

**11.01**

31/07/2018  
VC148

**VICTORIA**

**11.01-1S**02/09/2025  
VC283**Settlement****Objective**

To facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

**Strategies**

Plan for the delivery of 2.24 million homes across Victoria by 2051.

Develop sustainable communities through a settlement framework that:

- Offers a range of housing choices.
- Provides convenient access to jobs, services, infrastructure and community facilities.
- Takes into account regional and municipal contexts and frameworks.

Focus investment and growth in:

- Melbourne Central City.
- Metropolitan Activity Centres and Suburban Rail Loop Precincts in Metropolitan Melbourne.
- Priority Precincts (including the Suburban Rail Loop East Precincts).
- Major regional cities of Ballarat, Bendigo and Geelong.
- Regional cities of Horsham, Latrobe City, Mildura, Shepparton, Wangaratta, Warrnambool and Wodonga.

Manage the expansion of settlements by:

- Creating and reinforcing settlement boundaries. Where no settlement boundary is identified, limit the expansion of a settlement to the extent of existing urban zoned land.
- Promoting and capitalising on opportunities for urban renewal and infill redevelopment.
- Limiting urban sprawl and directing growth into existing settlements.
- Ensuring land that may be required for future urban expansion is not compromised.

Provide for growth in population and development of facilities and services across a regional or sub-regional network in accordance with housing targets.

Plan for development and investment opportunities that make best use of existing and planned transport infrastructure.

Coordinate transport, communications and economic linkages between settlements through the identification of servicing priorities.

Strengthen transport links on national networks for the movement of commodities.

Deliver networks of high-quality integrated settlements, suburbs and towns that:

- Are great places with a strong identity and sense of place.
- Are inclusive, prosperous, liveable and sustainable.
- Comprise a form and density that supports healthy, active and sustainable transport.
- Are based around compact existing or planned activity centres to maximise accessibility to facilities and services.
- Concentrate retail, office-based employment, community facilities and services in central locations.

Facilitate environmentally resilient settlements by:

- Integrating the management of water resources into the urban environment in a way that supports water security, public health, environment and amenity outcomes.

## WELLINGTON PLANNING SCHEME

- Minimising exposure to natural hazards.
- Contributing to net zero greenhouse gas emissions through renewable energy infrastructure and energy efficient urban layout and urban design.
- Supporting metropolitan and regional climate change adaption and mitigation measures.
- Supporting cooling and greening measures for urban areas.

### Policy guidelines

Consider as relevant:

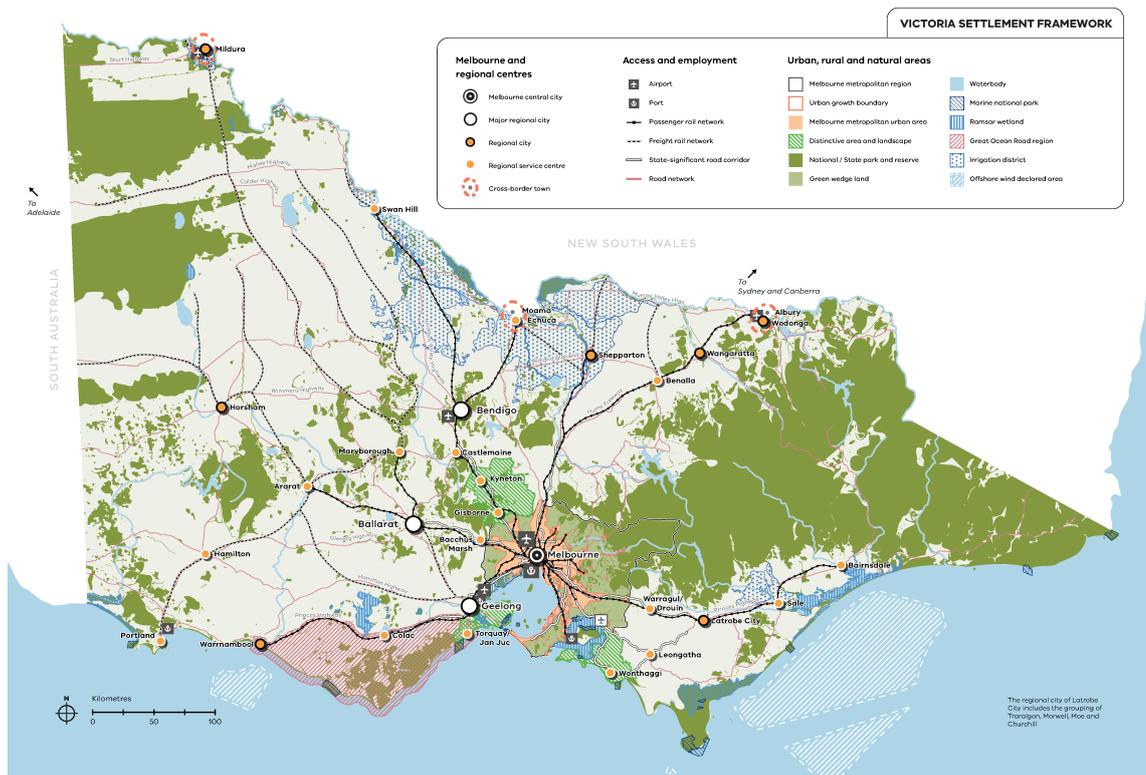
- Any settlement boundary identified in a document incorporated into this planning scheme.

### Policy documents

Consider as relevant:

- *Plan for Victoria* (Department of Transport and Planning, 2025)
- *Victoria's housing Statement - The Decade Ahead 2024-2034* (Department of Premier and Cabinet, 2023)

### Victoria Settlement Framework Plan



**11.01-1R**

02/09/2025  
VC283

**Settlement - Regional Victoria**

**Strategies**

Focus regional investment and growth in:

- Major regional cities of Ballarat, Bendigo, Geelong.
- Regional cities of Horsham, Latrobe City, Mildura, Shepparton, Wangaratta, Warrnambool and Wodonga.

Support sustainable development of the Regional service centres of Ararat, Bacchus Marsh, Bairnsdale, Benalla, Castlemaine, Colac, Echuca, Gisborne, Hamilton, Kyneton, Leongatha, Maryborough, Portland, Sale, Swan Hill, Torquay/Jan Juc, Warragul/Drouin and Wonthaggi.

Deliver networks of high-quality integrated regional settlements by:

- Building on strengths and capabilities of each region across Victoria to respond sustainably to population growth and changing environments.
- Developing settlements that will support resilient communities and their ability to adapt and change.
- Balancing strategic objectives to achieve improved land use and development outcomes at a regional, catchment and local level.
- Preserving and protecting features of rural land and natural resources and features to enhance their contribution to settlements and landscapes.
- Encouraging an integrated planning response between settlements in regions and in adjoining regions and states.
- Providing for appropriately located supplies of residential, commercial, and industrial land across a region, sufficient to meet community needs.
- Improving transport network connections in and between Major regional cities, Regional cities and Melbourne.
- Maintaining distinctive breaks and open rural landscapes between settlements.
- Planning for increased seasonal demand on services and infrastructure in towns with significant visitor accommodation and high holiday home ownership or periodic influxes of workers.

**11.01-1R**

02/09/2025  
VC283

**Settlement - Gippsland**

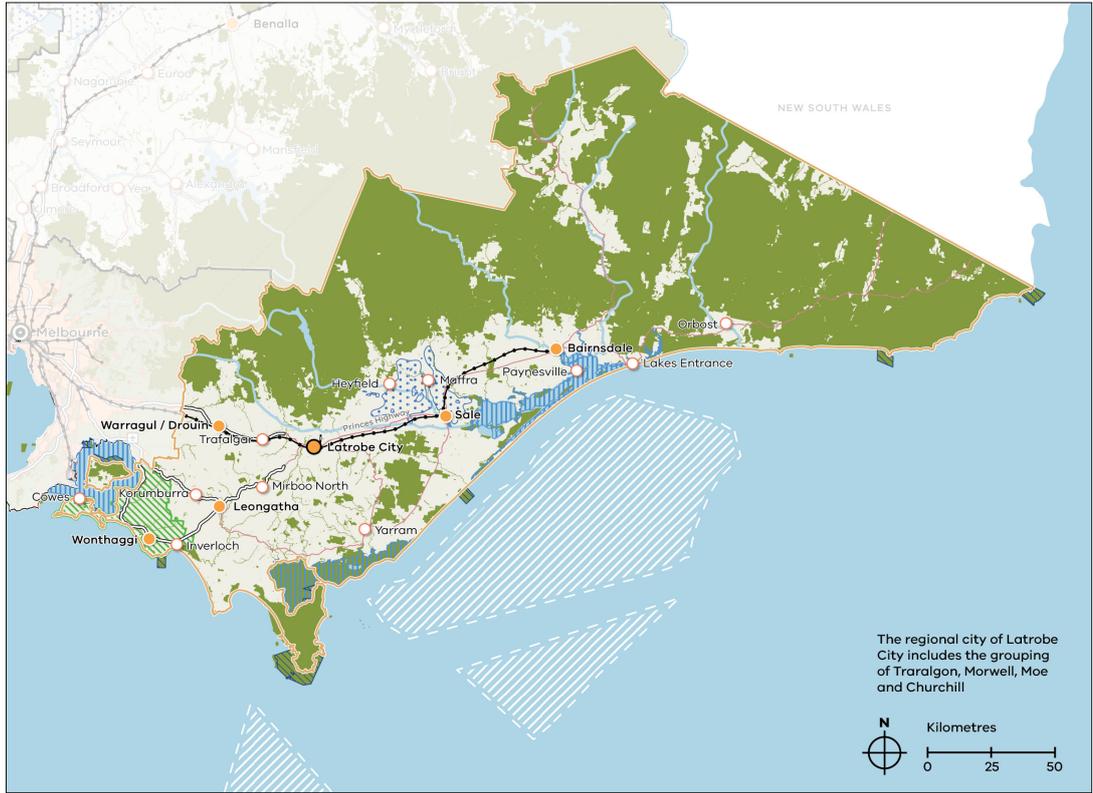
**Strategies**

Support urban growth in Latrobe City as Gippsland's Regional city and at Bairnsdale, Leongatha, Sale, Warragul/Drouin and Wonthaggi as Regional service centres.

Support new urban growth fronts in Regional service centres where natural hazards and environmental risks can be avoided or managed.

Support the continuing role of Cowes, Yarram, Lakes Entrance, Orbost, Paynesville, Maffra, Heyfield, Trafalgar, Inverloch, Mirboo North, Korumburra and small settlements in providing services to their districts, recognising their relationships and dependencies with larger towns.

Gippsland Settlement Framework



Gippsland Settlement Framework

Regional cities and towns

- Regional city
- Regional service centre
- District town

Access and employment

- Passenger rail network
- State-significant road corridor
- Road network

Urban, rural and natural areas

- Gippsland region
- National / State park and reserve
- Waterbody
- Distinctive area and landscape
- Marine national park
- Irrigation district
- Ramsar wetland
- Offshore wind declared area

**11.01-1L**

04/05/2023  
C109wellPt1

**Sale, Wurruk and Longford**

**Policy application**

This policy applies to the area within the settlement boundary identified in the Sale and Wurruk Strategy Plan and the Longford Strategy Plan contained within this Clause.

**Strategies**

Maintain settlement growth boundaries to protect to operation of the RAAF Base East Sale.

Facilitate establishment of lower order neighbourhood activity centres that include community services in the general locations identified in the Sale & Wurruk Strategy Plan.

Encourage higher density residential development:

- Within and close to the Sale CBD.
- Within and around the medical precinct identified in the Sale & Wurruk Strategy Plan.
- Around neighbourhood activity centres.
- On major transport routes.

Support residential growth within the North Sale growth area.

Encourage residential development in the Wurruk growth area adjacent to the Princes Highway.

Encourage low density residential development in Wurruk in the area south of Arnup Road, subject to heritage investigations and considerations.

Encourage development that respects the rural character of Longford.

Encourage rural living development in Longford to enhance its existing character and function.

Promote further residential intensification of the Longford township zone area subject to the provision of sewerage and water infrastructure.

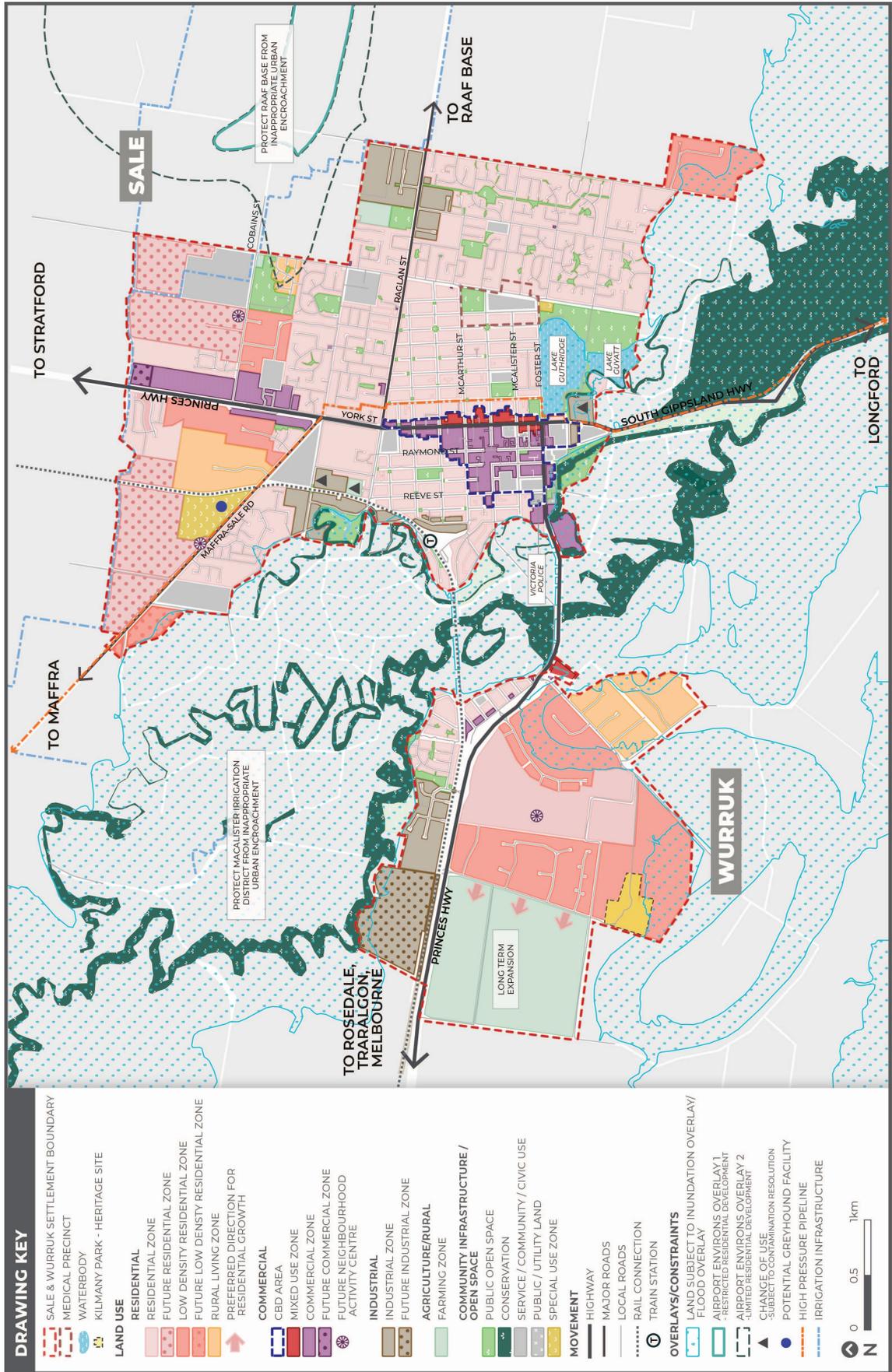
Support redevelopment of the Sale Golf Club, including provision of housing and tourist accommodation around the golf course, subject to appropriate infrastructure and environmental measures including reticulated water and sewerage infrastructure.

**Policy guidelines**

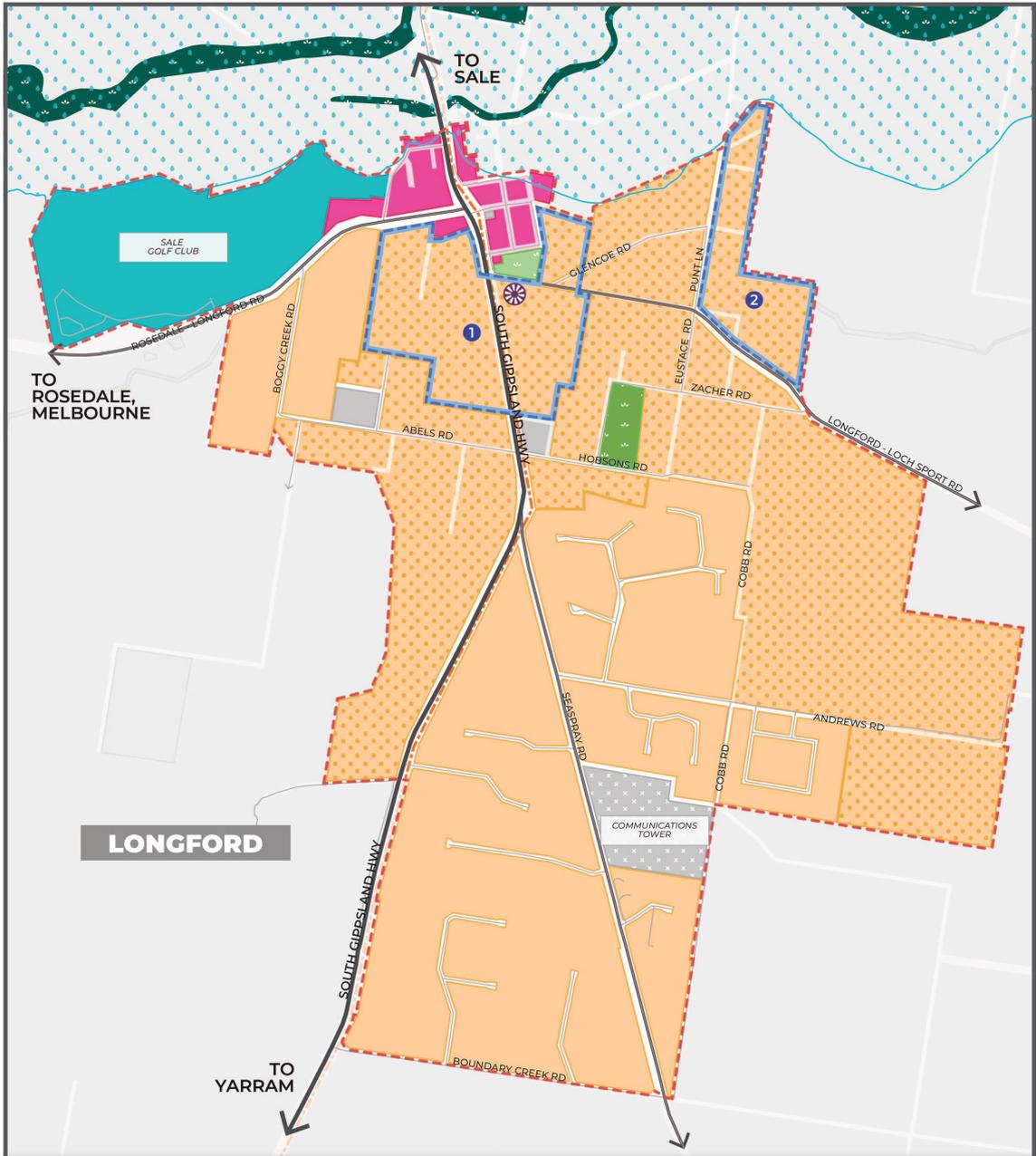
Consider as relevant:

- Encouraging higher density residential development within and adjoining a 400 metre radius of the Sale CBD.

Sale & Wurruk Strategy Plan



Longford Strategy Plan



DRAWING KEY

LONGFORD SETTLEMENT BOUNDARY	COMMERCIAL COMPREHENSIVE DEVELOPMENT ZONE	MOVEMENT FREEWAY / HIGHWAY
<b>LAND USE</b>	FUTURE NEIGHBOURHOOD ACTIVITY CENTRE	MAJOR ROADS
RESIDENTIAL RURAL LIVING ZONE	COMMUNITY INFRASTRUCTURE / OPEN SPACE PUBLIC OPEN SPACE	LOCAL ROADS
TOWNSHIP ZONE	FUTURE PUBLIC OPEN SPACE - SUBJECT TO CONTAMINATION INVESTIGATION	<b>OTHERS</b>
FUTURE RURAL LIVING ZONE - RURAL LIVING EXPANSION WITH POTENTIAL OF FURTHER INTENSIFICATION (SUBJECT TO INFRASTRUCTURE PROVISION)	SERVICE / COMMUNITY / CIVIC USE	LAND SUBJECT TO INUNDATION OVERLAY / FLOOD OVERLAY
FUTURE RURAL LIVING ZONE - LONG TERM RURAL LIVING EXPANSION (SUBJECT TO QUARRY OPERATIONS)	PUBLIC / UTILITY LAND	HIGH PRESSURE PIPELINE



**11.01-1L****Maffra**

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Proposed C120well

**Policy application**

This policy applies to the area within the settlement boundary identified in the Maffra Strategy Plan contained within this Clause.

**Objective**

To maintain Maffra's identity as a vibrant and growing township with a small country town feel.

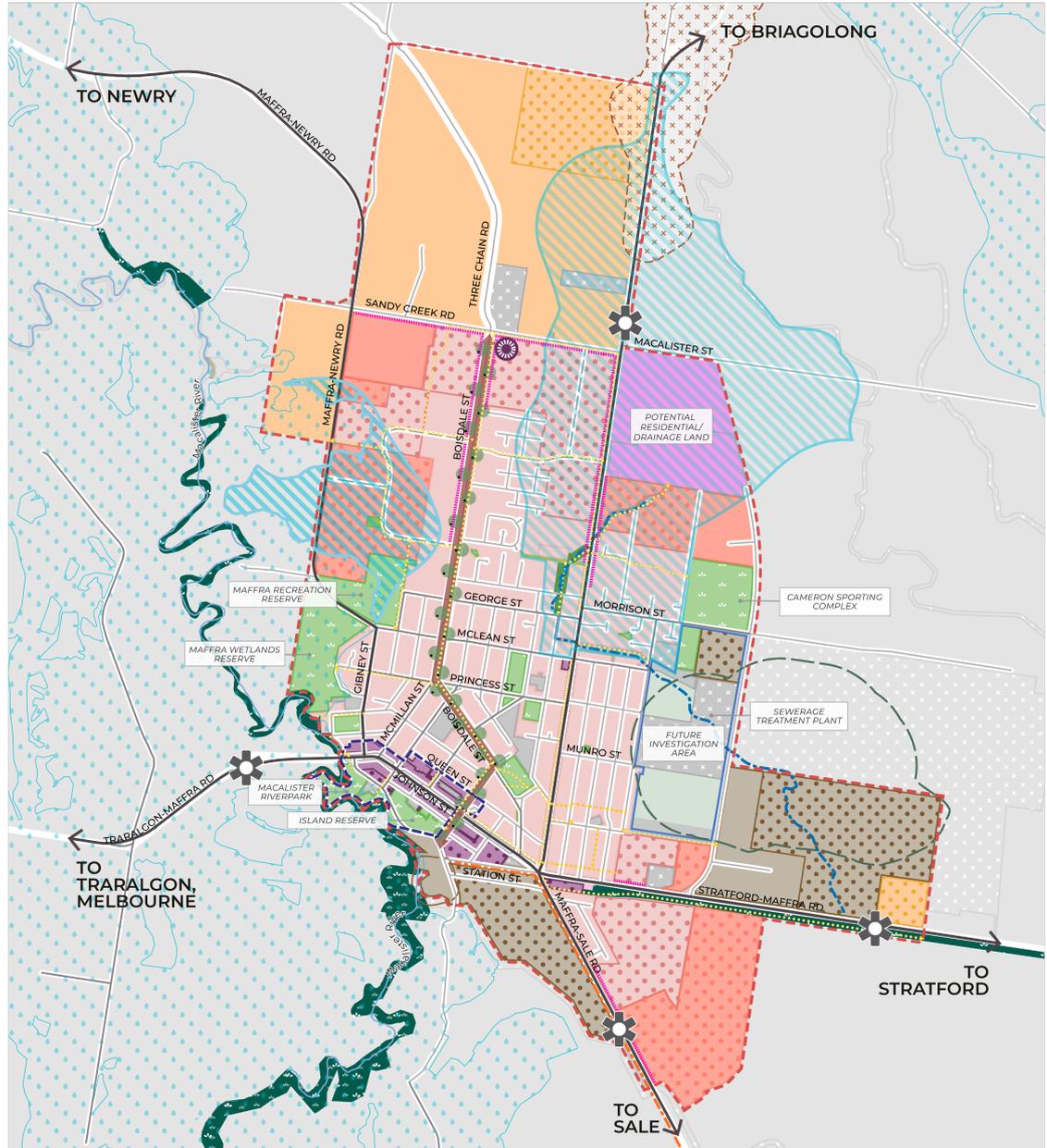
**Strategies**

- Ensure that new development considers connectivity to existing and future settlement/residential areas and discourages cul-de-sacs.
- Limit and consolidate access to key roads as identified on the *Maffra Strategy Plan* to this Clause.
- Encourage building heights of up to three stories and street level activation (such as retail shop fronts and outdoor dining) along Johnson Street and between Thomson Street and Foster Street.
- Support the creation of a local commercial centre within the Northern Growth Area, adjacent to Boisdale Street and Sandy Creek Road, to service future residential areas.
- Encourage housing within existing and future commercially zoned areas along Queen Street that can be easily converted to commercial premises.
- Strengthen Maffra's existing employment base through the eastward expansion of the Fulton Road Industrial Precinct where larger lot sizes are encouraged.
- Direct high intensity industrial uses to the Fulton Road 'Industrial' precinct to ensure industrial uses do not create adverse amenity impacts on sensitive uses such as residential areas.
- Maintain settlement boundaries that consider local character, bushfire risk, contamination, infrastructure capacity, and the impacts on other land uses, particularly agriculture.
- Ensure new development in a bushfire prone area provides bushfire protection measures to:
  - Prevent grassfire from entering developed areas and manage exposure of new development to bushfire through perimeter roads and bushfire setbacks on permanent hazard interfaces.
  - Enable an effective movement network for before and during a bushfire emergency.
  - Manage new development on larger lots in a low hazard condition to prevent a grassfire moving through developed areas.

**Policy Document**

*Maffra Structure Plan* (Mesh, 2022)

Maffra Strategy Plan



**DRAWING KEY**

- |  |   |  |
|--|---|--|
| <ul style="list-style-type: none"> <li> MAFFRA SETTLEMENT BOUNDARY</li> <li> WATERWAY</li> <li> TOWNSHIP GATEWAY</li> <li> TOWN CENTRE</li> </ul> <p><b>LAND USE</b></p> <ul style="list-style-type: none"> <li> RESIDENTIAL ZONE</li> <li> FUTURE RESIDENTIAL ZONE</li> <li> LOW DENSITY RESIDENTIAL ZONE</li> <li> FUTURE LOW DENSITY RESIDENTIAL ZONE</li> <li> RURAL LIVING ZONE</li> <li> FUTURE RURAL LIVING</li> <li> COMMERCIAL ZONE</li> <li> FUTURE COMMERCIAL ZONE</li> </ul> | <ul style="list-style-type: none"> <li> AGRICULTURE / RURAL FARMING ZONE</li> <li> INDUSTRIAL ZONE</li> <li> FUTURE INDUSTRIAL ZONE</li> </ul> <p><b>COMMUNITY INFRASTRUCTURE / OPEN SPACE</b></p> <ul style="list-style-type: none"> <li> PUBLIC OPEN SPACE</li> <li> FUTURE PUBLIC OPEN SPACE</li> <li> SERVICE / COMMUNITY / CIVIC USE</li> <li> PUBLIC / UTILITY LAND</li> <li> GREEN SPINE STREETSCAPE</li> <li> INVESTIGATE SECONDARY LOCAL COMMUNITY NODE TO FACILITATE NORTHERN GROWTH</li> </ul> <p><b>MOVEMENT</b></p> <ul style="list-style-type: none"> <li> MAJOR ROADS</li> <li> KEY LOCAL ROADS</li> </ul> | <ul style="list-style-type: none"> <li> LOCAL ROADS</li> <li> POSSIBLE FUTURE KEY LOCAL ROAD</li> <li> DEFINED PEDESTRIAN PATHWAYS</li> <li> POSSIBLE FUTURE SHARED PATHS</li> </ul> <p><b>OTHERS</b></p> <ul style="list-style-type: none"> <li> FUTURE INVESTIGATION AREA POTENTIAL FUTURE DEVELOPMENT CAPACITY</li> <li> LAND SUBJECT TO INUNDATION OVERLAY / FLOOD OVERLAY</li> <li> CONSERVATION</li> <li> AREAS AFFECTED BY POOR DRAINAGE</li> <li> BUSHFIRE MANAGEMENT OVERLAY</li> <li> HIGH PRESSURE PIPELINE</li> <li> POTENTIAL RESIDENTIAL/DRAINAGE LAND</li> <li> MAJOR OVERLAND DRAINAGE ROUTE</li> <li> SEWERAGE TREATMENT POND BUFFER</li> <li> LIMIT &amp; CONSOLIDATE ACCESS TO KEY ROADS</li> </ul> |
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**11.01-1L**04/05/2023  
C109wellPt1**Rosedale****Policy application**

This policy applies to the area within the settlement boundary identified in the Rosedale Strategy Plan contained within this Clause.

**Objectives**

To maintain Rosedale's identity as a small rural highway town and provide a strong sense of place and character.

**Strategies**

Maintain and enhance Rosedale's rural character.

Encourage the retention of historic places on the Princes Highway.

Encourage urban development to be designed to:

- Respect the characteristics of nearby historical places.
- Use the existing grid pattern as a design basis for new subdivision layouts.
- Design dwellings to front open spaces and green reserves where possible.

Create a walking and cycling path network that connects and allows for safe movement between residential areas, recreation areas and key nodes within Rosedale by:

- Improving the safety and ease of accessing and crossing Prince Street.
- Using creeks (including the Blind Joes Creek corridor) and floodplains to provide physical walking and cycling connections between Rosedale and the surrounding area.
- Supporting improvements to create direct access between Cansick Street and the railway station.

Facilitate sustainable tourism uses in Rosedale within the rural activity area north of the western town approach of the Princes Highway.

Facilitate future growth while minimising encroachment of development into floodplains.

Protect views from the town to the surrounding landscape.

**Residential Strategies**

Support subdivision of Low Density Residential Zoned land within the Rosedale Urban Area (north of the railway line) to smaller lot sizes where reticulated sewerage can be provided. Encourage residential development in the following locations:

- The vacant broad acre land to the east of the town (Mill Lane).
- Between Moore Street, Rosedale-Flynns Creek Road, Cricket Street and Blind Joes Creek, subject to the outcome of the Rosedale Flood Study.
- To the west of Blind Joes Creek and east of Mill Lane.

Encourage low density residential development on:

- Rosedale-Flynns Creek Road north of the railway line, subject to the outcome of the Rosedale Flood Study.
- Low density residential zoned land on Williams Road.

Support rural lifestyle living on land bound by Williams Road, Willung Road, Hoopers Road and Friends Road.

Encourage intensification of land for rural living to the west of Rosedale-Flynns Creek Road outside the coal buffer and to the east of Willung Road.

**Rosedale Strategy Plan**

# WELLINGTON PLANNING SCHEME



**11.01-1L**04/05/2023  
C109wellPt1**Heyfield****Policy application**

This policy applies to the area within the settlement boundary identified in the Heyfield Strategy Plan contained within this Clause.

**Strategies**

Encourage the development of under-utilised land in the town centre for mixed use development.

Encourage consolidation of health services within the vicinity of the existing Heyfield Hospital.

**Urban design strategies**

Discourage driveway entrances on building frontages along George and Temple Street. Provide access from rear and side laneways where possible.

Encourage development within the town centre to include weather protection for pedestrians.

Encourage retention of older buildings that contribute to the character of the town centre.

**Commercial strategies**

Facilitate the consolidation of the George and Temple Street commercial areas into a single commercial area.

Encourage ancillary office and residential uses at upper levels of buildings on Temple Street.

Encourage the expansion of the existing supermarket.

Encourage tourism development on land outside the threshold distance from the sawmill at 63 – 97 Firebrace Road as shown on Map 1 in the Special Use Zone 4.

**Residential strategies**

Ensure that sufficient land is zoned for residential purposes within the Heyfield Township Boundary.

Encourage development of strategic infill sites (19 Weir Road, 3 Pearson Street, 9 Harbeck Street, south of River Street and land within the Township Boundary along Licola Road and Tyson Road) for residential purposes.

Encourage medium density residential development within a 400 metre radius of the Heyfield town centre.

Enable more intensive residential development within the Heyfield Township Boundary.

Encourage the development of short term workers accommodation in Heyfield.

Encourage workers accommodation on land within the Special Use Zone 5.

Encourage mixed use residential development on the west side of Temple Street, to link the two commercial centres between George Street and Harbeck Street.

Encourage residential development to be located either above or at the rear of new shops fronting Temple Street.

Encourage development of retirement and aged care housing within walking distance to the Heyfield Hospital and town centre.

**Industrial strategies**

Direct large-scale industries and industries with adverse amenity potential to locate east of Weir Road in the Industrial Activity Precinct.

Encourage light industrial uses to remain on industrial land in Firebrace Road closest to the Heyfield town centre.

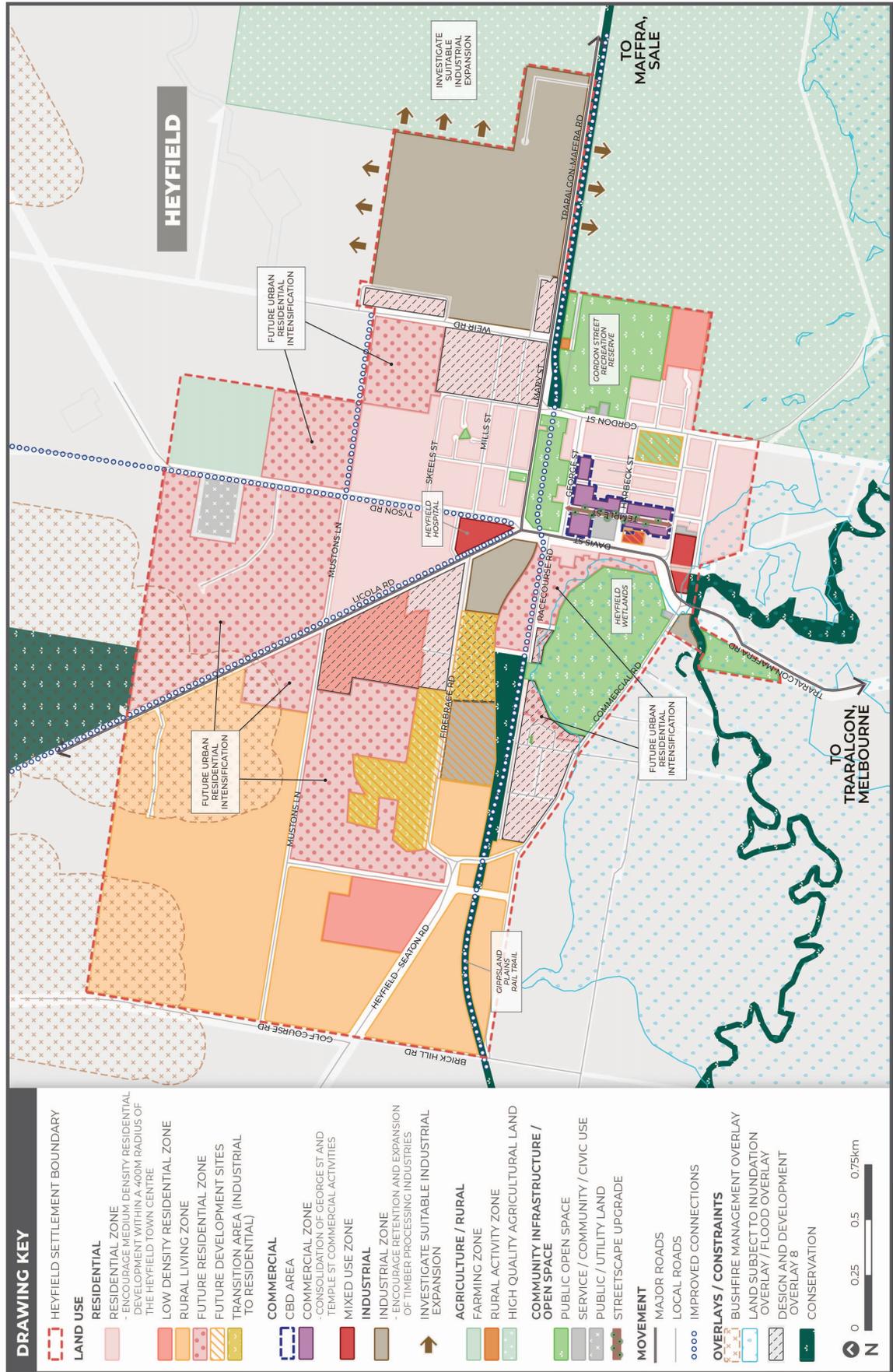
## WELLINGTON PLANNING SCHEME

Protect timber processing industries around Heyfield by including noise attenuation measures in developments for sensitive uses in close proximity.

Encourage provision of natural gas infrastructure to support business and industry.

Provide and maintain buffer treatments to protect land identified for future growth from industrial activities.

Heyfield Strategy Plan



**11.01-1L**

04/05/2023  
C109wellPt1

**Yarram**

**Policy application**

This policy applies to the area within the settlement boundary identified in the Yarram Strategy Plan and Buckleys Island Road Strategy Plan contained within this Clause.

**Strategies**

Maintain and promote a compact commercial centre.

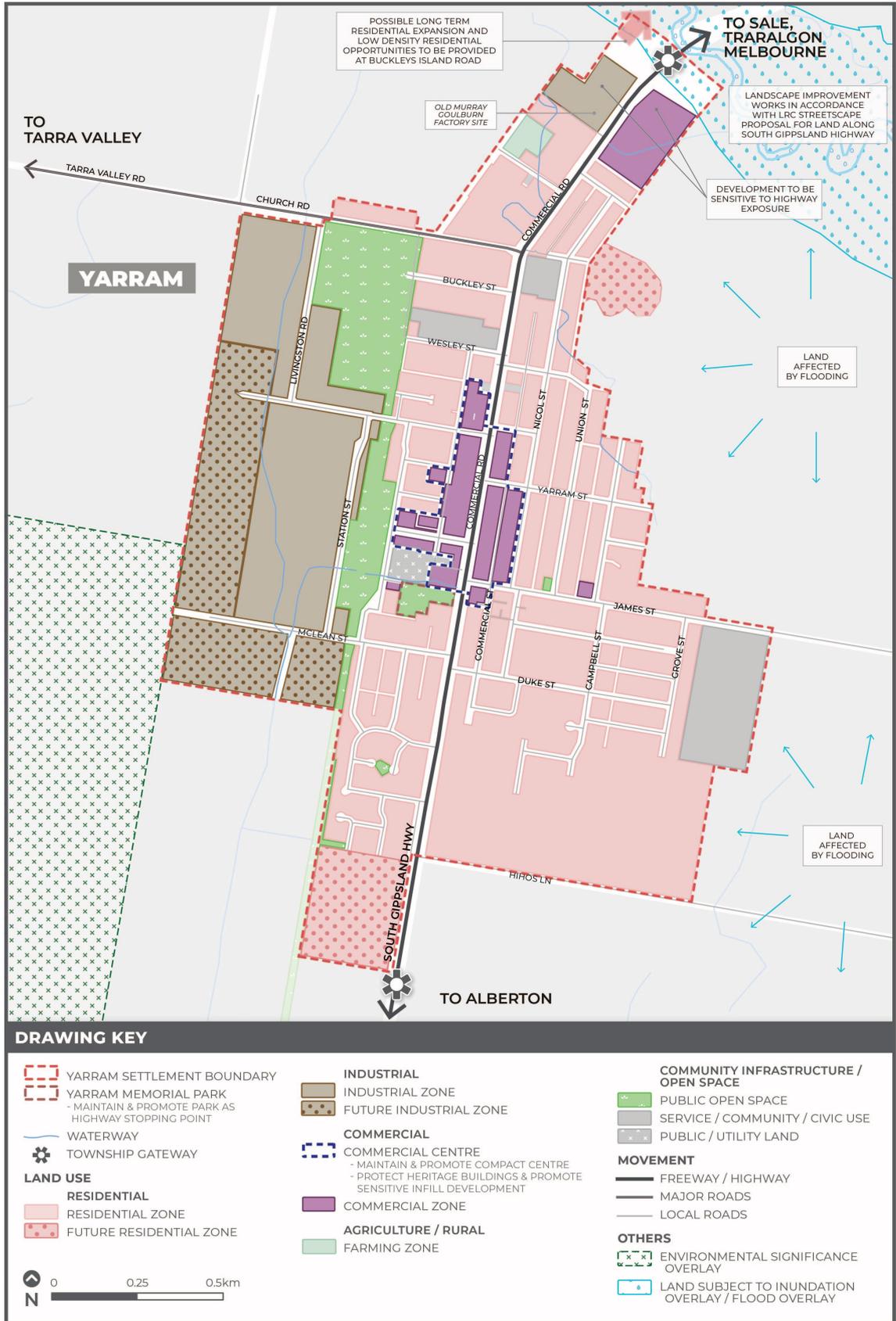
Encourage the retention of heritage buildings in the commercial centre.

Encourage infill development that respects existing heritage buildings in the commercial centre.

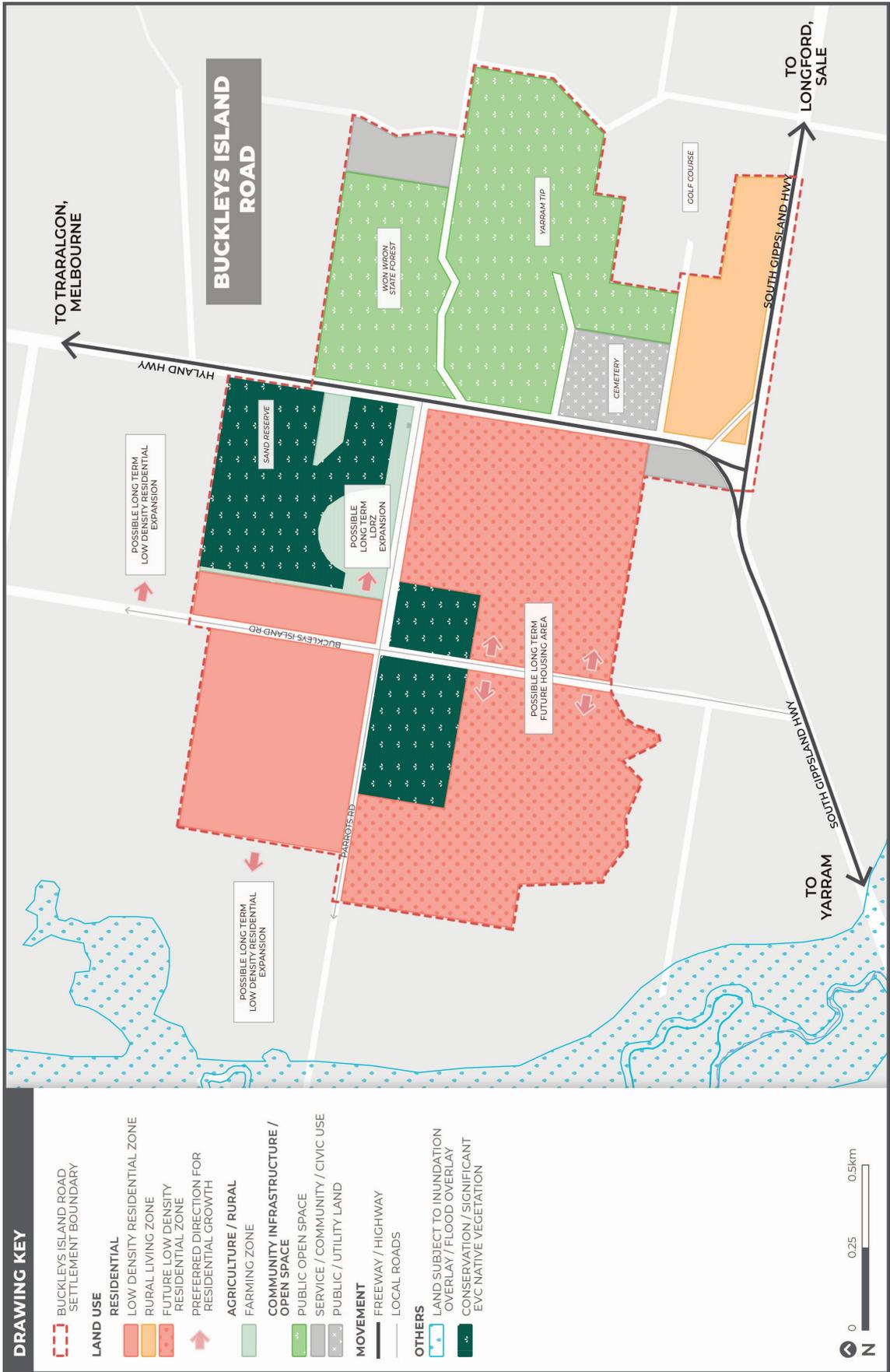
Encourage low density residential development at Buckleys Island Road.

Encourage multi-unit development and housing for older people to locate in areas with good access to the city centre, hospital, transport, open space and community and recreational activities and facilities.

Yarram Strategy Plan



Buckleys Island Road Strategy Plan



**11.01-1L**

04/05/2023  
C109wellPt1

**Stratford**

**Policy application**

This policy applies to the area within the settlement boundary identified in the Stratford Strategy Plan contained within this Clause.

**Stratford strategies**

Ensure that residential development to the east of the existing urban area only occurs following the resolution of stormwater drainage problems in this area.

Limit the expansion of rural residential development outside of those areas shown on the Stratford Strategy Plan.

Stratford Strategy Plan



DRAWING KEY

- WATERBODY
- TOWNSHIP GATEWAY  
- ENCOURAGE LANDSCAPE & STREETSCAPE IMPROVEMENTS  
'AVENUE STYLE' TREE PLANTING

LAND USE

- RESIDENTIAL**
- RESIDENTIAL ZONE
- RESIDENTIAL SUPPLY  
- ALL DEVELOPMENT SUBJECTED TO PROVISION OF RETICULATED SEWERAGE AND STORMWATER
- LOW DENSITY RESIDENTIAL ZONE  
- RETAIN LOW DENSITY RESIDENTIAL LAND
- RURAL LIVING ZONE  
- ENCOURAGE STAGING DEVELOPMENT OUTWARD FROM TOWNSHIP

- INDUSTRIAL**
- INDUSTRIAL ZONE  
- ENCOURAGE DEVELOPMENT AS A PRIORITY
- POTENTIAL INDUSTRIAL EXPANSION  
- ASSESS FOR POTENTIAL INDUSTRIAL USE AND REZONE APPROPRIATELY  
- ENSURE DETAILED OUTLINE DEVELOPMENT PLAN WITH APPROPRIATE BUFFERS, TRAFFIC AND DRAINAGE STUDY
- INDUSTRIAL BUFFER  
PROMOTE WELL DESIGNED INDUSTRIAL AREAS WITH FRONTAGE AND VISIBILITY OF BUILDINGS TO THE PRINCES HIGHWAY

- COMMERCIAL**
- MAIN COMPACT BUSINESS CENTRE
- COMMERCIAL ZONE

COMMUNITY INFRASTRUCTURE / OPEN SPACE

- PUBLIC OPEN SPACE
- SERVICE / COMMUNITY / CIVIC USE
- STREETSCAPE UPGRADE

MOVEMENT

- FREEWAY / HIGHWAY
- MAJOR ROADS
- LOCAL ROADS
- RAIL CONNECTION
- TRAIN STATION



**11.01-1L**

04/05/2023  
C109wellPt1

**Other settlements**

**Policy application**

This policy applies to the areas within the settlement boundaries identified in the Briagolong Strategy Plan and the Alberton Strategy Plan contained within this Clause, and to all urban zoned land in the townships of Dargo and Licola.

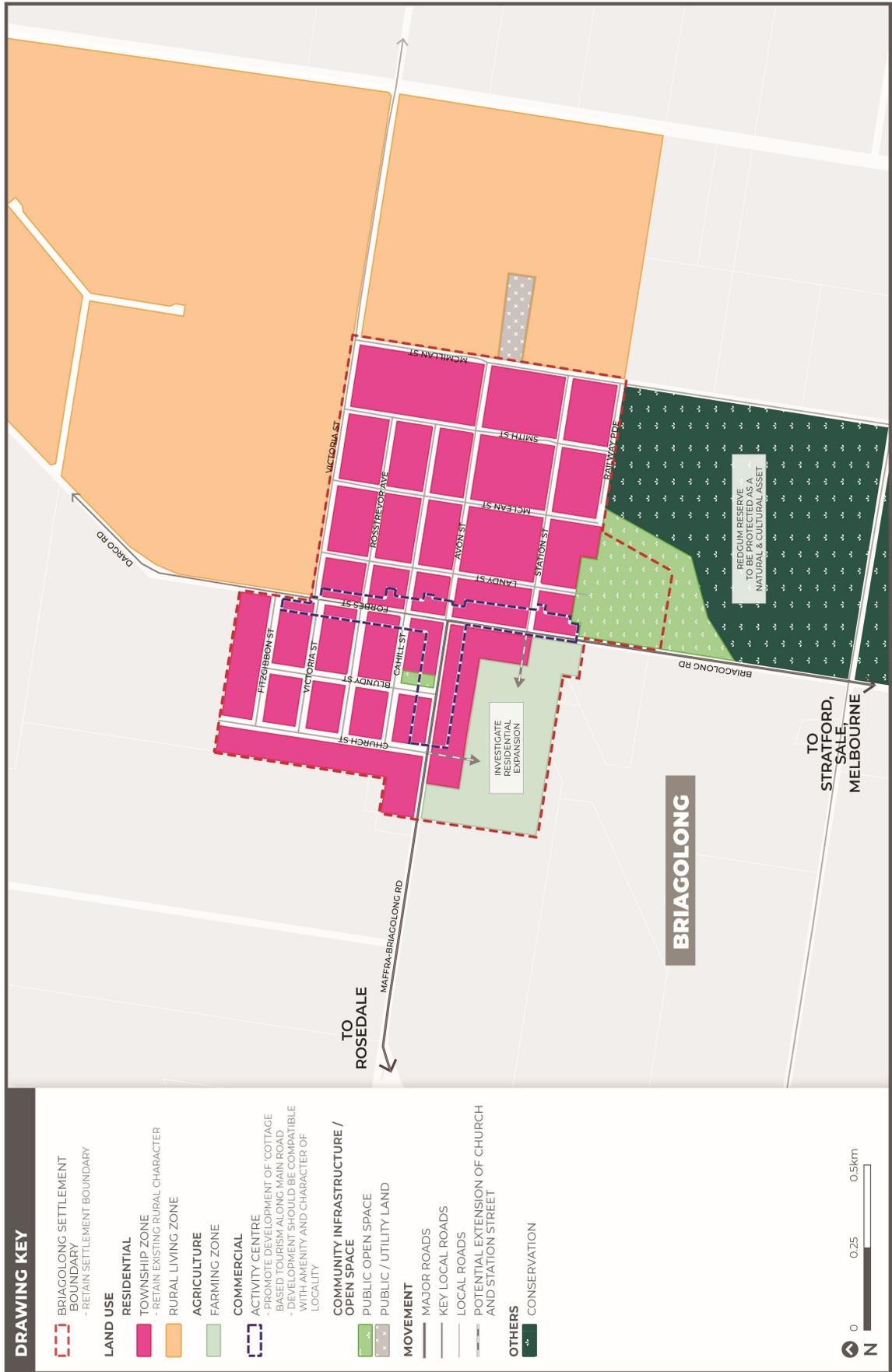
**Briagolong strategies**

Retain the existing rural character in the township zone.

Encourage residential development that includes measures to contain and treat effluent on site and to discharge stormwater runoff in a manner which minimises impacts on the receiving environment.

Encourage development of cottage based tourism along the main roads of the town.

Briargolong Strategy Plan



**Alberton, Dargo and Licola objective**

To protect and enhance the character and environment of Alberton, Dargo and Licola and their surrounds.

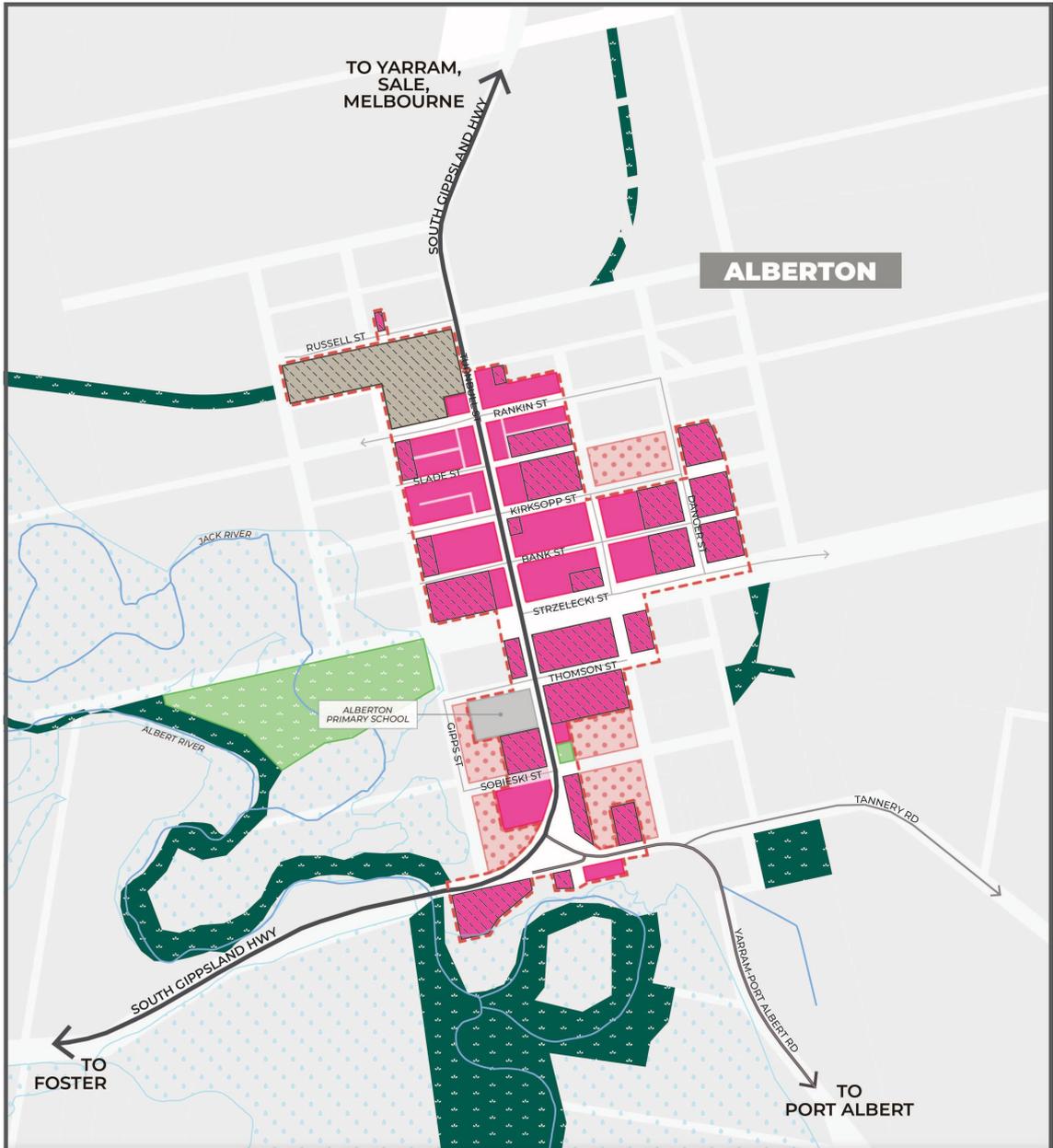
**Alberton, Dargo and Licola strategies**

Direct residential growth in Alberton to the township zone.

Ensure development density and subdivision protects township character.

Ensure that all development is sited and designed in a manner which responds to the 'mountain village' character of Dargo and Licola.

Alberton Strategy Plan



DRAWING KEY

- ALBERTON SETTLEMENT BOUNDARY - CONTAIN URBAN DEVELOPMENT
- WATERWAY

LAND USE

- RESIDENTIAL**
- TOWNSHIP ZONE**
  - DIRECT RESIDENTIAL GROWTH INTO THE TOWNSHIP ZONE
  - ENCOURAGE WELL DESIGNED DEVELOPMENT THAT RESPECTS HISTORIC BUILDINGS
  - ENSURE DEVELOPMENT DENSITY AND SUBDIVISION IS LIMITED TO AN APPROPRIATE SIZE TO PROTECT TOWNSHIP CHARACTER
- FUTURE RESIDENTIAL ZONE**

- INDUSTRIAL**
- INDUSTRIAL ZONE
- COMMUNITY INFRASTRUCTURE / OPEN SPACE**
- PUBLIC OPEN SPACE
- SERVICE / COMMUNITY / CIVIC USE

- MOVEMENT**
- FREEWAY / HIGHWAY
- MAJOR ROADS
- LOCAL ROADS

- OTHERS**
- CONSERVATION
- FLOOD OVERLAY / LAND SUBJECT TO INUNDATION
- DESIGN AND DEVELOPMENT OVERLAY



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## WELLINGTON PLANNING SCHEME

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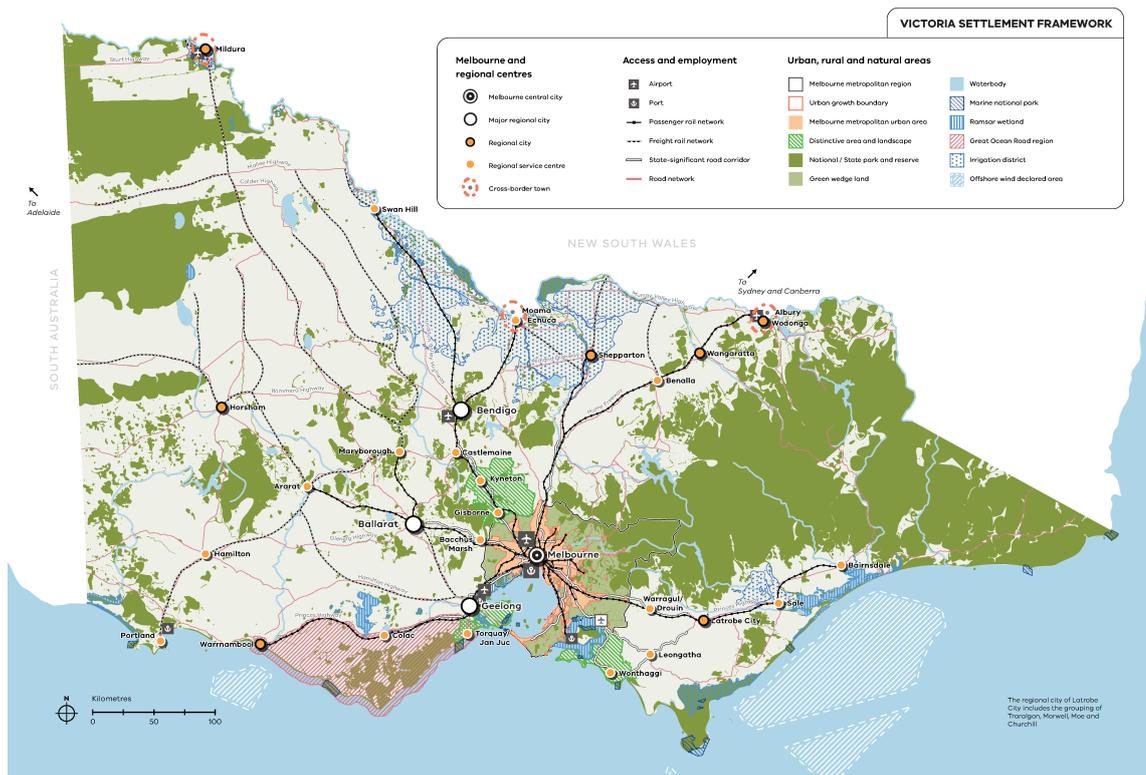
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02/09/2025  
VC283

**Settlement - Gippsland**

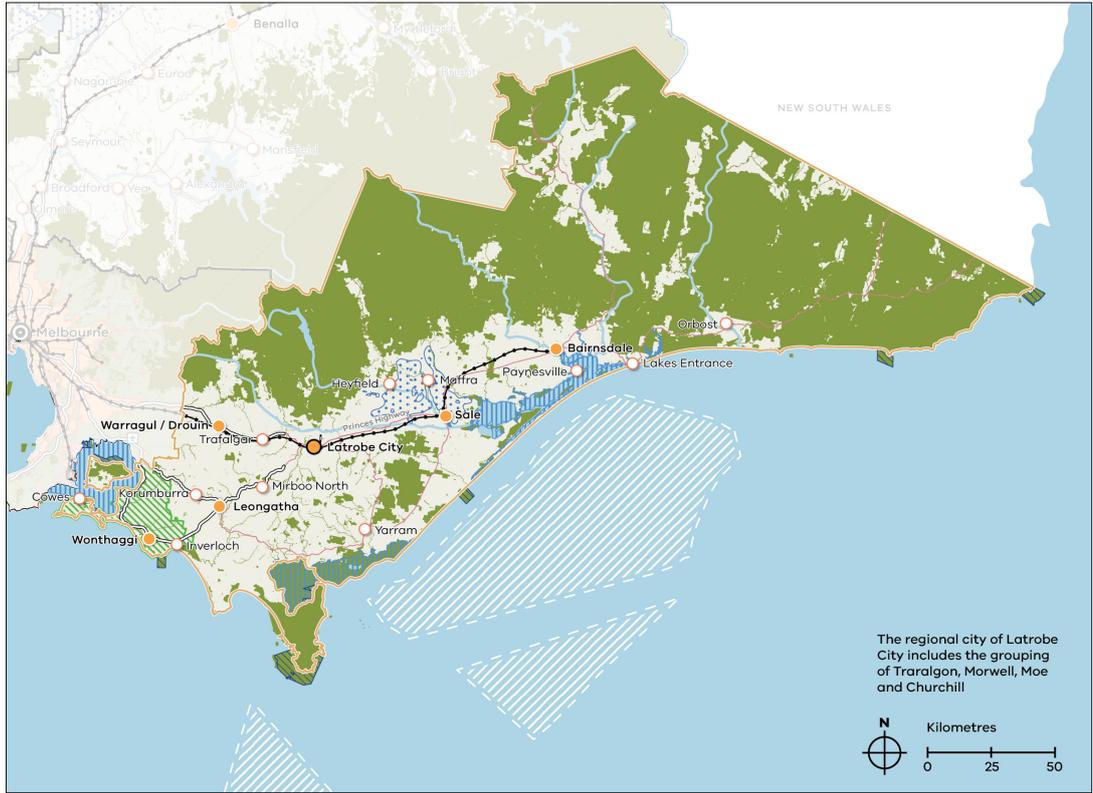
**Strategies**

Support urban growth in Latrobe City as Gippsland's Regional city and at Bairnsdale, Leongatha, Sale, Warragul/Drouin and Wonthaggi as Regional service centres.

Support new urban growth fronts in Regional service centres where natural hazards and environmental risks can be avoided or managed.

Support the continuing role of Cowes, Yarram, Lakes Entrance, Orbost, Paynesville, Maffra, Heyfield, Trafalgar, Inverloch, Mirboo North, Korumburra and small settlements in providing services to their districts, recognising their relationships and dependencies with larger towns.

Gippsland Settlement Framework



Gippsland Settlement Framework

Regional cities and towns

- Regional city
- Regional service centre
- District town

Access and employment

- Passenger rail network
- State-significant road corridor
- Road network

Urban, rural and natural areas

- Gippsland region
- National / State park and reserve
- Waterbody
- Distinctive area and landscape
- Marine national park
- Irrigation district
- Ramsar wetland
- Offshore wind declared area

**11.01-1L**04/05/2023  
C109wellPt1**Sale, Wurruk and Longford****Policy application**

This policy applies to the area within the settlement boundary identified in the Sale and Wurruk Strategy Plan and the Longford Strategy Plan contained within this Clause.

**Strategies**

Maintain settlement growth boundaries to protect to operation of the RAAF Base East Sale.

Facilitate establishment of lower order neighbourhood activity centres that include community services in the general locations identified in the Sale & Wurruk Strategy Plan.

Encourage higher density residential development:

- Within and close to the Sale CBD.
- Within and around the medical precinct identified in the Sale & Wurruk Strategy Plan.
- Around neighbourhood activity centres.
- On major transport routes.

Support residential growth within the North Sale growth area.

Encourage residential development in the Wurruk growth area adjacent to the Princes Highway.

Encourage low density residential development in Wurruk in the area south of Arnup Road, subject to heritage investigations and considerations.

Encourage development that respects the rural character of Longford.

Encourage rural living development in Longford to enhance its existing character and function.

Promote further residential intensification of the Longford township zone area subject to the provision of sewerage and water infrastructure.

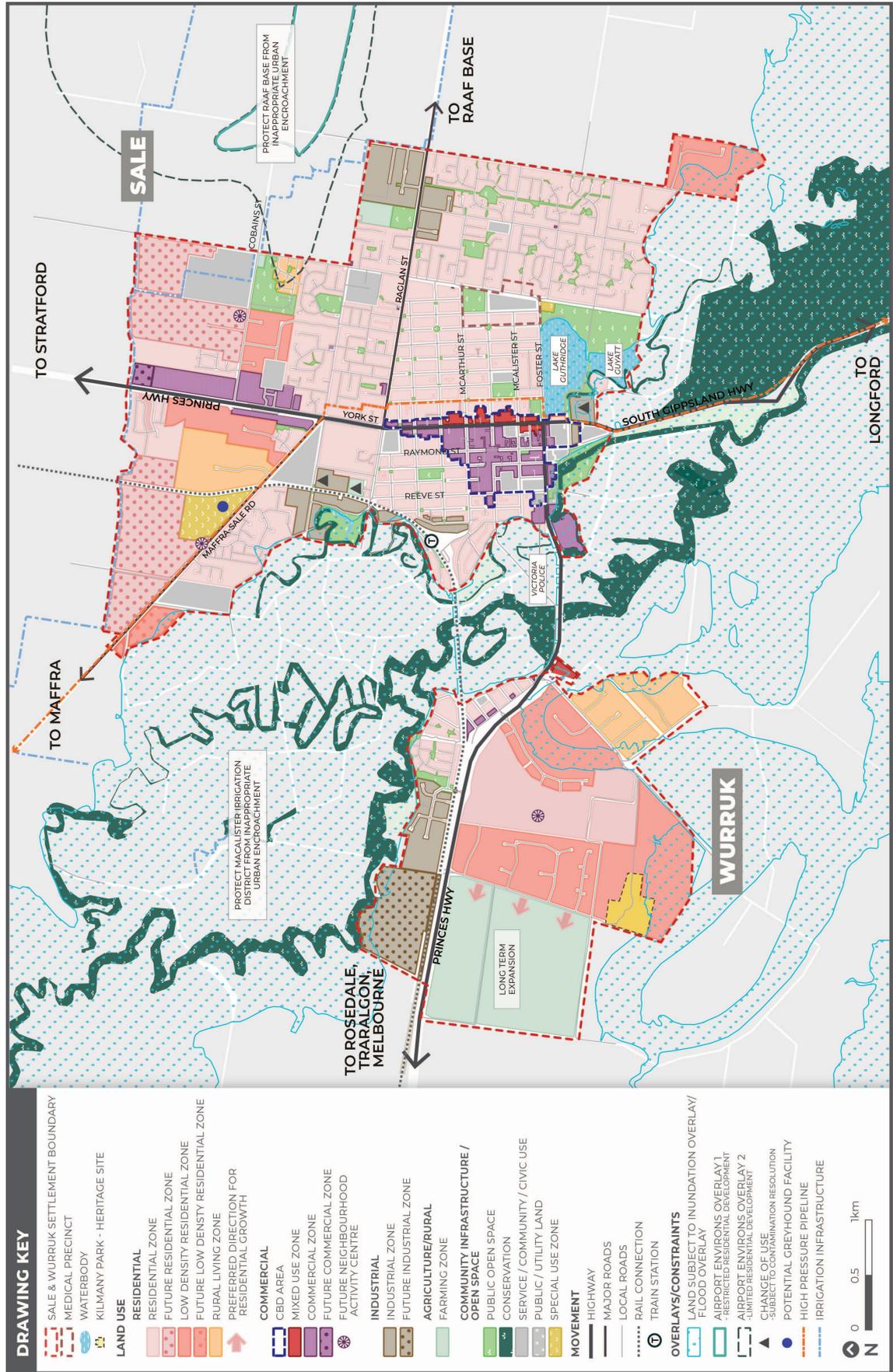
Support redevelopment of the Sale Golf Club, including provision of housing and tourist accommodation around the golf course, subject to appropriate infrastructure and environmental measures including reticulated water and sewerage infrastructure.

**Policy guidelines**

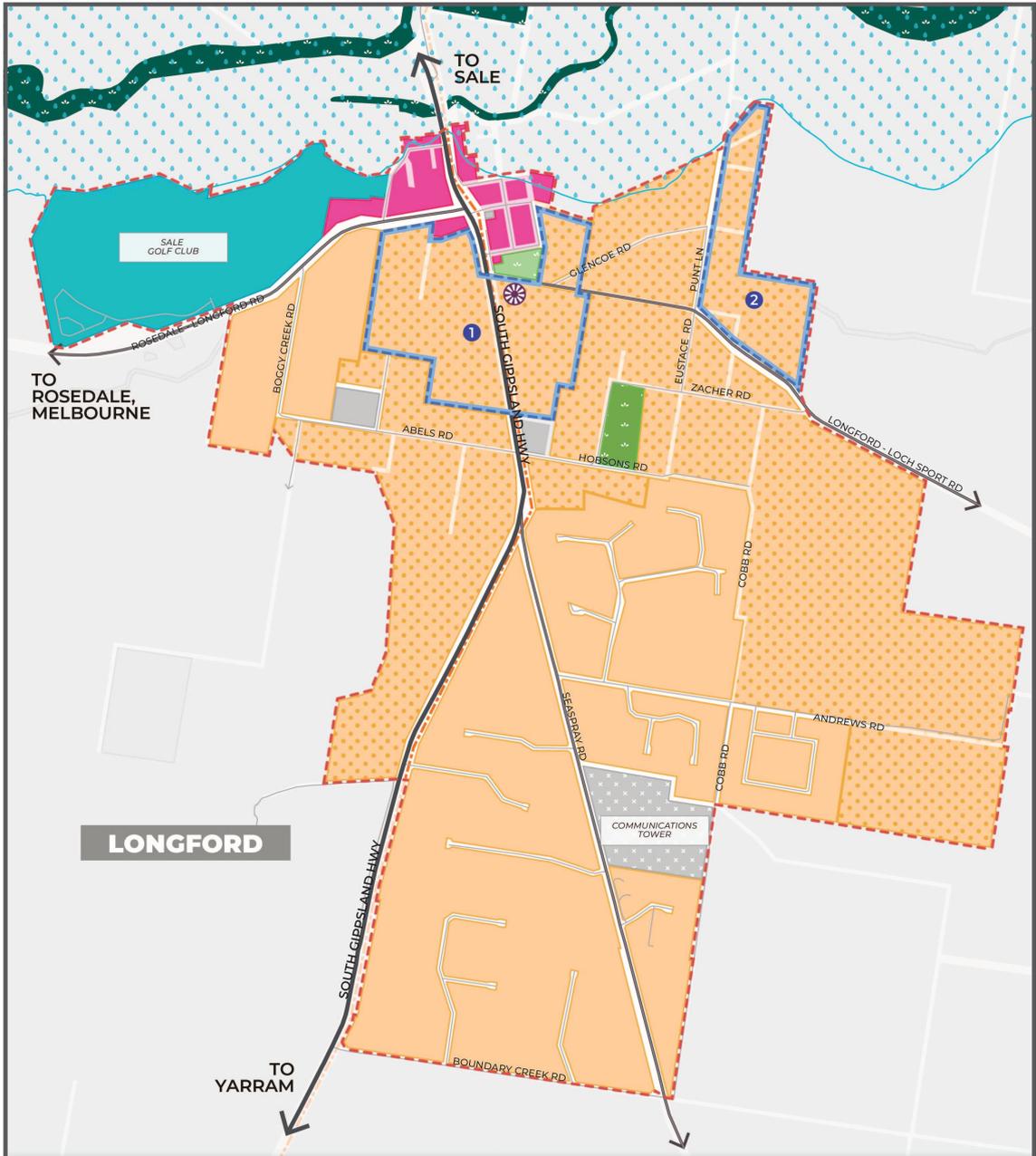
Consider as relevant:

- Encouraging higher density residential development within and adjoining a 400 metre radius of the Sale CBD.

Sale & Wurruk Strategy Plan



Longford Strategy Plan



DRAWING KEY

LONGFORD SETTLEMENT BOUNDARY	<b>COMMERCIAL</b> COMPREHENSIVE DEVELOPMENT ZONE	<b>MOVEMENT</b> FREEWAY / HIGHWAY
<b>LAND USE</b>	FUTURE NEIGHBOURHOOD ACTIVITY CENTRE	MAJOR ROADS
RESIDENTIAL RURAL LIVING ZONE	<b>COMMUNITY INFRASTRUCTURE / OPEN SPACE</b> PUBLIC OPEN SPACE	LOCAL ROADS
TOWNSHIP ZONE	FUTURE PUBLIC OPEN SPACE - SUBJECT TO CONTAMINATION INVESTIGATION	<b>OTHERS</b>
<b>1</b> FUTURE RURAL LIVING ZONE - RURAL LIVING EXPANSION WITH POTENTIAL OF FURTHER INTENSIFICATION (SUBJECT TO INFRASTRUCTURE PROVISION)	SERVICE / COMMUNITY / CIVIC USE	LAND SUBJECT TO INUNDATION OVERLAY / FLOOD OVERLAY
<b>2</b> FUTURE RURAL LIVING ZONE - LONG TERM RURAL LIVING EXPANSION (SUBJECT TO QUARRY OPERATIONS)	PUBLIC / UTILITY LAND	HIGH PRESSURE PIPELINE



11.01-1L

Maffra

04/05/2023  
6409wellP4 Proposed C120well**Policy application**

This policy applies to the area within the settlement boundary identified in the Maffra Strategy Plan contained within this Clause.

**Objective**

To maintain Maffra's identity as a vibrant and growing township with a small country town feel.

**Strategies**

~~Discourage residential and rural residential development in Maffra from establishing outside the existing residential, low density residential and rural living zoned areas adjoining and to the north and north-east of the Maffra urban area:~~

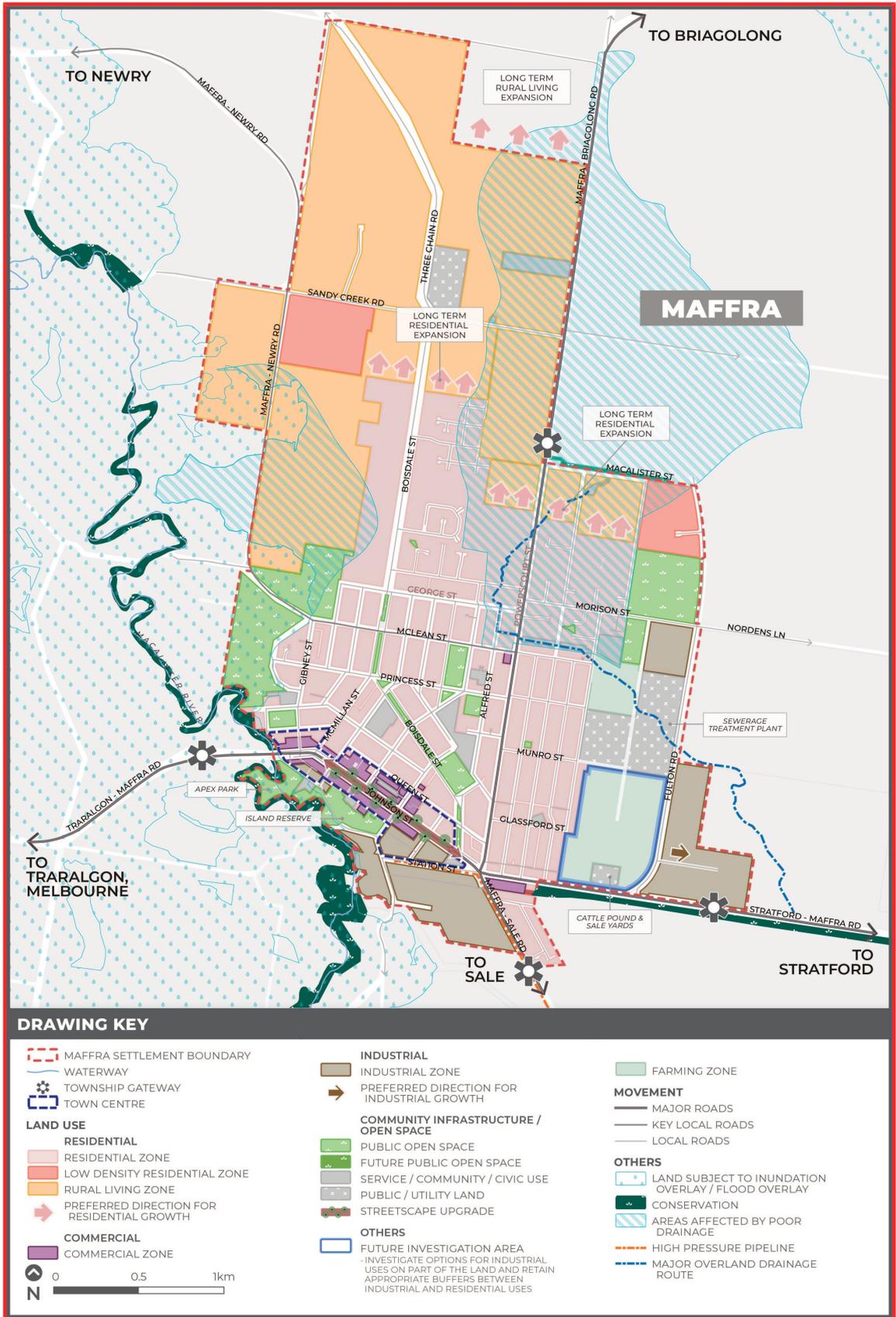
Direct residential development to:

- ~~The northern and north-eastern residential growth corridors~~ Ensure that new development considers connectivity to existing and future settlement/residential areas and discourages cul-de-sacs.
- Limit and consolidate access to key roads as identified on the *Maffra Strategy Plan* to this Clause.
- Encourage building heights of up to three stories and street level activation (such as retail shop fronts and outdoor dining) along Johnson Street and between Thomson Street and Foster Street.
- Support the creation of a local commercial centre within the Northern Growth Area, adjacent to Boisdale Street and Sandy Creek Road, to service future residential areas.
- Encourage housing within existing and future commercially zoned areas along Queen Street that can be easily converted to commercial premises.
- ~~Land either side of Boisdale Street and extending northwards up to Sandy Creek Road~~ Strengthen Maffra's existing employment base through the eastward expansion of the Fulton Road Industrial Precinct where larger lot sizes are encouraged.
- Direct high intensity industrial uses to the Fulton Road 'Industrial' precinct to ensure industrial uses do not create adverse amenity impacts on sensitive uses such as residential areas.
- Maintain settlement boundaries that consider local character, bushfire risk, contamination, infrastructure capacity, and the impacts on other land uses, particularly agriculture.
- Ensure new development in a bushfire prone area provides bushfire protection measures to:
  - ~~Land either side of Powercourt Street extending eastwards to Campbell Street and northwards to McAlister Street.~~
  - Prevent grassfire from entering developed areas and manage exposure of new development to bushfire through perimeter roads and bushfire setbacks on permanent hazard interfaces.
  - Enable an effective movement network for before and during a bushfire emergency.
  - Manage new development on larger lots in a low hazard condition to prevent a grassfire moving through developed areas.

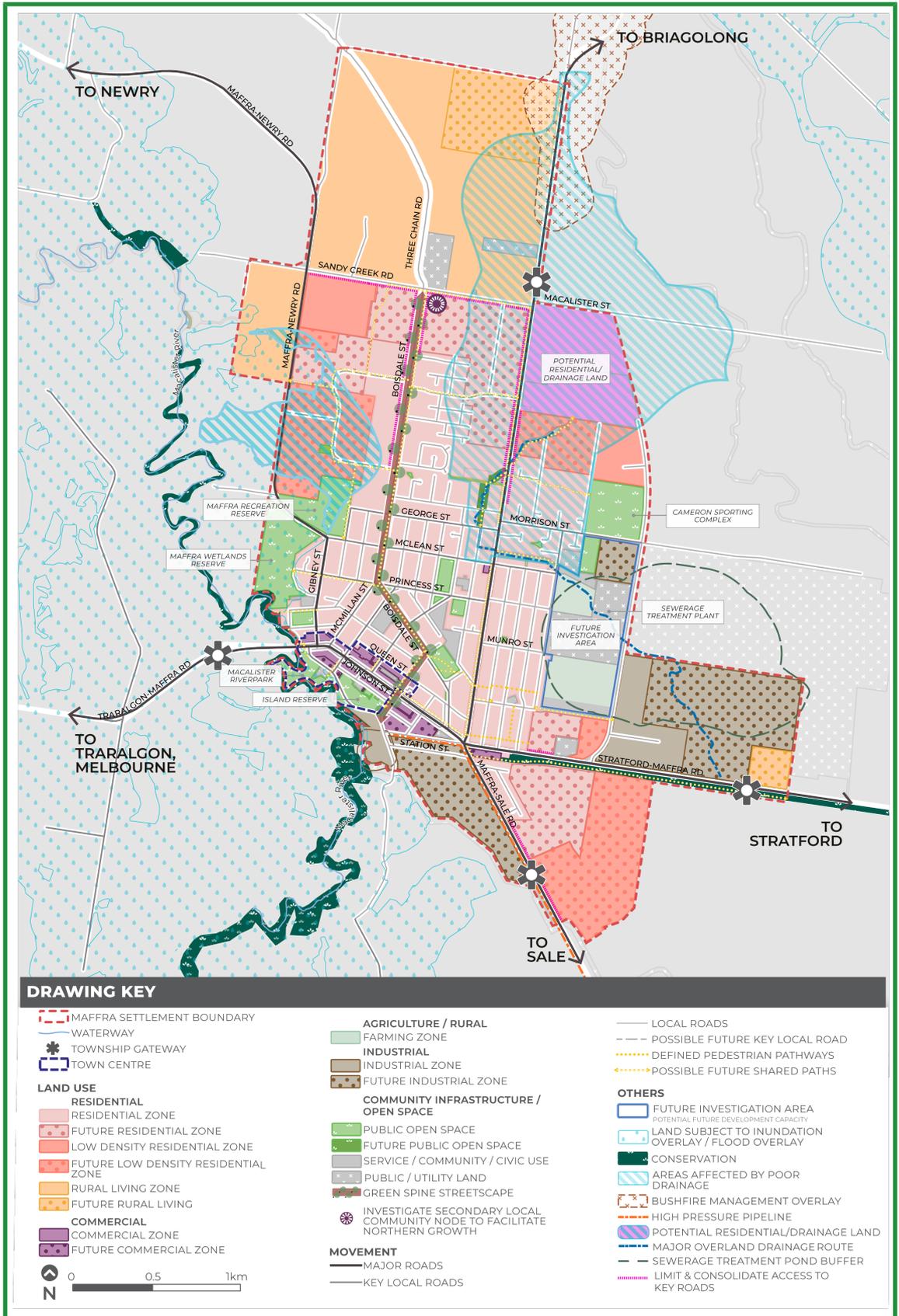
**Policy Document**

*Maffra Structure Plan* (Mesh, 2022)

Maffra Strategy Plan Maffra Strategy Plan



# WELLINGTON PLANNING SCHEME



**11.01-1L**04/05/2023  
C109wellPt1**Rosedale****Policy application**

This policy applies to the area within the settlement boundary identified in the Rosedale Strategy Plan contained within this Clause.

**Objectives**

To maintain Rosedale's identity as a small rural highway town and provide a strong sense of place and character.

**Strategies**

Maintain and enhance Rosedale's rural character.

Encourage the retention of historic places on the Princes Highway.

Encourage urban development to be designed to:

- Respect the characteristics of nearby historical places.
- Use the existing grid pattern as a design basis for new subdivision layouts.
- Design dwellings to front open spaces and green reserves where possible.

Create a walking and cycling path network that connects and allows for safe movement between residential areas, recreation areas and key nodes within Rosedale by:

- Improving the safety and ease of accessing and crossing Prince Street.
- Using creeks (including the Blind Joes Creek corridor) and floodplains to provide physical walking and cycling connections between Rosedale and the surrounding area.
- Supporting improvements to create direct access between Cansick Street and the railway station.

Facilitate sustainable tourism uses in Rosedale within the rural activity area north of the western town approach of the Princes Highway.

Facilitate future growth while minimising encroachment of development into floodplains.

Protect views from the town to the surrounding landscape.

**Residential Strategies**

Support subdivision of Low Density Residential Zoned land within the Rosedale Urban Area (north of the railway line) to smaller lot sizes where reticulated sewerage can be provided. Encourage residential development in the following locations:

- The vacant broad acre land to the east of the town (Mill Lane).
- Between Moore Street, Rosedale-Flynns Creek Road, Cricket Street and Blind Joes Creek, subject to the outcome of the Rosedale Flood Study.
- To the west of Blind Joes Creek and east of Mill Lane.

Encourage low density residential development on:

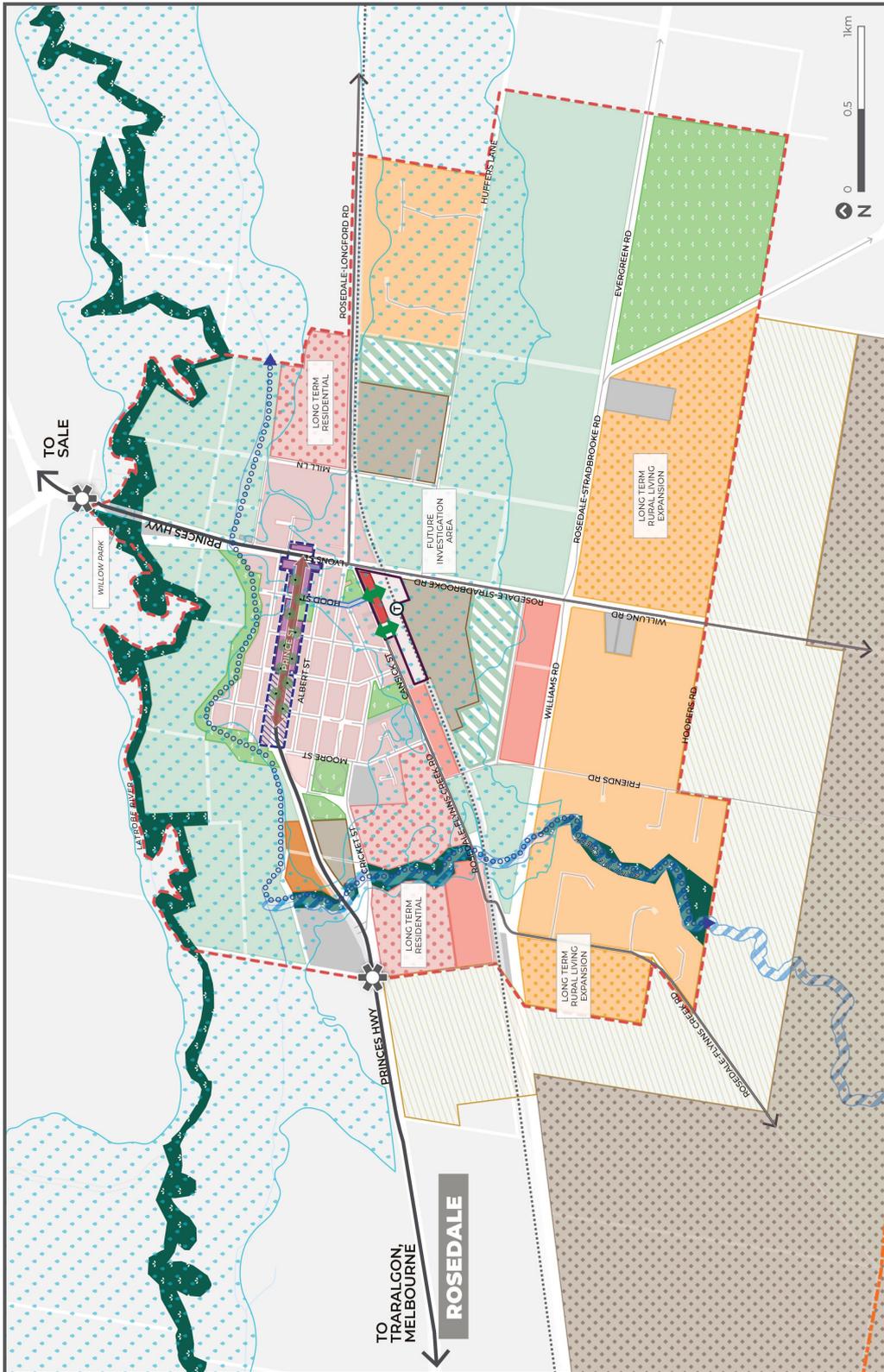
- Rosedale-Flynns Creek Road north of the railway line, subject to the outcome of the Rosedale Flood Study.
- Low density residential zoned land on Williams Road.

Support rural lifestyle living on land bound by Williams Road, Willung Road, Hoopers Road and Friends Road.

Encourage intensification of land for rural living to the west of Rosedale-Flynns Creek Road outside the coal buffer and to the east of Willung Road.

**Rosedale Strategy Plan**

# WELLINGTON PLANNING SCHEME



## DRAWING KEY

- ROSEDALE SETTLEMENT BOUNDARY
- CBD + MIXED USE PRECINCT
- CBD EXTENSION
- WATERWAY
- UPGRADE LANDSCAPE TREATMENT AND SIGNAGE AROUND BLIND JOBS CREEK
- TOWNSHIP GATEWAY
- LAND USE
- RESIDENTIAL**
- RESIDENTIAL ZONE
- LOW DENSITY RESIDENTIAL ZONE
- RURAL LIVING ZONE
- FUTURE RESIDENTIAL ZONE
- FUTURE RURAL LIVING ZONE
- COMMERCIAL**
- COMMERCIAL ZONE
- ENCOURAGE ZERO SETBACKS
- ENCOURAGE RETAIL, COMMERCIAL AND SERVICE USE
- ENCOURAGE FLOOR SPACES TO PROMOTE DIVERSITY
- ENCOURAGE LONG TERM GROWTH ALONG PRINCE STREET IN A WESTERN DIRECTION
- MIXED USE ZONE**
- MIXED USE ZONE
- INDUSTRIAL**
- INDUSTRIAL ZONE
- AGRICULTURE / RURAL**
- FARMING ZONE
- RURAL ACTIVITY ZONE
- COMMUNITY INFRASTRUCTURE / OPEN SPACE**
- PUBLIC OPEN SPACE
- SERVICE / COMMUNITY / CIVIC USE
- STREETSCAPE UPGRADE
- MOVEMENT**
- FREEWAY / HIGHWAY
- MAJOR ROADS
- LOCAL ROADS
- FUTURE WALKING AND CYCLING CONNECTIONS
- RAIL CONNECTION
- TRAIN STATION
- RAILWAY PRECINCT
- HOOD ST
- ENCOURAGE COMMUNITY USES TO CREATE CONNECTION BETWEEN PRINCE STREET AND THE FUTURE RAILWAY PRECINCT
- IMPROVE CONNECTIONS
- BETWEEN GARRICK ST AND RAILWAY PRECINCT
- OTHERS**
- LANDS SUBJECT TO MINISTRATION
- LANDS SUBJECT TO MINISTRATION
- HIGH PRESSURE PIPELINE
- TOWN WATERWAY BUFFER
- TOWN WATERWAY BUFFER
- ON EITHER SIDE OF BLIND JOBS CREEK TO PROTECT IT FROM DEVELOPMENT
- GIPPSLAND BROWN COAL FIELDS
- URBAN COAL BUFFER
- RURAL BUFFER
- CONSERVATION

**11.01-1L**04/05/2023  
C109wellPt1**Heyfield****Policy application**

This policy applies to the area within the settlement boundary identified in the Heyfield Strategy Plan contained within this Clause.

**Strategies**

Encourage the development of under-utilised land in the town centre for mixed use development.

Encourage consolidation of health services within the vicinity of the existing Heyfield Hospital.

**Urban design strategies**

Discourage driveway entrances on building frontages along George and Temple Street. Provide access from rear and side laneways where possible.

Encourage development within the town centre to include weather protection for pedestrians.

Encourage retention of older buildings that contribute to the character of the town centre.

**Commercial strategies**

Facilitate the consolidation of the George and Temple Street commercial areas into a single commercial area.

Encourage ancillary office and residential uses at upper levels of buildings on Temple Street.

Encourage the expansion of the existing supermarket.

Encourage tourism development on land outside the threshold distance from the sawmill at 63 – 97 Firebrace Road as shown on Map 1 in the Special Use Zone 4.

**Residential strategies**

Ensure that sufficient land is zoned for residential purposes within the Heyfield Township Boundary.

Encourage development of strategic infill sites (19 Weir Road, 3 Pearson Street, 9 Harbeck Street, south of River Street and land within the Township Boundary along Licola Road and Tyson Road) for residential purposes.

Encourage medium density residential development within a 400 metre radius of the Heyfield town centre.

Enable more intensive residential development within the Heyfield Township Boundary.

Encourage the development of short term workers accommodation in Heyfield.

Encourage workers accommodation on land within the Special Use Zone 5.

Encourage mixed use residential development on the west side of Temple Street, to link the two commercial centres between George Street and Harbeck Street.

Encourage residential development to be located either above or at the rear of new shops fronting Temple Street.

Encourage development of retirement and aged care housing within walking distance to the Heyfield Hospital and town centre.

**Industrial strategies**

Direct large-scale industries and industries with adverse amenity potential to locate east of Weir Road in the Industrial Activity Precinct.

Encourage light industrial uses to remain on industrial land in Firebrace Road closest to the Heyfield town centre.

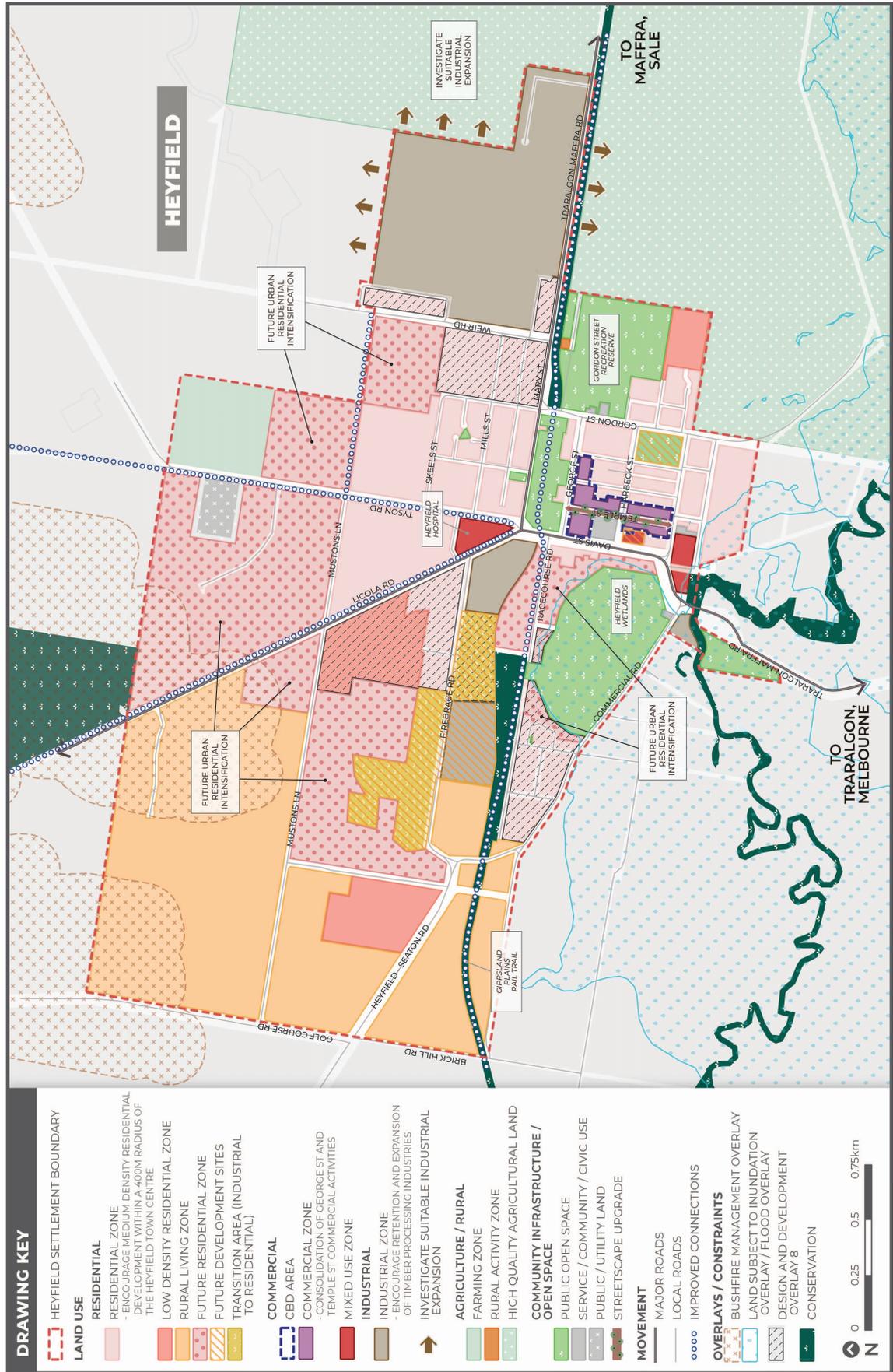
## WELLINGTON PLANNING SCHEME

Protect timber processing industries around Heyfield by including noise attenuation measures in developments for sensitive uses in close proximity.

Encourage provision of natural gas infrastructure to support business and industry.

Provide and maintain buffer treatments to protect land identified for future growth from industrial activities.

Heyfield Strategy Plan



**11.01-1L**

04/05/2023  
C109wellPt1

**Yarram**

**Policy application**

This policy applies to the area within the settlement boundary identified in the Yarram Strategy Plan and Buckleys Island Road Strategy Plan contained within this Clause.

**Strategies**

Maintain and promote a compact commercial centre.

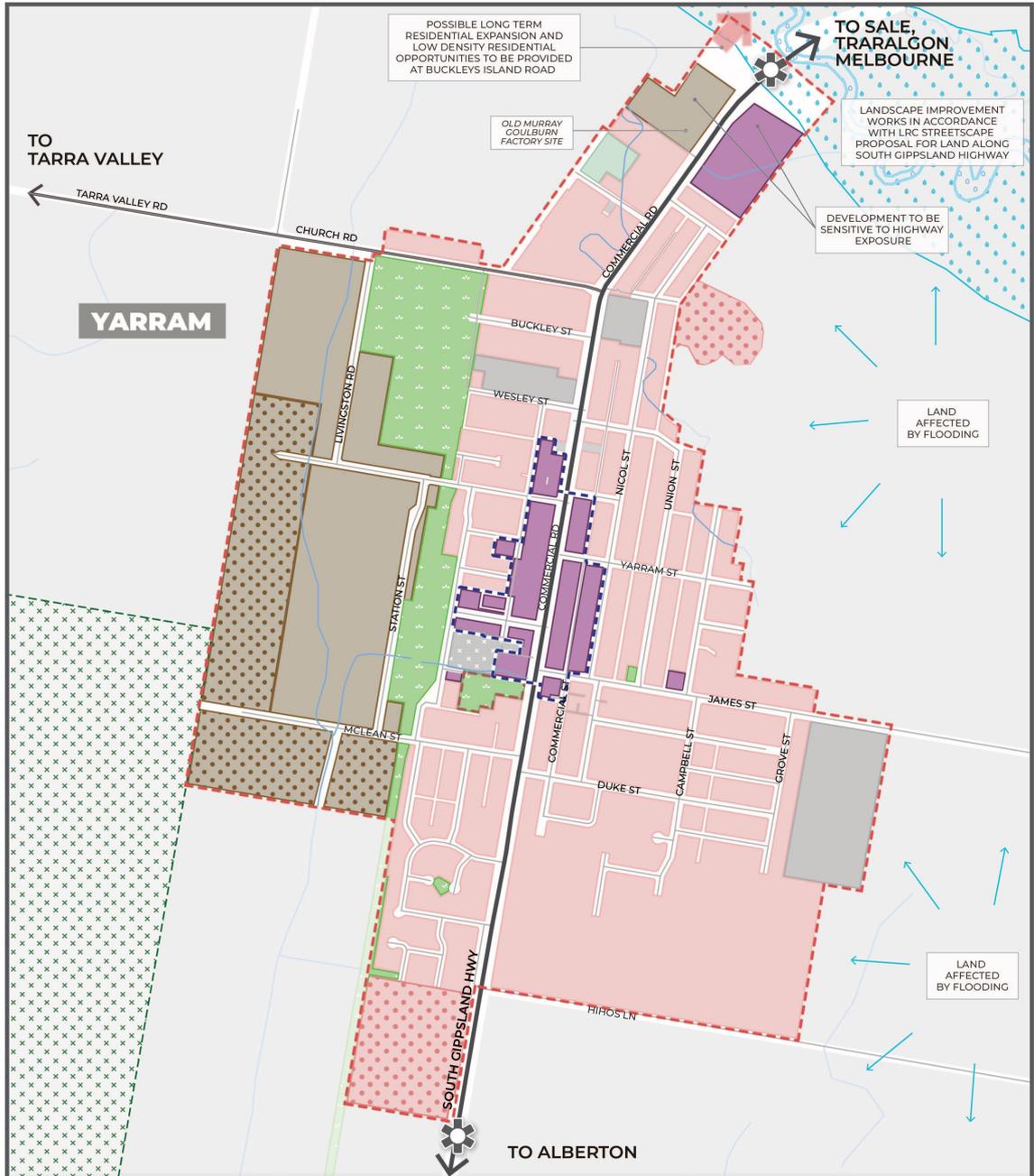
Encourage the retention of heritage buildings in the commercial centre.

Encourage infill development that respects existing heritage buildings in the commercial centre.

Encourage low density residential development at Buckleys Island Road.

Encourage multi-unit development and housing for older people to locate in areas with good access to the city centre, hospital, transport, open space and community and recreational activities and facilities.

Yarram Strategy Plan



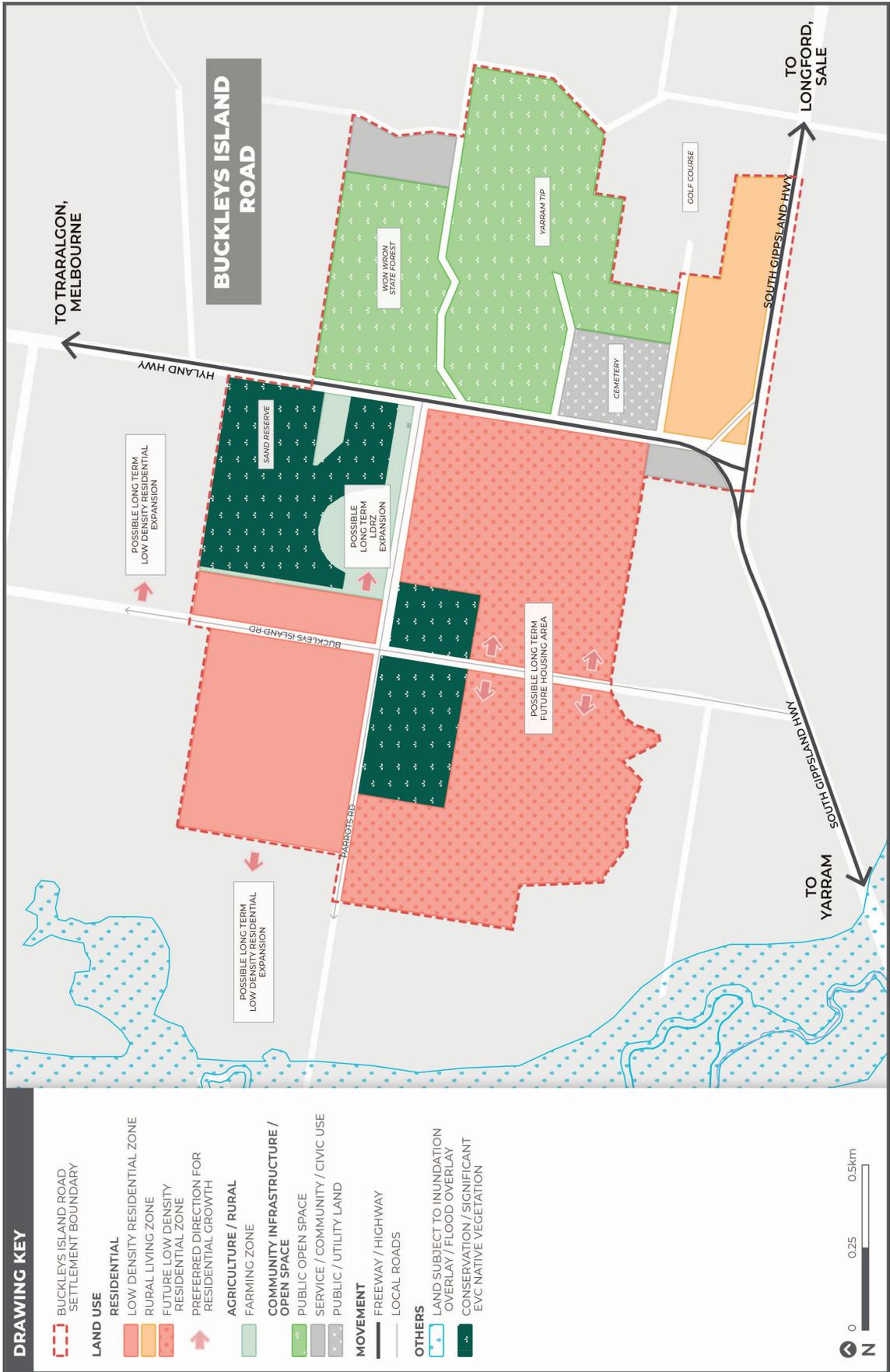
DRAWING KEY

- YARRAM SETTLEMENT BOUNDARY
- YARRAM MEMORIAL PARK - MAINTAIN & PROMOTE PARK AS HIGHWAY STOPPING POINT
- WATERWAY
- TOWNSHIP GATEWAY
- LAND USE**
- RESIDENTIAL
- RESIDENTIAL ZONE
- FUTURE RESIDENTIAL ZONE
- N
- 0 0.25 0.5km

- INDUSTRIAL
- INDUSTRIAL ZONE
- FUTURE INDUSTRIAL ZONE
- COMMERCIAL
- COMMERCIAL CENTRE - MAINTAIN & PROMOTE COMPACT CENTRE - PROTECT HERITAGE BUILDINGS & PROMOTE SENSITIVE INFILL DEVELOPMENT
- COMMERCIAL ZONE
- AGRICULTURE / RURAL
- FARMING ZONE

- COMMUNITY INFRASTRUCTURE / OPEN SPACE
- PUBLIC OPEN SPACE
- SERVICE / COMMUNITY / CIVIC USE
- PUBLIC / UTILITY LAND
- MOVEMENT**
- FREEWAY / HIGHWAY
- MAJOR ROADS
- LOCAL ROADS
- OTHERS**
- ENVIRONMENTAL SIGNIFICANCE OVERLAY
- LAND SUBJECT TO INUNDATION OVERLAY / FLOOD OVERLAY

Buckleys Island Road Strategy Plan



**11.01-1L**

04/05/2023  
C109wellPt1

**Stratford**

**Policy application**

This policy applies to the area within the settlement boundary identified in the Stratford Strategy Plan contained within this Clause.

**Stratford strategies**

Ensure that residential development to the east of the existing urban area only occurs following the resolution of stormwater drainage problems in this area.

Limit the expansion of rural residential development outside of those areas shown on the Stratford Strategy Plan.

Stratford Strategy Plan



DRAWING KEY

<p> WATERBODY</p> <p> TOWNSHIP GATEWAY - ENCOURAGE LANDSCAPE &amp; STREETSCAPE IMPROVEMENTS 'AVENUE STYLE' TREE PLANTING</p> <p><b>LAND USE</b></p> <p><b>RESIDENTIAL</b></p> <p> RESIDENTIAL ZONE</p> <p> RESIDENTIAL SUPPLY - ALL DEVELOPMENT SUBJECTED TO PROVISION OF RETICULATED SEWERAGE AND STORMWATER</p> <p> LOW DENSITY RESIDENTIAL ZONE - RETAIN LOW DENSITY RESIDENTIAL LAND</p> <p> RURAL LIVING ZONE - ENCOURAGE STAGING DEVELOPMENT OUTWARD FROM TOWNSHIP</p> <p> 0 0.25 0.5 0.75km</p>	<p><b>INDUSTRIAL</b></p> <p> INDUSTRIAL ZONE - ENCOURAGE DEVELOPMENT AS A PRIORITY</p> <p> POTENTIAL INDUSTRIAL EXPANSION - ASSESS FOR POTENTIAL INDUSTRIAL USE AND REZONE APPROPRIATELY - ENSURE DETAILED OUTLINE DEVELOPMENT PLAN WITH APPROPRIATE BUFFERS, TRAFFIC AND DRAINAGE STUDY</p> <p> INDUSTRIAL BUFFER PROMOTE WELL DESIGNED INDUSTRIAL AREAS WITH FRONTAGE AND VISIBILITY OF BUILDINGS TO THE PRINCES HIGHWAY</p> <p><b>COMMERCIAL</b></p> <p> MAIN COMPACT BUSINESS CENTRE</p> <p> COMMERCIAL ZONE</p>	<p><b>COMMUNITY INFRASTRUCTURE / OPEN SPACE</b></p> <p> PUBLIC OPEN SPACE</p> <p> SERVICE / COMMUNITY / CIVIC USE</p> <p> STREETSCAPE UPGRADE</p> <p><b>MOVEMENT</b></p> <p> FREEWAY / HIGHWAY</p> <p> MAJOR ROADS</p> <p> LOCAL ROADS</p> <p> RAIL CONNECTION</p> <p> TRAIN STATION</p>
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**11.01-1L**

04/05/2023  
C109wellPt1

**Other settlements**

**Policy application**

This policy applies to the areas within the settlement boundaries identified in the Briagolong Strategy Plan and the Alberton Strategy Plan contained within this Clause, and to all urban zoned land in the townships of Dargo and Licola.

**Briagolong strategies**

Retain the existing rural character in the township zone.

Encourage residential development that includes measures to contain and treat effluent on site and to discharge stormwater runoff in a manner which minimises impacts on the receiving environment.

Encourage development of cottage based tourism along the main roads of the town.



**Alberton, Dargo and Licola objective**

To protect and enhance the character and environment of Alberton, Dargo and Licola and their surrounds.

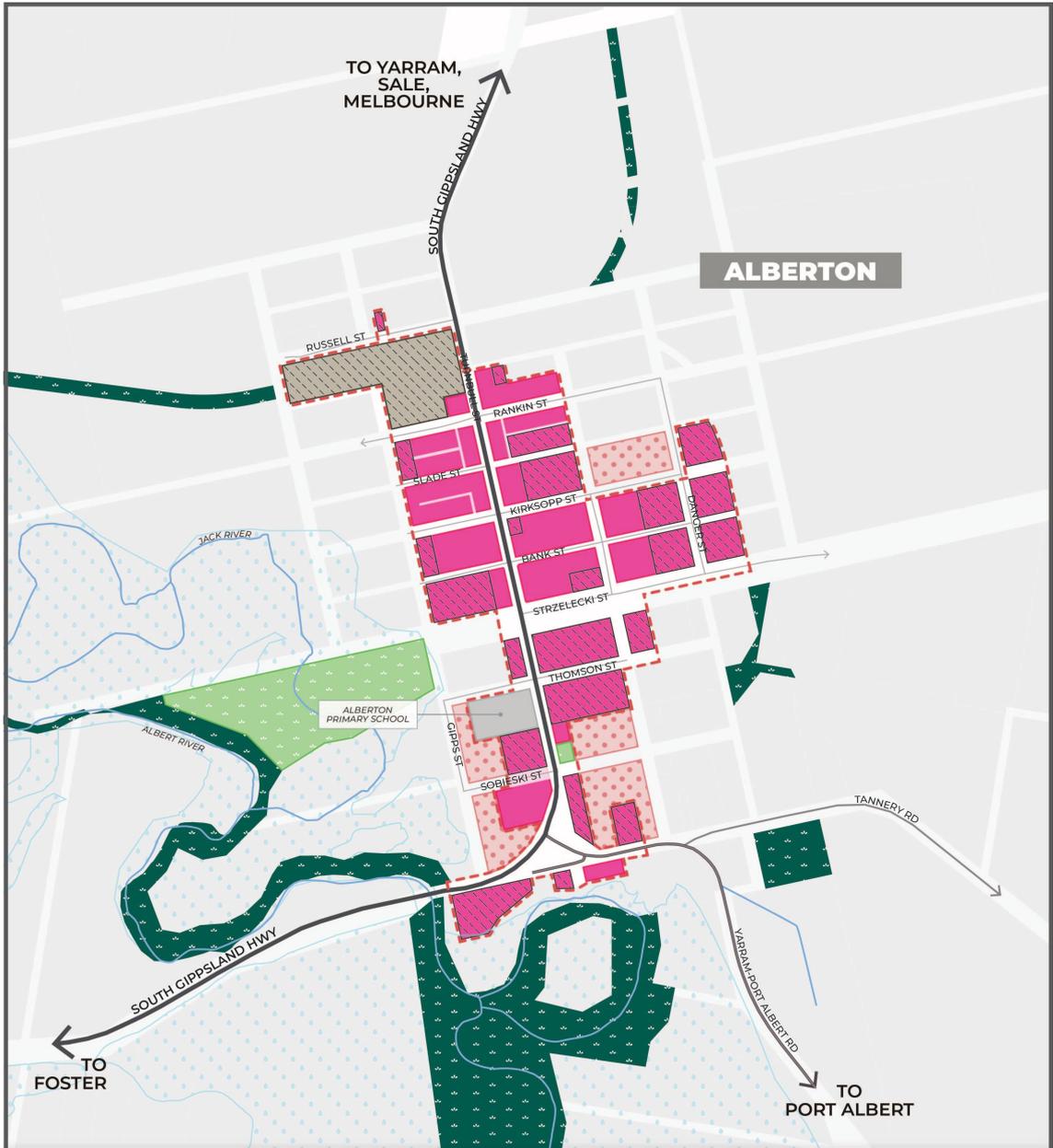
**Alberton, Dargo and Licola strategies**

Direct residential growth in Alberton to the township zone.

Ensure development density and subdivision protects township character.

Ensure that all development is sited and designed in a manner which responds to the 'mountain village' character of Dargo and Licola.

Alberton Strategy Plan



DRAWING KEY

- ALBERTON SETTLEMENT BOUNDARY  
- CONTAIN URBAN DEVELOPMENT
- WATERWAY

LAND USE

- RESIDENTIAL**
- TOWNSHIP ZONE**  
- DIRECT RESIDENTIAL GROWTH INTO THE TOWNSHIP ZONE  
- ENCOURAGE WELL DESIGNED DEVELOPMENT THAT RESPECTS HISTORIC BUILDINGS  
- ENSURE DEVELOPMENT DENSITY AND SUBDIVISION IS LIMITED TO AN APPROPRIATE SIZE TO PROTECT TOWNSHIP CHARACTER
- FUTURE RESIDENTIAL ZONE**

- INDUSTRIAL**
- INDUSTRIAL ZONE**
- COMMUNITY INFRASTRUCTURE / OPEN SPACE**
- PUBLIC OPEN SPACE**
- SERVICE / COMMUNITY / CIVIC USE**

- MOVEMENT**
- FREEWAY / HIGHWAY**
- MAJOR ROADS**
- LOCAL ROADS**

- OTHERS**
- CONSERVATION**
- FLOOD OVERLAY / LAND SUBJECT TO INUNDATION**
- DESIGN AND DEVELOPMENT OVERLAY**



## SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

## 1.0

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Proposed C120well

## Background documents

Name of background document	Amendment number - clause reference
<i>Assessment of Agricultural Quality of Land in Gippsland</i> (Swan and Volume, 1984)	C109wellPt1
<i>Austrroads Guidelines: Guide to Traffic Management Part 12: Traffic Impacts of Development, 'Safe System' philosophy and 'Smart Roads' plans</i>	C84 - Clause 43.04s9
<i>City of Sale Heritage Study</i> (Context Pty Ltd, 1994)	C109wellPt1 - Clause 02.03 Clause 15.03-1L Clause 43.01
<i>Golden Beach/Paradise Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines</i> (March 2007)	C50 Pt1 Clause 43.02s13
<i>Guidelines for the Assessment of Heritage Planning Applications – Port Albert and District</i> (Napier, 2002)	C109wellPt1 - Clause 2.03 Clause 15.03-L Clause 43.01
<i>Guidelines for Transport Impact Assessment Reports for Major Use and Development Proposals</i>	C84 - Clause 43.04s9
<i>Healthy by Design: A planners' guide to environments for active living</i> (National Heart Foundation of Australia, 2004)	C38 - Clause 32.07s1 Clause 37.01s4 Clause 37.01s5 Clause 43.04s1 Clause 43.04s2 Clause 43.04s3 Clause 43.04s4 Clause 43.04s5 Clause 43.04s6 Clause 43.04s7 Clause 43.04s8 Clause 43.04s9 Clause 43.04s10 Clause 43.04s11
<i>Heyfield Low Density Residential Land Supply Study</i> (Urban Enterprise, 2017)	C109wellPt1
<i>Heyfield Structure Plan, December 2011, including update; Strategic Justification Firebrace Road</i> (Meinhardt, 2013)	C109wellPt1
<i>The Honeysuckles Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines</i> (March 2007)	C50 Pt1 - Clause 43.02s14
<i>Infrastructure Design Manual</i> (Local Government Infrastructure Design Association, 2019)	GC112 - Clause 19.03-2L Clause 43.04s8 Clause 43.04s9 Clause 43.04s10 Clause 43.04s11
<i>Loch Sport Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines</i> (March 2007)	C50 Pt2 - Clause 43.02s20

**WELLINGTON PLANNING SCHEME**

<b>Name of background document</b>	<b>Amendment number - clause reference</b>
<i>Longford Development Plan (Mesh, 2015)</i>	C109wellPt1 - Clause 43.04s10
<i>Maffra Structure Plan (Mesh, 2022)</i>	C120well - Clause 11.01-1L
<i>Manns Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines (March 2007)</i>	C50 Pt2 - Clause 43.02s18
<i>McLoughlins Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines (March 2007)</i>	C50 Pt2 - Clause 43.02s17
<i>North Sale Development Plan (Mesh, 2018)</i>	C109wellPt1
<i>Port Albert and Palmerston Urban Design Guidelines (2007)</i>	C29 -Clause 43.02s9
<i>Port Albert Conservation Study (Graeme Butler, 1982)</i>	C109wellPt1 - Clause 2.03 Clause 15.03-1L Clause 43.01
<i>Port Albert Masterplan (Chris Dance Land Design Pty Ltd, 2002)</i>	C109wellPt1
<i>Public open space plan 2014-2024 (Wellington Shire Council, 2014)</i>	C109wellPt1 - Clause 19.02-6L
<i>Revegetation Planting Standards (Department of Sustainability)</i>	C58 - Clause 43.04s4
<i>Robertsons Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines (March 2007)</i>	C50 Pt2 - Clause 43.02s19
<i>Rosedale Structure Plan (SMEC 2012)</i>	C109wellPt1
<i>Sale Industrial Land and Retail Assessment (Essential Economics Pty Ltd, April 2006)</i>	C35 Pt2 - Clause 43.04s3
<i>Sale CBD Precinct Plan (David Lock Associates, 2010)</i>	C109wellPt1
<i>Sale, Wurruk and Longford Structure Plan, 2010 and updates; Relocation of Sale Greyhound Racing Club Strategic Justification (NBA Group, 2014)</i>	C67 - Clause 32.07s1 Clause 43.04s7 Clause 43.04s7
<i>Strategic Assessment of Options for the Provision of Additional Industrial, Bulky Goods Retailing and CBD Retailing Land in Sale report (Coomes Consulting Group, October 2007)</i>	C35 Pt2 - Clause 43.04s3
<i>Stratford Townscape Study (Green and Dale Associates, 1993)</i>	C109wellPt1 - Clause 2.03 Clause 15.03-L Clause 43.01
<i>Seaspray Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines (March 2007)</i>	C50 Pt2 - Clause 43.02s15
<i>Siting and Design Guidelines for Structures on the Victorian Coast (Victorian Coastal Council, 1998)</i>	C109wellPt1 - Clause 42.03s1
<i>State Overview Report, Coastal Spaces Landscape Assessment Study (Planisphere, 2006)</i>	C71 - Clause 42.03s1

**WELLINGTON PLANNING SCHEME**

<b>Name of background document</b>	<b>Amendment number - clause reference</b>
<i>The City of Sale Restoration and Conservation Guidelines</i> (Wilson Sayer Pty Ltd, 1983)	C109wellPt1 - Clause 2.03 Clause 15.03-L Clause 43.01
<i>Victoria's Native Vegetation Management – A Framework for Action</i> (Department of Natural Resources and Environment, 2002)	C32 - Clause 42.03s1
<i>Wellington Coast Subdivision Strategy: The Honeysuckles to Paradise Beach</i> (GHD, 2007)	C109wellPt1 - Clause 12.02-1L
<i>Wellington Heritage Study: Stage 1</i> (Context Pty Ltd, 2005)	C109wellPt1 - Clause 2.03 Clause 15.03-1L Clause 43.01
<i>Wellington Open Space Strategy</i>	C86 - Clause 43.04s8
<i>Wellington Shire Stage 2 Heritage Study</i> (amended August 2017) (Heritage Intelligence & Briggs, 2016)	C109wellPt1 - Clause 2.03 Clause 15.03-1L Clause 43.01
<i>Wellington Shire Walking and Cycling Strategic Plan 2012-16</i>	C82 - Clause 43.04s6
<i>West Gippsland Native Vegetation Plan</i> (West Gippsland Catchment Management Authority & Department of Natural Resources and Environment, 2000)	C24 Pt1 - Clause 42.02s1
<i>West Sale Aerodrome Public Management Agreement</i> (June 2003)	C109wellPt1 - Clause 37.01s1
<i>West Sale Airport Master Plan Update</i> (Wellington Shire Council, 2017)	C98 - Clause 37.01s1
<i>West Sale and Wurruk Industrial Land Supply Strategy</i> (Urban Enterprise, 2018)	C103 - Clause 43.04s12
<i>Wellington Shire Rural Zones Review, Volume 1 and 2</i> (Maunsell Australia, 2009)	C109wellPt1 - Clause 2.03-4
<i>Woodside Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines</i> (March 2007)	C50 Pt2 - Clause 43.02s16

## SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

## 1.0 Background documents

04/05/2023 - / - / - -  
G409wellPt1 Proposed C120well

Name of background document	Amendment number - clause reference
<i>Assessment of Agricultural Quality of Land in Gippsland</i> (Swan and Volume, 1984)	C109wellPt1
<i>Austrroads Guidelines: Guide to Traffic Management Part 12: Traffic Impacts of Development, 'Safe System' philosophy and 'Smart Roads' plans</i>	C84 - Clause 43.04s9
<i>City of Sale Heritage Study</i> (Context Pty Ltd, 1994)	C109wellPt1 - Clause 02.03 Clause 15.03-1L Clause 43.01
<i>Golden Beach/Paradise Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines</i> (March 2007)	C50 Pt1 Clause 43.02s13
<i>Guidelines for the Assessment of Heritage Planning Applications – Port Albert and District</i> (Napier, 2002)	C109wellPt1 - Clause 2.03 Clause 15.03-L Clause 43.01
<i>Guidelines for Transport Impact Assessment Reports for Major Use and Development Proposals</i>	C84 - Clause 43.04s9
<i>Healthy by Design: A planners' guide to environments for active living</i> (National Heart Foundation of Australia, 2004)	C38 - Clause 32.07s1 Clause 37.01s4 Clause 37.01s5 Clause 43.04s1 Clause 43.04s2 Clause 43.04s3 Clause 43.04s4 Clause 43.04s5 Clause 43.04s6 Clause 43.04s7 Clause 43.04s8 Clause 43.04s9 Clause 43.04s10 Clause 43.04s11
<i>Heyfield Low Density Residential Land Supply Study</i> (Urban Enterprise, 2017)	C109wellPt1
<i>Heyfield Structure Plan, December 2011, including update; Strategic Justification Firebrace Road</i> (Meinhardt, 2013)	C109wellPt1
<i>The Honeysuckles Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines</i> (March 2007)	C50 Pt1 - Clause 43.02s14
<i>Infrastructure Design Manual</i> -(Local Government Infrastructure Design Association, 2019)	GC112 - Clause 19.03-2L Clause 43.04s8 Clause 43.04s9 Clause 43.04s10 Clause 43.04s11

WELLINGTON PLANNING SCHEME

Name of background document	Amendment number - clause reference
<i>Loch Sport Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines</i> (March 2007)	C50 Pt2 - Clause 43.02s20
<i>Longford Development Plan</i> (Mesh, 2015)	C109wellPt1 - Clause 43.04s10
<u><i>Maffra Structure Plan</i> (Mesh, 2022)</u>	<u>C120well - Clause 11.01-1L</u>
<i>Manns Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines</i> (March 2007)	C50 Pt2 - Clause 43.02s18
<i>McLoughlins Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines</i> (March 2007)	C50 Pt2 - Clause 43.02s17
<i>North Sale Development Plan</i> (Mesh, 2018)	C109wellPt1
<i>Port Albert and Palmerston Urban Design Guidelines</i> (2007)	C29 -Clause 43.02s9
<i>Port Albert Conservation Study</i> (Graeme Butler, 1982)	C109wellPt1 - Clause 2.03 Clause 15.03-1L Clause 43.01
<i>Port Albert Masterplan</i> (Chris Dance Land Design Pty Ltd, 2002)	C109wellPt1
<i>Public open space plan 2014-2024</i> (Wellington Shire Council, 2014)	C109wellPt1 - Clause 19.02-6L
<i>Revegetation Planting Standards</i> (Department of Sustainability)	C58 - Clause 43.04s4
<i>Robertsons Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines</i> (March 2007)	C50 Pt2 - Clause 43.02s19
<i>Rosedale Structure Plan</i> (SMEC 2012)	C109wellPt1
<i>Sale Industrial Land and Retail Assessment</i> (Essential Economics Pty Ltd, April 2006)	C35 Pt2 - Clause 43.04s3
<i>Sale CBD Precinct Plan</i> (David Lock Associates, 2010)	C109wellPt1
<i>Sale, Wurruk and Longford Structure Plan, 2010 and updates; Relocation of Sale Greyhound Racing Club Strategic Justification</i> (NBA Group, 2014)	C67 - Clause 32.07s1 Clause 43.04s7 Clause 43.04s7
<i>Strategic Assessment of Options for the Provision of Additional Industrial, Bulky Goods Retailing and CBD Retailing Land in Sale report</i> (Coomes Consulting Group, October 2007)	C35 Pt2 - Clause 43.04s3
<i>Stratford Townscape Study</i> (Green and Dale Associates, 1993)	C109wellPt1 - Clause 2.03 Clause 15.03-L Clause 43.01
<i>Seaspray Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines</i> (March 2007)	C50 Pt2 - Clause 43.02s15
<i>Siting and Design Guidelines for Structures on the Victorian Coast</i> (Victorian Coastal Council, 1998)	C109wellPt1 - Clause 42.03s1

**WELLINGTON PLANNING SCHEME**

Name of background document	Amendment number - clause reference
<i>State Overview Report, Coastal Spaces Landscape Assessment Study</i> (Planisphere, 2006)	C71 - Clause 42.03s1
<i>The City of Sale Restoration and Conservation Guidelines</i> (Wilson Sayer Pty Ltd, 1983)	C109wellPt1 - Clause 2.03 Clause 15.03-L Clause 43.01
<i>Victoria's Native Vegetation Management – A Framework for Action</i> (Department of Natural Resources and Environment, 2002)	C32 - Clause 42.03s1
<i>Wellington Coast Subdivision Strategy: The Honeysuckles to Paradise Beach</i> (GHD, 2007)	C109wellPt1 - Clause 12.02-1L
<i>Wellington Heritage Study: Stage 1</i> (Context Pty Ltd, 2005)	C109wellPt1 - Clause 2.03 Clause 15.03-1L Clause 43.01
<i>Wellington Open Space Strategy</i>	C86 - Clause 43.04s8
<i>Wellington Shire Stage 2 Heritage Study</i> (amended August 2017) (Heritage Intelligence & Briggs, 2016)	C109wellPt1 - Clause 2.03 Clause 15.03-1L Clause 43.01
<i>Wellington Shire Walking and Cycling Strategic Plan 2012-16</i>	C82 - Clause 43.04s6
<i>West Gippsland Native Vegetation Plan</i> (West Gippsland Catchment Management Authority & Department of Natural Resources and Environment, 2000)	C24 Pt1 - Clause 42.02s1
<i>West Sale Aerodrome Public Management Agreement</i> (June 2003)	C109wellPt1 - Clause 37.01s1
<i>West Sale Airport Master Plan Update</i> (Wellington Shire Council, 2017)	C98 - Clause 37.01s1
<i>West Sale and Wurruk Industrial Land Supply Strategy</i> (Urban Enterprise, 2018)	C103 - Clause 43.04s12
<i>Wellington Shire Rural Zones Review, Volume 1 and 2</i> (Maunsell Australia, 2009)	C109wellPt1 - Clause 2.03-4
<i>Woodside Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines</i> (March 2007)	C50 Pt2 - Clause 43.02s16

## SCHEDULE TO CLAUSE 74.02 FURTHER STRATEGIC WORK

### 1.0

#### Further strategic work

- Implement recommendations from the *Maffra Structure Plan (Mesh 2022)* including:
  - Review and update zones and overlays once a development contributions mechanism has been prepared or an infrastructure funding agreement has been reached for the Northern Growth Precinct and the South-Eastern Growth Precinct, in accordance with the proposed planning controls plan shown in Figure 27 and 28 of *Part 4 - Next Steps and Implementation of the Maffra Structure Plan (Mesh 2022)*.
  - Prepare a high-level strategic Servicing Strategy for the Residential Growth Areas in consultation with Gippsland Water, Southern Rural Water and other service authorities based on the identified growth areas of the *Maffra Structure Plan (Mesh 2022)*.
  - Review and update zones and overlays for the Town Centre, Employment and Industrial Precincts, in accordance with the proposed zoning and overlay plan shown in *Figure 27 and Figure 28 Part 4 - Next Steps and Implementation of the Maffra Structure Plan (Mesh 2022)*.
  - Extend the Design and Development Overlay Schedule 1 (DDO1) to future employment and industrial growth areas as identified in the Maffra Strategy Map within *Figure 28 Part 4 - Next Steps and Implementation of the Maffra Structure Plan (Mesh 2022)*.
  - Prepare an Urban Design Framework for the Town Centre Precinct in accordance with *Figure 18 of the Maffra Structure Plan (2022)* and investigate its implementation via a Design and Development Overlay (DDO) or other appropriate planning mechanism. Review Local Planning Policy of the *Wellington Planning Scheme* to:
    - Investigate implementing new sustainability objectives and strategies relating to Environmentally Sustainable Design (ESD).
    - Investigate implementing the *Sustainable Subdivisions Framework* to mitigate the impacts of climate change and ensure the delivery of sustainable developments.
  - Investigate the application of the Buffer Area Overlay (BAO) as a means of ensuring safe and appropriate land use and development in areas where there is potential for off-site impacts on human health or safety, or significant off-site impacts on amenity, from industry, warehouse, infrastructure or other uses.

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Proposed C120well

## **SCHEDULE 1 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO1**.

### **DEVELOPMENT PLAN AREAS**

#### **1.0 Objectives**

--/--/---  
Proposed C120well

To create integrated and coordinated developments that achieve high-quality land use outcomes.

#### **2.0 Requirement before a permit is granted**

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Proposed C120well

A permit may be granted to use or subdivide land, construct a building or construct or carry out works prior to the approval of a development plan so long as the granting of a permit does not prejudice the future, orderly use and development of the area affected by the Development Plan Overlay, to the satisfaction of the responsible authority.

#### **3.0 Conditions and requirements for permits**

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Proposed C120well

None specified.

#### **4.0 Requirements for development plan**

--/--/---  
Proposed C120well

A development plan must include the following requirements:

- A site analysis plan.
- Overall plan of subdivision which shows proposed lot layout and sizing, street networks, walking and cycling networks and public open space areas, as appropriate.
- Open space plan / landscape plan, which details open space improvements and landscaping, as appropriate.
- Flora and Fauna Assessment.
- Cultural Heritage Assessment (if the land is within an area of Cultural Heritage Sensitivity).
- Drainage Impact Assessment.
- Traffic Impact Assessment.
- Identification of infrastructure requirements, including timing and funding mechanisms.
- Management plan, indicating the proposed staging of the development, as appropriate.
- Bushfire assessment and management plan (if the land is within a Bushfire Management Overlay or Bushfire Prone Area), excluding land within the Maffra Settlement Boundary (only) as per the below.
- For land within the Maffra Settlement Boundary (only) as per the Maffra Strategy Map in Clause 11.01-1L Maffra:
  - For land within a Bushfire prone area:
    - The development plan must be derived from a bushfire hazard site assessment that assesses bushfire hazards in accordance with AS3959-2018 Construction of buildings in Bushfire prone areas (Standards Australia) and which demonstrates that bushfire requirements will be achieved in completed development
    - New buildings must be set back from bushfire hazards to ensure that the radiant heat exposure is no more than 12.5 kilowatts per square metre and a minimum construction standard of BAL 12.5 can be achieved in accordance with AS3959-2018 Construction of buildings in bushfire prone areas (Standards Australia, 2018). *Note: The setback required equates to Column A, Table 2 in Clause 53.02 Bushfire Planning.*

## WELLINGTON PLANNING SCHEME

- Vegetation in the required setback must be managed as defensible space in accordance with the vegetation standards set out in Clause 53.02 Bushfire Planning. All land in lots larger than 1,200sq.m must also be managed in accordance with the vegetation standards set out in Clause 53.02 Bushfire Planning.
- A movement network that enables people living close to the hazard interface to move away to places of relative safety by:
  - Ensuring the spacing of roads leading away from the hazard are no more than 120 metres apart (on average).
  - Providing multiple roads. At least two different roads leading away from the hazard edge should be available to each lot.
  - Effectively connecting roads to the broader road network within the settlement.
  - Ensuring travel to and from a location is not alongside a bushfire hazard and providing multiple access and egress routes within developed areas to minimise the use of perimeter roads in the event of a bushfire.
- Subdivision layout and design considers Design Guidelines: Settlement Planning at the Bushfire Interface (DELWP 2020).

Any of the abovementioned components of the development plan can be varied at the discretion of the responsible authority.

A development plan can be undertaken in stages, to the satisfaction of the responsible authority.

The development plan should be developed with an appropriate level of community participation, as determined by the responsible authority.

The approved development plan may be amended to the satisfaction of the responsible authority.

~~04/05/2023~~ ~~Proposed C120well~~ **SCHEDULE 1 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

~~G409well~~

Shown on the planning scheme map as DPO1.

~~RESIDENTIAL~~ **DEVELOPMENT PLAN AREAS**

**1.0 Objectives**

~~25/07/2019~~ ~~Proposed C120well~~

~~G406well~~ ~~None specified~~ To create integrated and coordinated developments that achieve high-quality land use outcomes.

**2.0 Requirement before a permit is granted**

~~25/07/2019~~ ~~Proposed C120well~~

~~G406well~~ A permit may be granted to use or subdivide land, construct a building or construct or carry out works ~~before~~ prior to the approval of a development plan ~~has been prepared~~ so long as the granting of a permit does not prejudice the future, orderly use and development of the area affected by the Development Plan Overlay, to the satisfaction of the responsible authority.

- ~~■ 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**

~~25/07/2019~~ ~~Proposed C120well~~

~~G406well~~ ~~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, and roads.~~
- ~~■ The potential for future re-subdivision.~~
- ~~■ The relationship of 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 of the development of the land.~~
- ~~■ The consistency of the proposed development with the approved development plan.~~

~~None specified.~~

**4.0 Requirements for development plan**

~~25/07/2019~~ ~~Proposed C120well~~

~~G406well~~ A development plan must include the following requirements:

~~Land use and Subdivision~~

- ~~■ The proposed boundaries of the development area, and provide justification for those boundaries.~~
- ~~■ The overall subdivision of the area, including where possible, the proposed subdivision lot layout.~~
- ~~■ The overall pattern of development of the area, including any proposed future zoning shown on relevant strategy plan within clauses 21.05 – 21.12.~~
- ~~■ The proposed use and development of each part of the area.~~
- ~~■ Street networks that provide direct, safe and convenient pedestrian and cycle access and where appropriate, support the use and operation of public transport.~~

- An accessible and integrated network of walking and cycling routes for safe and convenient travel to other adjoining communities (including existing and future areas included within the DPO), local destinations, open spaces and points of interest.
- The provision of any commercial facilities and the extent to which these can be located with other community or social facilities to create lively, clustered and more walkable neighbourhood destinations and centres of social and commercial activity.

### **Infrastructure Services**

- The provision of an integrated drainage scheme for the area.
- 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 crossing or safe refuges.
  - Cycle lanes.
- 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.
- The identification and where appropriate, provision of public transport stops within easy walking distance to residential dwellings and key industrial and commercial areas.

### **Community Facilities**

- The provision of any community facilities, including schools, pre-schools, infant welfare centres and elderly citizen centres.
- The provision of informal opportunities for community gathering and social interaction particularly where this encourages incidental physical activity. For example:
  - Provide public seating arranged so that interaction is facilitated, these should be provided at regular intervals along paths of travel.
  - Provide shading for seating and picnic areas.
  - Provide trees for shading and aesthetics along pathways and places where people may gather.
  - Locate paths away from potential hiding places and entrapment spots.
  - Achieve clear and safe connection through signage, landscaping, lighting and edge treatment.
- The provision of public toilets where required in accordance with Council policies.

### **Open Space Network and General Amenity**

- A site analysis plan.
  - The location of public open space and:
    - The extent to which each proposed dwelling in the area will have easy and walkable access to open space (preferably within 500m walking distance).
    - The use of the space can be determined or facilitated through the provision of any specific facilities or localities or services (e.g. playground, seating).
    - The degree of natural surveillance that is created by proposed or existing development to provide a sense of safety and security as well as integration with the surrounding neighbourhood. For example:

- ~~property and fence lines should be clear and barrier free to enable Continuous Accessible Paths of Travel.~~
- ~~shade structures should not obstruct access.~~
- ~~encourage active frontages and use buildings to frame public places.~~

Overall plan of subdivision which shows proposed lot layout and sizing, street networks, walking and cycling networks and public open space areas, as appropriate.

- ~~Open space plan / landscape plan, which details open space improvements and landscaping, as appropriate.~~
- ~~Flora and Fauna Assessment.~~
- ~~Cultural Heritage Assessment (if the land is within an area of Cultural Heritage Sensitivity).~~
- ~~Drainage Impact Assessment.~~
- ~~Traffic Impact Assessment.~~
- ~~The public open space is integrated into, and accessible via, clearly defined local network pathways for pedestrian and /or cyclist.~~
- ~~Identification of infrastructure requirements, including timing and funding mechanisms.~~
- ~~Management plan, indicating the proposed staging of the development, as appropriate.~~
- ~~Bushfire assessment and management plan (if the land is within a Bushfire Management Overlay or Bushfire Prone Area), excluding land within the Maffra Settlement Boundary (only) as per the below.~~
- ~~For land within the Maffra Settlement Boundary (only) as per the Maffra Strategy Map in Clause 11.01-1L Maffra:~~
  - ~~An overall scheme for landscape planting and the preservation of stands of existing indigenous vegetation and individual trees wherever possible.~~
  - ~~For land within a Bushfire prone area:~~
    - ~~The development plan must be derived from a bushfire hazard site assessment that assesses bushfire hazards in accordance with AS3959-2018 Construction of buildings in Bushfire prone areas (Standards Australia) and which demonstrates that bushfire requirements will be achieved in completed development~~
    - ~~New buildings must be set back from bushfire hazards to ensure that the radiant heat exposure is no more than 12.5 kilowatts per square metre and a minimum construction standard of BAL 12.5 can be achieved in accordance with AS3959-2018 Construction of buildings in bushfire prone areas (Standards Australia, 2018). *Note: The setback required equates to Column A, Table 2 in Clause 53.02 Bushfire Planning.*~~
    - ~~Vegetation in the required setback must be managed as defendable space in accordance with the vegetation standards set out in Clause 53.02 Bushfire Planning. All land in lots larger than 1,200sq.m must also be managed in accordance with the vegetation standards set out in Clause 53.02 Bushfire Planning.~~
    - ~~A movement network that enables people living close to the hazard interface to move away to places of relative safety by:~~
      - ~~Ensuring the spacing of roads leading away from the hazard are no more than 120 metres apart (on average).~~
      - ~~Providing multiple roads. At least two different roads leading away from the hazard edge should be available to each lot.~~

- Effectively connecting roads to the broader road network within the settlement.
- Ensuring travel to and from a location is not alongside a bushfire hazard and providing multiple access and egress routes within developed areas to minimise the use of perimeter roads in the event of a bushfire.
- Subdivision layout and design considers Design Guidelines: Settlement Planning at the Bushfire Interface (DELWP 2020).

~~Process and Outcomes~~ Any of the abovementioned components of the development plan can be varied at the discretion of the responsible authority.

A development plan can be undertaken in stages, to the satisfaction of the responsible authority.

The development plan should be developed with an appropriate level of community participation, as determined by the responsible authority.

~~A management plan must be submitted as part of the development plan, indicating the proposed staging of the development.~~

## 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 information:~~ The approved development plan may be amended to the satisfaction of the responsible authority.

- ~~SEPA principles of healthy urban design—refer to the background document *Healthy by Design: A planners' guide to environments for active living* (National Heart Foundation of Australia, 2004).~~
- ~~Resecode (Clause 56)—Resecode only applies to residential zones, the Mixed Use Zone and the Township Zone.~~
- ~~Any open space requirements outlined in Clause 53.01.~~

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Proposed C120well

## SCHEDULE 2 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ2**.

### MAFFRA RESIDENTIAL AREA

#### 1.0 Neighbourhood character objectives

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Proposed C120well

Supports new and infill residential development and subdivision that responds sympathetically to the neighbourhood character by adopting features and characteristics of Maffra as a vibrant and growing township with a 'small country town feel', including wide verges, provision of space for canopy tree planting and increased building setbacks.

Direct higher density development towards locations which are close to essential services.

Encourage active frontages to the Boisdale Street "Green Spine" and open spaces.

#### 2.0 Construction or extension of a dwelling or residential building - minimum garden area requirement

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Proposed C120well

**Is the construction or extension of a dwelling or residential building exempt from the minimum garden area requirement?**

No

#### 3.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot

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Proposed C120well

**Is a permit required to construct or extend one dwelling on a lot of between 300 and 500 square metres?**

No

**Is a permit required to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot of between 300 and 500 square metres?**

No

#### 4.0 Requirements of Clause 54 and Clause 55

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Proposed C120well

	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

#### 5.0 Maximum building height requirement for a dwelling or residential building

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Proposed C120well

None specified.

**6.0 Application requirements**

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Proposed C120well

None specified.

**7.0 Decision guidelines**

--/--  
Proposed C120well

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 or infill residential subdivision or development contributes to the preferred character of the area and integrates with the surrounding development.
- Whether the proposal utilises the existing residential areas by providing for infill subdivision and development which achieves higher density outcomes in locations close to recreation, commercial and other essential services.
- Whether the proposed buildings or works retain existing canopy trees, create new opportunities for landscaping and canopy tree planting, and encourage active street frontages.