Governance team or authorised agent shall take the minutes of each Committee meeting.
- 4.14 The minutes shall be in a standard format including a record of those present, apologies for absence, adoption of previous minutes and a list of adopted actions and resolutions of the Committee (see appendix two for the minutes template).
- 4.15 The minutes shall be stored in Council's corporate document management system.
- 4.16 The agenda shall be distributed at least 48 hours in advance of the meeting to all Committee members, including alternative representatives.
- 4.17 A copy of the minutes shall be distributed to all Committee members (including alternative representatives) within ten working days of the meeting.

#### Reports to Council

- 4.18 With approval from the Chair, a report to Council will be tabled annually on the Committee's progress towards the objectives included in these Terms of Reference.
- 4.19 Reports to Council should reflect a consensus of view. Where consensus cannot be reached, the report should clearly outline any differing points of view.
- 4.20 Reports to Council will be co-ordinated through the General Manager of the relevant division that the Committee falls under.

#### 5. Review of Committee and Duration of the Committee

- 5.1 The Committee will cease to exist by resolution of Council, or once the objectives at item 2.3 are demonstrated to have been met, whichever occurs first.
- 5.2 A review of the Committee will take place at least once every three years at which time these Terms of Reference will also be reviewed.
- 5.3 A review will be conducted on a self-assessment basis (unless otherwise determined by Council) with appropriate input sought from the Council, the CEO, all Committee members, management and any other stakeholders, as determined by Council.
- 5.4 The review must consider:
  - 5.4.1 the Committee's achievements;
  - 5.4.2 whether there is a demonstrated need for the Committee to continue; and
  - 5.4.3 any other relevant matter.

#### 6. Authority and Compliance Requirements

- 6.1 To achieve its objectives, Council delegates to the Committee pursuant to section 11(1)(a) of the Local Government Act 2020, the powers, duties and functions set out in the Instrument of Delegation adopted by Council at its meeting held on Monday 28 April 2025.
- 6.2 The powers, duties and functions of Council conferred on the Committee by these Terms of Reference and the Instrument of Delegation must be exercised in accordance with any guidelines or policies that Council may from time to time adopt.

Road, Facilities and Place Naming Delegated Committee Terms of Reference | Page 7

- 6.3 The Committee recognises the importance of celebrating diversity in our community and preservation of Aboriginal languages. Commemorating and acknowledging gender and diversity helps people see themselves in our community, demonstrating that we all have the opportunity to be commemorated for our actions. The committee supports Council in fulfilling its legislative responsibilities under the Naming Rules and Gender Equality Act 2020.
- 6.4 Committee members are at all times expected to act in accordance with their responsibilities set out in Council's Governance Rules.
- 6.5 Committee members are required to comply with Personal Interest Returns requirements as set out in the *Local Government Act 2020*.
- 6.6 Failure to comply with the provisions outlined in this Terms of Reference may result in termination of the Member's appointment.



Road, Facilities and Place Naming Delegated Committee Terms of Reference | Page 8

#### Appendix 1: Agenda Template



#### Meeting title

Date: 00/00/0000

Time: 00.00pm to 00.00pm

#### Attendees:

**Latrobe City Council** 

Bullet list – level 01

Bullet list – Level 01

#### Agenda items

No.	Item/description	Owner	Time allocated
1	Heading	Latrobe City Council	3pm to 3.05pm
	Paragraph text looks like this. It's clear and simple, just what you need.		
2	Bullet list – level 01     Bullet list – level 02	All	3.05pm to 3.20pm
3	Paragraph text looks like this. It's clear and simple, just what you need.		3.20pm to 3.30pm
4	Paragraph text looks like this. It's clear and simple, just what you need.		3.30pm to 3.45pm

Next meeting: 00 January, 00.00am to 00.00am

Road, Facilities and Place Naming Delegated Committee Terms of Reference | Page 2

#### **Appendix 2: Minutes Template**

# **Minutes**



#### Meeting title

Date: 00/00/0000

Time: 00.00pm to 00.00pm Chairperson: Name

#### Attendees:

· Name, Name

#### Apologies:

· Name, Name

#### Meeting items

No.	Item description
1	Paragraph text looks like this. It's clear and simple, just what you need.
2	Bullet list – level 04     Bullet list – level 02
3	

#### **Action items**

No.	Item description/action	Owner	Due date
1	Paragraph text looks like this. It's clear and simple, just what you need.	Latrobe City Council	Day 00 Month 0000
2	Bullet list – level 01     Bullet list – level 02	All	Day 00 Month 0000
3			Day 00 Month 0000

#### On-going action items

No.	Item description/action	Owner	Due date
1	Paragraph text looks like this. It's clear and simple, just what you need.	Latrobe City Council	Day 00 Month 0000
2	Bullet list – level 01     Bullet list – level 02	All	Day 00 Month 0000
3			Day 00 Month 0000



# Road, Facility and Place Name Delegated Committee

Instrument of Delegation by Council



day of

Road, Facility and Place Name Delegated Committee Instrument of Delegation | Page 1

# Instrument of Delegation

Pursuant to the exercise of the power conferred by section 11(1)(a) of the *Local Government Act 2020*, Latrobe City Council (the Council) hereby delegates to the members from time to time appointed to the Delegated Committee established by resolution of Council passed 28 April 2025 and known as the Road, Facility and Place Name Delegated Committee (the Committee), the powers, duties and functions set out in the Schedule attached and declare that:

- 1. This Instrument of Delegation:
  - 1.1. Comes into force immediately upon its execution;

2025 in the presence of:

- 1.2. Remains in force until varied or revoked;
- 1.3. Must be exercised in accordance with the attached schedule, and is subject to any conditions and limitations set out in the schedule; and
- 1.4. Must be exercised in accordance with any guidelines or policies which Council from time to time adopts.

Steven Piasente – Chief Executive Officer
Cr Dale Harriman - Mayor

The Common Seal of Latrobe City Council was affixed in accordance with Local Law No. 1 the

Road, Facility and Place Name Delegated Committee Instrument of Delegation | Page 2

# Schedule: Powers, Functions and Duties of the Delegated Committee

#### 1. Definitions

1.1 In this sub-delegation and schedule, the following words have the following meanings:

The Committee means the Road, Facility and Place Name Delegated

Committee appointed pursuant to the provisions of section 63

of the Local Government Act 2020.

Delegated Committee means a committee established by the Council under section

63 of the *Local Government Act 2020* and to which Council delegates a duty, function or power under section 11 of the

Local Government Act 2020.

Council means Latrobe City Council, being a body corporate

constituted as a municipal Council under the Act.

Councillor means a person who holds the office of a member of Latrobe

City Council.

Council officer means the Chief Executive Officer and staff of Council

appointed by the Chief Executive Officer.

Governance Rules means the Governance Rules of Latrobe City Council

adopted pursuant to section 60 of the Local Government Act

2020 and as amended from time to time.

Policy means the Road, Facility and Place Name Policy adopted by

Council on 2 September 2024.

#### 2. Role and Functions of the Delegated Committee

- 2.1 The principal role of the Committee is to act as an agent of Latrobe City Council and not as an independent entity in making decisions related to the naming of roads, parks, open spaces, places and other facilities that are owned, operated or managed by Council.
- 2.2 The purpose of the Committee and functions for which it has been established by Council are as defined in the Terms of Reference for the Committee as updated from time to time.

Road, Facility and Place Name Delegated Committee Instrument of Delegation | Page 3

#### 3. Management of the Naming Register

#### 3.1 General Requirements

- (a) The Committee must manage the Naming Register by:
  - (i) assisting the community to engage with Council regarding suggested names;
  - ensure all names included on this register will be consistent with the requirements of the Naming Rules and have an established connection to the municipality and link to the place where the name is to be used; and
  - (iii) allocate and approve the names of roads in new subdivisions.
- (b) The Committee will seek and consider advice, assistance and expertise from Council staff as is necessary for the proper and efficient management of Road, Facility and Place Naming within the constraints as set out in the Policy and Terms of Reference of the Committee.
- (c) The Committee must take all reasonable steps to:
  - liaise with Council and its staff to ensure continuing co-operation and coordination of the Road, Facility and Place Naming register and community submissions.
  - (ii) ensure the acts and regulations appropriate to the management of Road, Facility and Place naming are adhered to.
  - (iii) ensure that the Committee and its servants do not commit, or permit to be carried out, any act which will render the operation of Council's insurance policies invalid.
  - (iv) require all users to comply with the conditions of use or any rules made by the Committee and to advise Council and give effect to any requirements made by the Council applicable to Road, Facility and Place Naming.

#### 4. General Requirements

#### 4.1 The Committee must not:

- (a) delegate any of the powers delegated to it by Council; or
- (b) seek or obtain independent legal advice.

#### 4.2 The Committee must:

- ensure all correspondence related to the Committee is directed through Council's Post Office box, being PO Box 264, Morwell VIC 3840.
- (b) ensure that any applicable Council policies and requirements of the Council's Local Laws and Planning Scheme are complied with
- comply with any requests and directions, relevant policies or requirements made by Council.

Road, Facility and Place Name Delegated Committee Instrument of Delegation | Page 4

#### 4.3 Powers Excluded

This Instrument of Delegation does not give the Committee any financial authority or delegated decision making power in respect of financial and contractual matters. This includes but is not limited to:

- a. Entering into any contract;
- b. Incurring any expenditure;
- c. Holding a bank account; or
- d. Borrowing money.

#### 4.4 Changes to Delegation

No alteration to this delegation or the schedule shall be effective unless first approved by Council.

#### 4.5 Revocation

This Instrument of Delegation may be revoked at any time by Council, if in the view of Council the Committee is not managing the Road, Facility and Place Name process in the best interest of the community and Council.

# TOURISM AND MAJOR EVENTS ADVISORY **COMMITTEE RECOMMENDATIONS - APRIL**

#### **PURPOSE**

To present the recommendation from the Tourism and Major Events Advisory Committee and seek Council approval for the 2025/26 National Basketball League Regular Season Game #2, through the major events attraction budget.

#### **EXECUTIVE SUMMARY**

- The Tourism and Major Events Advisory Committee (TAMEAC) have recommended funding support to host an additional NBL In-Season Game in 2025/26.
- The additional game will be held the same week as game #1, which has already been approved, creating an exciting festival of NBL basketball in Latrobe City.
- The event date is yet to be confirmed. It is anticipated that the NBL will advise of the confirmed event date mid-year.
- This proposal affords the opportunity to amplify Council's partnership with the South East Melbourne Phoenix and bring more NBL action to Latrobe City. Past events have seen sell-out crowds with excellent support from community, business and sporting groups locally. The proposal delivers elite level basketball and expanded community activations to excite and engage the local community.
- This event can be funded from the Major Event Attraction budget and, as a result, there are no budget implications.
- The projected economic impact for the event is \$658,869, with a return on investment per dollar spend of \$26:1.
- Event and leisure teams will liaise with the relevant user groups to discuss the timing of the game once the event date is confirmed. This collaboration will ensure minimal disruption to regular activities and ensure the smooth delivery of the event.
- This major event has been reviewed and considered by officers based on an assessment prepared outlining economic benefit, community engagement, return on investment and benefit to the local community. Details of the assessment are provided in Attachment 1.

#### OFFICER'S RECOMMENDATION

That Council adopts the recommendation of the Tourism and Major Events Advisory Committee and authorises officers to enter into a suitable agreement to fund the 2025/26 National Basketball League Regular Season Game #2 for \$25,000 through the annual major events attraction budget.

#### **BACKGROUND**

#### 2025/26 National Basketball League Regular Season Game #2

The NBL has proposed an additional broadcast game beyond the existing contracted agreement between South East Melbourne Phoenix (Phoenix) and Latrobe City Council. This initiative is part of the league's strategy to expand the total number of games to 160 across the competition, as well as creating a midweek broadcast and commercial product for the NBL.

The NBL Game #2 at GRISS would allow the team's presence in Gippsland to be extended across a full week. With the team based in the region for 5-6 days, this presents a significant opportunity to amplify the economic and social benefits for Latrobe City.

Beyond the game itself, the extended stay would drive economic activity and workforce development in the local sports sector, showcase the region to national and international audiences through the NBL's broadcast reach, and foster community pride through engagement with the Phoenix team. It would also provide a platform to promote basketball participation, ensuring the sport continues to grow and thrive in the region.

Event	Council Contribution	Economic Impact (estimated per year)	Return on Investment (estimated per year)
2025/26 National Basketball League Regular Season Game #2 Date TBC	\$25,000	\$658,869* *refer Attachment 2	\$26:\$1

#### **ANALYSIS**

In accordance with the Major Events Selection Framework the recommendation to progress this event is presented to Council for adoption.

#### RISK ASSESSMENT

RISK	RISK RATING	TREATMENT
COMPLIANCE Major event doesn't meet safety or regulatory requirements.	<b>Low</b> Unlikely x Minor	All events supported by Council are required to submit and have approved an event permit where applicable.
SERVICE DELIVERY Inability to deliver event by scheduled date	<b>Low</b> Unlikely x Minor	Event timeframes are developed in conjunction with the Latrobe City Council events team. Strict oversight of this is provided by Council officers.
FINANCIAL Opportunity cost of lost economic benefit from this major event if not supported.	<b>Low</b> Unlikely x Minor	Use of the major event assessment process and review by Council officers and TAMEAC.
STRATEGIC  Major event negatively impacts on the reputation of Latrobe City Council as an events destination.	<b>Low</b> Unlikely x Minor	TAMEAC consideration of event proposals and assessments. Strict oversight of operations and arrangements by Council officers.

#### CONSULTATION

Consultation has occurred with internal stakeholders to determine support of this major event. Further, external stakeholders have been consulted via the Tourism & Major Events Advisory Committee.

#### COMMUNICATION

The event has extensive marketing and community engagement activities associated with its delivery. These are managed in conjunction with officers from Latrobe City Council.

#### **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

Given the event is not a Council managed event a GIA will not be completed.

#### Social

The opportunity to host this major event is expected to enhance and boost civic pride and Latrobe's reputation as a premiere events destination.

#### Cultural

This major event will be promoted to all backgrounds and various community groups to encourage a diverse mix of delegates.

#### Health

Hosting major events provides the opportunity for the local community to experience high profile events which have an impact on overall community health and wellbeing.

#### **Environmental**

The event will be held in accordance with sustainable practices that recognise and respect the local environment.

#### **Economic**

An economic impact has been undertaken and assessed based on their economic benefit, return on investment and benefit to the local business community. This event offers an excellent economic benefit to the municipality.

#### **Financial**

Event funding is to be covered under the Major Event Attraction Budget 2025/26.

#### **Attachments**

- 1. 2025/26 National Basketball League Regular Season Game #2, Major Event Assessment
- 2. Economic Impact\_SEMP

# 10.4

# **Tourism and Major Events Advisory Committee Recommendations - April 2025**

1	2025/26 National Basketball League Regular Season		
	Game #2, Major Event Assessment128		
2	Economic Impact SEMP128		



# TAMEAC Major Events Funding Assessment Form

2025/26 National Basketball League Regular Season Game #2



#### LATROBE CITY Council

Latrobe City Major Events: TAMEAC Assessment Form | Page 1

EVENT ASSESSMENT				
Date proposal received:	4 February 2025			
Application assessed by:	Jess Middlemiss			
<b>EVENT CONTACT DETAILS</b>				
Contact Name:	Rohan Short	Title/Position:	Head of Operations	
Email:	rohans@semphoenix.com.au	Phone:	0425 752 160	
Organisation:	South East Melbourne Phoenix Basketball Club	ABN	59 646 069 941	
Address	Level 1, State Basketball Centr	e, 291 George S	treet,	
Addioso	Wantirna South, VIC 3152			
<b>EVENT DETAILS &amp; DELIVER</b>	RABLES			
Event:	National Basketball League (NE	BL) Regular Seas	son Game #2 –	
Lveiit.	South East Melbourne Phoenix	vs TBC		
Event date:	NBL 25/26 fixture not yet releas proposed	sed, but same we	ek as Game #1 has been	
Event description:  Please provide detailed event	The NBL regular season home game fixture between the South East Melbourne Phoenix and another NBL team (excluding Melbourne United). This game is to be held most likely on a Wednesday night as part of the NBL's move to a 160-game regular season in 2025 – 2026.			
description including the who, what, where, when?	An additional game will be held at the Gippsland Regional Indoor Sports Stadium (GRISS) and be broadcast live nationally. It has been requested that this event be held in same week to create a festival of NBL basketball for the Gippsland region.			
Is the event new or	☐ New Event			
existing?	⊠ Existing Event: How long has your event been running for? 4 Years			
	The NBL has proposed an addition contracted agreement between City Council. This initiative is particular total number of games to 160 a midweek broadcast and comme	South East Melk art of the league's cross the compe	oourne Phoenix and Latrobe s strategy to expand the tition, as well as creating a	
	The purpose of the NBL Game presence in Gippsland to be exextended benefits and outcome	tended across a		
Purpose/Aims/Objectives:	With the team based in the region for $5-6$ days, this presents a significant opportunity to amplify the economic and social benefits for Latrobe City by delivering a high impact sports event.			
	Beyond the game itself, the ext and workforce development in to to national and international au- foster community pride through also provide a platform to prom sport continues to grow and thr	the local sports s diences through engagement wit ote basketball pa	ector, showcase the region NBL's broadcast reach, and h the Phoenix team. It would articipation, ensuring the	

Latrobe City Major Events: TAMEAC Assessment Form | Page 2

The addition of a second NBL broadcast event at GRISS presents a significant opportunity to further enhance the economic and social benefits for Latrobe City's community. This event, beyond the existing contracted game, aligns with the NBL's strategy to expand the league to 160 games, providing greater exposure and engagement opportunities for the region.

#### Key Benefits of an additional NBL Game at GRISS:

#### 1. Expanded Broadcast & Digital Reach

- Additional national and international exposure through NBL broadcast and digital platforms, increasing the visibility of Latrobe City Council as a premier sporting destination.
- Greater advertising and sponsorship opportunities for local businesses, enhancing commercial investment in the region.

#### 2. Economic Growth & Workforce Development

- Increased economic activity through extended visitation, benefiting local hospitality, retail, and tourism operators.
- Additional workforce opportunities in event operations, hospitality, and sports management, further developing local capability in the sporting sector.

#### 3. Strengthening Latrobe's Sporting Events Calendar

- Reinforces Latrobe's ability to attract high-profile sporting events, building a stronger case for future elite competitions, training camps, and major tournaments.
- Positions GRISS as a leading venue for national and international sporting events.

#### 4. Showcasing Latrobe City as an Event Destination

- Demonstrates the region's capacity to host elite sporting events, reinforcing Latrobe City's reputation as an experience-based destination for sport, tourism, and culture.
- Creates a platform to promote the broader tourism and lifestyle offerings of the region to a national and internationally audience.

#### 5. Building Community Pride & Connection

- Provides an extended opportunity for the local community to engage with professional athletes, fostering stronger connections between Phoenix players and regional fans.
- Enhances local identity and pride by bringing high-quality professional sport to the region on a larger scale.

#### 6. Growing Basketball Participation & High-Performance Pathways

- Increased visibility of professional basketball in Latrobe City, inspiring greater youth participation and engagement in the sport.
- Strengthens pathways for aspiring athletes by showcasing elite competition within the local community.

With an extended stay of 5-6 days, this additional game would not only bring more economic and social benefits but also provide a foundation for long-term sporting and community development in the region.

#### Benefit/Outcomes:

LATROBE CITY Council

Latrobe City Major Events: TAMEAC Assessment Form | Page 3

EVENT BUDGET					
Please outline your event budget in other funding that you have applied					
INCOME		EXPEN	DITURE		
Latrobe City Council	\$25,000	Event Operations	\$	85,000	
Additional Grants / Sponsorship	\$25,000	Venue Hire	\$	510,000	
Team Entry / Ticket Sales	\$55,000	Marketing and Promo	stion \$3,000		
In-kind	\$	Broadcast Fees	\$18,500		
Applicants Contribution	\$15,000	Community Engagem	ent \$	3,5000	
TOTAL	\$120,000	TOTAL	\$	120,000	
EVENT GRADING					
Estimated economic benefit to Latro	be Valley		ROI	Rating	
Projected economic impact:			Up to \$	10 🔲 1	
Based on the 2025 event, the projected	d economic impac	t is \$658,869.07.	\$11 – \$	19 🗌 2	
ROI – \$26:\$1			\$20 +	. 🛛 3	
Event Term – commitment to hosting	g event in Latrob	e City			
1 year only – annual event and/or agre	ement is for 1 yea	ır	⊠ 1		
2 years				□ 2	
3 years +				□ 3	
Event budget					
			Poor	1	
Budget provided			Good	1	
			Excelle	ent 3	
Does the event have budget for pron and beyond? (Please select one)	notion and mark	eting opportunities to sho	wcase L	atrobe City	
None allocated				□ 0	
Latrobe City Only			<u> </u>		
Gippsland				□ 2	
Intrastate				□ 3	
Interstate				⊠ 4	
In addition to the above, does the even a tourist destination through the even membership data base, TV / live stre	ents existing and	established marketing ch			
The 2025 event media preliminary resureached over 80k on Instagram, 80k or impressions, and Twitter 27k impressio from 2025, including broadcast number	n Facebook, Instaç ıns. Please note a	gram Stories 17.3k full detailed media report		] Yes (1) ] No (0)	

Latrobe City Major Events: TAMEAC Assessment Form | Page 4

Is there a proposed community engagement plan / content? If yes, is there any collaborate with schools, CALD community members, or outreach communitie		
<ul> <li>With a weeklong investment and 2 NBL games in the space of 5 – 7 days, we would anticipate an expansion and reach of all these initiatives that occurred in January 2025. These activities include:         <ul> <li>Primary School Engagement: South East Melbourne Phoenix delivered basketball engagement sessions across five Gippsland primary schools, reaching 1,446 participants and engaging 1,600 students.</li> <li>Community Clinics &amp; After School Program: GRISS after school session – 61 participants attended a free basketball clinic led by Phoenix community coaches and players.</li> <li>High-Performance Coach Engagement: Gippsland United Coach Development – two nominated coaches gained access to the team's training session and Game Day shootaround, engaging with SEMP professional coaches.</li> <li>Match Day Experiences: 5x5 TABA Half-Time Exhibition Game – Partnering with Tyrepower, a half-time match featured players from Traralgon Domestic Basketball Association and Maffra Basketball Association. 50 complimentary tickets were provided to participating families.</li> <li>Youth Council Volunteer Development: SEMP collaborated with Latrobe City Youth Council, providing event patron services training and hands-on experience during the game day event.</li> <li>Basketball-Themed Fan Zone &amp; Street Festival: Creation of a "Basketball Alley" activation hub at entry to GRISS with:</li></ul></li></ul>	⊠ Ye	es (1) lo (0)
Calendar/market fit for Latrobe City Calendar of Events	Poor	<u> </u>
Good fit in the calendar.	Good	□ '
	Excellent	□ 3
Are there other activities/programs included in the proposal that have not been	n mentione	d

Are there other activities/programs included in the proposal that have not been mentioned previously? If so, please provide details:

Given the expansion of the event there is scope to explore the following ideas to encompass a "Festival of Basketball" concept given 2 x NBL events in a week at GRISS. The below are recommendations for expanding community impact within the region:

- Regional 3x3 Tournament
  - Host a community-wide 3x3 basketball competition featuring local teams, school groups, and open-age divisions.
  - o Finals could be played at GRISS as a curtain-raiser to the Phoenix game.
- Indigenous & Multicultural Basketball Celebration
  - A dedicated game or exhibition featuring Indigenous and multicultural teams, celebrating the diverse basketball community in Gippsland.
  - o Partner with local cultural groups to showcase traditional performances and storytelling.

Latrobe City Major Events: TAMEAC Assessment Form | Page 5

#### Elite Coaching Workshops & Referee Development

- o High-performance coaching clinics featuring Phoenix coaches & guest NBL experts.
- Referee training programs to develop local officials and boost basketball infrastructure.

#### Phoenix Basketball Academy – Gippsland Hub

 Establish a year-round Phoenix Academy program for junior development in the Latrobe Valley, leveraging the event as its launchpad.

#### School & Club Championships

- Run a Latrobe Basketball Cup, inviting primary and secondary schools for a one-day or multi-day competition.
- o Winning teams could be recognised at halftime of the NBL game

# Please provide details on any other activities, programs or information and any further information below in regard to this event application

The South East Melbourne Phoenix are excited about the opportunity to amplify and bring more NBL action to GRISS, delivering a high-quality basketball experience that continues to excite and engage the local community. The NBL event has cemented itself as a premier fixture on the regional sporting calendar, driving strong attendance, economic impact, and deep community connections across Gippsland.

The longstanding partnership with Latrobe City Council has been instrumental in the event's growth, enabling new initiatives, venue enhancements, and expanded engagement opportunities for fans, players, and corporate partners. Each year, we see the event's potential grow, reinforcing Latrobe City as a key destination for elite sport.

To further elevate this event and expand its impact, we welcome the opportunity for additional funding support. With increased investment, we can enhance community engagement, develop grassroots basketball programs, and create a week-long Festival of Basketball, maximizing the economic and social benefits for the region.

SEM Phoenix extend their sincere thanks to the Mayor and Latrobe City Council for their continued commitment and vision in supporting this event and look forward to strengthening the partnership and exploring new opportunities to ensure the long-term success and sustainability of elite basketball in Latrobe City.

Grading guide: 0 – 6 = GOOD, 7 – 12 = V GOOD, 13 and above = EXCELLENT	Score 14/20
STRATEGIC GOALS / FOCUS	
Does the event support the following strategic goals:	
Adding to our region's Economic prosperity	⊠ Yes □ No
Being complementary to community members and groups	⊠ Yes □ No
Increasing the regions image and visibility	⊠ Yes □ No

Latrobe City Major Events: TAMEAC Assessment Form | Page 6

IDENTIFY KE	Y ISSUES / BENEFITS
lssues:	None
Benefits:	<ul> <li>Additional match being added to the program with two events being played in Latrobe City</li> <li>High profile national event with sell-out crowds each year</li> <li>Event has been held in Latrobe City for the past four years, with excellent feedback and support from community and sporting groups</li> <li>The event is broadcast which promotes Latrobe City as a major events destination</li> <li>Opportunity to create a 'Festival of Basketball' that will expand the community outreach program</li> <li>The community engagement activities are extensive and will benefit many in our community and the wider Gippsland region</li> </ul>

#### **RECOMMENDATION**

Taking the above application into consideration, it is recommended to proceed with this proposal.

Recommended funding allocation: \$25,000.

These recommendations align with the Latrobe City Events & Tourism Strategy 2024 - 2028:

- 1. Building visitor awareness and local pride and advocacy in the destination.
- 2. Growing and sustaining our competitiveness as an events destination.
- 3. Maximising economic and social outcomes from events and the visitor economy.
- 4. Fostering connections and partnerships.

It also supports the Latrobe City Council Plan 2021 - 2025 objectives:

#### 1. Creative

• Promote economic growth and job creation through events and recreation related tourism capitalising on our arts, cultural and sporting facilities.

#### 2. Healthy

• Continue to position Latrobe City for major sporting events that are accessible and inclusive for all our community.

#### 3. Connected

- Facilitate appropriate urban growth, industry diversification, liveability, and connectivity throughout Latrobe City.
- Promote ongoing community engagement activities and work in partnership with our community focusing on promoting leadership, resilience, creative and forward-thinking initiatives.
- Promote our role as Gippsland's Regional City to support economic growth and events programming, cultural events and recreation and sporting attractions.
- Connect people facing barriers to opportunities in education, recreation, sport, culture, and the community.

ECONOMIC IMPACT - 2025 NBL In Season Game - SEM Phoenix v Brisbane Bullets 0						0	
SUMMARY	O/Night (Bed Nights)	Day Trips (In addition to nights)	Rate Latrobe City	O/Night Inter-national Totals	O/Night Domestic Totals		Day Trip Totals
Local - Day Trip		2386	\$ 129.00			\$	307,794.00
Intrastate Domestic - Day Trip		705	\$ 137.00			\$	96,585.00
Additional Days Interstate & O/seas		27	\$ 137.00			\$	3,699.00
Intrastate Domestic – O/Night	60		\$ 252.08		\$ 15,124.80		
Interstate - O/Night	52		\$ 308.52		\$ 16,043.25		
Overseas O/Night	0		\$ 308.52	\$ -			
TOTAL	112	3118					
	-	<del>-</del>	<del>-</del>	<del>-</del>	Direct	\$	439,246.05
					Indirect	\$	219,623.02
					<b>Grand Total</b>	\$	658,869.07

# PROPOSED CHANGE OF DATE FOR THE JUNE 2025 COUNCIL MEETING AND SCHEDULING OF ADDITIONAL COUNCIL **MEETING**

#### **PURPOSE**

To recommend that the June 2025 Council meeting be changed from Monday 23 June 2025 to 30 June 2025 and schedule an additional Council meeting on 12 May 2025 to endorse the 2025-29 Council Plan for community feedback.

#### **EXECUTIVE SUMMARY**

- At the Ordinary Council Meeting held 16 December 2024, Council adopted the proposed 2025 scheduled Council meeting dates.
- The June 2025 Council Meeting is scheduled to take place on Monday, 23 June 2025. Due to scheduling conflicts for the Mayor, Councillors and the Chief Executive Officer (CEO) it is recommended to reschedule this Council meeting from Monday 23 June to Monday the 30 June 2025.
- The venue for the June Council Meeting will remain the same, being Kernot Hall, Morwell.
- To ensure the draft 2025-29 Council Plan is endorsed for public exhibition with ample time prior to its final adoption at the June Council meeting, it is proposed that an additional Council meeting be scheduled for 12 May 2025 to be held at Kernot Hall, Morwell.
- Following adoption of the proposed changes, public advertising will occur.

#### OFFICER'S RECOMMENDATION

#### **That Council approves:**

- the change of date for the June 2025 Council Meeting from 6 pm 23 June 1. 2025 to 6 pm 30 June 2025 to be held at Kernot Hall, Morwell; and
- 2. an additional Council Meeting to be scheduled for 12 May 2025, commencing at 6 pm at Kernot Hall, Morwell to adopt the 2025-29 Council Plan for public exhibition.

#### **BACKGROUND**

Council's Governance Rules require that at or before the last meeting each calendar year, Council must fix the date, time and place of all Council Meetings for the following calendar year. Unscheduled Council Meetings may also be called where necessary in accordance with Council's Governance Rules.

At the Ordinary Council Meeting held 16 December 2024, Council adopted the below 2025 Council Meeting Schedule:

- 24 February 2025 at Gippsland Performing Arts Centre (GPAC), Traralgon
- 24 March 2025 at GPAC, Transalgon
- 28 April 2025 at Moe Town Hall
- 26 May 2025 at Kernot Hall, Morwell

- 23 June 2025 at Kernot Hall, Morwell
- 28 July 2025 at Moe Town Hall
- 25 August 2025 at GPAC, Traralgon
- 22 September 2025 at Kernot Hall, Morwell
- 6 October 2025 at Moe Town Hall

- 27 October 2025 at GPAC, Traralgon
- 17 November 2025 (Mayoral Election) at Moe Town Hall
- 24 November 2025 at Kernot Hall, Morwell
- 15 December 2025 at GPAC, Traralgon

Since the adoption of the 2025 Council meeting schedule, the Councillors and the Chief Executive Officer (CEO) have been invited to attend the National General Assembly (NGA) of the Australian Local Government Association (ALGA) in Canberra. This will take place between 24 – 27 June 2025. The participating Councillors and CEO will be required to travel to Canberra on 23 June 2025.

At the Ordinary Council Meeting held 24 March 2025, Council adopted for the Mayor to travel overseas to attend the Traralgon City Band's Tour of Remembrance. This travel will take place between 11 – 25 June 2025, resulting in the Mayor also being unavailable to attend the 23 June 2025 Council Meeting.

At the Ordinary Council meeting held 16 December 2024, Council resolved to consider the adoption of the 2025-29 Council Plan by the end of June 2025.

To ensure Council meetings its obligations under the *Local Government Act 2020* (the Act) and the objectives of Council's Community Engagement Policy, the draft Council Plan is required to be advertised for community feedback for a period of four weeks therefore scheduling a meeting specifically to discuss this matter, affords Council the appropriate time for public consultation.

#### **ANALYSIS**

In accordance with Council's Governance Rules (sections 9.8) reasonable notice, including on Council's website, must be given when Council has changed the meeting date, time or place.

Due to the timing of the NGA and the Mayor's travel with the Traralgon City Band, a quorum would be unable to be met if the June Council Meeting date was to remain on 23 June 2025. An extra meeting is also required to discuss releasing the draft Council Plan for public consultation.

Council meetings are currently held on the fourth Monday of each month. Officers have investigated the Mayor, Councillors, CEO availability and it is recommended that the additional proposed Council Meeting occurs on 12 May 2025 and that the June 2025 Council meeting be rescheduled to Monday 30 June 2025.

#### **RISK ASSESSMENT**

RISK	RISK RATING	TREATMENT
SERVICE DELIVERY Inability to conduct Council business in a timely and efficient manner.	<b>Low</b> Unlikely x Minor	Reschedule the June 2025 Council meeting to ensure quorum is met resulting in minimal disruption to Council decisions.

#### CONSULTATION

No community consultation has been undertaken in relation to the proposed meeting changes. Consultation with venue management has been undertaken to ensure the availability of Kernot Hall, Morwell.

#### COMMUNICATION

If adopted, the revised Council meeting dates will be made publicly available.

In accordance with the Governance Rules, the schedule of Council meetings will be published on Council's website and made available from Council's customer service centres.

#### **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. Considerations were made when preparing the 2025 Meeting schedule.

#### Social

This report informs community of the change of date for the June 2025 Council meeting, supporting transparency.

#### Cultural

Not Applicable.

#### Health

Not Applicable.

#### **Environmental**

Not Applicable.

#### **Economic**

Not Applicable.

#### **Financial**

Not Applicable.

#### **Attachments**

Nil

# **URGENT BUSINESS**

#### 11. 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**

12.	REPORTS FOR NOTING Nil reports

13.	QUESTIONS ON NOTICE Nil reports

# **ITEMS FOR TABLING**

Item Number 14.1 28 April 2025

# UPDATED INTERNAL AUDIT CHARTER

#### **PURPOSE**

To provide the draft updated Internal Audit Charter for consideration and adoption by Council.

# **EXECUTIVE SUMMARY**

- The Internal Audit Charter was adopted in February 2023 as required by the Audit and Risk Committee (ARC) Charter and is due for review in early 2025.
- The proposed revised Charter is provided as Attachment 1, includes several changes:
  - Streamlined information around security, authority, and tender sections;
     and
  - An additional explanation of the planning and reporting process and requirements of the internal audit provider currently in place but not documented, including the audit scope document/process, entry meetings, and management comments.
- Due to the volume of minor changes throughout, including in moving into the new corporate branding template, the Internal Audit Charter is presented as a clean copy.

# OFFICER'S RECOMMENDATION

# **That Council:**

- 1. Adopts the Internal Audit Charter 2025;
- 2. Publishes the Internal Audit Charter 2025 on the Council website; and
- 3. Rescinds the Internal Audit Charter 2023.

# **BACKGROUND**

Officers have reviewed and revised the Internal Audit Charter. The revised draft was presented to and endorsed by the ARC at its August 2024 meeting.

The Internal Audit Charter is based on the Local Government Victoria's model charter, released along with the *Local Government Act 2020* (the Act) and specific functions and responsibilities of an ARC within that Act.

Section 53 of the Act requires the establishment of the ARC and Section 54 sets out the requirements of an ARC, including 'overseeing internal and external audit functions'. Though not stipulated in the Act, the model Audit and Risk Charter includes reference to an Internal Audit Charter.

Section 13 of the Internal Audit Charter sets out that the Charter will be reviewed every two years or earlier if there is a material change the ARC, Council or the Internal Audit Provider required.

#### **ANALYSIS**

Refer to the Executive Summary.

#### RISK ASSESSMENT

RISK	RISK RATING	TREATMENT
COMPLIANCE Council not meeting its legislative obligations under the Local Government Act 2020.	<b>Low</b> Unlikely x Minor	Biennial review ensures compliance with the Act.

#### **CONSULTATION**

Engagement on the revised Charter occurred with the Executive team, internal auditors, and ARC.

# COMMUNICATION

Feedback has been received from the Executive team, internal auditors, and ARC.

# **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) is required under the *Gender Equality Act 2020* to be conducted on all new and reviewed programs, services, and policies, where there is a significant and direct impact on the community. A GIA has not been undertaken, as this report only relates to minor changes to the Internal Audit Charter; no review has been conducted as part of the report.

#### Social

Not applicable.

#### Cultural

Not applicable.

#### Health

Not applicable.

## **Environmental**

An appropriate and effective internal audit assists in managing environmental risks to Council.

## **Economic**

Not applicable.

# **Financial**

An appropriate and effective internal audit assists in managing financial risks to Council.

# **Attachments**

1. Internal Audit Charter DRAFT

# 14.1

# **Updated Internal Audit Charter**

1	Internal Audit Charter DRAFT	130	4
		100	_



# Internal Audit Charter

Adopted #



Internal Audit Charter | Page 1

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# 1. Introduction

Latrobe City Council (Council) has a dedicated internal audit function as a key component of the Council's governance framework in accordance with best practice. This function is outsourced following a periodic tender process.

This Charter provides the framework for the conduct of the Internal Audit function at Council

Council's procurement requirements provide the framework for the appointment of the outsourced internal audit services provider.

In accordance with section 54 (2) (d) of the *Local Government Act 2020*, Council's Audit and Risk Committee must oversee the Internal Audit function of Council.

# 2. Purpose of Internal Audit

The role of Internal Audit is to provide an independent and objective review and advisory service to provide assurance to the Council, Audit and Risk Committee, Chief Executive Officer and Management that financial and operational controls are:

- designed to manage Council's risks and achieve the organisation's objectives;
- operating in an efficient, effective, ethical, and well-governed manner; and
- assisting management in improving the organisation's business performance.

# 3. Independence

To be effective, the Internal Audit function must be able to operate without being influenced or inhibited in the discharge of its duties.

Independence is essential to the effectiveness of Internal Audit. It is obtained primarily through organisational status and objectivity. The Internal Audit Provider has no direct authority or responsibility for the activities it reviews. The Internal Audit Provider has no responsibility for developing or implementing procedures or systems and does not prepare records or engage in original line processing functions or activities.

The Internal Audit Provider reports functionally to the Audit and Risk Committee and administratively to the General Manager Regional City Strategy & Transition and is accountable for the efficient and effective operation of Internal Audit. (The General Manager Regional City Strategy & Transition may nominate an officer to undertake administrative function associated with internal audit, however this does not eliminate

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administrative oversight and responsibility for internal audit by the General Manager.)

The Internal Audit Provider has direct access to the Chief Executive Officer, the Chairperson and other members of the Audit and Risk Committee.

It is the responsibility of the Internal Audit Provider to avoid any actual or perceived conflicts of interest which may undermine its independence and/or objectivity. Immediately upon becoming aware of any perceived, potential or actual conflicts of interest that may compromise objectivity or independence, the Internal Audit Provider must disclose them to Council via the General Manager Regional City Strategy & Transition (or nominated officer).

# 4. Authority and Confidentiality

For the effective discharge of their duties, Internal Audit Provider team members are authorised to have full, free and unrestricted access to all functions, premises, assets, personnel, records and other documentation and information that the Internal Audit Provider considers necessary to enable Internal Audit to meet its responsibilities.

The Internal Audit Provider must ensure that members of the internal Audit team follow all Council's policies and procedures when on site at Council premises and/or accessing Council records or systems. Such procedures include but are not limited to document/record management, computer systems, and building security.

All records, documentation and information accessed in the course of undertaking internal audit activities are to be used solely for the conduct of these activities. The Internal Audit Provider, including their individual team members, are responsible and accountable for maintaining the confidentiality of the information they receive during their work.

Internal Audit reports are deemed to be confidential reports of the Council. However, under its legislation, the Victorian Auditor-General's Office and its appointed auditors have access to all relevant Council documents including internal audit reports.

# 5. Roles and Responsibilities

Internal Audit is one element of the governance framework established by the Council in the conduct of its activities. Internal Audit will play an active role in:

- Developing and maintaining a culture of effective corporate governance, accountability and integrity;
- Facilitating the integration of risk management into day-to-day business activities and processes; and
- Promoting a culture of cost-consciousness, self-assessment, and adherence to high ethical standards.

The Internal Audit Provider is required to attend all meetings of the Audit and Risk

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Committee and other meetings as requested by the General Manager Regional City Strategy & Transition (or nominated officer) or Audit and Risk Committee Chairperson. At Audit and Risk Committee meeting, the Internal Audit Provider will report on

- Matters arising from previous meetings;
- Internal Audits completed;
- Progress against the delivery of the annual internal audit plan;
- Provision of other services (if any)

While the Internal Audit Provider is responsible for examining and evaluating the adequacy and effectiveness of controls and other risk management activities within agreed scopes of work, the Internal Audit Provider is not primarily responsible for the detection of fraud. That is management's responsibility. However, the Internal Audit Provider's activities may identify instances of fraud or areas of high risk of fraud.

The Internal Audit Provider must have sufficient knowledge to evaluate the risk of fraud and the manner in which it is managed by the organisation, but are not expected to have the expertise of a person whose primary responsibility is detecting and investigating fraud.

# Scope of internal audit activities

Internal Audit activities may include, but are not necessarily limited to:

# 6.1 Strategic Internal Audit Plan

The Internal Audit Provider will propose to the Audit and Risk Committee a three-year Strategic Internal Audit Plan, setting out the reviews to be performed and hours allocated to each. An Annual Internal Audit Plan will be prepared, including objectives, scope, cost and value-to-be-added of each review.

The development of the Strategic Internal Audit Plan and the Annual Internal Audit Plan will consider, at a minimum, Council's strategies, risk profile, compliance obligations, new developments affecting Council, quality assurance requirements, and assurance reviews, as well as specific instructions from management and the Audit and Risk Committee.

The plan and program will consider Council's financial and operational resourcing during development and delivery of the Plan. Any variation to the agreed plan will be subject to Audit and Risk Committee agreement and shall be noted in the minutes of the Audit and Risk Committee meeting to ensure transparency to Council.

#### 6.2 Assurance Reviews

These reviews may cover:

Compliance with legislative requirements, Council policies, directives and

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procedures;

- The adequacy and effectiveness of internal financial and operational controls including IT systems and associated controls; and
- The effectiveness of controls against Council's Strategic Risks.

# 6.3 Advisory Services

Internal Audit is a valuable resource and the Internal Audit Provider can advise Council and management on a range of matters including;

- New or changing systems and processes and controls particularly the design of appropriate controls
- Risk management including assisting management to identify risks and develop risk mitigation and monitoring strategies as part of the enterprise risk management framework; and assessing, monitoring and reporting on the implementation of risk mitigation strategies as a part of projects within the annual internal audit plan.
- Fraud Control including assisting management to identify the risks of fraud and develop fraud prevention and monitoring strategies.

In addition to the above, the Internal Audit Provider may be required to carry out special reviews from time to time at the direction of the General Manager City Strategy & Transition (or nominated officer) or the Audit and Risk Committee. Any such reviews will be authorised in accordance with Council delegations or, in the case of a request by the Audit and Risk Committee, as set out in the Charter of the Committee.

# 6.4 Audit Support Activities

From time to time, the Internal Audit Provider may also be responsible for:

- Assisting the Audit and Risk Committee to discharge its responsibilities
- Monitoring the implementation of agreed recommendations; and
- Disseminating across Council better practice issues and lessons learnt from its audit activities.

#### 6.5 Other Services

The Internal Audit Provider may provide 'other services' to the Council. The provision of other services shall only occur with approval of the General Manager Regional City Strategy & Transition (or nominated officer) and following consultation with the Audit and Risk Committee Chairperson. Matters to be considered include:

- The scope and scale of the other services; and
- Potential conflicts between the provision of the other services and Internal Audit.

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A listing of any other services provided are to be reported by the Internal Audit Provider to the next scheduled Audit and Risk Committee meeting.

#### 7. Sub-contractors

The use of any sub-contractors by the Internal Audit Provider shall be clearly outlined in the scope of any work to be undertaken and approved by the GM Regional City Strategy & Transition prior to any works commencing.

## 8. Professional Standards

The Internal Audit Provider's activities will be conducted in accordance with relevant professional standards including:

- Standards for the Professional Practice of Internal Auditing issued by the Institute of Internal Auditors Inc;
- Standards relevant to internal audit issued by the Auditing and Assurance Standards Board, CPA Australia, and the Institute of Chartered Accountants.
- The Statement on Information Systems Auditing Standards issued by the Information Systems and Control Association; and
- Standards issued by Standards Australia and the International Standards Organisation (if applicable).

In the conduct of internal audit work, the Internal Audit Provider team members will:

- Comply with relevant professional standards of conduct;
- Possess the knowledge, skills and technical proficiency relevant to the performance of their duties;
- Be skilled in dealing with people and communicating audit, risk management and related issues effectively; and
- Exercise due professional care in performing their duties.

# Relationship with External Audit

Internal and external audit activities should, where possible, be coordinated to help ensure the adequacy of overall audit coverage and to minimise duplication of effort. Periodic contact between internal and external audit should be held to discuss matters of mutual interest.

External audit will have full and free access to all internal audit plans, working papers and reports.

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# 10. Project planning, fieldwork and reporting

# 10.1 Audit Scope

The Internal Audit Provider will provide a draft audit scope ahead of each review, that includes:

- Name of the audit
- Commencement date
- Auditor in charge
- Council's contact
- A brief introduction summarising the engagement
- Objectives and scope
- Review approach
- Key milestones
- Key personnel
- Documentation requirements
- Resources required and acknowledgement.

The scope will be provided to the relevant General Manager and or Manager for review and input, and endorsed by the Audit and Risk Committee before the commencement of the review.

# 10.2 Entry meeting

The Internal Audit Provider will conduct an entry meeting at the commencement of the audit, setting out the key steps and timelines, including:

- Entry meeting with Scoping meeting with process owner
- Memorandum of audit planning completed
- Documentation/files to be provided prior to audit fieldwork
- Field work to commence
- Issue of draft report and follow up meeting for management comments
- Provision of management comments to internal audit
- Final report with management comments for Audit Committee papers
- Audit and Risk Committee

# 10.3 Close out meeting

At the end of each audit the Internal Audit Provider will hold a close-out meeting with management to discuss outcomes of the audit.

After the close-out meeting a draft report highlighting significant findings, their effect and recommendations shall be prepared and forwarded to the relevant manager for discussion and drafting of management comments including implementation plans to address any issues identified.

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# 10.4 Management comments

Responses to the recommendations should clearly state:

- Whether management agree or disagree with the recommendation
- The proposed course of action
- The officer responsible for implementing the recommendation
- The due date for implementation

# 10.5 Final audit report

As a guide, audit reports should cover:

- Effectiveness of applicable frameworks, policies, systems of internal control and actual operations;
- Compliance with any regulatory requirements;
- Areas for action by management and commentary on the extent to which action plans have been implemented; and
- Management responses.

The final report approved by the relevant General Manager or Manager shall then be finalised by the Internal Audit Provider and presented to the next Audit and Risk Committee meeting.

# 11. Operational Matters

# 11.1 Urgent Issues

Any issue which the Internal Audit Provider believe to be urgent should be reported to an appropriate level of management, being either the Manager Governance, General Manager Regional City Strategy & Transition, or the Chief Executive Officer, for action. If it is not appropriate to report the issues to Council officers, an immediate approach should be made to the Chairperson of the Audit and Risk Committee. In the absence of the Chairperson, any other member of the Audit and Risk Committee.

The same protocol applies to issues that management wish to raise urgently in relation to the internal audit, but which are not appropriate to be raised with Internal Audit Provider team members.

#### 11.2 General Practices

Internal audit reports are presented to the Audit and Risk Committee and important issues should be dealt with on that level. For day-to-day issues, such as timing of visits, access to staff and records and similar matters, the Internal Audit Provider should liaise with the Audit, Risk and Compliance team.

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In preparing audit and review reports, the Internal Audit Provider should first liaise with the responsible manager to eliminate errors of fact and to allow comments to be made. Copies of all completed reports should be provided to the Manager Governance in a timely manner.

It is important that, whilst errors of fact are eliminated, the opinions of the Internal Audit Provider are brought forward to the Audit and Risk Committee regardless of whether management agrees that remedial action is possible or desirable.

# 11.3 Project Time Estimates

The estimates of hours contained in the annual audit plan should be considered a strong indication of the size and importance of any project. If the Internal Audit Provider consider that the time allocated is insufficient, the matter of additional hours should be first agreed with the Manager Governance. Failing such agreement being reached, the Internal Audit Provider should first approach the General Manager Regional City Strategy & Transition and, if appropriate, the Chairperson of the Audit and Risk Committee to clarify the position.

The Manager Governance may approve minor changes to hours. Material changes to hours should be referred to the General Manager Regional City Strategy & Transition.

If there is a fundamental disagreement between the General Manager Regional City Strategy & Transition and the Internal Audit Provider as to the appropriate scope of the work to be undertaken, or the suitability of processes proposed by the Internal Audit Provider, the matter should be immediately referred to the Chairperson of the Audit and Risk Committee, and the commencement of work deferred until the matter is resolved.

# 12. Performance Management

Performance of the Internal Audit services will be monitored on an ongoing basis with a formal review to be undertaken at least annually by Council's Audit and Risk Committee and Management and include identification of any opportunities for improvement. If necessary, Audit and Risk Committee will recommend to Council the termination of the Internal Audit Provider.

# 13. Review of the Internal Audit Charter

This Internal Audit Charter will be reviewed every two years or earlier if there is a material change from Audit and Risk Committee, Council or the Internal Audit Provider required.

Council's Audit and Risk Committee Charter has a responsibility to review the Internal Audit Charter to determine that is provides an appropriate functional and organisational framework to enable Council's Internal Audit function to operate effectively and without limitations.

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# 14. Document Control

<b>Author</b> Louise Van der Velden	Owner  General Manager Regional City Strategy & Transition	ECM Document Number:
Approved Date:	Approved By:	Next Review By:
xx xxx 2025	Council	February 2027

# MEETING CLOSED TO THE PUBLIC TO CONSIDER CONFIDENTIAL INFORMATION

# 15. 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:

- 15.1 2024/25 Community Grant Program Round 2
  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 confidential information is included as part of this report.
- 15.2 Latrobe Regional Airport Advisory Committee
  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 the Expression of Interest process and evaluation
  included personal business related information.
- 15.3 Sale Process Update 59-91 Philip Parade, Churchill (Hazelwood House)

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)), 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)) 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 confidential contract of sale information is provided in this report.

- 15.4 LCC-861 Provision of Painting Services
  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.
- 15.5 LCC-862 Drainage Upgrade Cross's Road, Traralgon 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.