

Gippsland Sport & Entertainment Park, 107-111 Crinigan Road Morwell

Planning Permit Application No. PA2503676

Clause 53.22, buildings and works in LSIO and BMO, installation of signs, associated with the upgrade of the Gippsland Sport and Entertainment Park



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Department
of Transport
and Planning

OFFICIAL

Executive Summary

Key information	Details
Application No.	PA2503676
Received	28 April 2024 Lodged 7 May 2024
Statutory days	50
Applicant	Development Victoria
Planning Scheme	Latrobe
Land details	107–111 Crinigan Road Morwell VIC 3840
Proposal	Clause 53.22, building and works in the LSIO and BMO associated with the upgrade of the Gippsland Sport and Entertainment Park, installation of signs.
Development cost	\$40,000,000
Why is the Minister responsible?	Clause 72.01, the Minister for Planning is the responsible authority for use or development to which clause 53.22 applies.
Zone	Public Park and Recreation Zone (PPRZ)
Overlays	Design and Development overlay Schedule 10 (DDO10), Clause 43.02 Land Subject to Inundation Overlay (LSIO), Clause 44.04 Bushfire Management Overlay (BMO), Clause 44.06.
Why is a permit required?	A permit is required under <ul style="list-style-type: none">• Clause 44.04-2 LSIO• Clause 44.06-2 BMO• Clause 52.05 Signs. Provide responsible authority satisfaction <ul style="list-style-type: none">• Clause 52.06 Car parking.
Items of note	A permit is NOT required under the zone <ul style="list-style-type: none">• Latrobe City Council is the public land manager, and the works are on its behalf.
Referral authorities	Determining referral authority <ul style="list-style-type: none">• Fire Rescue Victoria (BMO). Recommending referral authority <ul style="list-style-type: none">• West Gippsland Catchment Management Authority (LSIO).
Public notice	Latrobe City Council.
Recommendation	The application is recommended for approval subject to the conditions outlined in section 94 of this report.
Delegation	The Minister for Planning affirmed consideration of the matter under the instrument of delegation on 18 June 2025.

Background

1. This application concerns land at 107–111 Crinigan Road Morwell VIC 3840. The site is occupied by the Gippsland Sport and Entertainment Park. Of relevance to this application:
 - a. The outdoor sports precinct is predominantly used for local and community soccer football.
 - b. The proposal will enhance local community sport, while providing the opportunity to attract events to the precinct.
2. In March 2024 the Victorian Government announced four sports infrastructure projects for the Gippsland region as part of the Regional Sports Infrastructure Program (RSIP). The upgrade of the Gippsland Sport and Entertainment Park (GSEP) forms one of the four projects.
3. On 24 February 2025, the Development Facilitation Program of DTP confirmed the application meets Clause 53.22 Category 2 (Significant Economic Development) requirements and is therefore eligible to apply for a planning permit to the Minister for Planning, who is the responsible authority pursuant to Clause 72.01-1.

Application milestones

4. The key milestones in this application were as follows.

Milestone	Date
Pre-application meeting	3 pre-application meetings in 2024 and 2025.
Application lodgement	7 May 2025
Further information requested	N/A
Further information received	N/A
Further plans submitted	20 May 2025
Decision Plans	Architectural plans – ‘RSIP Latrobe – GSEP, 107-111 Crinigan Road, Morwell 3840’, Job No. 5224, dated 23/01/2025, by Brand Architects, 10 pages. Landscape plans – ‘RSIP – Latrobe CC Gippsland Sports and Entertainment Park’, dated 11/01/2025, by Fraser Design Collaborative, 6 pages. Feature & level survey – ‘Plan of Feature and Level survey’, Ref 7864FL1, version 1, by CRA Survey P/L, 7 pages. ‘Extent of works in the overlays’, by Navy Blue Planning, 3 pages. ‘Site – Master plan – Wayfinding signage’ A035, ‘Building A Ground Floor Plan Wayfinding Signage’ A102, ‘Building A First Floor Plan Wayfinding Signage’ A103, ‘Building B Ground Floor Plan Signage’ A201, by Brand Architects, each 1 page, collated. ‘Gippsland Sports and Entertainment Park Transport Impact Assessment’, 28/02/2025, by One Mile Grid, 26 pages. Civil Drawings – ‘RSIP – Latrobe Gippsland Sports & Entertainment Park’, version t1, dated 14/02/2025, by Brand Architects, 12 pages.

5. The subject of this report is the decision plans.



6. The project will deliver a refurbished and renewed community sports facility at GSEP and proposes the following works:
 - Demolition of existing clubrooms and grandstand.
 - The addition of a new synthetic pitch on a previously unused part of the site.
 - Upgrading of two existing turf pitches.
 - Construction of a new pavilion with change rooms, including canteen/bar, kitchen, social room and spectator seating in the approximate location of the former grandstand.
 - Construction of a new change room pod on the eastern part of the site.
 - Upgraded car parking and access with a new vehicle access point from Crinigan Road.
 - Replacement of existing fencing.
 - Upgraded lighting.
7. The works are largely exempt from a planning permit.
8. It is proposed to:
 - Construct a building, or construct or carry out works, within the LSIO.
 - Undertake works associated with leisure and recreation use in the BMO.
 - Construct or put up for display signs.
 - Provide car parking to the satisfaction of the responsible authority.
9. Key details of the proposed works are described below:
 - a. LSIO (Clause 44.04-2)
 - i. Construct two goal storage sheds, relocate two existing light towers.
 - ii. Raise the level of sports fields by more than 150mm and construct car parking.
 - iii. The LSIO applies to a small portion of the east end of the site.
 - b. BMO (Clause 44.06-2)
 - i. Upgrade car parking and undertake landscaping.
 - ii. The BMO covers approximately 33,000 square metres in the west of the works area (25% of the site).
 - c. Signs (Clause 52.05)
 - i. Eight 'street flags' on 6 metre poles, located centrally on the site near the new pavilion.
 - ii. Multiple identification, information and wayfinding signs. Two building identification signs located on the pavilion.
 - d. Car parking (clause 52.06)
 - i. Provide a total of 485 car parking spaces, with a tender option of up to 570 spaces.
 - ii. The existing car park is retained and reconfigured.
 - iii. The new car parking will include pick-up/drop-off for buses and accessible parking.
 - iv. Provide 20 bicycle parking spaces.
 - v. Construct an additional vehicle access point from Crinigan Road. The primary vehicle access to the site from Fairway Drive is retained.



Figure 1: the existing site.



Figure 2: Summary of the proposal.

Site and context

Site description

10. The application relates to land at 107–111 Crinigan Road, Morwell, at the corner of Fairway Drive and Crinigan Road. The site is 11.3 hectares and is used for sports fields.
11. The site is on the northern outskirts of Morwell.
12. The nearest sensitive receivers are dwellings on the opposite side of Crinigan Road.
13. The site is used for community sport as a minor sports and recreation facility. There are four sports fields, with two grandstands and associated facilities.
14. The site is formally referred to as Lot 1 on Title Plan 673750 and is zoned PPRZ. The Latrobe City Council is both the owner and the public land manager.



Figure 3: Site location (site bounded by the blue line)

Site surrounds

16. The surrounding area is characterised by residential development to the south and heavily modified open land to the north. It is typical of an urban-boundary setting, with dwellings across the road to the south, and agricultural land, a golf course, and a bushland reserve abutting on the other sides.
17. Notable features of the area include the Crinigan Bushland Reserve and Waterhole Creek.

18. The properties adjoining and adjacent to the site are described below:

- a. **North** of the site is Morwell Golf Club.
- b. **East** of the site is farmland.
- c. **South** of the site is residential development and the town of Morwell.
- d. **West** of the site is the Crinigan Bushland Reserve.



Figure 4: Site surrounds (site bounded by the blue line)

Planning provisions



Municipal planning strategy

19. The following objectives and strategies of the Municipal Strategic Statement of the scheme are relevant to the proposal.

Policy	Description
Clause 02.01	Context
Clause 02.02	Vision
Clause 02.03	Strategic Directions
- 02.03-9	- Community infrastructure

Planning policy framework

20. The following objectives and strategies of the Planning Policy Framework of the scheme are relevant to the proposal.

Policy	Description
Clause 11	Settlement
- 11.01-1S	- Victoria
- 11.01-1R	- Settlement - Gippsland
- 11.01-1L	- Latrobe settlement patterns, and Morwell
Clause 13	Environmental Risks and Amenity
- 13.02-1S	- Bushfire planning
- 13.02-1L	- Planning in the Bushfire Management Overlay
Clause 14	Natural Resource Management
- 14.01-1S	- Catchment planning and management
Clause 17	Economic Development
- 17.01	- Diversified economy

21. See the assessment section of this report for further details.

Statutory Planning Controls

Clause 36.02 Public Park and Recreation Zone (PPRZ)

22. The PPRZ seeks to recognise areas for public recreation and open space.

23. A planning permit is not required for works within the PPRZ. The building and works are carried out on behalf of the public land manager, Latrobe City Council.

Clause 43.02 Design and Development Overlay - Schedule 10 - Latrobe Regional Airport – Obstacle Height Area No.3 (DDO10)

24. DDO10 seeks 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.

25. No planning permit is required within the DDO10. Clause 2.0 of Schedule 10 exempts all the building and works as either less than 10 metres above natural ground level, or in the case of the light towers, they do not exceed 96.5 metres Australian Height Datum (AHD).

Clause 44.04 - Land Subject to Inundation Overlay (LSIO)

26. The LSIO seeks to minimise the potential flood risk to life, health and safety associated with development and ensures that development maintains the free passage and temporary storage of floodwaters, minimising flood damage.
27. A planning permit is required to construct a building or to construct or carry out works. Only a small portion of the site is within the overlay (see figure 5), and some of the proposed works within the overlay area are exempt from requiring a planning permit under this overlay.



Figure 5: LSIO (site bounded by the blue line)

28. The works in the overlay that require a planning permit include:
- Construct two goal storage sheds.
 - To the extent that the works are in the LSIO, raise the level of sports fields by more than 150mm and construct car parking.
29. The works in the overlay that do not require a planning permit because of exemptions in clause 3.0 in the overlay schedule include:
- Relocate two existing light towers.
 - To the extent that the works are in the LSIO, a driveway and crossover.
 - Construct post and wire fencing.
30. All works within the overlay are shown in figure 6 below.



Figure 6: Works in the LSIO (within the areas bounded by the purple lines)

31. Applications under the LSIO must be referred to the West Gippsland Catchment Management Authority (WGCMA), a recommending referral authority.

Clause 44.06 Bushfire Management Overlay (BMO)

32. The BMO seeks to prioritise the protection of human life and strengthen community resilience to bushfire and seeks to identify areas where the bushfire hazard warrants bushfire protection measures to be implemented.
33. A planning permit is required to construct a building or construct or carry out works associated with leisure and recreation use. Close to one third of the site is within the overlay (see figure 7 below).

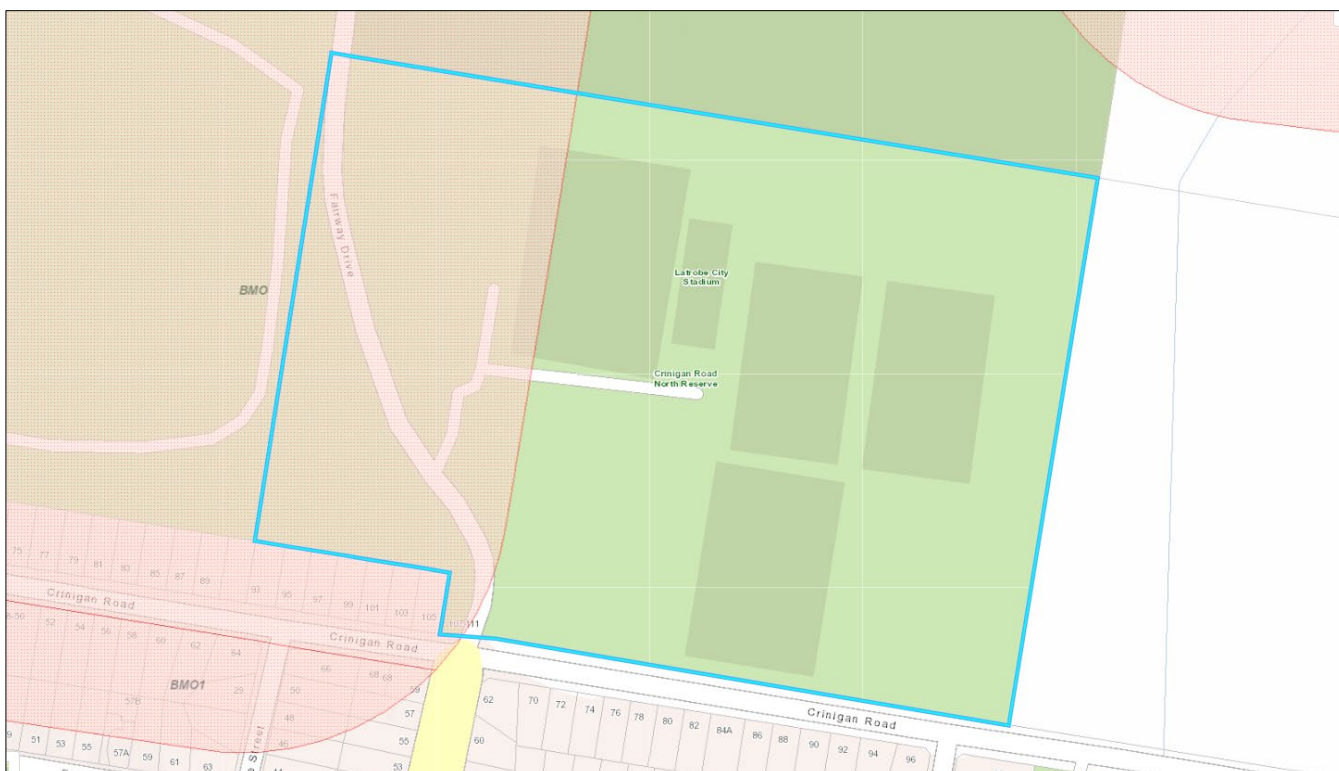


Figure 7: BMO (site bounded by the blue line)

34. All buildings are outside the overlay.

The works in the overlay that require a planning permit include:

- a. Car parking and accessways.
- b. A waste enclosure.

35. An application under the BMO must be accompanied by a bushfire hazard site assessment, a bushfire hazard landscape assessment, and a bushfire management statement. The application requirements are met.

36. Applications under the BMO, an application must be referred to Fire Rescue Victoria, as a determining referral authority.

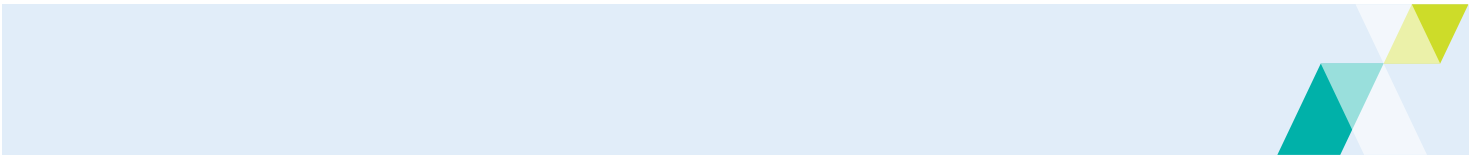
Particular provisions

Clause 52.05 - Signs

37. Clause 52.05 (Signs) seeks to ensure that signs are compatible with the amenity and visual appearance of an area, and do not contribute to excessive visual clutter or disorder. While the PPRZ nominates the zone as sign category 3 (high amenity areas), Clause 2.0 of the PPRZ Schedule nominates the site ('Gippsland Sports & Entertainment Park, Fairway Drive, Morwell') as sign category 2 (office and industrial).

38. A planning permit is required for new signs, with some exemptions specified at Clause 52.05-10 and Clause 52.05-12. The signs that require a planning permit include eight 'street flags' on 6 metre poles, wayfinding and identification signs, including building identification signs.

39. An application under Clause 52.05 Signs must be accompanied by information that includes a site plan and location of the signs. Appropriate information is provided.

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40. The application does not include animated signs or electronic signs within 60 metres of a freeway or arterial road, so no referral is required.

Clause 52.06 - Car parking

41. Clause 52.06 Car parking seeks to ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.
42. The clause applies because there is an increase in the floor area and site area of the existing use. The use of land for leisure and recreation is not specified in Table 1 of the clause. Car parking spaces must therefore be provided to the satisfaction of the responsible authority prior to the expansion of the site area of the existing use.
43. In this case there are no application requirements, and no referral is required.

Clause 52.34 – Bicycle facilities

44. Clause 52.34 Bicycle facilities seek to encourage cycling as a mode of transport.
45. The clause applies because there is an increase in the floor area of the existing use. Fourteen bicycle parking spaces are required.
46. No referral is required.

Clause 52.27 - Licensed premises

47. No planning permit is required as no change is proposed to the existing red line plan.

Clause 53.22 - Significant Economic Development

48. The proposal meets Category 2 requirements and is eligible to apply for a planning permit to the Minister for Planning, who is the responsible authority pursuant to Clause 72.01-1.

Referrals

49. The following referrals were carried out in accordance with the Clause 66 of the planning scheme and section 55 of the Act:

- a. West Gippsland Catchment Management Authority (Clause 44.04-7) – Recommending referral authority.
- b. Fire Rescue Victoria (Clause 44.06-6) – Determining referral authority.

West Gippsland Catchment Management Authority

50. The initial WGCMA referral response included ultra vires conditions relating to works outside the LSIO. After discussion with the CMA, a second referral response was submitted, with only LSIO-related conditions. The other original 'conditions' instead became advice that will be included as a note on the permit.

51. The primary legal point of discharge (LPOD) is in the northeast of the site and discharges into the creek, and the WGCMA is the drainage authority.

52. The WGCMA does not object to the issue of a planning permit subject to the inclusion of the following condition:

Prior to the use commencing, a Stormwater Management Plan (SMP) must be developed to the satisfaction of the West Gippsland Catchment Management Authority. The SMP must:

- a) *Demonstrate that all stormwater discharge from the subdivision will meet the Urban Stormwater Best Practice Environmental Management Guidelines (CSIRO, 1999), and must quantify the reduced loads of sediment, nutrient and gross pollutants in kg/year.*
- b) *Include a plan showing the location of all stormwater treatment assets and how the (subdivision) will drain to each stormwater treatment asset.*
- c) *Include a maintenance schedule to identify what actions are required to ensure that the water quality treatment assets are maintained in perpetuity and who is the responsible party for each action.*

The CMA agreed to change the word 'subdivision' to 'development'. This is reflected in the condition in the permit.

53. The CMA noted that the proposed pavilion and change pod facilities are located outside the current LSIO. However, recent data from the *Preliminary Waterhole Creek Flood Study* (2023), shows the extent of flooding in a 1% AEP event is likely to extend further than the currently mapped LSIO extent. For this reason, the CMA requested the following recommendations be added as notes to the planning permit:

- a) *The finished floor level of the pavilion building should be a minimum of 55.3 metres AHD.*
- b) *The finished floor level of the change pod building should be no lower than the existing ground surface level.*
- c) *Water resistant building materials that minimise the physical effects of flooding on the building structures and their contents should be used for foundations, footings, floor and walls up to the Nominal Flood Protection Level (NFPL) of 55.6 metres AHD.*
- d) *All electrical outlets should be fixed above the NFPL of 55.6 metres AHD.*
- e) *Any high value and/or hazardous materials should be stored at or above the NFPL of 55.6 metres AHD.*
- f) *The importation of fill to meet the minimum finished floor level of the building(s) should be limited to the floor area of the building(s) plus the minimum batter necessary to ensure fill pad stability.*
- g) *All works within 30 metres of a designated waterway require a Works on Waterways permit from West Gippsland Catchment Management Authority issued under the Water Act 1989. This includes (but is not limited to) all works undertaken as part of a Stormwater Management Plan within 30 metres of a designated waterway.*

An application form is available at <https://www.wgcma.vic.gov.au/works-on-waterways-application-form>.



After discussions between DV and the WGCMA, the CMA agreed to modify the wording of the notes. This is reflected in the notes to the permit.

54. It is also noted that a secondary LPOD discharges to Crinigan Road, and the council is the drainage authority for this LPOD.

Fire Rescue Victoria

55. FRV provided no referral response. The referral was followed up twice.

Notice

56. The application 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 *Planning and Environment Act 1987* pursuant to the following provisions:

- Clause 52.05 (Signs) the application for signs is not exempt from the notice and review requirements, because the site is not land specified in the schedule to the clause.

57. The 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 review rights of section 82(1) of the *Planning and Environment Act 1987* pursuant to the following provisions:

- Clause 44.04-6 an application under the LSIO is exempt from notice and review requirements.
- Clause 44.06-7 an application under the BMO is exempt from notice and review requirements.

58. The Latrobe City Council was given notice of the application for signs under section 52(1)(b), as the application applies to land in the municipal district of Latrobe. No response was received.

59. The application was not advertised under section 52(1)(a) and (d) as it was considered not to cause material detriment to any person because:

- The application seeks to construct and display eight 'street flags' on 6 metre poles, wayfinding and identification signs, and building identification signs. No sign is an animated or electronic sign.
- The council has modified the sign category applied by the zone, with the PPRZ Schedule nominating this site as sign category 2 (office and industrial), indicating it is not a high sign-amenity site.
- The size and central location of the proposed signs on the site are considered reasonable in the context of the large scale of the Gippsland Sport and Entertainment Park.
- Most of the proposed signage will not be visible outside the site. The eight 'street flags' on 6 metre poles and building identification signs may be distantly visible from adjoining land. The 'street flags' and building identification signs located near or on the pavilion and are small in comparison to the bulk of the building.
- Each adjoining landowner/occupier was assessed individually and no material detriment to any landowner/occupier is anticipated to result from the proposed signage. Apart from the dwellings across the road, the surrounding land uses are not considered sensitive. The signs are adequately setback from the dwellings.
- No material detriment to any other person is anticipated because of the proposed signage.

Objections and submissions

60. At the time of writing, **no** submissions and **no** objections have been received.



61. Having regard to the matters set out in section 60 of the Act and the relevant provisions of the planning scheme, the key considerations for assessment are:
- The objectives of planning in Victoria.
 - Construct or carry out works in the LSIO and BMO, and construct or put up for display signs.
 - Clause 52.06 (Car parking). Provide car parking to the satisfaction of responsible authority.
 - Any objections or submissions.
 - The comments of referral authorities.
 - Any significant environmental or social effects arising from the project.


Objectives of planning in Victoria

62. The project achieves the objectives of planning in Victoria. In substantially upgrading the sports facilities, for both elite and recreational use, the project provides for fair and economic use of the land and secures the living and recreational environment of regional Victorians.

Zone, overlay and particular provisions

LSIO

63. A planning permit is required to construct a building or to construct or carry out works. As noted, only a small portion of the site is within the overlay, and some of the proposed works within the overlay area are exempt from requiring a planning permit. The works that require a planning permit within the LSIO include the construction of two goal storage sheds, a small portion of the works to raise the level of sports fields by more than 150mm and to construct car parking.
64. The works address the relevant purposes and decision guidelines of the overlay and are consistent with the existing use and development of the land. They are not able to be relocated to land with a lesser flood hazard outside the overlay due to the layout of the existing development. The works also minimise the extent of land within the overlay raised by more than 150mm. The works will not create a flood danger for the users of the development, and given the small area, will have no material effect on redirecting or obstructing floodwater.
65. The recommending referral authority, the WGCMA, has no objection subject to the inclusion of a condition. The primary legal point of discharge (LPOD) is in the northeast of the site and discharges into the creek, and as the WGCMA is the drainage authority it requires a stormwater management plan. The condition is a suitable response and is included in the planning permit.
66. In addition, notes are added to the planning permit to enable the timely issue of the permit and to reflect the WGCMA concerns about the project.
- DV and the council designed the project based on November 2024 advice about flood levels and floor levels from the WGCMA.
 - In June 2025 the WGCMA changed the recommended floor levels for the key buildings, advising an extra 300mm freeboard is needed, as their studies did not model climate effects, and a conservative approach is advised because more of the site than the LSIO area is at risk of being affected by a 1 in 100 year flood.
 - DV and the council are negotiating a resolution with the WGCMA that retains the fundamental design but mitigates the flood risk by increasing the use of flood resistant materials and other technical measures.
 - The notes support this process.
67. The pavilion and pod buildings, and the storage of materials do not require a planning permit and cannot legally be the subject of planning permit conditions. The increased flood risk advised by the WGCMA remains an area of concern. The notes advise the applicant, and DV should consult with the WGCMA.

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68. If after the development of a stormwater plan a secondary LPOD discharges to Crinigan Road, a condition of the permit will enable the Minister as the responsible authority to consult the council as drainage authority if desired. At present no such discharge is proposed.
69. For the reasons discussed above, the proposed buildings and works within the LSIO are acceptable and the grant of a planning permit is recommended.

BMO

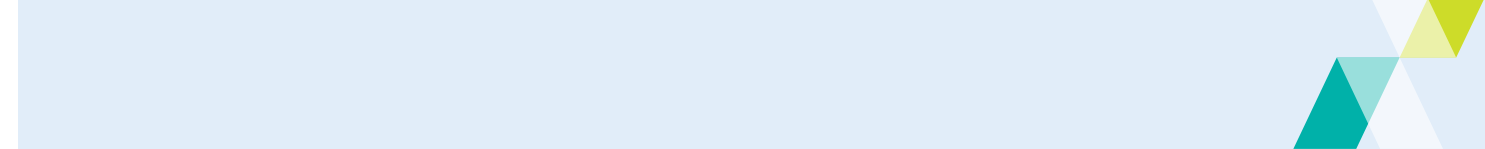
70. A planning permit is required to construct a building or construct or carry out works associated with leisure and recreation use. As noted, the western third of the site is within the overlay, all buildings are outside the overlay, and the works that require a planning permit include car parking and accessways, a waste enclosure, and landscaping.
71. The bushfire management statement prioritises the protection of human life and identifies areas on the site within the overlay where the bushfire hazard warrants bushfire protection measures be implemented. Given the limited scope of work proposed within the BMO, the bushfire protection measures proposed are considered acceptable and consistent with the objectives of the BMO. A bushfire management plan has not been provided for endorsement as only the carpark is in the Bushfire Management Overlay. By virtue of its design, the carpark achieves appropriate bushfire mitigation.
72. FRV provided no referral response. The mandatory BMO condition will be applied on the permit.
73. Grant of a planning permit under this overlay is recommended.

Signage

74. A planning permit is required to construct or put up for display a sign in sign category 2 (office and industrial). As noted, the signs that require a planning permit include eight 'street flags' on 6 metre poles, wayfinding and identification signs, including building identification signs.
75. The full detail of the signs has not been designed. The plans provide enough detail for a decision, and describe the function of signs, show location and maximum dimensions, provide an illustration of flag signs, and note that the signs are to meet the council's sign guidelines.
76. A condition of the permit requires signage plans to be prepared and submitted for approval with the Minister for Planning, in consultation with council.
77. The site plan, description and location of the signs indicates that the signs are compatible with the amenity and visual appearance of an area, and do not contribute to excessive visual clutter or disorder. The signs are modest in number and size. The most sensitive receptors are the residential dwellings across the road. The location of the signs, including the most visible, the flag signs and the building identification signs, centrally on the large site means that the signs will be barely noticeable from outside the site. The intent of all the signs is aimed at site users.
78. Notice of the application for signs was given to the council, and no response was received.
79. Grant of a planning permit for the erection and display of signs is recommended.

Car parking/bicycle parking

80. There is a small increase in the site area of the existing leisure and recreation use. This use is not specified in Table 1 of Clause 52.06, so a planning permit is not required under Clause 52.06-3. Instead, under Clause 52.06-6, car parking must be provided to the satisfaction of the responsible authority, in this case the Minister.
81. Currently, 101 formal car parking spaces are provided, and informal parking on a grassed area. It is proposed to provide 485 car parking spaces and 20 bicycle parking spaces.
82. The Transport Impact Assessment indicates that the proposed supply of car parking exceeds the anticipated car parking demand for weekday training, weekend match-play and major events or tournaments. Further, the anticipated traffic volumes generated are expected to have a negligible impact on the operation of the surrounding



road network. As a result, there should be no noticeable impact on the residential area across the road, or adjoining landowners.

- 83. The car parking and vehicle access design is considered appropriate.
- 84. The car parking is considered to provide an appropriate number of car parking spaces having regard to the demand likely to be generated, and the activities on the land and the nature of the locality.
- 85. It is noted that the provision of bicycle parking exceeds the requirements of the planning scheme. The bicycle parking design is considered appropriate.
- 86. The car parking provision, access and layout is therefore considered acceptable and should be supported.
- 87. A note on the planning permit records satisfaction with the car parking provided.

Objections or submissions

- 88. No objections or submissions have been received to date.
- 89. The council requested and was provided additional information but submitted no response. It is noted that a letter from the council was submitted with the application. The letter states that the project is on behalf of the council and supported by the council.
- 90. DV advise that the council has been heavily involved in the design so far and continues to be involved. The council is represented on the Project Working Group and the Project Steering Committee, which control the project, and the council Sports Legacy & Activation Team is involved in weekly (now fortnightly) meetings. It is intended that the signs reflect the council's signage guidelines.

Conclusion

- 91. The proposal is generally consistent with the relevant planning policies of the Latrobe Planning Scheme.
- 92. The proposal is generally supported by the referral agencies.



Recommendation

93. **It is recommended that, under delegation** from the Minister for Planning, Planning Permit No. PA2503676 be granted for buildings and works pursuant to:

- Clause 44.04-2 LSIO
- Clause 44.06-2 BMO
- Clause 52.05 Signs.

And provide responsible authority satisfaction:

- Clause 52.06 Car parking.

94. **It is also recommended** to approve the following plans and reports:

- Architectural plans – ‘RSIP Latrobe – GSEP, 107-111 Crinigan Road, Morwell 3840’, Job No. 5224, dated 23/01/2025, by Brand Architects, 10 pages.
- Landscape plans – ‘RSIP – Latrobe CC Gippsland Sports and Entertainment Park’, dated 11/01/2025, by Fraser Design Collaborative, 6 pages.
- ‘Site – Master plan – Wayfinding signage’ A035, ‘Building A Ground Floor Plan Wayfinding Signage’ A102, ‘Building A First Floor Plan Wayfinding Signage’ A103, ‘Building B Ground Floor Plan Signage’ A201, by Brand Architects, each 1 page, collated.

95. **It is recommended** that the following conditions be applied.

Compliance with documents approved under this permit

1. At all times what the permit allows must be carried out in accordance with the requirements of any document approved under this permit to the satisfaction of the responsible authority.

Layout not altered

2. The layout of the development must not be altered from the layout shown on the approved and endorsed plans without the written consent of the responsible authority.

Approved and endorsed plans – no changes required

3. Before the development starts, plans must be approved and endorsed by the responsible authority. The plans must:
 - a) be prepared to the satisfaction of the responsible authority
 - b) be drawn to scale with dimensions
 - c) submitted in electronic form
 - d) be generally in accordance with the plans that form part of the application.

Drainage

4. All stormwater and surface water discharging from the building and works must be conveyed to a point of discharge, to the satisfaction of the responsible authority. No stormwater discharge or overflow from storage tank and surface water shall be directed or caused to be directed in a concentrated form that will cause erosion and or adverse effects within the site or to adjoining land or properties.



Bushfire protection

5. The bushfire protection measures forming part of this permit or shown on the endorsed plans, including those relating to construction standards, defendable space, water supply and access, must be maintained to the satisfaction of the responsible authority on a continuing basis. This condition continues to have force and effect after the development authorised by this permit has been completed.

Catchment management

6. Prior to the use commencing, a Stormwater Management Plan (SMP) must be developed to the satisfaction of the West Gippsland Catchment Management Authority. The SMP must:
 - a) Demonstrate that all stormwater discharge from the development will meet the *Urban Stormwater Best Practice Environmental Management Guidelines* (CSIRO, 1999), and must quantify the reduced loads of sediment, nutrient and gross pollutants in kg/year.
 - b) Include a plan showing the location of all stormwater treatment assets and how the development will drain to each stormwater treatment asset.
 - c) Include a maintenance schedule to identify what actions are required to ensure that the water quality treatment assets are maintained in perpetuity and who is the responsible party for each action.

Signs

7. Before the construction and display of signs starts, plans must be approved and endorsed by the responsible authority, in consultation with the Latrobe City Council. The plans must:
 - a) be prepared to the satisfaction of the responsible authority
 - b) be drawn to scale with dimensions
 - c) submitted in electronic form
 - d) be generally in accordance with the plans forming part of the application and identified as 'Site Master plan Wayfinding signage' A035, 'Building A Ground Floor Plan Wayfinding Signage' A102, 'Building A First Floor Plan Wayfinding Signage' A103, 'Building B Ground Floor Plan Signage' A201, by Brand Architects, each 1 page, but amended to show the detail of the signs.
8. The location and details of the sign(s), and any supporting structure, as shown on the endorsed plans, must not be altered without the written consent of the responsible authority.
9. The sign(s) must not be animated or contain any flashing or intermittent light.
10. The sign(s) must not be illuminated by external or internal light.

The responsible authority may consent in writing to vary this requirement. In which case, any sign lighting must be designed, baffled and located to prevent any adverse effect of light spill on adjoining land to the satisfaction of the responsible authority.
11. The sign(s), including the structure and content, must be constructed and maintained to the satisfaction of the responsible authority.

Commencement

12. This permit will operate from the issued date of this permit.

Expiry

13. This permit as it relates to development (buildings and works) will expire if one of the following circumstances apply:

- a) The development is not started within 2 years of the issued date of this permit
- b) The development is not completed within 4 years of the issued date of this permit.

In accordance with Section 69 of the *Planning and Environment Act 1987*, an application may be submitted to the responsible authority for an extension of the periods referred to in this condition.

14. This permit as it relates to a sign(s) will expire 15 years from the issued date of this permit.

On expiry of the permit, the sign and structures built specifically to support and illuminate it must be removed.

In accordance with Section 69 of the *Planning and Environment Act 1987*, an application may be submitted to the responsible authority for an extension of the period referred to in this condition.

96. It is recommended that the following notes be added.

The permitted use or development may need to comply with or obtain the following further approvals.

Operation of existing use

1. This permit does not give any permissions for liquor license, nor extend service under any current liquor license agreement.

Works in the road reserve

2. An application for consent to work is required to be made prior to commencing any works on the road reserve and must comply with the requirements of the *Road Management Act 2004* and associated Regulations.

Building Notes

3. This permit does not authorise the commencement of any building construction works. Before any development may commence, the owner must apply for and obtain appropriate building approval.

West Gippsland Catchment Management Authority

4. All works within 30 metres of a designated waterway require a Works on Waterways permit from West Gippsland Catchment Management Authority issued under the *Water Act 1989*. This includes (but is not limited to) all works undertaken as part of a Stormwater Management Plan within 30 metres of a designated waterway. An application form is available at <https://www.wgcma.vic.gov.au/works-on-waterways-application-form>.

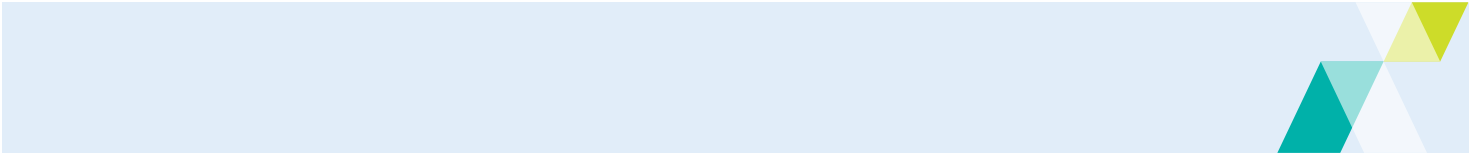
The following notes and advice are provided.

Car parking

5. Car parking is provided to the satisfaction of the responsible authority.

West Gippsland Catchment Management Authority non-binding advice

6. Recent data from the *Preliminary Waterhole Creek Flood Study (2023)*, shows the extent of flooding in a 1% AEP event is likely to extend further than the currently mapped LSIO extent.
7. The following recommendations are made:
- a) The finished floor level of the pavilion building is recommended to be a minimum of 55.3 metres AHD.
 - b) The finished floor level of the change pod building is recommended to be no lower than the existing ground surface level.
 - c) Water resistant building materials that minimise the physical effects of flooding on the building structures and their contents should be used where practicable for foundations, footings, floor and walls up to the Nominal Flood Protection Level (NFPL) of 55.6 metres AHD.

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- d) All electrical outlets should be fixed above the NFPL of 55.6 metres AHD, where practicable.
 - e) Any high value and/or hazardous materials should be stored at or above the NFPL of 55.6 metres AHD, where practicable.
 - f) The importation of fill to meet the minimum finished floor level of the building(s) is recommended to be limited to the floor area of the building(s) plus the minimum batter necessary to ensure fill pad stability.



Prepared by:

I have considered whether there is a conflict of interest in assessing this application and I have determined that I have:

☒ **No Conflict**

☐ Conflict and have therefore undertaken the following actions:

☐ Completed the **Statutory Planning Services declaration of Conflict/Interest form.**

☐ Attached the Statutory Planning Services declaration of Conflict/Interest form on to the hardcopy file.

☐ Attached the Statutory Planning Services declaration of Conflict/Interest form into the relevant electronic workspace.

Name: [REDACTED]

Title: Senior Planner, State Projects

Signed: [REDACTED]

Phone: 03 9861 7302

Dated: 27 June 2025

Reviewed / Approved by:

I have considered whether there is a conflict of interest in assessing this application and I have determined that I have:

☒ **No Conflict**

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Name: [REDACTED]

Title: Senior Planner, State Projects

Signed: [REDACTED]

Phone: 9935 4166

Dated: 27.06.25

Reviewed / Approved by:

I have considered whether there is a conflict of interest in assessing this application and I have determined that I have:

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☐ Conflict and have therefore undertaken the following actions:

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☐ Attached the Statutory Planning Services declaration of Conflict/Interest form into the relevant electronic workspace.

Name: [REDACTED]

Title: A/ Manager, State Projects

Signed: [REDACTED]

Phone: 03 5381 9445

Dated: 27.06.25
