

Planning and Environment Act 1987

WELLINGTON PLANNING SCHEME

Notice of the preparation of an amendment to a planning scheme

Draft Amendment C125well

Overview

Draft Planning Scheme Amendment C125well updates the Wellington Planning Scheme by applying updated flood mapping across the municipality, introducing new local land use planning policy provisions, updating the existing Schedule 1 to both the Floodway Overlay (FO) and the Land Subject to Inundation Overlay (LSIO), and updating the application of the FO and LSIO on flood prone land across the municipality.

For further details, refer to the explanatory report about the draft amendment.

Details of the draft amendment

The Wellington Shire Council planning authority has prepared draft Amendment C125well to the Wellington Planning Scheme.

The land affected by the draft Amendment is as follows:

- All land within Wellington Shire either currently in the Floodway Overlay (FO) and/or the Land Subject to Inundation Overlay (LSIO), and/or
- All land proposed to be covered by the Floodway Overlay Schedule 1 (FO1) and/or the Land Subject to Inundation Overlay Schedule 1 (LSIO1).

The draft amendment proposes to:

- Update the Municipal Planning Strategy (MPS) relating to environmental risks and amenity.
- Update the local sections of the Planning Policy Framework (PPF) relating to coastal settlements and floodplain management.
- Update and introduce new flood mapping across the Wellington Shire, most notably in riverine and coastal areas, to accurately identify land assessed as being flood prone.
- Update and streamline existing schedules to the Floodway Overlay (FO) and the Land Subject to Inundation Overlay (LSIO).

You may inspect the draft amendment, any documents that support the draft amendment and the explanatory report about the draft amendment, free of charge, at:

- The Wellington Shire Council website at your.wellington.vic.gov.au/amendmentc125well-flooding and www.wellington.vic.gov.au;
- During office hours, at the office/s of the planning authority, Wellington Shire Council (18 Desailly Street, Sale and 156 Grant Street, Yarram).
- During office hours, at one of Wellington Shire Council's Libraries (Sale, Maffra, Stratford, Rosedale, Heyfield or Yarram).

Any person may make a submission to the planning authority about the draft amendment. Submissions must be made in writing giving the submitter's name and contact address, clearly stating the grounds on which the draft amendment is supported or opposed and indicating what changes (if any) the submitter wishes to make.

Name and contact details of submitters are required for the planning authority to consider submissions and to notify such persons of the opportunity to attend planning authority meetings and any public hearing held to consider submissions.

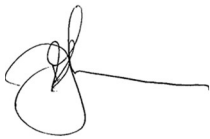
The closing date for submissions is **Monday 2 November 2026**. A submission must be sent to the:

Strategic Planning Team, Wellington Shire Council

- **By post:** PO Box 506, SALE VIC 3850
- **By email:** floodamendment@wellington.vic.gov.au
- **Via Your Wellington Your Say:** <https://your.wellington.vic.gov.au/>

Please note, any unresolved submissions to Draft Planning Scheme Amendment C125well may be sent to and considered via the Flood-related Amendments Standing Advisory Committee. For further information, please visit www.planningpanels.vic.gov.au/

The planning authority must make a copy of every submission available at its office and/or on its website for any person to inspect free of charge until the end of the two months after the draft amendment comes into operation or lapses.



DAVID MORCOM
CEO
Wellington Shire Council