



WELLINGTON
SHIRE COUNCIL
The Heart of Gippsland

Council Meeting Agenda

Meeting to be held at

Council Chambers - Wellington Centre

Foster Street, Sale

Tuesday 21 April 2020, commencing at 6pm

**or join Wellington on the Web:
www.wellington.vic.gov.au**

ORDINARY MEETING OF COUNCIL – 21 APRIL 2020
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Council Meeting Information

Members of the Public Gallery should note that the Council records and publishes Council meetings via YouTube to enhance the accessibility of Council meetings to the broader Wellington community. These recordings are also archived and may be published on Council's Website for viewing by the public or used for publicity or information purposes. At the appropriate times during the meeting, members of the gallery may address the Council at which time their image, comments or submissions will be recorded.

Members of the public who are not in attendance at the Council meeting but who wish to communicate with the Council via the webcasting chat room should lodge their questions or comments early in the meeting to ensure that their submissions can be dealt with at the end of the meeting.

Please could gallery visitors and Councillors ensure that mobile phones and other electronic devices are turned off or in silent mode for the duration of the meeting.



A - PROCEDURAL



STATEMENT OF ACKNOWLEDGEMENT

***“We acknowledge the traditional custodians
of this land the Gunaikurnai people,
and pay respects to their elders past and present.”***



PRAYER

***“Almighty God, we ask your blessing upon the Wellington
Shire Council, its Councillors, officers, staff and their families.***

***We pray for your guidance in our decisions so that the
true good of the Wellington Shire Council may result to
the benefit of all residents and community groups.”***

Amen



A - PROCEDURAL

A4 CONFIRMATION OF MINUTES OF PREVIOUS COUNCIL MEETING/S

ITEM A4

ADOPTION OF MINUTES OF PREVIOUS MEETING/S

ACTION OFFICER:

GENERAL MANAGER CORPORATE SERVICES

DATE:

21 APRIL 2020

OBJECTIVE

To adopt the minutes of the Ordinary Council Meeting of 7 April 2020.

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY

RECOMMENDATION

That Council adopt the minutes and resolutions of the Ordinary Council Meeting of 7 April 2020.

CONFLICT OF INTEREST

No staff and/or contractors involved in the compilation of this report have declared a Conflict of Interest.



A - PROCEDURAL

A5 BUSINESS ARISING FROM PREVIOUS MEETING/S



A - PROCEDURAL

A6 ACCEPTANCE OF LATE ITEMS



A - PROCEDURAL

A7 NOTICE/S OF MOTION



A - PROCEDURAL

A8 RECEIVING OF PETITIONS OR JOINT LETTERS

ITEM A8(1)

OUTSTANDING PETITIONS

ACTION OFFICER

GOVERNANCE

DATE:

21 APRIL 2020

ITEM	FROM MEETING	COMMENTS	ACTION BY
Nil			



A - PROCEDURAL

A9 INVITED ADDRESSES, PRESENTATIONS OR ACKNOWLEDGEMENTS



A - PROCEDURAL

A10 QUESTIONS ON NOTICE



A - PROCEDURAL

A11 MAYOR AND COUNCILLOR ACTIVITY REPORT

ITEM A11(1)**MAYOR AND COUNCILLOR ACTIVITY REPORT**

ACTION OFFICER:

COUNCILLOR ALAN HALL

DATE:

21 APRIL 2020

RECOMMENDATION***That the Mayor and Councillor Activity Report be noted.***

7 March	Sale Music Festival, Sale Botanical Gardens	Mayor Hall attended
	CarbonNet Community Information Session, Golden Beach	Mayor Hall attended
8 March	Rosedale Australia Day Citizenship Awards, Rosedale	Mayor Hall attended
10 March	Council Community Conversation tour, Dargo	Mayor Hall, Cr Hole, Cr Ripper and Cr Stephens attended
12 March	Sydney Uni re Solar Power for Heyfield, Heyfield	Cr Hole attended
13 March	Municipal Association of Victoria (MAV) Emergency Management Committee Meeting, Melbourne	Cr Hole attended
14 March	Rosedale RSL Re-Dedication Service, Rosedale	Mayor Hall, Cr McCubbin and Cr Hole attended
19 March	National Timber Councils National Teleconference	Cr Hole attended
20 March	Gippsland Local Government Network (GLGN) teleconference	Mayor Hall attended
21 March	Sale RSL & Community Subbranch Annual Members Dinner, Sale	Cr Rossetti attended
27 March	Gippsland Local Government Network (GLGN) teleconference with Minister Pulford.	Mayor Hall attended
3 April	Municipal Association of Victoria (MAV) Board Meeting, via teleconference	Cr Hole attended



B –REPORT

DELEGATES



C1 - REPORT

CHIEF EXECUTIVE OFFICER

ITEM C1.1**CHIEF EXECUTIVE OFFICER'S REPORT**

DIVISION: CHIEF EXECUTIVE OFFICER

ACTION OFFICER: CHIEF EXECUTIVE OFFICER

DATE: 21 APRIL 2020

IMPACTS									
Financial	Communication	Legislative	Council Policy	Council Plan	Resources & Staff	Community	Environmental	Engagement	Risk Management
		✓		✓					

RECOMMENDATION***That the Chief Executive Officer's Report be received.***

- 19 March Joined in a Municipal Association of Victoria (MAV) teleconference, the key topic of discussion being the COVID-19 pandemic.
- 20 March Joined in a Gippsland Local Government Network (GLGN) CEO discussion via teleconference.
- 30 March Teleconference - Gippsland Regional Plan consultation with Aerium and representatives from C4G, RDA and RP. Following this, presentation on the GLGN work undertaken around the One Gippsland brand/advocacy model.
- 31 March Met with RAAF and Paul Johnson, Manager Business Development, to discuss Terms of Reference, via Skype.
- 1 April Met with DJPR regarding Gippsland Regional Plan Refresh via Skype.
- 3 April Teleconference with Kerryn Ellis, CEO South Gippsland Shire Council to provide an overview on Shared Services.
- 3 April Teleconference with Monique Dawson, VicForests.
- 7 April Teleconference with RAAF - Wing Commander James Allan and New Base Commander Group Captain Nigel Ward. Mayor also in attendance.
- 8 April LGV CEO Forum to discuss COVID-19 via teleconference.
- 9 April Met with Executive from Gippsland Water.
- 16 April Meeting with Nicola Pero, new CEO of Food & Fibre Gippsland and members of Business Development team to discuss opportunities.
- 16 April Meeting with the Hon. Jane Garrett, Member for Eastern Victoria, to discuss bushfire recovery, tourism, pandemic and key projects. Mayor also in attendance.
- 17 April Attending RCV Committee Meeting via Skype.

ITEM C1.2**MARCH 2020 COUNCIL PERFORMANCE REPORT**

DIVISION: CHIEF EXECUTIVE OFFICER

ACTION OFFICER: CHIEF EXECUTIVE OFFICER

DATE: 21 APRIL 2020

IMPACTS									
Financial	Communication	Legislative	Council Policy	Council Plan	Resources & Staff	Community	Environmental	Engagement	Risk Management
✓	✓	✓	✓	✓					

PURPOSE

For Council to receive and note the March 2020 Council Performance Report.

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY**RECOMMENDATION**

That Council receive and note the March 2020 Council Performance Report as attached.

BACKGROUND

The March 2020 Council Performance Report comprises key highlights towards achievement of the 2017-21 Council Plan, progress in relation to Major Initiatives and Initiatives as identified in the 2019/20 Budget together with an overview of Council finances including an Income Statement, a Balance Sheet with commentary regarding any major variances, information on cash balances, the level of rates outstanding and a progress update on Council's Capital Works program.

Section 138(1) of the *Local Government Act 1989* requires that at least every three months, the Chief Executive Officer must ensure that a statement comparing budgeted revenue and expenditure for the financial year with the actual revenue and expenditure to date is presented to Council at a Council meeting which is open to the public.

OPTIONS

Following consideration of the attached March 2020 Performance Report, Council can resolve to either:

1. Receive and note the March 2020 Council Performance Report; or
2. Not receive and note the March 2020 Council Performance Report and seek further information for consideration at a later Council meeting.

PROPOSAL

That Council receive and note the attached March 2020 Council Performance Report.

CONFLICT OF INTEREST

No Staff and/or Contractors involved in the compilation of this report have declared a Conflict of Interest.

FINANCIAL IMPACT

Provision of a monthly financial report to the community facilitates accountability and transparency and ensures that Council and management are able to make informed decisions in a timely manner.

COMMUNICATION IMPACT

The Council Plan communicates Council's strategic direction to the community. The Council Plan can also be used by Council to communicate its vision and direction to other tiers of government, organisations, government agencies and funding bodies.

LEGISLATIVE IMPACT

There is no legislative requirement for provision of a monthly Council Performance report however, Council has determined that in the interests of accountability and transparency, this report will be provided to the community.

COUNCIL POLICY IMPACT

The March 2020 Council Performance Report has been prepared in the context of existing Council policies.

COUNCIL PLAN IMPACT

The Council Plan 2017-21 Theme 6 Organisational states the following strategic objective and related strategy:

Strategic Objective 6.2: *"Community engagement and customer service excellence is central to Council's decision making process."*

Strategy 6.2.2: *"Actively engage with both internal and external stakeholders to appropriately inform about council business."*

The Council Plan 2017-21 Theme 6 Organisational states the following strategic objective and related strategy:

Strategic Objective 6.3: *"Maintain a well governed, transparent, high performing, ethical and accountable organisation."*

Strategy 6.3.3: *"Ensure sound governance processes that result in responsive, ethical, transparent and accountable decision making."*

This report supports the above Council Plan strategic objectives and strategies.

MARCH 2020 PERFORMANCE REPORT

MARCH 2020 COUNCIL PLAN HIGHLIGHTS

Garden for Life officially opens

The official opening of the Garden for Life at the Sale Botanic Gardens was on 2 March 2020. The garden has already been explored and well-used by locals and visitors, with children especially enjoying the water play space on warm days. This project was supported by the John Leslie Foundation with \$200,000 and the Latrobe Valley Authority with \$130,000.

Worm farms for CGHS

Council's Sustainability Education Officer has been working with CGHS's Health Promotion Officer to find sustainable alternatives to dispose of food waste from the Sale hospital and nursing home. Two large compost/worm farms have been established at Wilson Lodge, with a plan to increase that as the trial continues. Local gardening identity Morris Holmes, who is also a resident of the Wilson Lodge nursing home, has been instrumental in working with Council to establish and maintain the worm farms.

Sustainability Strategy

The Sustainability Strategy has been finalised and our Summer edition of EcoNews has also been released.

Popular Sled Program

Council's Sustainable Living Education (Sled) Program had 28 sessions with 1100 participants so far this year. It featured in three newspaper articles, a radio slot and on WIN news regarding Parks Week, Worm farm at Wilson Lodge.

Community facilities projects updates

- **Cameron Sporting Complex Stadium Redevelopment project:** Construction is progressing according to the schedule.
- **Sale Tennis Club Redevelopment project:** Stage 1 (five courts) is complete and courts were handed over to the club to test with light play and maintain. Council is working through a plan for testing the success of Stage 1 courts with Sport & Recreation Victoria, Tennis Victoria and the Sale Tennis Club. Fencing and lighting for Stage 2 works are currently in progress. Stage 2 works will commence in May.
- **Stratford Recreation Reserve Changeroom Redevelopment project:** Construction tender is advertised, closing 1 April 2020.
- **Stephenson Park Changeroom Redevelopment project:** Consultation is being finalised with clubs regarding alterations to social provision. Delivery timing variation to funding bodies is currently being prepared.
- **Pine Lodge Tennis Courts Reconstruction project:** Construction is progressing well and nearing completion.
- **Sale Oval Facility Works:** Design and documentation tender was awarded and works commenced.

Other capital project updates

- **Maffra Streetscape project:** Progressing well with asphalt sealing now complete on the southern service lane. Works are now moving to the northern service lane.
- **Sale Outdoor Pool plant room project:** Works are progressing well with building works nearing completion. Treatment plant works will now commence, and the old plant room will be demolished in early April.
- **Annual sprayed sealing program:** Program for 2020 has been completed.

Funding for roundabout

Funding application for \$1.07M to build a roundabout at Macarthur and Market Streets, Sale has been successful. Funding is being granted under the State Government's Safe Travel in Local Streets program.

'First Friday' event

The Gallery got off to a strong start in March with the 'First Friday' event on Friday 6 March 2020 celebrating International Women's Day with a panel of six contemporary Gippsland women artists and representatives of Gippsland Women's Health. This was an engaging and often moving event, with the artists sharing stories of hardship and triumph.

'Slow Art Sunday'

The 'Slow Art Sunday' event on Sunday 8 March 2020 with the Very Reverend Susanna Pain proved popular.

Artist Talk

Current feature artist Peter Cole provided an Artist Talk on Saturday 14 March 2020, with morning tea provided by the Friends of the Gallery. This was a popular event attracting over 30 visitors.

Art Aid Gippsland

'Art Aid Gippsland', held on Sunday 15 March 2020, raised \$161,300 for the Gippsland Emergency Relief Fund, with the assistance of guest auctioneers Guy Cairnduff, Leo O'Brien and Cr Darren McCubbin. Around 50 people attended the live auction at The Wedge, supported by over 300 online bidders who together placed over 3,500 bids on 806 donated artworks.

Community Managed Facilities Strategy

The Community Managed Facilities Strategy reached a significant milestone with the draft being endorsed by Council to go out for community consultation at its meeting on 17 March 2020. A survey was sent to Focus Group participants, initial survey respondents and Committees more broadly requesting feedback. Online Q&A sessions to be planned for April.

Funding agreement for the theatre

Stratford Courthouse Theatre funding agreement prepared and sent to the committee for signature. The agreement outlines Council's support for the next two and a half years subject to Council acceptance of proposed business operating model.

Community facilities shutdown

COVID-19 communication sent to Committees advising the requirement to shut down all community facilities. Committees are responding well and taking the necessary actions.

Infrastructure Planning

Sporting Infrastructure Plan is nearing completion with the consultant progressing development of the 'Facility Management Plan' templates.

Community Infrastructure Plan is underway. Community Facility Mapping is complete. Discussions underway on how the community engagement can be conducted with the COVID-19 restrictions in place.

COVID19 pandemic response

Emergency management team established local, multi-agency response to the COVID-19 pandemic in late March, including new specialised Manager Emergency and Pandemic position until the end of December.

Community grants

Ten Quick Response Grants awarded in March totalling \$18,155 in funding.

Communicating with people who have communication difficulties

Wellington Shire Council-developed training package entitled "Communicating with people who have communication difficulties" has been launched and taken up by many partner agencies who deal with people in difficult situations. VicSES is considering this training state-wide for staff and volunteers who work in emergency settings.

Aqua Energy/ GRSC closure

Aqua Energy and Gippsland Regional Sporting Complex have been fully closed to the public since Monday 23 March 2020 as directed by Victorian Government. Major sporting association decisions resulted in cessation of all training and competition at Gippsland Regional Sporting Complex by Sale Amateur Basketball Association, Sale Netball Association and Wellington Hockey. Leisure Leadership team have spent the remainder of the month preparing the facilities for extended closure, cleaning, disinfecting and arranging for maintenance and cyclic cleaning programs to be brought forward.

Changes to library operation

Wellington Libraries closed to public access and onsite programming from Tuesday 24 March 2020 as directed by Victorian Government. Staff are planning for altered online operations during shutdown and future reopening with home delivery services established. More than ever, patrons are turning to online services for their needs and are being met by new library digital resources and service delivery methods, Online loans are up approximately 8-10% on the previous month, just one week into closure period.

Little Shop of Horrors

From 6 - 8 March 2020, 436 people attended Maffra Dramatic Society's Little Shop of Horrors. The show came to The Wedge after performing at Maffra Memorial Hall and the local cast and crew are to be congratulated on a job well done.

Cancellation of shows

From 17 March 2020 shows started to be cancelled or postponed due to state government directed mass gathering bans to curb the spread of COVID-19 and staff have been busier than usual contacting all patrons and offering them very welcomed refunds or exchanges in this financially challenging time. Work is underway for altered programming during shutdown period as a result.

"Find Your Active" online program

All community events cancelled due to state government restrictions on mass gatherings. Examples include 'This Girl Can' project which was to be officially opened during March with a "colour run" at Gippsland Regional Sporting Complex with more than 250 registered participants. Alternative "Find Your Active" online program being developed to replace this type of event and encourage online community participation, healthy activity and social connection.

Community Collaborations project

The Community Collaborations project which works with communities to develop their project ideas has three current applications, all of which can continue to be progressed via online means during COVID-19 restrictions. Of the three applications, two were referred to funding programs in a positive step forward for the project proponents.

Relationships Australia Victoria to deliver new headspace service in Sale

Announcement was made that Relationships Australia Victoria have the outreach contract for Headspace in Wellington, an extraordinary win for young people of the shire and a credit to local politicians, Wellington Youth Council and young people who advocated strongly for mental health services in Wellington.

Wellington Youth Art Prize

The Wellington Youth Art Prize 2020 received 42 entries. An altered exhibition, taking advantage of online opportunities during the COVID-19 pandemic will be launched. Online tours and promotion of entrants being arranged. Winners will be announced in a community event upon physical reopening of the Gippsland Art Gallery.

Online Tenders

Work has begun on implementation of an online tendering system for Wellington Shire Council. We are working with E-Procure on creation of pro-forma documentation and training. The plan is for Assets & Projects tenders to use the new tendering system first before rolling out across council.

New Intranet launched

A successful implementation of the new corporate intranet has been completed. The new intranet offers an improved internal communications platform, greater accessibility to information for staff and improved mobility and resource sharing that will enable our staff to be more informed and work more efficiently.

Business support

Business Development have prepared a business support package in response to COVID-19 which will be presented to Council on 7 April 2020.

Surplus council land

- Golden Beach -The sale of surplus land in Golden Beach is progressing, with offers now received by Council. Three plots likely to progress to sale generating \$300,000 (less costs).
- Heyfield – The tender process has begun to facilitate the sale of surplus land in Heyfield.

Aviation opportunities

TAFE have engaged consultancy firm PwC to determine aviation opportunities for TAFE. Council provided input to PwC's report as part of its findings and forwarded specific information regarding opportunities at West Sale Airport.

2020 Excellence in Agribusiness Awards Program

The 2020 Excellence in Agribusiness Awards program has launched with sponsor videos rolled out 16-20 March 2020. Entries are now open until 21 May 2020, with the entry questionnaire being category specific to gather greater detail in the first round of judging.

Wurruk Growth Area

Council Officers are currently reviewing a draft Development Plan for the Wurruk Growth Area to support the future residential growth of this area.

MARCH 2020 PERFORMANCE REPORT

MAJOR INITIATIVES AND INITIATIVES SUMMARY

Major Initiatives	Progress Comment	Status
COMMUNITIES		
Research and prepare approach/guidelines for all Council staff working with Aboriginal cultural knowledge and content in a respectful and appropriate manner, in consultation with the Gunaikurnai community.	This project has progressed in March with a number of sub-groups meeting to discuss implementation within specific Council business units. This has provided a range of content to be added to the draft document.	In Progress (65%)
SERVICES AND INFRASTRUCTURE		
Finalise conceptual project brief for refurbishment of aquatic facilities at Aqua Energy and progress planning of business case including identification of funding options.	Tender closed for community consultation and development of concept and schematic designs and costings project. There were six tenders received and contract expected to be let within budget. Also working on development of a community consultation plan in readiness for letting of design contract.	In Progress (75%)
Progress business case and funding advocacy for Yarram Outdoor Pool project.	Grant application submitted and awaiting outcome of Sport and Recreation Victoria deliberations. All Yarram district schools provided letters of support. The Rotary Club of Yarram also provided letter of support and evidence of their intended financial support for this project. Parks & Environment team has concurrently prepared capital works submissions for the installation of a PV solar array on the roof of the Yarram Hub that is expected to provide the electrical power to offset the costs of power used by new outdoor pool heat pumps.	In Progress (75%)
Complete the Sale Tennis Club Facility Upgrade	Stage 1 Tennis Courts are now operational and handed over to the Club. There are some minor defects and outstanding works, however the Tennis Club scheduled junior matches on the new courts at end of February. Currently monitoring the surface and normal maintenance processes.	In Progress (35%)
Undertake a review of the Gippsland Regional Livestock Exchange and present Council with a report and recommendations about the future operations of the facility.	The future options regarding the ongoing management and operation of GRLE were presented at a Council Workshop on 17 December 2019. Feedback from Council confirmed that GRLE is to continue to operate into the future with the quarterly performance reporting to continue. First report was presented to Council on 17 March.	Complete (100%)

Major Initiatives	Progress Comment	Status
Complete Year 2 civil works for the Maffra Streetscape Upgrade	Works on the South side now largely complete with the Asphalt placement at the end of March. Line-marking and signage are still to complete and works have moved to the north side with the pending completion of the pedestrian crossing.	In Progress (65%)
Oversee upgrade of the Cameron Sporting Complex (multi-year project with completion forecast for December 2020)	Construction progressing according to schedule. External wall cladding currently being erected, roof installed on new courts, new change rooms and new storeroom structures. Services installed throughout new buildings, showcourt works largely complete, lighting upgraded on existing courts.	In Progress (30%)
Prepare a structure plan for Maffra to support the future urban growth of the township.	Officers facilitated an Inception Meeting with appointed consultants Mesh Planning on 29 January 2020. Background research and analysis will support the preparation of a Discussion Paper as the first stage of the project.	In Progress (10%)
NATURAL ENVIRONMENT		
Develop a plan for the recovery of organic waste from landfill that takes into account the proposed Gippswide Kerbside Collaborative Procurement shared service opportunity, and, if appropriate, commence a community awareness/education program in anticipation of its rollout.	The state government circular economy policy released and reviewed for impacts on the joint procurement. Government financial support expected. Liaising with Resource Recovery Gippsland over impacts on the tender release for processing and kerbside pickup. Sustainability Project Officer attended meetings with 2 bioenergy companies who expressed interest in access to council green and food organic waste.	In Progress (35%)
LIFELONG LEARNING		
Work with Federation Training in the development of a community engagement program that seeks to ensure the new Sale campus meets community and industry expectation.	TAFE have engaged consultancy firm PwC to determine aviation opportunities for TAFE. Council provided input to PwC as part of its findings and forwarded specific information regarding opportunities at West Sale Airport.	In Progress (50%)
ECONOMY		
Review Council's external marketing activities and provide Council with a report and recommendation about future delivery models.	Central Gippsland Tourism (CGT) Marketing Plan was submitted to Council on 4 February in accordance with the MoU. Council staff will meet CGT end of March to discuss 6 month progress of MoU.	In Progress (65%)
ORGANISATIONAL		
Implement initiatives associated with State and Federal Government drought funding and represent the interests of the local agribusiness sector to influence government's drought response.	Submitted \$1M funding application under the Commonwealth Drought Communities Extension Program (R2). Application included the upgrading of seven community facilities across the shire. This application is still pending Ministerial approval.	In Progress (75%)

Initiatives	Progress Comment	Status
COMMUNITIES		
Review Partnership Agreements with Yarram District Health Service & Central Gippsland Health for the delivery of services to our ageing population, beyond federal roll out of aged care reform, and for maternal and child health.	Work has commenced drafting an extension of current health services partnership agreements for a further year, following delays and changes to federal government aged care reform.	In Progress (35%)
Implement a 'Healthy Food Choices' menu at Aqua Café, offering healthy eating options and community awareness for all members and guests.	Amendments made to current menu and preparation underway for sourcing of alternative menu options for incorporation into café once Aqua Energy reopens.	In Progress (55%)
Implement a 'Healthy Food Choices' menu at GRSC Café, offering healthy eating options and community awareness for all members and guests.	A healthy menu has been developed, approved and implemented, to be placed on the new GRSC website once up and running.	Completed (100%)
Create and facilitate a networking group with local allied health professionals, NDIS providers and the NDIA, to increase activity and ongoing rehabilitation programs for the community.	Aqua Energy is reviewing the need for registration as a NDIS provider given high cost of mandatory annual auditing and non-mandatory nature of registration.	In Progress (50%)
Develop and implement an aquatic awareness/safety program for adults at Aqua Energy	After researching the adult programs of major aquatic education providers and using experience and knowledge of our swim teachers, the whole program is now written with two pathways considering stroke-type preference and natural ability of student. The program has been launched as a pilot program and currently collecting input and feedback from participants and teachers.	Completed (100%)
Secure federal Information, Linkages and Capacity-building (ILC) external funding that addresses social, community and economic participation of people with disabilities, beyond transition to NDIS.	Two ILC funding applications submitted. Funding through ILC was not successful for any LGA including Wellington. A new plan to support the monitoring and completion of actions under the Access and Inclusion Plan will be developed.	Completed (100%)
Conduct detailed review and evaluation of internal emergency management implemented during the Summer 2019 bushfires and implement improvement recommendations across emergency management organisation structure, plans, policies and processes	Work has continued on the evaluation and analysis of information gathered from debriefs.	In Progress (60%)

Initiatives	Progress Comment	Status
Review amendments to federal and state government financial assistance funding arrangements, identify implications for Council's financial sustainability with respect to resourcing emergency management responsibilities and produce report with recommendations for management consideration.	Follow up on one outstanding claim has continued. Reconstruction work on Merton Vale Road has now been completed and finalisation of the Rosedale claim has commenced. An initial estimate for support for the East Gippsland Fires has been entered.	In Progress (45%)
Update flood overlay controls and policy in the Planning Scheme to minimise future risk to the community.	Council has deferred Amendment C99 at this point in time, pending further State Government policy direction being provided.	Deferred
SERVICES AND INFRASTRUCTURE		
Develop an implementation plan for the town entry improvement program and commence the development of initial priorities for Loch Sport, including opportunities for community engagement where appropriate.	Work commenced on establishing a strategic and subjective criteria on the town entry to inform Council's future capital works program. The draft criteria is expected to be completed in April. Designs for the Loch Sport town entry were also approved by Regional Roads Victoria in March. Wellington Shire is now able to commence the tender process.	In Progress (60%)
Subject to Council adopting budget, coordinate delivery of the Port of Sale Mooring Access Project.	A project working group was established engaging all relevant internal stakeholders to improve the oversight of progression of initiatives and assist with projects tracking on time and budget. Next steps include tender, further engagement with boat club and delivery of works. Currently awaiting design works to engage with Port of Sale Boat Club again.	In Progress (70%)
Develop a holistic approach and set of guidelines for master planning for community and sporting facilities and undertake comprehensive master plans across highest priority facilities, determined with respect to need and potential external funding availability.	Facility Management Plan templates continue to be developed with the appointed consultant InsideEdge developing the table of contents and draft guidelines. These are being reviewed by Community Facilities Planning and Community Committee teams currently to ensure alignment to actions in the Community Managed Facilities Strategy. Four initial sites have been identified to have the plan implemented. These include Briagolong Recreation Reserve, Gordon Street Recreation Reserve, Maffra Recreation Reserve, and Stephenson Park. This work is to be undertaken throughout May and June.	In Progress (45%)
Create an online searchable database of the Gallery's permanent collection, accessible through the Gippsland Art Gallery website, including images and relevant catalogue information.	Project has commenced via gallery staff working from home following closure of the gallery facility to the public in late March. When delivered, the database will provide community members open access to the gallery collection online.	In Progress (80%)

Initiatives	Progress Comment	Status
Delivery of projects for The Wedge outdoor enclosure, poster display and auditorium soundproofing through collaboration with other Council staff.	Soundproofing is complete. Outdoor enclosure construction began on 27 March.	In Progress (85%)
Lead the process to progress capital projects planning and develop business cases including identification of funding options for: Yarram Outdoor Pool heating, GRSC seating, GRSC air movement, Aqua Energy redevelopment and GRSC Stage 2B. (Multi-Year)	Yarram Outdoor Pool heating: SRV funding application submitted. GRSC seating & air movement: Officer recommendations supported by Council with budget submissions developed by Leisure Services for 2020/21 delivery. Aqua Energy Redevelopment: Tender submissions being evaluated for community consultation and development of concept and schematic designs and costings. GRSC Stage 2B: No further progress. Review of business case / concept to be undertaken in late 2020.	In Progress (40%)
Review existing Maintenance Management System and implement recommendations of the 2019 Maintenance Management External Audit, where appropriate.	Processes have been reviewed, documented and published on Promapp. Works/Maintenance Request and Procurement Processes of direct managed facilities have also been published providing guidance for Council staff.	Completed (100%)
Deliver the Community-managed Facilities Strategy and Action Plan.	The Community Managed Facilities Strategy reached a significant milestone with the draft being endorsed by Council to go out for community consultation. Community consultation has commenced with a survey sent to focus group participants, initial survey respondents and committees more broadly requesting feedback. Online Q&A sessions planning is underway for April.	In Progress (85%)
Subject to external funding being granted, commence works on the Beverleys Road Safety Upgrades Blackspot project.	Work has commenced on the intersection with drain lines being cut and the pavement being constructed in the reshaped area of the intersection.	In Progress (15%)
Subject to external funding being granted, commence works for the reconstruction and widening of Balloong Road project.	Works on Balloong Road are essentially complete with final checks in progress.	In Progress (95%)
Advance the industrial rezoning of land in Wurruk/West Sale to support economic growth	On 24 October 2019, the Minister for Planning approved Amendment C103, which rezones a strategically significant area of land adjacent to the West Sale Airport for future industrial development.	Completed (100%)
Implement the findings of the State Government's Planning in the Economic Growth Zone project to ensure that the Planning Scheme is up to date/relevant.	Council continues to work with the State Government on reforms to the Wellington Planning Scheme, with a Planning Scheme Amendment to implement required changes to be prepared and publically exhibited during 2020. The changes focus on simplifying the Wellington Planning Scheme and 'cutting red tape.'	Ongoing

Initiatives	Progress Comment	Status
Engage with the Department of Defence to determine appropriate planning controls surrounding RAAF Base East Sale to support the ongoing operation of this airfield.	Background work on potential changes to planning controls around RAAF Base East Sale is well advanced. These potential changes were discussed with the Department of Defence (Defence) on 16 October 2019. The formal position of Defence is currently being sought.	Ongoing
Planning controls in the Education precinct (adjacent to Port of Sale) are implemented to support and encourage appropriate future redevelopment.	Draft planning controls have been prepared to guide the future redevelopment of the former Sale High School and Specialist School site adjacent to the Port of Sale. Prior to a Planning Scheme Amendment being implemented, consultation with the Department of Treasury and Finance is advancing regarding the sale and potential purchase of the land under the First Right of Refusal process.	Ongoing
Implement the North Sale Development Plan into the Planning Scheme to support well planned housing growth.	Council has previously adopted the North Sale Development Plan to guide the future urban growth of North Sale. The final stage of the project, being an Infrastructure Funding Mechanism, is currently being finalised with a focus on refining drainage options to help reduce future development costs. It is expected that the North Sale Development Plan itself will be formally introduced into the Wellington Planning Scheme as a 'Background Document' through proposed Planning Scheme Amendment C109.	Ongoing
Facilitate preparation of a development plan for the Wurruk Growth area (subject to a private request) to support well planned housing growth.	Council Officers are currently reviewing a draft Development Plan document for the Wurruk Growth Area and meeting regularly with the proponent to advance the draft Plan	Ongoing
Commence holistic review of town centre and tourism feature signage for major townships and develop an action plan.	Loch Sport town signage is expected to be reviewed over the coming weeks, with implementation prior to end of the 2019/20 financial year. Works have commenced on a project brief to review town and Recreation Vehicle signage for Sale, Maffra, Heyfield, Yarram, Stratford and Rosedale. This is expected to be sent out to appropriate consultants in April / May, with the review expected to be completed by end of financial year.	In Progress (60%)
NATURAL ENVIRONMENT		
Ensure open space and green infrastructure are adequately considered through the planning process.	Regular meetings to be held with key WSC staff and Beveridge Williams regarding Development Plan for Wurruk South Growth Area.	Ongoing
Develop tree protection policy & guidelines.	Drafting of the policy is underway with current review of other tree protection policies.	In Progress (40%)

Initiatives	Progress Comment	Status
Work with Gippsland Water to further investigate and implement the 'Be Smart Choose Tap' initiative/campaign at Aqua Energy and seasonal outdoor pools.	New 'Aqua Energy' reusable, personal drink bottles were launched for sale to provide guests seeking to purchase bottled water with a more environmentally friendly option than a single use bottle. The single use bottles will be phased out as stock is depleted.	In Progress (60%)
Continue to implement recommendations and actions to support the 5-year work plan to reduce energy consumption by 5% per year at Aqua Energy and Gippsland Regional Sports Complex (GRSC).	Works on the lighting controls upgrade continue at GRSC. Preparation is underway to disconnect the existing power supply from the Sale Outdoor Pool plantroom on 30 March, in preparation for connection to the new and more efficient plant room later in the year. Plant and equipment at Aqua Energy (pool and water heating) has been set to reduced load draw, following the mandated closure of the facility on 24 March due to the COVID-19 pandemic.	In Progress (75%)
Commence review and update Environmental Sustainability Strategy (2020-2024).	Workshop presented to the Council on the outcomes of the community engagement program and the changes made to the draft. Design works of the document will be done internally by the Communications and Media team. Proposed launch at the Gippsland Smart Future Series cancelled due to COVID-19 and currently investigating options to produce a virtual launch video.	In Progress (95%)
Develop carbon accounts and carbon reduction action plan.	Data has been collected for analysis. Decision was made to report carbon emissions biannually (once every two years) as changes to emissions are negligible over 1 year periods. The actions for 2020-24 will be endorsed as part of sustainability strategy.	Completed (100%)
Broaden species selection to diversify the urban forest in response to climate change.	Plant species have been selected and trial plot locations include Yarram, Rosedale, Heyfield, Maffra, Sale, Seaspray and Stratford. Planting will commence as part of the 2020 planting season.	In Progress (60%)
ECONOMY		
Present Council with a business case for the development of the Eastern Recreation Aviation Precinct at West Sale Airport.	Updated business case was presented at Council Workshop 15 October 2019. Council supported officers engaging industry marketing/development professionals to undertake further demand analysis. A final business case incorporating demand analysis will be presented in mid-2020.	Completed (100%)

Initiatives	Progress Comment	Status
<p>Direct funding secured via LVA to actively market and promote the municipality's competitive economic advantages of the Macalister Irrigation District and raise the profile of the region's agribusiness sector.</p>	<p>2020 Excellence in Agribusiness Awards program has launched with sponsor videos rolled out during 16-20 March. Entries are now open until 21 May. It is likely that the judging process will be done remotely, and the Gala Presentation Dinner will be moved to later in the year. The Industry Conference, sponsored by Telstra, is yet to be confirmed at this stage.</p> <p>Global Table – confirmed date 8-9 September 2020 at Melbourne Convention Centre. Gippsland stand has been well received by potential exhibitors currently exporting. Currently awaiting site location/discounted cost details from Food & Wine Victoria.</p> <p>Climate Change Case Study - in progress and will be released following the COVID-19 situation.</p> <p>Gippsland provenance brand – Food & Fibre Gippsland (F&FG) are seeking LVA funding (stream 4) to fund this initiative.</p> <p>East Gippsland Beef Conference - \$10,000 will be put towards sponsorship of this event, stand activation and free ticketing for drought/fire affected farmers.</p>	<p>In Progress (50%)</p>
<p>Partner with Sports Marketing Australia and LVA to attract major events to increase visitation and spend.</p>	<p>Currently looking at different methods on how the events funding is spent in the short term due to COVID-19 situation. Promotion is focussed on TV space as filming can continue and airing will take place early 2021 when visitors are ready to travel again. Currently looking at a variety of shows from Fishing Competitions to Gold Hunting to promote Central Gippsland as a destination.</p>	<p>In Progress (65%)</p>
<p>Implement year two actions emanating from the Recreation Vehicle (RV) Strategy.</p>	<p>Audit of Wellington Long Vehicle Parking and Recreational Vehicle Signage to be completed by June 2020 by the engaged contractor.</p>	<p>In Progress (75%)</p>
<p>Seek funding for the extension of the Great Southern Rail Trail from Hedley to Alberton to increase visitation and business opportunities in adjacent areas.</p>	<p>Waiting outcome of Building Better Regions Fund (BBRF) and Regional Development Victoria funding applications.</p>	<p>In Progress (65%)</p>
<p>ORGANISATIONAL</p>		

Initiatives	Progress Comment	Status
Improve library technical services provision by investigating implementation of Swift online borrower registration, updated catalogue search display, and library patron communications and alerts software.	<p>Full online borrower registration was implemented on 27 March. This allows new users to immediately borrow eResources and has already generated new registrations while branches are closed to the public due to COVID-19.</p> <p>Options are being pursued for online programming for all ages, and our library software provider, SirsiDynix, is offering free online staff training and webinars until 30 April, which we are taking advantage of to train staff and explore new service options.</p>	In Progress (75%)
Implement a system to provide online rates notice access to rate payers in Wellington Shire.	This is dependent on IT upgrades now not anticipated before 31/12/2020.	Deferred
Manage the implementation for new Intranet System to meet Council business requirements.	A successful implementation of the new corporate intranet has been completed. The new intranet offers an improved internal communications platform, greater accessibility to information for staff and improved mobility and resource sharing that will enable our staff to be more informed and work more efficiently.	Completed (100%)
Commence review of existing Built Environment processes including gap analysis. Update and create processes as required to ensure consistent service delivery of Built Environment functions.	Work continued on developing criteria for both future road widening and town entry projects. This will create a subjective standard to inform Council's future capital works programs.	In Progress (50%)
Manage core software improvement upgrades for Wellington and East Gippsland Shire Council in preparation of the Gippsland Shared Services Initiative.	The new corporate intranet has been successfully launched without issue. The new Council Agenda Management Solution is in progress with a go live now scheduled for mid-year.	In Progress (80%)
Inform Aqua Energy's business decisions through data obtained from the reintroduction of an improved cost allocation model for Leisure Services.	Cost allocation model is in place. Further project in 2020/21 needed to use data from cost allocation model to amend how budget management is undertaken for Leisure Services.	In Progress (35%)
Undertake the implementation of a Workforce Management System across all Leisure Services managed facilities.	<p>'Humanforce' allocated contract to implement workforce management system and project initiation meeting undertaken to review proposed project planning documentation.</p> <p>Indicative time frames were identified but will need to be reconsidered due to the mandated closure of the Leisure facilities due to the COVID-19 pandemic.</p>	In Progress (70%)

Initiatives	Progress Comment	Status
Undertake the implementation of a membership sales process as a tool to improve customer experience and increase membership sales.	Membership sales process development underway and will be working to complete this while Aqua Energy facility is closed due to COVID-19 restrictions and have it tested during this time.	In Progress (60%)
Research, plan and introduce a social media reporting mechanism to meet legislative requirements.	Research has been completed for this item. Currently working on the reporting mechanism.	In Progress (30%)
Identify and facilitate shared services opportunities with participating GLGN Councils.	Local Government Victoria allocated a grant of \$4.5M from the Rural Councils Transformation Program, to four of the GLGN Councils, in support of the potential implementation of a shared services operating model for back office functions. Participating Councils have refined the business case and submitted it to Local Government Victoria on 31 March 2020.	Ongoing
Design and develop a Gippsland Regional Sport Complex website and social media presence.	Launch of GRSC Facebook page is complete. Currently awaiting for final edits of GRSC Website before they go live.	In Progress (90%)
Design, develop and publish a Port of Sale website.	This project is complete. www.portofsale.com.au	Completed (100%)
Undertake an annual survey of leisure facilities users and broader community to gain feedback and ensure that the programs, services and facilities meet the needs of the Wellington community.	Survey is ready for roll out and will be undertaken despite closure due to COVID-19 restrictions.	In Progress (55%)
Establish a philanthropic donor fund to increase the amount of donated funds received by the Gippsland Art Gallery.	Good progress made with the six trustees holding an online meeting on 24 March, following initial meetings held in Melbourne in February. Sub-committees have been established for Finance and Public Relations. A Trust Deed will be drawn up by local solicitors and a foundation logo has been designed (based on the existing gallery logo). The timing of the public launch of the foundation will be subject to current COVID-19 restrictions, and the launch event is likely to be pushed back to late 2020 or early 2021.	In Progress (70%)
Progress the sale of Council's Surplus Land in accordance with policy and standards of best practice.	Offers received on surplus property located at Golden Beach. Tender for sale of surplus land in Heyfield commenced.	In Progress (75%)

Initiatives	Progress Comment	Status
Establish a central Register for all contracts across the organisation to ensure consistency and good governance	A renewed scoping is required since initial considerations were discussed in 2014.	Deferred
Manage the review and implementation of ICT Policies to ensure compliance with Victorian Protective Data Security Standards	Review of existing ICT policies has been completed and compliance gaps have been identified. Council has engaged KAON Security to assist with development and overall compliance achievement. The upgrade of the compliance system has now been scheduled for commencement in April 2020.	In Progress (80%)
Develop new ICT Strategic Plan to ensure Wellington Shire Council is responsive to new business and legislative requirements.	A draft ICT Strategy has been completed - consultative draft currently being reviewed by Leadership group and Managers.	In Progress (80%)
Implement a Business Continuity Plan ensuring links with the Emergency Management Plan and the ICT Disaster Recovery Plan in order to maintain the continuity of critical business functions in the event of a business interruption.	Business Impact Assessments were launched with each division via skype meetings. Completed work sheets, scoping crucial services are due on 17 April.	In Progress (50%)
Develop a professional development plan for engineering and technical staff across the Assets and Projects team.	Regulations for the Victorian Government's registration program will not be available until later in the calendar year with feedback being sought until June.	In Progress (15%)
Develop a professional development plan for engineering and technical staff across the Built Environment team.	Staff training and development for engineering and technical staff across the unit were considered in annual planning.	In Progress (10%)



MARCH 2020

FINANCE SUMMARY

INCORPORATED IN PERFORMANCE REPORT

INCOME STATEMENT
For the period ending 31 March 2020

	YTD -MARCH 2020			FULL YEAR 2019-20		
	Actual \$000's	Adopted Budget \$000's	Variance \$000's	Forecast \$000's	Adopted Budget \$000's	Variance \$000's
Income						
Rates and charges	63,150	63,114	36	63,558	63,780	(222)
Statutory fees & fines	618	734	(116)	796	882	(86)
User fees	5,093	4,875	218	6,683	7,387	(704)
Grants - operating	9,103	11,846	(2,743)	13,024	16,042	(3,018)
Grants - capital	2,899	4,121	(1,222)	10,548	8,144	2,404
Contributions - monetary	392	571	(179)	1,046	616	430
Contributions - non monetary	821	-	821	821	-	821
Other income	2,712	2,390	322	2,994	2,951	43
Total Income (Inc capital income)	84,788	87,651	(2,863)	99,470	99,802	(332)
Expenditure						
Employee costs	19,833	20,428	595	27,596	27,766	170
Contractors, materials and services	21,485	23,824	2,339	34,248	35,856	1,608
Bad and doubtful debts	-	-	-	90	92	2
Depreciation and amortisation	16,120	15,681	(439)	24,042	24,776	734
Borrowing costs	215	216	1	243	243	-
Net (loss)/gain on disposal of property, infrastructure, plant & equipment	(162)	109	271	773	906	133
Other expenses	3,851	527	(3,324)	4,941	734	(4,207)
Total Expenditure	61,342	60,785	(557)	91,933	90,373	(1,560)
Surplus for the year	23,446	26,866	(3,420)	7,537	9,429	(1,892)

Note: The forecast figures reflect any known changes that have arisen since the adoption of the original budget. Including these changes enables Council to more accurately monitor financial performance during the year and predict the end of year position. However, Council must report publicly against the original adopted budget on a quarterly basis. The current forecast reflects the an adjustment of (\$7.4 M) for the impact of Council receiving approximately 50% of its 2019/20 Victoria Commission grant in 2018/19. Other adjustments include additional 2019/20 RTR funding and other income received in 2018/19 and carried over to be expended in 2019/20.

Adopted Budget to YTD Actuals

The result for the third quarter of the year reflects a surplus of \$23.5 million against an adopted budget surplus of \$26.9 million resulting in a adverse variance of (\$3.4 million). The variance is a combination of operating result (operating income less operating expense) of (\$2.0M) and the impact of lower capital income of (\$0.7M).

A summary of major operating variances that have occurred to date include:

Operating Income

- **\$0.04 million** Additional supplementary rates of \$376k raised since 2019/20 budget adoption, additional interest on outstanding rates and charges of \$103k, partly offset by delay in raising of special charge income of (\$340k).
- **(\$0.12 million)** Lower than expected issuing of local laws and fire infringement notices (\$147k), offset by \$34k greater income from certificates, permits and planning fees.
- **\$0.22 million** Waste management services income is above budget due to increased volume of waste processed through landfills. Income received from registrations, other permits and one-off reimbursements is higher than anticipated. Income is below budget for Leisure Centres, due to closures associated with asbestos, the Gippsland Regional Livestock Exchange due to drought conditions and The Wedge due to cancellation of shows due to CoVid 19. Funds from the Art Gallery auction in support the recent bushfires are being finalised and will be distributed to GERP as soon as possible.
- **(\$2.74 million)** Operating grant variance primarily relates to the receipt of 50% of the budgeted Victoria Grant Commission allocation for 19/20 in the prior year partly offset by receipt of drought funding (rate relief) and funding for the January/February 2020 fire events.
- **\$0.32 million** Lower than expected income from interest on investments due to decreased interest rates.

Operating Expenditure

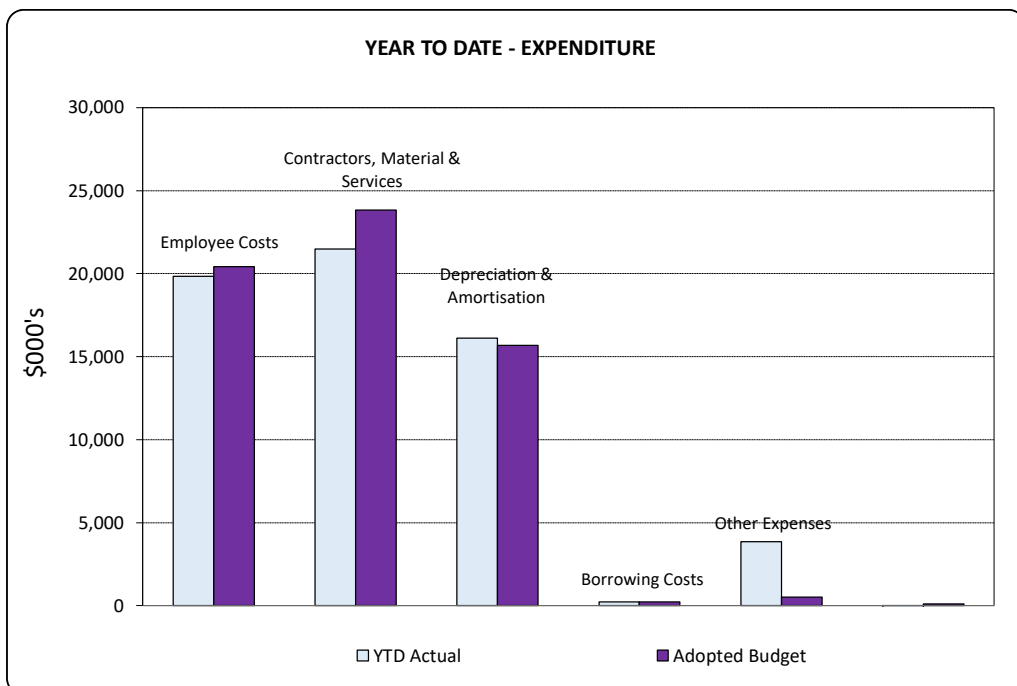
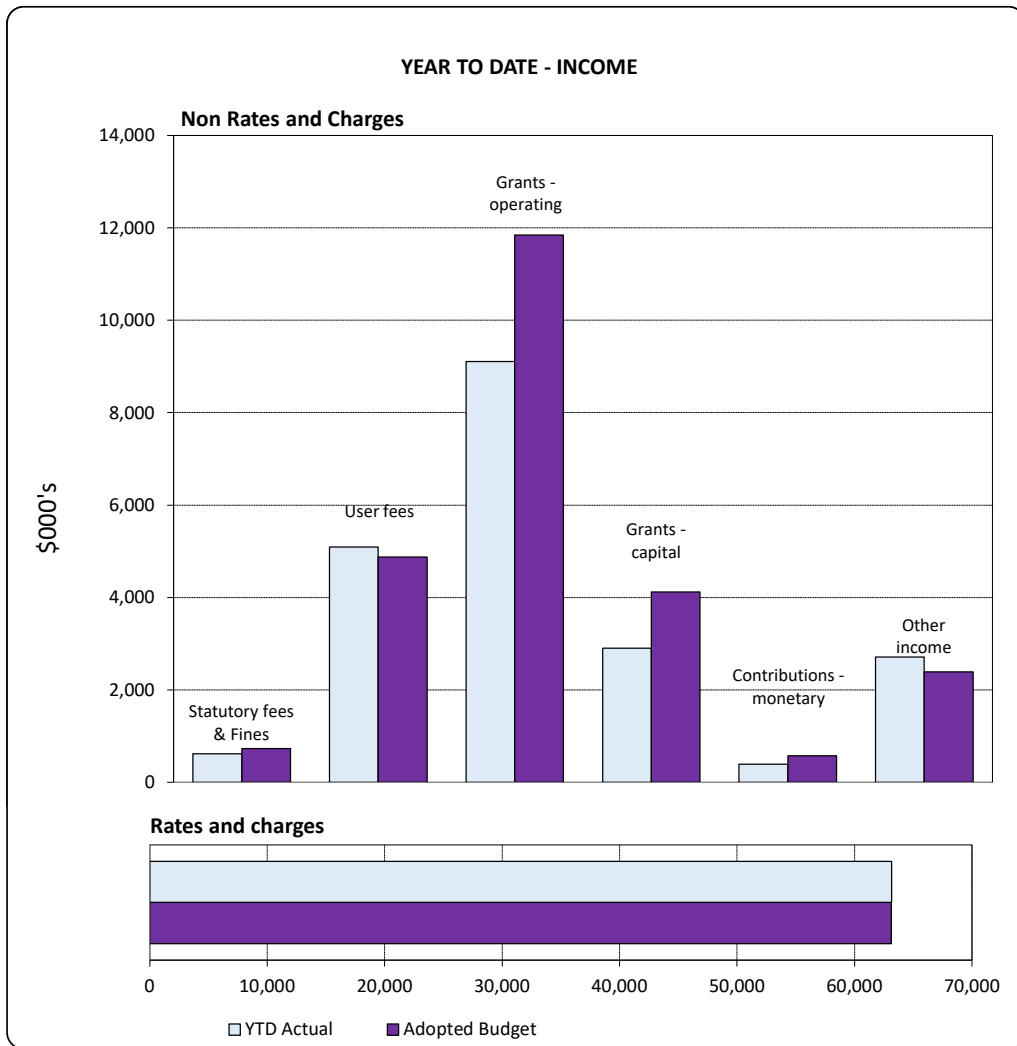
- **\$0.60 million** Employee benefits are lower than budgeted mainly due to \$304k savings in 2019/20 WorkCover premium expenses, \$632k savings due to vacancies and leave, offset by (\$15k) of oncosts and (\$337k) of casual salaries to cover vacancies and leave.
- **\$2.34 million** Contractors, materials and services variance includes:
 - a. **\$746k** - Work of the Sale Memorial Hall Upgrade is nearly complete. Tenders for the construction of the Stratford Recreation Reserve Netball Changeroom will close in April 2020 with works expected to commence by August 2020. Works on Nambrok Public Hall will not occur as funding application didn't proceed.
 - b. **\$573k** - Expenditure associated with software maintenance for major IT corporate systems.
 - c. **\$407k** - Lower than expected expenditure and on operating and maintaining Council's major plant.
 - d. **\$224k** - Economic development initiatives to support the community following bushfires and drought.
 - e. **\$154k** - Stage 1 of the Sporting Infrastructure plan is complete with Stage 2 feedback being assessed by consultant. The tender for Aqua Energy Redevelopment project including concept design, community consultation and schematic design has closed and is currently under assessment and will be awarded in early April 2020.
- **\$0.44 million** Depreciation and amortisation is higher mainly due to the impact of new accounting standards effective 1 July 2019 requiring Council to depreciate leased assets.
- **\$0.27 million** Net (loss) gain on disposal of property, infrastructure, plant and equipment variance relates mainly to lower written down asset replaced (non monetary) and delays in the annual vehicle and plant replacement program.
- **(\$2.99 million)** Unbudgeted rate relief grant funding received and allocated towards eligible farm rate assessments.

A summary of major capital variances that have occurred to date include:

Capital Income

- **(\$1.22 million)** Grant funding for a number of community facilities project such as Pine Lodge - Tennis Court Resurface (\$0.2M), Cameron Sporting Complex (\$0.4M) and Stephenson Park Sale upgrades (\$0.5M) has been received or delayed and will be allocated once expenditure has occurred. Funding for the Briagolong Recreation Reserve -Pavilion (\$0.3M) was received in June 2019. Budgeted funding of \$0.8M for upgrades will either be paid directly to the hall committees (\$0.4M) or removed due to unsuccessful application (\$0.4M). This is offset by the receipt of funds for the E-Waste Sheds (\$0.3M) final claims, and higher than budgeted grant for Stacey Bridge. Additional RTR funds of \$700k were received in the March 2020 quarter for completion of works associated additional "drought" and 2019/20 RTR funding allocation.
- **\$0.82 million** Recognition (non monetary) of road assets reclassified from non council controlled and assets associated with new subdivisions in Stratford.

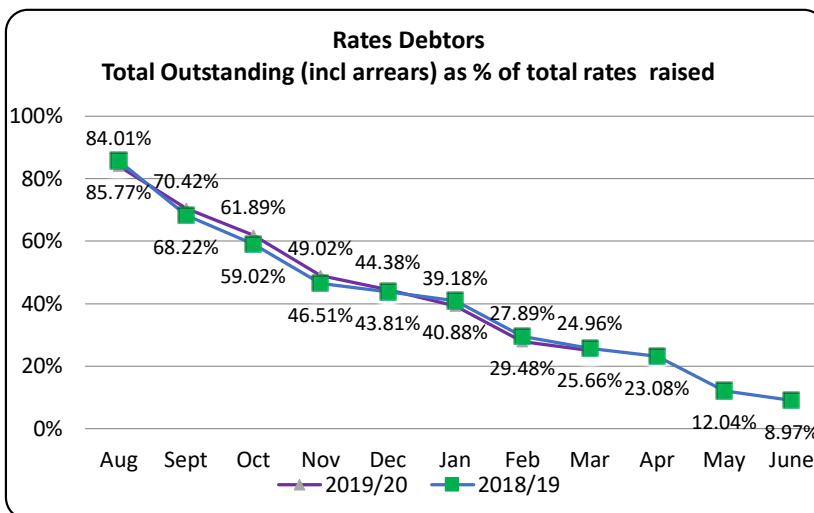
MARCH 2020 COMPONENTS AT A GLANCE



BALANCE SHEET

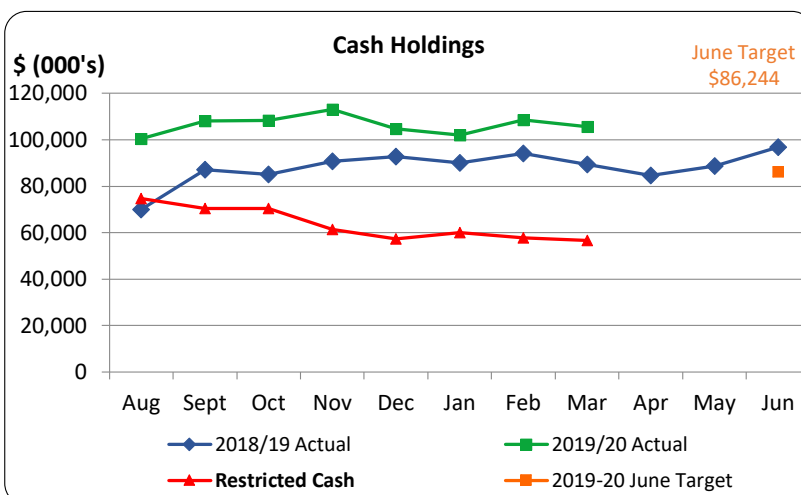
As at 31 March 2020

Actual		Actual	Forecast	Adopted Budget
March 19		March 20	June 20	June 20
\$000's		\$000's	\$000's	\$000's
Assets				
105,534	Total Current Assets	122,612	93,566	83,951
903,130	Total Non Current Assets	888,093	895,548	923,241
1,008,665	Total Assets	1,010,705	989,114	1,007,192
Liabilities				
16,570	Total Current Liabilities	18,047	16,724	19,076
18,323	Total Non Current Liabilities	18,957	18,011	21,370
34,893	Total Liabilities	37,003	34,735	40,446
973,771	Net Assets	973,701	954,379	966,746



The rate debtors outstanding at the end of March 2020 were \$17.29 million (24.96%) compared to March 2019 of \$17.59 million (25.66%).

In early April 2020, final notices will be issued to ratepayers that have an outstanding debt of greater than \$2,000 and haven't an payment arrangement in place.



Council cash holdings at the end of March 2020 are \$105.7 million, higher than March 2019 of \$89.2 million due to advance funds and lower than expected expenditure.

The current cash holdings include \$56.6 million restricted funds; \$11.1 million to cover reserves, \$32.6 million to cover provisions and trusts, and approximately \$13.0 million associated with the operating and capital carried forwards.

The balance is generally working capital for ongoing operations over the next quarter.

Restricted cash is money that is reserved for specific purposes and therefore not available for general business use.

CAPITAL EXPENDITURE PROGRAM

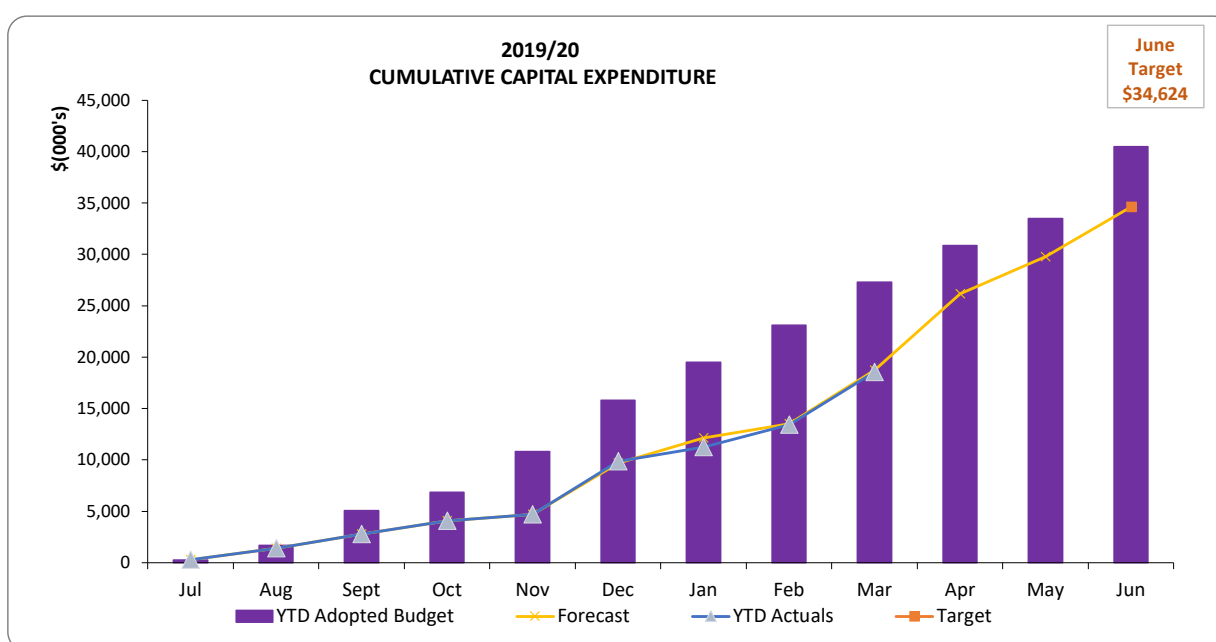
For the period ending 31 March 2020

	YEAR TO DATE 2019-20			FULL YEAR 2018-19		
	Actual \$000's	Adopted Budget \$000's	Variance \$000's	Forecast \$000's	Adopted Budget \$000's	Variance to Adopted \$000's
Property	3,501	6,081	2,580	7,026	11,224	4,198
Infrastructure	13,297	18,432	5,135	24,691	25,840	1,149
Plant and Equipment	1,742	2,574	832	2,822	2,742	(80)
Intangibles	15	221	206	85	682	597
Grand Total	18,555	27,308	8,753	34,624	40,488	5,864

	YEAR TO DATE 2019-20			FULL YEAR 2018-19		
	Actual \$000's	Adopted Budget \$000's	Variance \$000's	Forecast \$000's	Adopted Budget \$000's	Variance to Adopted \$000's
Renewal	12,605	17,623	5,018	23,047	23,688	641
Upgrade	3,788	6,913	3,125	6,680	11,803	5,123
Expansion	1,808	2,572	764	2,745	4,592	1,847
New Assets	354	200	(154)	2,152	405	(1,747)
Grand Total	18,555	27,308	8,753	34,624	40,488	5,864

Capital Works Summary - for the period ending 31 March 2020

- 15 projects are in pre-planning (development of the concept design, the detail design, community consultation and seeking quotes or tenders). Many of the projects in the pre-planning stage have either been advertised for tender during March 2020 or are planned to be advertised in April 2020. This includes the Public Toilets Replacement programme, Aqua Energy Outdoor Pool Solar Blankets and Loch Sport Town Entry Improvements.
- Overall 63 projects are at practical completion, 54 more projects are underway and 9 projects have had contracts awarded but not yet commenced.
- Work is progressing to schedule at the Cameron Sporting Complex with all steel work, framing complete and roof complete. Currently working internally on amenities and installing the external cladding.
- The reconstruction of Balloong Road - Woodside was completed in March 2020.
- The annual reseal program is now complete.
- Briagolong Quarry Reserve Public Toilet is complete and awaiting final certificate prior to demolishing the old toilet block.





C2 - REPORT

GENERAL MANAGER CORPORATE SERVICES

ITEM C2.1**ASSEMBLY OF COUNCILLORS**

DIVISION:

CORPORATE SERVICES

ACTION OFFICER:

GENERAL MANAGER CORPORATE SERVICES

DATE:

21 APRIL 2020

IMPACTS									
Financial	Communication	Legislative	Council Policy	Council Plan	Resources & Staff	Community	Environmental	Engagement	Risk Management
		✓		✓					

OBJECTIVE

To report on all assembly of Councillor records received for the period 2 April 2020 to 15 April 2020.

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY**RECOMMENDATION**

That Council note and receive the attached Assembly of Councillor records for the period 2 April 2020 to 15 April 2020.

BACKGROUND

Section 80A of the *Local Government Act 1989* requires a written record be kept of all assemblies of Councillors, stating the names of all Councillors and Council staff attending, the matters considered, and any conflict of interest disclosures made by a Councillor. These records must be reported, as soon as practicable, at an ordinary meeting of the Council and recorded in the minutes.

Below is a summary of all assembly of Councillor records received for the period 2 April 2020 to 15 April 2020.

OPTIONS

Council has the following options:

1. Note and receive the attached assembly of Councillors records; or
2. Not receive the attached assembly of Councillors records.

PROPOSAL

That Council note and receive the attached assembly of Councillors records during the period 2 April 2020 to 15 April 2020.

CONFLICT OF INTEREST

No Staff and/or Contractors involved in the compilation of this report have declared a Conflict of Interest.

LEGISLATIVE IMPACT

The reporting of written records of assemblies of Councillors to the Council in the prescribed format complies with Section 80A of the *Local Government Act 1989*.

COUNCIL PLAN IMPACT

The Council Plan 2017-21 Theme 6 Organisational states the following strategic objective and related strategy:

Strategic Objective 6.3

"Maintain a well governed, transparent, high performing, ethical and accountable organisation."

Strategy 6.3.3

"Ensure sound governance processes that result in responsive, ethical, transparent and accountable decision making."

This report supports the above Council Plan strategic objective and strategy.

ASSEMBLY OF COUNCILLORS – 7 April 2020

MEETING	COUNCILLORS AND OFFICERS IN ATTENDANCE VIA SKYPE (ONLINE MEETING ONLY)				CONFLICT/S OF INTEREST OR ACTION ITEMS
Workshops	Name	Attendance	Name	Attendance	
	Cr Bye	Yes	Cr Rossetti	No	NIL
	Cr Crossley	Yes	Cr Stephens	Yes	NIL
	Cr Hall	Yes	David Morcom, CEO	Yes	NIL
	Cr Hole	Yes	Arthur Skipitaris, GM Corporate Services	Yes	NIL
	Cr McCubbin	Yes	Sharon Houlihan, GM Community & Culture	Yes	NIL
	Cr Maher	Yes	Chris Hastie, GM Built & Natural Environment	Yes	NIL
	Cr Ripper	Yes	Brent McAlister, GM Development	Yes	NIL

	MATTERS/ITEMS CONSIDERED AT THE MEETING	OTHERS IN ATTENDANCE VIA SKYPE (ONLINE MEETING ONLY)	SUMMARY & ACTION ITEMS
Workshops (cont.)	<ul style="list-style-type: none"> Brief Updates 	<ul style="list-style-type: none"> Gippsland Art Aid Project – Sharon Houlihan Dargo Dump Point – Paul Johnson and Ashley Smirl <i>Conflict of Interest: Nil</i>	Councillors noted update. Action: N/A
	1. Council Meeting Calendar 2020 –Proposed Amendments	<ul style="list-style-type: none"> Arthur Skipitaris, General Manager Corporate Services <i>Conflict of Interest: Nil</i>	Councillors noted & agreed with updates. Action: N/A
	2. Cameron Stadium Redevelopment Update	<ul style="list-style-type: none"> Sam Matthews, Senior Community Facilities Projects Officer <i>Conflict of Interest: Nil</i>	Councillors noted updates. Action: N/A
	3. Development Division Update: Planning, Building & Business Development	<ul style="list-style-type: none"> Paul Johnson, Manager Business Development <i>Conflict of Interest: Nil</i>	Councillors noted & agreed with updates Action: N/A
	4. Collaborative Closed Loop Agricultural Energy Production	<ul style="list-style-type: none"> Paul Johnson, Manager Business Development Mark Coleman, Economic Development Officer Colm Kavanagh, Director C-LOOP (external presenter) <i>Conflict of Interest: Nil</i>	Councillors noted updates Action: N/A
	5. Gippsland Regional Livestock Exchange Quarterly Update - October to December 2019	<ul style="list-style-type: none"> Daniel Gall, Coordinator Commercial Property Denis Murphy, Senior Commercial Property Officer Mark Coleman, Economic Development Officer <i>Conflict of Interest: Nil</i>	Councillors noted updates Action: N/A
	6. Maffra Responsible Dog Owners' Group (MRDOG) Submission	<ul style="list-style-type: none"> Vanessa Ebsworth, Manager Municipal Services Peter Thompson, Coordinator Local Laws <i>Conflict of Interest: Nil</i>	Councillors noted & agreed with updates Action: N/A

ITEM C2.2**2020 LOCAL GOVERNMENT ELECTION**

DIVISION: CORPORATE SERVICES
 ACTION OFFICER: GENERAL MANAGER CORPORATE SERVICES
 DATE: 21 APRIL 2020

IMPACTS									
Financial	Communication	Legislative	Council Policy	Council Plan	Resources & Staff	Community	Environmental	Consultation	Risk Management
✓	✓	✓		✓					

OBJECTIVE

For Council to consider the provision of Election Services for the 2020 Local Government General Election and the administrative arrangements for those Election Services.

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY**RECOMMENDATION*****That Council:***

- 1. authorise the Chief Executive Officer to enter into a contract with the Victorian Electoral Commission for the provision of Election Services and Compulsory Voting Enforcement; and***
- 2. adopt, for the 2020 Local Government General Election, the postal voting method, which was used in the 2016 Local Government General Election.***

BACKGROUND

The 2020 Local Government General Election for Victorian local government is scheduled for 24 October 2020.

Similar to the contract arrangements that were proposed in 2016, the Victorian Electoral Commission's (VEC) service agreements will include:

- The preparation of the municipal voters' roll;
- Conduct of the election; and
- Compulsory voting enforcement.

The VEC's estimate for the provision of Election Services for the Wellington Shire totals \$244,668 and comprises:

- Communications Campaign;
- Returning Officer's Costs;
- Scrutiny and Count of Ballot Papers;
- Ballot Material Production;
- Mail Processing;

- Postage;
- Voters' List; and
- Administrative Costs.

Council will also need to consider the method of voting for the general election. Under section 41A(2A) of the *Local Government Act 1989*, voting at a general election must be conducted by the same means as the previous general election unless the Council has decided at least eight months before the election day to change the means of conducting the voting.

Postal voting has been successfully used within the Wellington Shire in previous elections and is a cost effective method of conducting the election and also reaching the voting population.

OPTIONS

In considering this report, Council has the following options:

That Council:

1. Authorise the Chief Executive Officer to enter into a contract with the Victorian Electoral Commission for the provision of Election Services and Compulsory Voting Enforcement; and
2. Adopt, for the 2020 Local Government General Election, the postal voting method, which was used in the 2016 Local Government General Election.

PROPOSAL

It is proposed that Council authorise the Chief Executive Officer to enter into a Contract with VEC for provision of Election Services and Compulsory Voting Enforcement and adopt, for the 2020 Local Government General Election, the postal voting method.

CONFLICT OF INTEREST

No Staff and/or Contractors involved in the compilation of this report have declared a Conflict of Interest.

FINANCIAL IMPACT

Funding for the 2020 election has been planned for inclusion in the 2020/21 budget.

COMMUNICATION IMPACT

Any communication from Wellington Shire Council is limited to the election process. Communication about the election process will form part of the VEC election process.

LEGISLATIVE IMPACT

These matters are being brought to Council as required under the *Local Government Act 1989*.

COUNCIL PLAN IMPACT

The Council Plan 2017-21 Theme 6 Organisational states the following strategic objective and related strategy:

Strategic Objective 6.3: *“Maintain a well governed, transparent, high performing, ethical and accountable organisation.”*

Strategy 6.3.3: *“Ensure sound governance processes that result in responsive, ethical, transparent and accountable decision making.”*

This report supports the above Council Plan strategic objective and strategy.



C3 - REPORT

GENERAL MANAGER DEVELOPMENT

ITEM C3.1**C102 TECHNICAL PLANNING SCHEME AMENDMENT**

DIVISION:

DEVELOPMENT

ACTION OFFICER:

MANAGER LAND USE PLANNING

DATE:

21 APRIL 2020

IMPACTS									
Financial	Communication	Legislative	Council Policy	Council Plan	Resources & Staff	Community	Environmental	Engagement	Risk Management
✓	✓	✓		✓	✓	✓		✓	

PURPOSE

For Council to adopt Amendment C102 and request the Minister for Planning to approve Amendment C102.

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY**RECOMMENDATION*****That Council:***

- 1. Pursuant to Section 29 of the Planning and Environment Act 1987, resolve to adopt Amendment C102 – Technical Planning Scheme Amendment; and***
- 2. Pursuant to Section 31 of the Planning and Environment Act 1987, resolve to request the Minister for Planning to approve Amendment C102 – Technical Planning Scheme Amendment.***

BACKGROUND

A number of minor inconsistencies and anomalies have been identified within both the text and maps of the Wellington Planning Scheme, which now require correction (i.e. correct mapping anomalies, delete redundant controls, correct grammatical errors and make minor textual corrections). A list of such anomalies is maintained until there are a sufficient number to warrant the preparation of a planning scheme amendment to correct them. Amendment C102 aims to correct a number of identified anomalies.

A total of 30 individual items have been highlighted for inclusion in Amendment C102. A detailed overview of the proposed changes can be found at **Attachment 1** to this report (refer page 8, titled 'Background Report'). This attachment also includes changes requested by Gippsland Water, which also form part of Amendment C102.

A brief summary of the proposed changes is as follows:

- Rezone land in private ownership that is currently in a public land use zone to an appropriate private zone.
- Rezone land in public ownership that is currently in a private land use zone to an appropriate public zone.
- Rezone land to correct split zoning (i.e. more than one zone on a site).

- Delete redundant provisions, including the Public Acquisition Overlay applying to land no longer required to be acquired, and native vegetation exemptions relating to the Princes Highway duplication between Sale and Templeton Road, Kilmany (which is complete).
- Correct the name of incorporated documents in the Schedule to Clause 43.01 Heritage Overlay and Schedule to Clause 72.04 Documents Incorporated in this Planning Scheme.
- Correct the address of a place in the Schedule to Clause 43.01 Heritage Overlay.
- Rename Clause 43.02 Development Plan Overlay Schedule 9.

Planning Scheme Amendment C102 was authorised by the Minister for Planning on 24 December 2019.

The exhibition period for Amendment C102 took place between 7 February 2020 and 9 March 2020.

In light of the extensive public consultation that has been undertaken previously as part of this Amendment, Council was, under Section 20(2) of the *Planning and Environment Act 1987*, exempted by the Minister for Planning from general notification requirements.

Council was only required to undertake notification to 4 landowners directly adjacent to land forming part of this Amendment which has been deemed to be surplus to requirements (i.e. land to be rezoned from a public use zone to a private use zone in order to be disposed of), along with the relevant prescribed Ministers in accordance with Section 19(1)(c) of the *Planning and Environment Act 1987*.

At the close of the exhibition period, no submissions were received.

The full list of Planning Scheme Amendment documentation recommended for adoption is included in **Attachment 1** to this report.

OPTIONS

Council has the following options available:

1. To adopt Amendment C102 – Technical Planning Scheme Amendment, and request the Minister for Planning to approve Amendment C102 pursuant to Clause 29 and 31 of the *Planning and Environment Act 1987*;
2. To abandon Amendment C102 – Technical Planning Scheme Amendment (in full or part) pursuant to Section 28 of the *Planning and Environment Act 1987*;
3. To seek further information for consideration at a future Council Meeting.

PROPOSAL

That Council:

1. Pursuant to Section 29 of the Planning and Environment Act 1987, resolve to adopt Amendment C102 – Technical Planning Scheme Amendment; and
2. Pursuant to Section 31 of the Planning and Environment Act 1987, resolve to request the Minister for Planning to approve Amendment C102 – Technical Planning Scheme Amendment.

CONFLICT OF INTEREST

No Staff and/or Contractors involved in the compilation of this report have declared a Conflict of Interest.

FINANCIAL IMPACT

The financial cost of the amendment process has been accommodated in the Strategic Planning budget for 2019/2020. Council is required to pay statutory fees to the Minister for Planning for this Amendment.

COMMUNICATION IMPACT

Amendment C102 seeks to correct minor anomalies within the Wellington Planning Scheme and does not propose any change to policy. Relevant landowners have been contacted as part of Amendment C102, as well as prescribed Ministers.

LEGISLATIVE IMPACT

Amendment C102 implements the objectives of planning in Victoria (as documented in Section 4 of the *Planning and Environment Act 1987*) by providing for the fair and orderly development of land through the removal of mapping and text errors that place inaccurate planning provisions upon land.

COUNCIL PLAN IMPACT

The Council Plan 2017-21 Theme 2 Services & Infrastructure states the following strategic objective and related strategy:

Strategic Objective 2.3: *"Wellington Shire is well planned, considering long term growth and sustainability."*

Strategy 2.3.1: *"Continue to provide strategic planning to encourage long term growth and sustainability in Wellington Shire."*

This report supports the above Council Plan strategic objective and strategy.

RESOURCES AND STAFF IMPACT

The correction of anomalies within the Wellington Planning Scheme will have a positive effect due to a reduction in administrative resources required to process applications and address enquiries about land with incorrect or redundant planning provisions.

COMMUNITY IMPACT

The community impact is likely to be generally positive, as Council is correcting mapping and grammatical errors and deleting redundant controls.

ENGAGEMENT IMPACT

Officers have been liaising closely with the Gippsland Regional office of the Department of Environment, Land, Water and Planning (DELWP) during the preparation and exhibition of Amendment C102.

Officers have also made contact with relevant landowners (as part of an early consultation period). Letters of consent from affected landowners have been provided to DELWP.

The formal exhibition period for Amendment C102 took place between 7 February 2020 and 9 March 2020 and included:

- Four (4) letters with relevant maps sent to landowners directly adjacent to land deemed to be surplus to requirements (i.e. land to be rezoned from a public use zone to a private use zone in order to be disposed of)
- Four (4) letters to relevant prescribed Ministers as per Section 19(1)(c) of the *Planning and Environment Act 1987*

Information regarding Amendment C102 was also provided at the following locations:

- Hard copies of the Amendments documents were available for viewing at the Council Service Centres in Sale and Yarram
- Department of Environment, Land, Water and Planning (DELWP) website

At the close of the exhibition period, no submissions were received.

Should Amendment C102 be adopted by Council and subsequently approved by the Minister for Planning, notice of the approval will appear in the Government Gazette.

All landowners associated with C102 will receive final correspondence after the decision by the Minister for Planning.

Planning and Environment Act 1987

**WELLINGTON PLANNING SCHEME
AMENDMENT C102WELL
EXPLANATORY REPORT**

Who is the planning authority?

This Amendment has been prepared by the Wellington Shire Council, which is the planning authority for this Amendment.

The Amendment has been made at the request of Wellington Shire Council.

Land affected by the Amendment

The Amendment applies to the whole of the Wellington Shire municipal area.

A mapping reference table is attached at **Attachment 1** to this Explanatory Report.

What the amendment does

The Amendment proposes to amend various provisions of the Wellington Planning Scheme to correct mapping anomalies, delete redundant controls, correct grammatical errors and make minor corrections to text.

A full description of the changes proposed are included in the Background Report within **Attachment 2** to this Explanatory Report.

Strategic assessment of the Amendment

Why is the Amendment required?

The Amendment is required to ensure the efficient functioning of the Wellington Planning Scheme.

Justification for the changes proposed (30 in total, including several requests from Gippsland Water) is included in the Background Report in **Attachment 2** to this Explanatory Report.

How does the Amendment implement the objectives of planning in Victoria?

The Amendment ensures that the Wellington Planning Scheme provisions are correctly applied so that it can be properly administered by the Wellington Shire Council in accordance with the requirements of the *Planning & Environment Act 1987 (the Act)*.

The Amendment implements the following objective of planning in Victoria as outlined in section 4 (1) of the *Planning and Environment Act 1987*:

- *to provide for the fair, orderly, economic and sustainable use, and development of land;*
- *to provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity;*
- *to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;*
- *to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;*

- to protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community;
- to facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e).

How does the Amendment address any environmental, social and economic effects?

There are no social, economic or environmental effects arising from this Amendment, as the Amendment is for the correction of mapping and textual errors in the Wellington Planning Scheme.

Does the Amendment address relevant bushfire risk?

The Amendment does not enable any material change, being the correction of mapping anomalies, deletion of redundant controls, correction of grammatical errors and minor corrections to text. On this basis, the Amendment will not increase the bushfire risk to life, property, community infrastructure or the natural environment.

Does the Amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The Amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes, under section 7(5) of the Act.

Pursuant to Section 12 of the *Planning and Environment Act 1987*, the amendment complies with the following (applicable) Ministerial Directions:

- Ministerial Direction No. 11 - Strategic Assessment of Amendments;
- Ministerial Direction No. 15 - The Planning Scheme Amendment Process; and
- Ministerial Direction on the Form and Content of Planning Schemes.

How does the Amendment support or implement the Planning Policy Framework and any adopted State policy?

As the Amendment makes changes that are minor, through correcting anomalies or undertaking administrative changes, there are no implications for the Planning Policy Framework.

How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

As the Amendment makes changes that are minor, through correcting anomalies or undertaking administrative changes, there are no implications for the Local Planning Policy Framework.

How does the amendment support or implement the Municipal Planning Strategy?

On the basis that the proposed changes are 'policy neutral' in nature, they are consistent with both the current Municipal Strategic Statement and the proposed new Municipal Planning Strategy.

Does the Amendment make proper use of the Victoria Planning Provisions?

The Amendment corrects errors and anomalies in the application of the Victoria Planning Provisions in the Wellington Planning Scheme. Correction of these errors and anomalies will ensure that the Wellington Planning Scheme is accurate, efficient in administration and meets legislative requirements.

How does the Amendment address the views of any relevant agency?

Where proposed changes directly affect land owned or managed by a public authority, consultation has been undertaken and consent has been obtained to proceed with the proposed changes.

Does the Amendment address relevant requirements of the Transport Integration Act 2010?

The Amendment is not affected by the requirements of the *Transport Integration Act 2010*.

Resource and administrative costs

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

As policy neutral changes with no technical implications, the Amendment will not place any unreasonable resource or administrative costs on the Wellington Shire Council.

Where you may inspect this Amendment

The Amendment is available for public inspection, free of charge, during office hours at the following places:

Wellington Shire Council
Sale Service Centre
18 Desailly Street
Sale VIC 3850

Wellington Shire Council
Yarram Service Centre
156 Grant Street
Yarram VIC 3971

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.planning.vic.gov.au/public-inspection.

Submissions

Any person who may be affected by the Amendment may make a submission to the planning authority. Submissions about the Amendment must be received by 9 March 2020.

A submission must be sent to: Wellington Shire Council, PO Box 506, Sale Victoria 3850

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment.

- directions hearing: week of 8 June 2020
- panel hearing: week of 6 July 2020.

ATTACHMENT 1 - Mapping reference table

Location	Land /Area Affected	Mapping Reference
Sale	2-30 Saleyards Rd, Sale (5\LP93333)	Wellington C102 020znMap89 Exhibition
Wurruk	Herberte Court, Wurruk (13B\PP3913)	Wellington C102 019znMap87 Exhibition
Wurruk	Princes Highway, Wurruk (2015\PP3913)	Wellington C102 015znMaps93_94 Exhibition
Cowwarr	59 Hagues Lane, Cowwarr (2\PS534179)	Wellington C102 030znMap66 Exhibition
Cowwarr	Hagues Lane, Cowwarr (2\TP880716)	Wellington C102 030znMap66 Exhibition
Denison	Nambrok Road, Denison (1\LP211388)	Wellington C102 029znMap72 Exhibition
Rosedale	Rosedale-Longford Road, Rosedale (1\LP62760)	Wellington C102 010znMap131 Exhibition
Rosedale	Rosedale-Longford Road, Rosedale (Part 1\TP864937)	Wellington C102 010znMap131 Exhibition
Rosedale	Farrell Lane	Wellington C102 010znMap131 Exhibition
Rosedale	Rosedale-Longford Road, Rosedale (1\TP743128)	Wellington C102 011znMaps131_132 Exhibition
Rosedale	Rosedale-Longford Road, Rosedale (1\PS326544)	Wellington C102 011znMaps131_132 Exhibition
Won Wron	Napier Road, Won Wron (8C\PP2181)	Wellington C102 050znMaps175_178_190_198 Exhibition
Carrajung	Grand Ridge Road, Carrajung (49K\PP3830)	Wellington C102 005znMaps143_175 Exhibition
Willung South	Lays Road Ex, Willung South (50A\PP3830)	Wellington C102 005znMaps143_175 Exhibition
Willung South	Willung South School Road, Willung South (57B\PP3830)	Wellington C102 005znMaps143_175 Exhibition
Won Wron	Calrossie-Won Wron Road, Won Wron (65H\PP3899)	Wellington C102 003znMaps175_189 Exhibition
Seaspray	Prices Road, Seaspray (53D-C\PP3909)	Wellington C102 006znMap150 Exhibition
Rosedale	Rosedale-Longford Road, Rosedale (34\PP2762)	Wellington C102 011znMaps131_132 Exhibition
Devon North	905 Tarra Valley Road, Devon North (70E\PP2520)	Wellington C102 002znMap189 Exhibition
Rosedale	65-67 Prince Street, Rosedale (1\TP6802)	Wellington C102 049d-paoMap119 Exhibition
Rosedale	41-63 Prince Street, Rosedale (2\PS301494)	Wellington C102 049d-paoMap119 Exhibition
Rosedale	37 Latrobe Street, Rosedale (1\PS708936)	Wellington C102 049d-paoMap119 Exhibition
Rosedale	34 Albert Street, Rosedale (1\PS301494)	Wellington C102 049d-paoMap119 Exhibition
Rosedale	36 Albert Street, Rosedale (1\TP632412)	Wellington C102 049d-paoMap119 Exhibition
Rosedale	38 Albert Street, Rosedale (4\PS708936)	Wellington C102 049d-paoMap119 Exhibition
Heyfield	36 Mary Street, Heyfield (1\TP596361)	Wellington C102 033znMap70 Exhibition
Sale	17-19 Bond Street, Sale (1\TP159575)	Wellington C102 016znMap95 Exhibition
Sale	134-136 Raymond Street and 138-140 Raymond Street, Sale (1\TP131153)	Wellington C102 016znMap95 Exhibition
Sale	142-144 Raymond Street, Sale (Part 1\TP961674)	Wellington C102 016znMap95 Exhibition
Alberton	South Gippsland Highway, Alberton	Wellington C102 001znMaps205_211



	(2020\PP2006)	Exhibition
Glenmaggie	823 and 825 Weir Road, Glenmaggie (2\PS804047)	Wellington C102 041znMap37 Exhibition
Sale	Butchers Road, Sale (2002\PP3468)	Wellington C102 024znMap83 Exhibition
Stratford	258 Redbank Road, Stratford (Part 1\LP114089)	Wellington C102 032znMaps62_76 Exhibition
Stratford	Old Redbank Road, Stratford (Knob Reserve) (2016\PP3504)	Wellington C102 032znMaps62_76 Exhibition
Stratford	Slavins Lane, Stratford (59C-12\PP3504)	Wellington C102 032znMaps62_76 Exhibition
Stratford	19 Old Redbank Road, Stratford (2017\PP3504)	Wellington C102 032znMaps62_76 Exhibition
Stratford	Slavins Lane, Stratford (2015\PP3504)	Wellington C102 032znMaps62_76 Exhibition
Stratford	30 Slavins Lane, Stratford (59B\PP3504)	Wellington C102 032znMaps62_76 Exhibition
Stratford	Davis Street, Stratford (6\PP5736)	Wellington C102 032znMaps62_76 Exhibition
Stratford	Princes Highway, Stratford (6-9\PP3504)	Wellington C102 038znMap58 Exhibition
Newry	Section of Borsdale-Newry Road, Newry (adjacent to 551 Borsdale-Newry Road, Newry)	Wellington C102 044znMap40 Exhibition
Heyfield	Licola Road, Heyfield (55D\PP2679)	Wellington C102 038znMap33 Exhibition
Coongulla	312 Ryans Road, Coongulla (1\TP114001)	Wellington C102 043znMap37 Exhibition
Coongulla	312 Ryans Road, Coongulla (1\TP135105)	Wellington C102 043znMap37 Exhibition
Coongulla	149 Hodges Road, Coongulla (2\TP595562)	Wellington C102 043znMap37 Exhibition
Coongulla	63 Hodges Road, Coongulla (1\PS713317)	Wellington C102 043znMap37 Exhibition
Newry	Slaughterhouse Road, Newry (46C-6\PP3695)	Wellington C102 045znMap40 Exhibition
Sale	Liston Court, Sale	Wellington C102 048d-hoMap89 Exhibition
Sale	3 Liston Court (62\PS616486)	Wellington C102 048d-hoMap89 Exhibition
Sale	5 Liston Court (63\PS616486)	Wellington C102 048d-hoMap89 Exhibition
Sale	6 Liston Court (64\PS616486)	Wellington C102 048d-hoMap89 Exhibition
Sale	4 Liston Court (65\PS616486)	Wellington C102 048d-hoMap89 Exhibition
Sale	18 Glebe Drive (61\PS616486)	Wellington C102 048d-hoMap89 Exhibition
Sale	20 Glebe Drive (60\PS616486)	Wellington C102 048d-hoMap89 Exhibition
Tinamba West	Weir Road, Tinamba West (191B\PP3597)	Wellington C102 040znMap45 Exhibition
Heyfield	Tinamba-Glenmaggie Road, Heyfield (191C\PP3597)	Wellington C102 040znMap45 Exhibition
Heyfield	Tyson Road, Heyfield (191D\PP3597)	Wellington C102 040znMap45 Exhibition
Maffra West Upper	Millers Road, Maffra West Upper (2007\PP2435)	Wellington C102 046znMap37 Exhibition
Maffra West Upper	Millers Road, Maffra West Upper (2006\PP2435)	Wellington C102 046znMap37 Exhibition
Cobains	511 Bengworden Road, Cobains (6B\PP3341)	Wellington C102 026znMap102 Exhibition
Carrajung	Old Grand Ridge Road, Carrajung (RES1\PS506507)	Wellington C102 004znMap175 Exhibition
Coongulla	343 Ryans Road, Coongulla (RES1\V04982)	Wellington C102 043znMap37 Exhibition
Coongulla	63 Hodges Road, Coongulla (RES1\PS713317)	Wellington C102 043znMap37 Exhibition
Dutson Downs	Carrs Creek Road, Dutson Downs (7H-A\PP2558)	Wellington C102 007znMap151 Exhibition



Dutson Downs	Longford-Loch Sport Road, Dutson Downs (18A-B\PP2558)	Wellington C102 009znMap139 Exhibition
Dutson Downs	Longford-Loch Sport Road, Dutson Downs (3B-B\PP2668)	Wellington C102 008znMap138 Exhibition
Heyfield	Angle Channel Road, Heyfield (RES1\PS704986)	Wellington C102 036znMap45 Exhibition
Loch Sport	1 Progress Road, Loch Sport (RES1\PS834479)	Wellington C102 027znMap109 Exhibition
Loch Sport	222-236 National Park Road, Loch Sport (RES1\PS634480)	Wellington C102 028znMaps112_113 Exhibition
Maffra	Sale Road, Maffra (RES1\PS637835)	Wellington C102 034znMap65 Exhibition
Rosedale	Mill Lane, Rosedale (1\PS438120)	Wellington C102 013znMap119 Exhibition
Rosedale	North Boundary Track, Rosedale (34\PP2762)	Wellington C102 011znMaps131_132 Exhibition
Rosedale	North Boundary Track, Rosedale (34E\PP2762)	Wellington C102 011znMaps131_132 Exhibition
Rosedale	Princes Highway, Rosedale (1\TP856797)	Wellington C102 014znMap117 Exhibition
Rosedale	Rosedale-Longford Road, Rosedale (34D\PP2762)	Wellington C102 011znMaps131_132 Exhibition
Rosedale	Rosedale-Longford Road, Rosedale (34G\PP2762)	Wellington C102 011znMaps131_132 Exhibition
Sale	116 Cobains Road, Sale (RES1\PS631520)	Wellington C102 021znMaps90_91 Exhibition
Sale	164A Patten Street, Sale (RES1\PS635550)	Wellington C102 018znMap96 Exhibition
Sale	1A Cunninghame Street, Sale (3A\PP3468)	Wellington C102 015znMaps93_94 Exhibition
Sale	1B Finegan Court, Sale (3\PS436903)	Wellington C102 020znMap89 Exhibition
Sale	2 Ashton Street, Sale (RES2\PS700895)	Wellington C102 025znMap85 Exhibition
Sale	30A Stead Street, Sale (RES1\PS704992)	Wellington C102 018znMap96 Exhibition
Sale	69 Cemetery Road, Sale (RES7\PS637839)	Wellington C102 022znMap89 Exhibition
Sale	Cobains Road, Sale (RES1\PS537575)	Wellington C102 023znMap90 Exhibition
Sale	Cunninghame Street, Sale (1\TP956101)	Wellington C102 015znMaps93_94 Exhibition
Sale	Dawson Street, Sale (RES3\PS525737)	Wellington C102 021znMaps90_91 Exhibition
Wurruk	7 Drew Court, Wurruk (8\LP135571)	Wellington C102 017znMap92 Exhibition
Heyfield	Weir Road, Heyfield (1\TP880552 and 2\TP880552)	Wellington C102 036znMap45 Exhibition
Heyfield	Weir Road, Heyfield (1\TP880670C and 2\TP880670C)	Wellington C102 036znMap45 Exhibition
Heyfield	Weir Road, Heyfield (4\LP62307)	Wellington C102 036znMap45 Exhibition
Longford	26 High Street, Longford (1-4\PP5475)	Wellington C102 012znMap138 Exhibition
Maffra	Nordens Lane, Maffra (9C\PP3695)	Wellington C102 035znMap57 Exhibition




ATTACHMENT 2 – Background Report

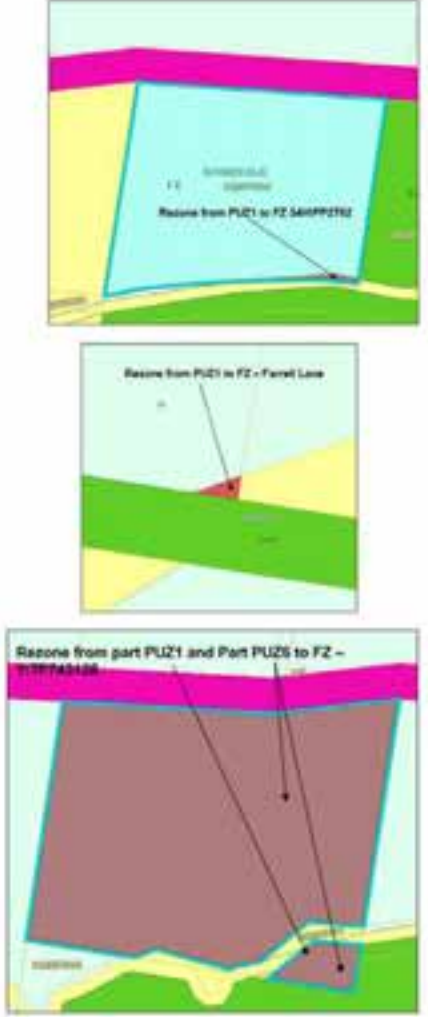
Attachment 2: Background Report

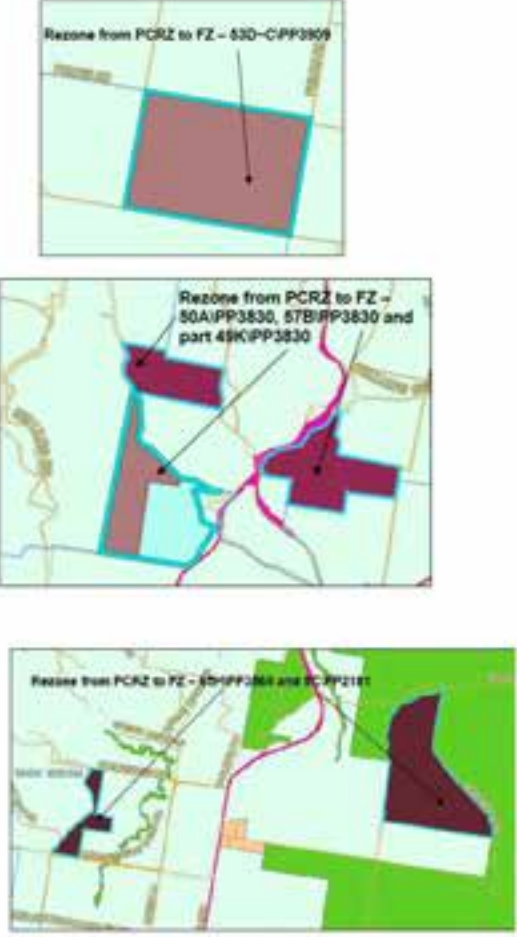
Item No./Title details/Address	Issue/Proposed Change	Map/Text Change
<p>1. Zoning Anomaly – Gippsland Regional Livestock Exchange, Sale</p> <p>2-30 Saleyards Rd, Sale (5\LP93333)</p> <p>Planning Scheme Map Reference:</p> <p>Map No. 89</p>	<p><u>Issue</u></p> <p>For land at 2-30 Saleyards Road, Sale, being 5\LP93333 in the Parish of Sale, a zoning anomaly exists where the Public Use Zone 4 – Transport (PUZ4) incorrectly applies to Gippsland Regional Livestock Exchange land. Wellington Shire Council purchased the land from VicTrack (hence the PUZ4 zoning). The land had previously been used as the loading point for livestock onto the trains.</p> <p><u>Proposed Change</u></p> <p>Rezone 5\LP93333 from Public Use Zone 4 (PUZ4) to Industrial 1 Zone (IN1Z) to reflect the zoning of the surrounding Gippsland Regional Livestock Exchange land.</p>	
<p>2. Zoning Anomaly / Split Zoning – Sale and Wurruk</p> <p><u>Thomson River, Wurruk</u></p> <p>Herberte Court, Wurruk (13B\PP3913)</p> <p><u>Thomson River Railway Crossing</u></p> <p>Princes Highway, Wurruk (2015\PP3913)</p> <p>Planning Scheme Map Reference:</p> <p>Map No 87</p> <p>Map No 93</p>	<p><u>Issue</u></p> <p><u>Thomson River, Wurruk</u></p> <p>For Crown land abutting the Thomson River, being Part 13B\PP3913 in the Parish of Wurruk Wurruk, a zoning anomaly exists where the majority of 13B\PP3913 is in the Public Conservation and Resource Zone (PCRZ), however two small sections are in the Farming Zone (FZ) and Public Park and Recreation Zone (PPRZ). This has resulted in split zoning on the site.</p> <p><u>Thomson River Railway Crossing</u></p> <p>For Crown land abutting the Thomson River Railway Crossing, being part 2015\PP3913 in the Parish of Wurruk Wurruk, a zoning anomaly exists where the Public Conservation and Resource Zone (PCRZ)</p>	



Item No./Title details/Address	Issue/Proposed Change	Map/Text Change
	<p>and the Farming Zone (FZ) are both applied to the land, resulting in a split zoning.</p> <p>Proposed Change</p> <p><u>Thomson River, Wurruk</u></p> <p>Rezone part 13B\PP3913 from the Farming Zone (FZ) and Public Park and Recreation Zone (PPRZ) to the Public Conservation and Resource Zone (PCRZ) to remove the split zoning on site. The PCRZ is the appropriate zone for Crown land.</p> <p><u>Thomson River Railway Crossing</u></p> <p>Rezone part 2015\PP3913 from the Farming Zone (FZ) to Public Conservation and Resource Zone (PCRZ) to remove the split zoning anomaly and ensure consistency across the site. The PCRZ is the appropriate zone for Crown land.</p>	
<p>3. Zoning Anomaly / Split Zoning – SRW Channel, Cowwarr</p> <p>Hagues Lane, Cowwarr (2\TP880716)</p> <p>59 Hagues Lane, Cowwarr (2\PS534179)</p> <p>Planning Scheme Map Reference:</p> <p>Map No 66</p>	<p>Issue</p> <p>For land at Cowwarr, being Hagues Lane, Cowwarr (2\TP880716) and 59 Hagues Lane, Cowwarr (2\PS534179) in the Parish of Toongabbie North, a zoning anomaly exists where private and public land use zones have been applied incorrectly resulting in split zoning that affects these two parcels.</p> <p>This has resulted in privately owned land being placed in a public zone and Southern Rural Water land (public land) being placed in the Farming Zone (FZ).</p> <p>Proposed Change</p> <p>Rezone part 2\TP880716 from Farming Zone to Public Use Zone 1 (PUZ1) to remove the split zoning anomaly and ensure public use zoning for public land (Southern Rural Water).</p>	


Item No./Title details/Address	Issue/Proposed Change	Map/Text Change
	<p>Rezone part 2IPS534179 from Public Use Zone 1 (PUZ1) to Farming Zone (FZ) to reflect its private ownership and remove the split zonings on the site.</p>	
<p>4. Zoning Anomaly / Split Zoning – Telstra infrastructure, Denison</p> <p>Nambrok Road, Denison (1\LP211388)</p> <p>Planning Scheme Map Reference:</p> <p>Map No 72</p>	<p>Issue</p> <p>For land at Nambrok Road, Denison, being part 1\LP211388 in the Parish of Denison, a zoning anomaly exists where the Commercial 1 Zone (C1Z) has been applied to land used for a telecommunications facility (Telstra). The Telstra facility is located in the south-eastern corner of the site, however the land is privately owned.</p> <p>Proposed Change</p> <p>Rezone part 1\LP211388 from Commercial 1 Zone (C1Z) to the Farming Zone (FZ) to ensure no split zoning, and to be consistent with Planning Practice Note 2 (PPN2) relating to Utility Service Providers.</p>	


Item No./Title details/Address	Issue/Proposed Change	Map/Text Change
<p>5. Zoning Anomalies / Split Zoning – HVP Plantations</p> <p>Rosedale-Longford Road, Rosedale (1\LP62760)</p> <p>Rosedale-Longford Road, Rosedale (1\TP884937)</p> <p>Farrell Lane, Rosedale</p> <p>Rosedale-Longford Road, Rosedale (1\TP743128)</p> <p>Rosedale-Longford Road, Rosedale (1\PS326544)</p> <p>Napier Road, Won Wron (8C\PP2181)</p> <p>Grand Ridge Road, Carrajung (49K\PP3830)</p> <p>Lays Road Ex, Willung South (50A\PP3830)</p> <p>Willung South School Road, Willung South (57B\PP3830)</p> <p>Calrossie-Won Wron Road, Won Wron (65H\PP3869)</p> <p>Prices Road, Seaspray (53D~C\PP3909)</p> <p>Rosedale-Longford Road, Rosedale (34H\PP2762)</p> <p>Planning Scheme Map Reference:</p> <p>Map No 131</p> <p>Map No 132</p> <p>Map No 143</p>	<p>Issue</p> <p>A number of zoning anomalies exist where a public land use zone applies to both privately owned land and licensed land permanently allocated to the commercial use of a private party for timber production.</p> <p>The following public zones apply to land currently used by HVP Plantations for Timber production:</p> <ul style="list-style-type: none"> • Public Use Zone 1 – Service and Utility (PUZ1) • Public Use Zone 6 – Local Government (PUZ6) • Public Conservation and Resource Zone (PCRZ) <p>HVP Plantations have requested a number of rezonings to enable the correct zoning for their privately-owned land.</p> <p>Proposed Change</p> <p>Farming Zone rezoning's (Part 1)</p> <p>For the areas in Public Use Zone 1 (PUZ1), being 1\LP62760, part 1\TP884937, part 1\PS326544 and part 34H\PP2762 in the Parish of Holey Plans, the zone application previously identified the Regional Outfall Sewer which has now been relocated underground in these locations (its route is now protected by an easement in favour of Gippsland Water). The land is used for private timber production and the public zoning is therefore inappropriate. It is proposed to rezone the Public Use Zone 1 (PUZ1) areas of these lots to the Farming Zone (FZ), a private zone appropriate for the private ownership of this land.</p>	<p>Map/Text Change</p>  <p>Rezoned from PUZ1 to FZ – 1\LP62760</p>  <p>Rezoned from PUZ1 to FZ – 1\TP884937</p>  <p>Rezoned from PUZ1 to FZ – 1\PS326544</p>



Item No./Title details/Address	Issue/Proposed Change	Map/Text Change
<p>Map No 150</p> <p>Map No 175</p> <p>Map No 178</p> <p>Map No 189</p> <p>Map No 190</p> <p>Map No 196</p>	<p>Lane Revision</p> <p><u>Farrell Lane, Rosedale</u></p> <p>Rezone a small section of Farrell Lane from the Public Use Zone 1 (PUZ1) to the Farming Zone to remove a section of split zoning and to be in keeping with the above changes to the Farming Zone (FZ). This road is not HVP Plantations land.</p> <p>Farming Zone rezoning (Part 2)</p> <p><u>Rosedale-Longford Road, Rosedale (1\TP743128)</u></p> <p>The Public Use Zone 6 (PUZ6) (and small section of PUZ1 identified as the 'Regional Outfall Sewer', which has also been relocated underground) applying to 1\TP743128 in the Parish of Holy Plain, appears to be the result of the land previously being owned by Wellington (Rosedale) Shire. The land wasn't rezoned at the time it was transferred into private ownership in 1995. The part Public Use Zone 1 (PUZ1) and Public Use Zone 6 (PUZ6) areas of this land are proposed to be rezoned to the Farming Zone (FZ) to reflect its private ownership.</p> <p>Public Conservation and Resource Zone rezonings</p> <p>The Public Conservation and Resource Zone (PCRZ) applying to the licensed land (permanently allocated to the commercial use of a private party for timber production) represents a material anomaly. The relevant land is outlined below:</p> <ul style="list-style-type: none"> • 53D\C\PP3909 (Parish of Wulla Wullock) • 50A\PP3830 (Parish of Willung) • 49K\PP3830 (Parish of Willung) • 57B\PP3830 (Parish of Willung) • 65H\PP3869 (Parish of Worwron) • 8C\PP2181 (Parish of Boodyarn) 	<p>Map/Text Change</p>  <p>The maps illustrate the proposed rezoning of various land parcels. The top map shows a pink area representing the rezoning of PUZ1 to FZ for parcel 540PP2181. The middle map shows a red area representing the rezoning of PUZ1 to FZ for Farrell Lane. The bottom map shows a large brown area representing the rezoning of part PUZ1 and part PUZ6 to FZ for parcel 1\TP743128.</p>

Item No./Title details/Address	Issue/Proposed Change	Map/Text Change
	<p>The current PCRZ zoning of the above land renders the licensed use as 'non-conforming' and is only permitted via existing use rights (the use falls under 'any other use not in section 2 or 3' which becomes prohibited as it isn't undertaken by or on behalf of the public land manager).</p> <p>The identified land is not used for a public purpose (and is privately owned) and requires rezoning to Farming Zone as the most appropriate zone to facilitate the continued use of the land for timber production.</p>	 <p>The 'Map/Text Change' column contains three maps illustrating rezoning proposals:</p> <ul style="list-style-type: none"> The top map shows a single parcel being rezoned from PCRZ to FZ - 530-CPP3809. The middle map shows multiple parcels being rezoned from PCRZ to FZ - 50A/PP3830, 57B/PP3830 and part 49K/PP3830. The bottom map shows parcels being rezoned from PCRZ to FZ - 57/PP2064 and 5C/PP2181.

Item No./Title details/Address	Issue/Proposed Change	Map/Text Change
<p>6. Zoning Anomaly - Devon North</p> <p>905 Tarra Valley Road, Devon North (70E\PP2520)</p> <p>Planning Scheme Map Reference:</p> <p>Map No 189</p>	<p>Issue</p> <p>For land at 905 Tarra Valley Road Devon North, being 70E\PP2520 in the Parish of Devon, a zoning anomaly exists where a section of the wastewater treatment plant is within the Public Conservation and Resource Zone (PCRZ), when it should be zoned Public Use Zone 1 (Service and Utility) (PUZ1) as per the remainder of the wastewater treatment plant (to the south).</p> <p>Proposed Change</p> <p>Rezone 70E\PP2520 from Public Conservation and Resource Zone (PCRZ) to Public Use Zone 1 (PUZ1).</p>	
<p>7. Redundant PAO - Rosedale</p> <p>65-67 Prince Street, Rosedale (1\TP6902)</p> <p>41-63 Prince Street, Rosedale (2\PS301494)</p> <p>37 Latrobe Street, Rosedale (1\PS708936)</p> <p>34 Albert Street, Rosedale (1\PS301494)</p> <p>36 Albert Street, Rosedale (1\TP532412)</p> <p>38 Albert Street, Rosedale (4\PS708936)</p> <p>Planning Scheme Map Reference:</p> <p>Map No 119PAO</p>	<p>Issue</p> <p>For land at 65-67 Prince Street, 41-63 Prince Street, 37 Latrobe Street, 34 Albert Street, 36 Albert Street, and 38 Albert Street Rosedale in the Parish of Rosedale, the Public Acquisition Overlay 2 (PAO2) is considered redundant and can be removed.</p> <p>The original intent of the PAO2 (Road) was to facilitate rear access to shops fronting the highway. Over the passage of time the need for the land for this purpose has diminished to the point that it has now become redundant and therefore no longer required. Council resolved at its meeting of 6 August 2019 to remove the PAO2.</p> <p>Proposed Change</p> <p>Remove the redundant Public Acquisition Overlay 2 (PAO2) from 65-67 Prince Street, 41-63 Prince Street, 37 Latrobe Street, 34 Albert Street, 36 Albert Street, and 38 Albert Street Rosedale, as the Overlay is now redundant.</p>	

Item No./Title details/Address	Issue/Proposed Change	Map/Text Change
<p>8. Zoning Anomaly – Heyfield</p> <p>36 Mary Street, Heyfield (1\TP596361)</p> <p>Planning Scheme Map Reference:</p> <p>Map No. 70</p>	<p>Issue</p> <p>For land at 36 Mary Street Heyfield, being 1\TP596361 in the Parish of Tinamba, a zoning anomaly exists where the General Residential Zone 1 (GRZ1) applies to public park land (owned by Wellington Shire Council).</p> <p>The land is used as a public recreation area and should be placed within the same zone as the surrounding land, being the Public Park and Recreation Zone (PPRZ). 1\TP596361 does not include any sort of infrastructure, only grass, trees and a pathway.</p> <p>In June 2000 (introduction of new format planning schemes), the subject site and surrounding park land was in the now superseded Residential Zone 1 (RZ1). In April 2003, as part of Planning Scheme Amendment C7, the adjacent park land was placed in the Public Park and Recreation Zone (PPRZ), however 1\TP596361 was retained in the RZ1 (likely inadvertently).</p> <p>Proposed Change</p> <p>Rezone 1\TP596361 from General Residential Zone 1 (GRZ1) to Public Park and Recreation Zone (PPRZ) to reflect its public ownership.</p>	 <p>Rezone from GRZ1 to PPRZ</p>

Item No./Title details/Address	Issue/Proposed Change	Map/Text Change										
<p>9. Princes Highway duplication – native vegetation exemptions</p>	<p>Issue</p> <p>In the Schedule to Clause 52.17 Native Vegetation, there are exemptions relating to the Princes Highway duplication between Sale and Templeton Road, Kilmany. As the duplication project has now been completed in this area, these exemptions are redundant.</p> <p>Proposed Change</p> <p>Remove redundant exemptions from the Schedule to Clause 52.17 Native Vegetation relating to the Princes Highway duplication.</p>	<table border="1"> <thead> <tr> <th data-bbox="1339 256 1592 331">Area</th> <th data-bbox="1592 256 1868 331">Description of native vegetation for which no permit is required to remove, destroy or top</th> </tr> </thead> <tbody> <tr> <td data-bbox="1339 331 1592 432">Land required for the construction of the deviation of the South Gippsland Highway at the Swing Bridge and associated ancillary works, as shown stippled on drawing number S2102M/54 (dated 13.21.04 attached to this schedule)</td> <td data-bbox="1592 331 1868 432">All native vegetation</td> </tr> <tr> <td data-bbox="1339 432 1592 560">Land associated with the construction of the Princes Highway duplication between Sale and Templeton Road, Kilmany as shown on the map of the Public Acquisition Overlay Schedule 1 of Road Zone Category 1</td> <td data-bbox="1592 432 1868 560">All native vegetation to the minimum extent necessary, subject to meeting the requirements of Victoria's Native Vegetation Management – A Framework for Action (Department of Natural Resources and Environment 2002) to the satisfaction of the Department of Sustainability and Environment</td> </tr> <tr> <td data-bbox="1339 560 1592 687">Land associated with the construction of the South Gippsland Highway upgrade (Stage 3 – Cor's Bridge) between May Street side and the Thompson River bridge (constructed as part of South Gippsland Highway upgrade Stage 1 – Swing Bridge Realignment)</td> <td data-bbox="1592 560 1868 687">All native vegetation to the minimum extent necessary, subject to meeting the requirements of Victoria's Native Vegetation Management – A Framework for Action (Department of Natural Resources and Environment 2002) to the satisfaction of the Department of Sustainability and Environment</td> </tr> <tr> <td data-bbox="1339 687 1592 815">Land associated with the construction of the Inland Highway overtake lane between Lays Road and Campbell Road</td> <td data-bbox="1592 687 1868 815">All native vegetation to the minimum extent necessary, subject to meeting the requirements of Victoria's Native Vegetation Management – A Framework for Action (Department of Natural Resources and Environment 2002) to the satisfaction of the Department of Sustainability and Environment</td> </tr> </tbody> </table>	Area	Description of native vegetation for which no permit is required to remove, destroy or top	Land required for the construction of the deviation of the South Gippsland Highway at the Swing Bridge and associated ancillary works, as shown stippled on drawing number S2102M/54 (dated 13.21.04 attached to this schedule)	All native vegetation	Land associated with the construction of the Princes Highway duplication between Sale and Templeton Road, Kilmany as shown on the map of the Public Acquisition Overlay Schedule 1 of Road Zone Category 1	All native vegetation to the minimum extent necessary, subject to meeting the requirements of Victoria's Native Vegetation Management – A Framework for Action (Department of Natural Resources and Environment 2002) to the satisfaction of the Department of Sustainability and Environment	Land associated with the construction of the South Gippsland Highway upgrade (Stage 3 – Cor's Bridge) between May Street side and the Thompson River bridge (constructed as part of South Gippsland Highway upgrade Stage 1 – Swing Bridge Realignment)	All native vegetation to the minimum extent necessary, subject to meeting the requirements of Victoria's Native Vegetation Management – A Framework for Action (Department of Natural Resources and Environment 2002) to the satisfaction of the Department of Sustainability and Environment	Land associated with the construction of the Inland Highway overtake lane between Lays Road and Campbell Road	All native vegetation to the minimum extent necessary, subject to meeting the requirements of Victoria's Native Vegetation Management – A Framework for Action (Department of Natural Resources and Environment 2002) to the satisfaction of the Department of Sustainability and Environment
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Land associated with the construction of the Princes Highway duplication between Sale and Templeton Road, Kilmany as shown on the map of the Public Acquisition Overlay Schedule 1 of Road Zone Category 1	All native vegetation to the minimum extent necessary, subject to meeting the requirements of Victoria's Native Vegetation Management – A Framework for Action (Department of Natural Resources and Environment 2002) to the satisfaction of the Department of Sustainability and Environment											
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Land associated with the construction of the Inland Highway overtake lane between Lays Road and Campbell Road	All native vegetation to the minimum extent necessary, subject to meeting the requirements of Victoria's Native Vegetation Management – A Framework for Action (Department of Natural Resources and Environment 2002) to the satisfaction of the Department of Sustainability and Environment											
<p>10. Zoning Anomaly / Split Zoning – Alberton</p> <p>South Gippsland Highway, Alberton (2020/PP2008)</p> <p>Planning Scheme Map Reference:</p> <p>Map No 205</p> <p>Map No 211</p>	<p>Issue</p> <p>For land south of Alberton (part of Albert River and Muddy Creek), being part 2020/PP2008 in the Parish of Alberton East, a zoning anomaly exists where Crown land is within both the Public Conservation and Resource Zone (PCRZ) and Farming Zone (FZ), resulting in split zoning.</p> <p>Proposed Change</p> <p>Rezone part 2020/PP2008 from the Farming Zone (FZ) to Public Conservation and Resource Zone (PCRZ) to remove split zoning. The PCRZ is an appropriate zone for Crown land.</p>	 <p>Rezone from FZ to PCRZ</p>										

Item No./Title details/Address	Issue/Proposed Change	Map/Text Change
<p>11. Zoning Anomaly / Split Zoning – Glenmaggie</p> <p>823 & 825 Weir Road, Glenmaggie (2\PS804047)</p> <p>Planning Scheme Map Reference:</p> <p>Map No 37</p>	<p>Issue</p> <p>For land at 823 & 825 Weir Road (2\PS804047) Glenmaggie, in the Parish of Tinamba, a zoning anomaly exists where the application of zones does not align with the lot boundaries, resulting in split zonings across the lots. The three zones are the Public Use Zone 1 (PUZ1) and the Rural Conservation Zone 1 (RCZ1), and the Public Park and Recreation Zones (PPRZ).</p> <p>Proposed Change</p> <p>Rezone part 2\PS804047 from Rural Conservation Zone 1 (RCZ1) and Public Park and Recreation Zone (PPRZ) to Public Use Zone 1 (PUZ1) to ensure no split zoning.</p>	 <p>The map shows a parcel boundary in yellow. A portion of the parcel is currently colored green, representing Rural Conservation Zone 1 (RCZ1) and Public Park and Recreation Zones (PPRZ). This portion is being rezoned to Public Use Zone 1 (PUZ1), which is shown in light green. The text 'Rezone from PPRZ and RCZ1 to PUZ1 – 2\PS804047' is written above the map with arrows pointing to the area being rezoned.</p>
<p>12. Zoning Anomaly – Sale</p> <p>Butchers Road, Sale (2002\PP3468)</p> <p>Planning Scheme Map Reference:</p> <p>Map No 83</p>	<p>Issue</p> <p>For land abutting at Butchers Road, Sale, being 2002\PP3468 in the Parish of Sale, a zoning anomaly exists where Crown Land is in the Farming Zone (FZ). The adjacent Crown Land associated with the adjacent Lavers Creek is in the Public Conservation and Resource Zone (PCRZ), which is a more appropriate zone for public land.</p> <p>Proposed Change</p> <p>Rezone 2002\PP3468 from the Farming Zone (FZ) to the Public Conservation and Resource Zone (PCRZ) to reflect its being Crown land, and to be consistent with the adjacent parcel covering Lavers Creek, which is already in the PCRZ.</p>	 <p>The map shows a parcel boundary in light blue. The parcel is currently colored light green, representing the Farming Zone (FZ). It is being rezoned to the Public Conservation and Resource Zone (PCRZ), which is shown in a darker green. The text 'Rezone from FZ to PCRZ' is written above the map with arrows pointing to the parcel.</p>

13. Incorporated Document Reference Anomalies

Clause 43.01 Heritage Overlay

Clause 72.04 Documents Incorporated in this Planning Scheme

Issue

Clause 43.01 Schedule to the Heritage Overlay

In Schedule to Clause 43.01 Heritage Overlay, five of the permit exemption Incorporated Documents have been incorrectly referenced. This affects a number of the Heritage Overlays (as depicted in the image to the right).

Clause 72.04 Schedule to Documents Incorporated in this Planning Scheme

In the Schedule to Clause 72.04 of the Wellington Planning Scheme, the 'Wellington Shire Heritage Place Citations 2007 (amended June 2018)' is incorrectly listed under the heading 'Wellington Shire Heritage Controls comprising.' It is not actually a control.

The 'Sale Town Centre Heritage Permit Exemptions' reference is also incorrect in the Incorporated Documents list to the right. The correct title of this Incorporated Document is 'Sale Town Centre Heritage Precinct Permit Exemptions'.

Proposed Change

Clause 43.01 Schedule to the Heritage Overlay



It is proposed to correctly reference the five permit exemption documents in the Schedule to the Heritage Overlay under each of the relevant Heritage Overlays.



Clause 72.04 Schedule to Documents Incorporated in this Planning Scheme

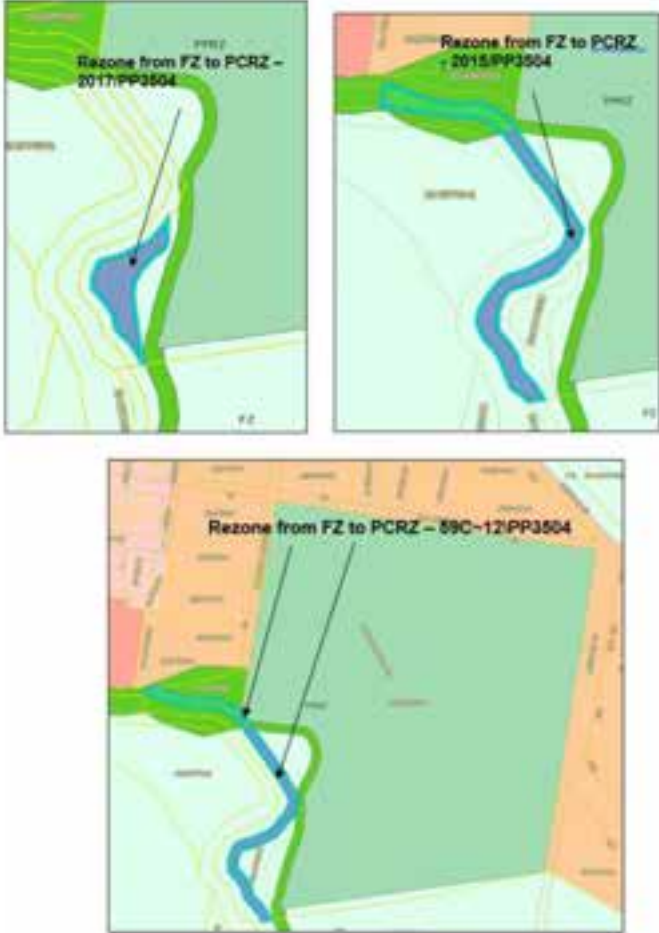
It is proposed to correctly rename the 'Sale Town Centre Heritage Permit Exemptions' to 'Sale Town Centre Heritage Precinct Permit Exemptions'. It is also proposed to remove the dot point adjacent to 'Wellington Shire Heritage Place Citations 2007 (amended June 2018)'.



Incorrect Incorporated Plan*	Correct Incorporated Plan*	Heritage Overlays Impacted*
Aberton Cemetery Incorporated Plan*	Aberton Cemetery Heritage Permit Exemptions*	HC04b
Port Albert Heritage Precinct Incorporated Plan*	Port Albert Heritage Precinct Permit Exemptions*	HC04, HC02, HC119, HC139*
Sale Rural Heritage Precinct Incorporated Plan*	Sale Rural Heritage Precinct Permit Exemptions*	HC121, *
Sale Town Centre Heritage Permit Exemptions*	Sale Town Centre Heritage Precinct Permit Exemptions*	HC050, HC052, HC101, HC054, HC070, HC071, HC072, HC073, HC074, HC075, HC076, HC077, HC080, HC078, *
Sale Residential Heritage Precinct Permit Exemptions*	Sale Residential Heritage Precinct Permit Exemptions (amended September 2015) *	HC121, HC122, HC123, HC124, HC125, HC126, HC128, HC129, HC130, HC130, HC127, HC007, HC049, HC104, HC251, HC253, HC102, HC255, HC04, HC256, HC257, HC258, HC259, HC260, HC261, HC262, HC263, HC264, HC265, HC266, HC267, HC268, HC269, HC103, HC279*



Wellington Shire Heritage Controls comprising:	
• Aberton Cemetery Heritage Permit Exemptions	C26(Part 1)
• Individual Heritage Places (Rural areas) Permit Exemptions	C26(Part 1)
• Individual Heritage Places (Township areas) Permit Exemptions	C26(Part 1)
• Port Albert Heritage Precinct Permit Exemptions	C26(Part 1)
• Sale & District Agricultural Society Showgrounds Heritage Permit Exemptions	C26(Part 2)
• Sale Residential Heritage Precincts Permit Exemptions (amended September 2015)	C93
• Sale Rural Heritage Precinct Permit Exemptions	C26(Part 1)
• Sale Town Centre Heritage Permit Exemptions	C26(Part 1)
• Wellington Shire Heritage Place Citations 2007 (amended June 2018)	C100
Wellington Shire Stage 2 Heritage Study, Volume 2: Citations, September 2016 (amended August 2017)	C92(Part 2)


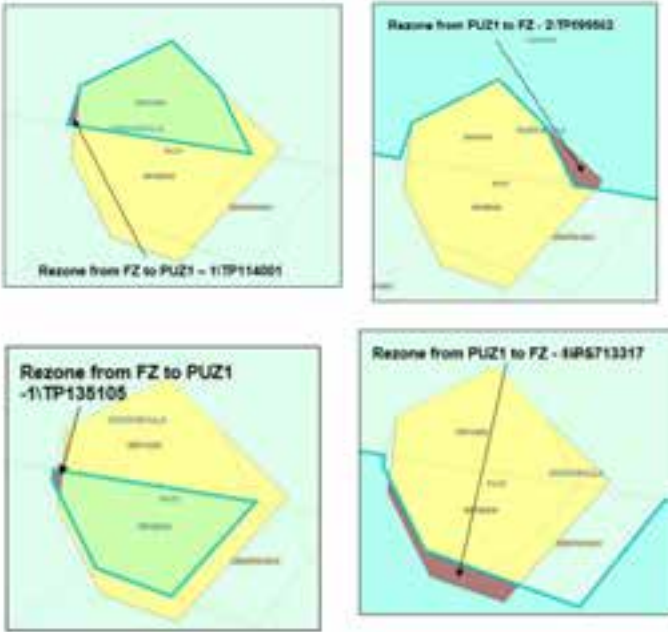
Item No./Title details/Address	Issue/Proposed Change	Map/Text Change
<p>14. Minor textual corrections</p> <p>Changes arising from Planning Scheme Amendment C84</p>	<p><u>Issue</u></p> <p>Planning Scheme Amendment C84 was approved in April 2018. Subsequent to the approval of this Amendment, it was discovered that some minor errors had been made in the drafting of Planning Scheme text, namely in Clause 43.01 Schedule to the Heritage Overlay and the Development Plan Overlay 9 (DPO9).</p> <p><u>Clause 43.01 Schedule to the Heritage Overlay</u></p> <p>As part of Amendment C84, the extent of registration for HO68 Kilmory Park was altered. However, when the Amendment was approved and gazetted, an error with the updated addresses was found in the Schedule to the Heritage Overlay (see image on the right). The correct addresses for HO68 Kilmory Park should include 148F Reid Drive, Warruk and part Arnup Drive.</p> <p><u>Clause 43.04 Development Plan Overlay 9 (DPO9)</u></p> <p>Development Plan Overlay 9 (DPO9) is currently titled 'Sale Western Growth Area – Warruk' (see image to right). While Warruk is to the west of Sale, this DPO should be titled 'Warruk Growth Area'.</p> <p><u>Proposed Change</u></p> <p><u>Clause 43.01 Schedule to the Heritage Overlay</u></p> <p>It is proposed to include addresses 148F Reid Drive, Warruk and Arnup Drive in the extent of registration.</p> <p><u>Clause 43.04 Development Plan Overlay 9 (DPO9)</u></p> <p>It is proposed to change the title of DPO9 to 'Warruk Growth Area'.</p>	 <p>HO68 Kilmory Park 1613 Settlement Road, 148A, 148B, 148C, 148D and 148E Reid Drive, Warruk</p>  <p>SCHEDULE 9 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY Current title: Sale Western Growth Area - WARRUK Proposed title: SALE WESTERN GROWTH AREA - WARRUK</p>


Item No./Title details/Address	Issue/Proposed Change	Map/Text Change
<p>15. Zoning Anomaly / Split Zoning – Stratford</p> <p>258 Redbank Road, Stratford (Part 1\LP114089)</p> <p>Planning Scheme Map Reference: Map No 76</p>	<p>Issue</p> <p>For land at 258 Redbank Road, Stratford, being part 1\LP114089 in the Parish of Stratford, a zoning anomaly exists where the land is subject to split zoning, being the Rural Living Zone 2 (RLZ2) and a small section of the Farming Zone (FZ). The RLZ2 is the predominant zoning on the land.</p> <p>Proposed Change</p> <p>Rezone part 1\LP114089 from Farming Zone (FZ) to Rural Living Zone Schedule 2 (RLZ2) to correct the split zoning.</p>	
<p>16. Zoning Anomaly / Split Zoning – Stratford</p> <p>Old Redbank Road, Stratford (Knob Reserve) (2016\PP3504)</p> <p>Slavins Lane, Stratford (59C~12\PP3504)</p> <p>19 Old Redbank Road, Stratford (2017\PP3504)</p> <p>Slavins Lane, Stratford (2015\PP3504)</p> <p>Planning Scheme Map Reference: Map No 62</p>	<p>Issue</p> <p>For land at Old Redbank Road, Stratford, being lot 2016\PP3504 in the Parish of Stratford, a zoning anomaly exists where Crown land is subject to split zoning, being the Public Park and Recreation Zone (PPRZ), Farming Zone (FZ) and Public Conservation and Resource Zone (PCRZ). The PPRZ is the predominant zoning on the land.</p> <p>For land at 19 Old Redbank Road, Stratford, being 2017\PP3504 in the Parish of Stratford, a zoning anomaly exists where Crown land is in the Farming Zone (a predominantly private use zone).</p> <p>For land at Slavins Lane, Stratford, being 2015\PP3504 in the Parish of Stratford, a zoning anomaly exists where Crown land is subject to split</p>	


Item No./Title details/Address	Issue/Proposed Change	Map/Text Change
	<p>zoning, being the Public Conservation and Resource Zone (PCRZ) and the Farming Zone (FZ).</p> <p>For land at Slavins Lane, Stratford, being 59C~12\PP3504 in the Parish of Stratford, a zoning anomaly exists where Crown land is subject to split zoning, being the Public Conservation and Resource Zone (PCRZ) and the Farming Zone (FZ).</p> <p>Proposed Change</p> <p>Rezone part lot 2016\PP3504 from the Farming Zone (FZ) and Public Conservation and Resource Zone (PCRZ) to the Public Park and Recreation Zone (PPRZ) to reflect its public land ownership and remove the split zoning from the site.</p> <p>Rezone 2017\PP3504 from the Farming Zone to the Public Conservation and Resource Zone (PCRZ) to reflect the public ownership of the site.</p> <p>Rezone part lot 2015\PP3504 from the Farming Zone (FZ) to the Public Conservation and Resource Zone (PCRZ) to reflect its public land ownership and remove the split zoning from the site.</p> <p>Rezone part lot 59C~12\PP3504 from the Farming Zone (FZ) to the Public Conservation and Resource Zone (PCRZ) to reflect its public land ownership and remove the split zoning from the site.</p>	 <p>The maps illustrate the proposed rezoning of three specific lots. The top-left map shows lot 2017\PP3504 being rezoned from Farming Zone (FZ) to Public Conservation and Resource Zone (PCRZ). The top-right map shows lot 2015\PP3504 being rezoned from FZ to PCRZ. The bottom map shows lot 59C~12\PP3504 being rezoned from FZ to PCRZ. Each map uses color coding: green for FZ and blue for PCRZ, with arrows indicating the change.</p>



Item No./Title details/Address	Issue/Proposed Change	Map/Text Change
<p>17. Zoning Anomaly / Split Zoning – Stratford</p> <p>30 Slavins Lane, Stratford (59B\PP3504)</p> <p>Planning Scheme Map Reference:</p> <p>Map No 62</p>	<p>Issue</p> <p>For land at 30 Slavins Lane South, Stratford, being 59B\PP3504 in the Parish of Stratford, a zoning anomaly exists where the land is subject to split zoning, being the Rural Living Zone 2 (RLZ2) and Public Conservation and Resource Zone (PCRZ). As 30 Slavins Lane South is privately owned, the zoning should reflect this.</p> <p>Proposed Change</p> <p>Rezone part 59B\PP3504 from the Public Conservation and Resource Zone (PCRZ) to the Rural Living Zone 2 (RLZ2) to correct the split zoning and reflect the private ownership of the land.</p>	 <p>The map shows a triangular plot of land. A portion of the plot, which was previously colored light green (representing PCRZ), is now colored light blue (representing RLZ2). An arrow points to this newly rezoned area with the text 'Rezone from PCRZ to RLZ2'.</p>
<p>18. Zoning Anomaly / Split Zoning – Stratford</p> <p>Davis Street, Stratford (6\PP5736)</p> <p>Planning Scheme Map Reference:</p> <p>Map No 62</p>	<p>Issue</p> <p>For land at Davis Street, Stratford, being 6\PP5736 in the Parish of Stratford, a zoning anomaly exists where the land is subject to split zoning, being the Low Density Residential Zone (LDRZ), the Farming Zone (FZ) and the Public Conservation and Resource Zone (PCRZ). The land is publicly owned and therefore should be in the Public Conservation and Resource Zone (PCRZ).</p> <p>Proposed Change</p> <p>Rezone part 6\PP5736 from the Low Density Residential Zone (LDRZ) and Farming Zone (FZ) to the Public Conservation and Resource Zone (PCRZ) to correct the split zoning and reflect the public ownership of the land.</p>	 <p>The map shows a plot of land along a road. A portion of the plot, which was previously colored light green (representing FZ) and light blue (representing LDRZ), is now colored light blue (representing PCRZ). An arrow points to this newly rezoned area with the text 'Rezone from FZ & LDRZ to PCRZ'.</p>


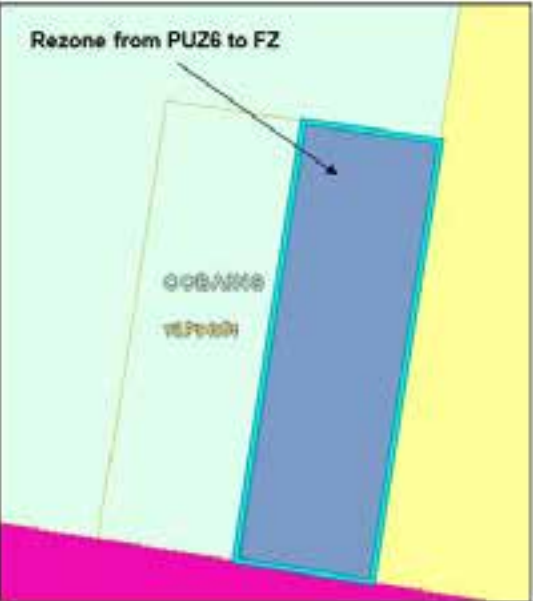
Item No./Title details/Address	Issue/Proposed Change	Map/Text Change
<p>19. Zoning Anomaly / Split Zoning – Stratford</p> <p>Princes Highway, Stratford (6-9\PP3504)</p> <p>Planning Scheme Map Reference: Map No 58</p>	<p>Issue</p> <p>For land at Princes Highway, Stratford, being 6-9\PP3504 in the Parish of Stratford, a zoning anomaly exists where the land is subject to split zoning, being the Public Park and Recreation Zone (PPRZ) and the Farming Zone (FZ). The subject land is public land and should therefore be in the Public Park and Recreation Zone (PPRZ).</p> <p>Proposed Change</p> <p>Rezone part 6-9\PP3504 from the Farming Zone (FZ) to the Public Park and Recreation Zone (PPRZ) to correct the split zoning and reflect the public ownership of the land.</p>	
<p>20. Zoning Anomaly / Split Zoning – Newry</p> <p>Section of Boisdale-Newry Road, Newry (adjacent to 551 Boisdale-Newry Road, Newry)</p> <p>Planning Scheme Map Reference: Map No 40</p>	<p>Issue</p> <p>For the road known as Boisdale-Newry Road, Boisdale, being in the Parish of Wa-De-Lock, a zoning anomaly exists where the land is subject to split zoning, being the Road Zone Category 2 (RDZ2) and the Farming Zone (FZ).</p> <p>Proposed Change</p> <p>Rezone section of road reserve area adjacent to Boisdale-Newry Road, Newry from the Farming Zone (FZ) to the Road Zone Category 2 (RDZ2) to ensure that all the road areas are in the Road Zone Category 2.</p>	


Item No./Title details/Address	Issue/Proposed Change	Map/Text Change
<p>21. Zoning Anomaly – Heyfield</p> <p>Licola Road, Heyfield (55D1PP2679)</p> <p>Planning Scheme Map Reference:</p> <p>Map No 33</p>	<p>Issue</p> <p>For land at Licola Road, Heyfield, being 55D1PP2679 in the Parish of Glenmaggie, a zoning anomaly exists where Crown land is in the Rural Living Zone 2 (RLZ2).</p> <p>Proposed Change</p> <p>Rezone 55D1PP2679 from the Rural Living Zone 2 (RLZ2) to the Public Conservation and Resource Zone (PCRZ) to reflect its public ownership (and to be in keeping with the adjacent PCRZ land).</p>	 <p>A map showing a parcel of land at Licola Road, Heyfield. The parcel is shaded in blue and is labeled 'Rezone from RLZ2 to PCRZ'. The surrounding area is shaded in green and orange.</p>
<p>22. Zoning Anomaly / Split Zoning – Coongulla</p> <p>312 Ryans Road, Coongulla (1\1TP114001)</p> <p>312 Ryans Road, Coongulla (1\1TP135105)</p> <p>149 Hodges Road, Coongulla (2\1TP595562)</p> <p>63 Hodges Road, Coongulla (1\1PS713317)</p> <p>Planning Scheme Map Reference:</p> <p>Map No 37</p>	<p>Issue</p> <p>For land in Coongulla, being 312 Ryans Road (1\1TP114001 and 1\1TP135105) in the Parish of Coongulla, a zoning anomaly exists where public land has been privately zoned. The two relevant zones are the Public Use Zone 1 (PUZ1) and Farming Zone (FZ).</p> <p>For land in Coongulla, being 149 Hodges Road (2\1TP595562) and 63 Hodges Road (1\1PS713317) in the Parish of Coongulla, a zoning anomaly exists where private land has been publicly zoned. The two relevant zones are the Public Use Zone 1 (PUZ1) and Farming Zone (FZ).</p> <p>Proposed Change</p> <p>It is proposed to rezone part 1\1TP114001 and part 1\1TP135105 from the Farming Zone (FZ) to Public Use Zone 1 (PUZ1) to reflect their public ownership (Gippsland Water) and remove the split zonings on site.</p> <p>It is proposed to rezone part 2\1TP595562 and part 1\1PS713317 from the Public Use Zone 1 (PUZ1) to the Farming Zone (FZ) to reflect their private ownership and remove the split zonings on site.</p>	 <p>Four maps showing rezoning changes in Coongulla:</p> <ul style="list-style-type: none"> Top-left: Rezone from FZ to PUZ1 - 1\1TP114001 Top-right: Rezone from PUZ1 to FZ - 2\1TP595562 Bottom-left: Rezone from FZ to PUZ1 - 1\1TP135105 Bottom-right: Rezone from PUZ1 to FZ - 1\1PS713317

Item No./Title details/Address	Issue/Proposed Change	Map/Text Change
<p>24. Removal of Heritage Overlay HO105 – Sale</p> <p>Liston Court (road), Sale</p> <p>3 Liston Court (62\PS616486)</p> <p>5 Liston Court (63\PS616486)</p> <p>6 Liston Court (64\PS616486)</p> <p>4 Liston Court (65\PS616486)</p> <p>18 Glebe Drive (61\PS616486)</p> <p>20 Glebe Drive (60\PS616486)</p> <p>Planning Scheme Map Reference:</p> <p>Map No 89HO</p>	<p><u>Issue</u></p> <p>For land at 3, 4, 5 and 6 Liston Court (plus a section of the Court itself), and 18 and 20 Glebe Drive, Sale, in the Parish of Sale, the Heritage Overlay (HO105) which covers this land is considered redundant.</p> <p>Heritage Overlay 105 is known as Glebe, 1496 Maffra-Sale Road (CA 94), Sale in the Wellington Heritage Overlay. A search in Council's GIS indicates that 1496 Maffra-Sale Road, Sale is not covered by HO105. It is currently home to the Kingdom Hall of Jehovah's Witnesses. The land which is covered by HO105 is shown in the image to the right.</p> <p>It appears that the Glebe was originally a much bigger estate that has subsequently been subdivided (and the main dwelling and outbuildings no longer exist, having previously been destroyed by fire).</p> <p><u>Proposed Change</u></p> <p>It is proposed to remove HO105 from the four properties in Liston Court, two properties in Glebe Drive, and a small section of the adjacent road (Liston Court). Liston Court and Glebe Drive are in a new housing estate of no heritage significance. Council's Heritage Advisor has been consulted and supports the removal of HO105. Removing this Heritage Overlay will remove the need to obtain planning permission for buildings and works under the Heritage Overlay.</p>	

Item No./Title details/Address	Issue/Proposed Change	Map/Text Change
<p>25. Zoning Anomaly / Split Zoning – Tinamba West and Heyfield</p> <p>Weir Road, Tinamba West (191B\PP3597)</p> <p>Tinamba-Glenmaggie Road, Heyfield (191C\PP3597)</p> <p>Tyson Road, Heyfield (191D\PP3597)</p> <p>Planning Scheme Map Reference:</p> <p>Map No 45</p>	<p>Issue</p> <p>For land at Weir Road, Tinamba West, being 191B\PP3597 in the Parish of Tinamba, a zoning anomaly exists where the land is subject to split zoning, being the Public Park and Recreation Zone (PPRZ) and the Public Conservation and Resource Zone (PCRZ). The PCRZ is the predominant zone.</p> <p>For land at Tinamba-Glenmaggie Road, Heyfield being 191C\PP3597 in the Parish of Tinamba, the land is in the Public Park and Recreation Zone (PPRZ). This appears to be a zoning anomaly, as the directly adjacent Crown Land is in the Public Conservation and Resource Zone (PCRZ). While there is PPRZ land across the Tinamba-Glenmaggie Road (Lake Glenmaggie), there appears to be no direct relationship between this land and the subject site (i.e. it does not appear to be a runoff area etc).</p> <p>For land at Tyson Road, Heyfield, being 191D\PP3597 in the Parish of Tinamba, a zoning anomaly exists where the land is subject to split zoning, being the Public Park and Recreation Zone (PPRZ) and the Public Conservation and Resource Zone (PCRZ). This parcel of land appears to be a small run off area from Lake Glenmaggie, across the road.</p> <p>Proposed Change</p> <p>Rezone part 191B\PP3597 from the Public Park and Recreation Zone (PPRZ) to the Public Conservation and Resource Zone (PCRZ) to correct the split zoning, and to reflect the land use of the site and the predominant zoning.</p> <p>Rezone 191C\PP3597 from the Public Park and Recreation Zone (PPRZ) to the Public Conservation and Resource Zone (PCRZ) to be in keeping with the adjacent Crown land zoned PCRZ.</p>	 <p>The top map shows a parcel of land (191B\PP3597) being rezoned from PPRZ to PCRZ. The bottom map shows a parcel of land (191C\PP3597) being rezoned from PPRZ to PCRZ.</p>

Item No./Title details/Address	Issue/Proposed Change	Map/Text Change
	<p>Rezone part 191D\PP3597 from the Public Park and Recreation Zone (PPRZ) to the Public Conservation and Resource Zone (PCRZ) to be in keeping with the adjacent Crown land zoned PCRZ and to remove the split zoning from the site.</p>	 <p>Rezone from PPRZ to PCRZ - 191D\PP3597</p>
<p>26. Zoning Anomaly / Split Zoning - Maffra West Upper Millers Road, Maffra West Upper (2007\PP2435) Millers Road, Maffra West Upper (2006\PP2435) Planning Scheme Map Reference: Map No 37</p>	<p>Issue</p> <p>For land at Millers Road, Maffra West Upper, being 2007\PP4235 in the Parish of Coongulla, it is proposed to rezone the land to allow for its disposal (Crown owned land). The land is currently covered by the Farming Zone (FZ), Rural Conservation Zone 1 (RCZ1) and the Public Park and Recreation Zone (PPRZ), resulting in split zoning across the site. To sell the land, the land is required to be fully contained within a non-public zone. DELWP has requested this change.</p> <p>For land at Millers Road, Maffra West Upper, being 2006\PP2435 in the Parish of Coongulla, it is proposed to rezone the land to allow for its disposal (Crown owned land). The land is currently covered by the Farming Zone (FZ) and Public Park and Recreation Zone (PPRZ), resulting in split zoning across the site. To sell the land, the land is required</p>	 <p>Rezone from RCZ1 to FZ</p> <p>Rezone from PPRZ to FZ</p>

Item No./Title details/Address	Issue/Proposed Change	Map/Text Change
	<p>to be fully contained within a non-public zone. DELWP has requested this change.</p> <p>Proposed Change</p> <p>It is proposed to rezone part 2007PP4235 from the Public Park and Recreation Zone (PPRZ) and Rural Conservation Zone 1 (RCZ1) to the Farming Zone (FZ) to facilitate the sale of the land and remove the split zoning.</p> <p>It is proposed to rezone part 2006PP2435 from the Public Park and Recreation Zone (PPRZ) to the Farming Zone (FZ) to facilitate the sale of the land and remove the split zoning.</p>	
<p>27. Zoning Anomaly – Cobains</p> <p>511 Bengworden Road, Cobains (6BPP3341)</p> <p>Planning Scheme Map Reference:</p> <p>Map No 102</p>	<p>Issue</p> <p>For land at 511 Bengworden Road, Cobains, being 6BPP3341 in the Parish of Nuntin, it is proposed to rezone the land in order to allow for its disposal. The land is currently owned by Wellington Shire Council and is in the Public Use Zone 6 (PUZ6). To sell the land, the land is required to be in a non-public zone.</p> <p>Proposed Change</p> <p>It is proposed to rezone the land from the PUZ6 to the Farming Zone (FZ) to allow for the disposal of the land. The FZ is considered to be the most appropriate zone for the site, being that the adjacent 1LP94951 which is also owned by Wellington Shire Council, is also in the FZ. The FZ is considered to be the most appropriate zone for the site in the context of its surrounds.</p>	

Item No./Title details/Address	Issue/Proposed Change	Map/Text Change
<p>28. Split Zoning – Rosedale</p> <p>7 Duke Street, Rosedale (1\TP516101)</p> <p>2-8, 2-8B and 2-8C Cansick Street, Rosedale (PC368115)</p> <p>Planning Scheme Map Reference:</p> <p>Map No 119</p>	<p>Issue</p> <p>For land at 7 Duke Street, Rosedale, being 1\TP516101 in the Parish of Rosedale, a zoning anomaly exists where the General Residential Zone 1 (GRZ1) applies to public park land (owned by Wellington Shire Council).</p> <p>The land is used as a public recreation area and should be placed within the same zone as the surrounding land, being the Public Park and Recreation Zone (PPRZ). The site was previously privately owned and contained a dwelling. It was purchased by Council in the last five years and the dwelling has subsequently been demolished. The site is now used as park land. There is a small shed and planter boxes on the site.</p> <p>For land at 2-8, 2-8B and 2-8C Cansick Street, Rosedale, being PC368115 in the Parish of Rosedale, a zoning anomaly exists where the land is subject to split zoning, being the General Residential Zone 1 (GRZ1) and the Public Park and Recreation Zone (PPRZ). The site is owned by Wellington Shire Council.</p> <p>Proposed Change</p> <p>Rezone 1\TP596381 from General Residential Zone 1 (GRZ1) to Public Park and Recreation Zone (PPRZ) to reflect its public ownership and to place it in the same zoning as the surrounding parkland.</p> <p>Rezone part PC368115 from General Residential Zone 1 (GRZ1) to Public Park and Recreation Zone (PPRZ) to reflect its public ownership, remove the split zoning on site and to place it in the same zoning as the surrounding parkland.</p>	 <p>The top map shows a parcel at 7 Duke Street being rezoned from GRZ1 to PPRZ. The bottom map shows a parcel at 2-8 Cansick Street being rezoned from GRZ1 to PPRZ.</p>

Item No./Title details/Address	Issue/Proposed Change	Map/Text Change
<p>29. Land Use Terms update – VC150 and VC159</p>	<p>Issue</p> <p><u>VC150</u></p> <p>VC150 was gazetted on 21 September 2018. One of the changes approved as part of VC150 was an amendment to Clause 73.03 (Land use terms) and Clause 73.04 (Nesting diagrams) as follows:</p> <ul style="list-style-type: none"> • Replace 'Intensive animal husbandry' with a new definition for 'Intensive animal production'. <p>In the Wellington Planning Scheme, there are two Schedules this change impacts, Clause 37.01 Special Use Zone 4 (SUZ4) and Clause 37.02 Comprehensive Development Zone (CDZ). They both currently refer to 'Intensive animal husbandry' and therefore require updating.</p> <p><u>VC159</u></p> <p>Recently, Amendment VC159 was gazetted. It updated the Victorian Planning Provisions (VPP) to introduce new land use terms and revise some definitions. As a result of this Amendment, some of the land use terms within the Wellington Planning Scheme require updating, namely those within the Schedule 4 to the Special Use Zone (SUZ1) and Schedule 1 to the Comprehensive Development Zone (CDZ).</p> <p>Proposed Change</p> <p><u>VC150</u></p> <p>Replace 'Intensive animal husbandry' with 'Intensive animal production' in the Special Use Zone 4 (x1 reference in Section 3) and in the Comprehensive Development Zone (x 2 references, one in Section 1 and one in Section 3).</p> <p><u>VC159</u></p>	

Item No./Title details/Address	Issue/Proposed Change	Map/Text Change
	<p>In the SUZ4, replace 'Animal Keeping' with 'Domestic Animal Husbandry', update 'Animal Boarding' to 'Domestic Animal Boarding' and add 'Racing Dog Husbandry' with the same condition in both Section 1 and 2, i.e. in Section 1, to say, 'must be no more than 2 animals' and in Section 2 to say 'must be no more than 5 animals'. In Section 3, replace 'Animal Boarding' with 'Domestic Animal Boarding'.</p> <p>In the CDZ1, replace 'Animal Keeping' with both 'Domestic Animal Husbandry' and 'Racing Dog Husbandry' in both Section 1 and Section 3.</p>	
<p>30. Zoning Anomalies / Split Zoning – Gippsland Water</p> <p>32 changes proposed across Wellington Shire</p> <p>Planning Scheme Map Reference:</p> <p>Map No 175</p> <p>Map No 37</p> <p>Map No 151</p> <p>Map No 139</p> <p>Map No 138</p> <p>Map No 45</p> <p>Map No 109</p> <p>Map No 112</p> <p>Map No 113</p> <p>Map No 55</p> <p>Map No 119</p>	<p>Issue</p> <p>Gippsland Water has requested that Council include 32 policy neutral changes as part of Planning Scheme Amendment C102.</p> <p>Proposed Change</p> <p>Changes 1, and 3 - 28 are Gippsland Water requests to rezone land to the Public Use Zone 1 (PUZ1) i.e. Gippsland Water owned land that is not currently within the PUZ1.</p> <p>Changes 29 – 33 include land in the Public Use Zone (PUZ1), which needs to be rezoned to a more appropriate zone (justification for why, are provided in the attached document).</p> <p>* Note that change numbers: 2, 34 and 35 have been removed from the list (and therefore not outlined above).</p>	<p>Refer to Gippsland Water document (<i>Wellington Shire Council Planning Scheme Anomalies</i>) for all supporting information, including maps.</p>

Item No./Title details/Address	Issue/Proposed Change	Map/Text Change
Map No 131		
Map No 117		
Map No 132		
Map No 91		
Map No 96		
Map No 94		
Map No 89		
Map No 85		
Map No 90		
Map No 92		
Map No 136		
Map No 57		

Wellington Shire Council Planning Scheme Anomalies

Anomalies Summary

NUMBER	GW ASSET	TOWN	LOCATION	ACTION
1	Land	Carrajung	Old Grand Ridge Road	Rezone to PUZ1
2			REMOVED	
3	Land	Coongulla	323 Ryans Road	Rezone to PUZ1
4	Land	Coongulla	63 Hodges Road	Rezone to PUZ1
5	Land	Dutson Downs	Carrs Creek Road	Rezone to PUZ1
6	Land	Dutson Downs	Longford-Loch Sport Road	Rezone to PUZ1
7	Land	Dutson Downs	Longford-Loch Sport Road	Rezone to PUZ1
8	Land	Heyfield	Angle Channel Road	Rezone to PUZ1
9	Land	Loch Sport	1 Progress Road	Rezone to PUZ1
10	Land	Loch Sport	222-236 National Park Road	Rezone to PUZ1
11	Land	Maffra	Sale Road	Rezone to PUZ1
12	Land	Rosedale	Mill Lane	Rezone to PUZ1
13	Land	Rosedale	North Boundary Track	Rezone to PUZ1
14	Land	Rosedale	North Boundary Track	Rezone to PUZ1
15	Land	Rosedale	Princes Highway	Rezone to PUZ1
16	Land	Rosedale	Rosedale-Longford Road	Rezone to PUZ1
17	Land	Rosedale	Rosedale-Longford Road	Rezone to PUZ1
18	Land	Sale	116 Cobains Road	Rezone to PUZ1
19	Land	Sale	164A Patten Street	Rezone to PUZ1
20	Land	Sale	1A Cunninghame Street	Rezone to PUZ1
21	Land	Sale	18 Finegan Court	Rezone to PUZ1
22	Land	Sale	2 Ashton Street	Rezone to PUZ1
23	Land	Sale	30A Stead Street	Rezone to PUZ1
24	Land	Sale	69 Cemetery Road	Rezone to PUZ1
25	Land	Sale	Cobains Road	Rezone to PUZ1
26	Land	Sale	Cunninghame Street	Rezone to PUZ1
27	Land	Sale	Dawson Street	Rezone to PUZ1
28	Land	Wurruk	7 Drew Court	Rezone to PUZ1
29	Land	Heyfield	Weir Road	Shift from PUZ1
30	Land	Heyfield	Weir Road	Shift from PUZ1
31	Land	Heyfield	Weir Road	Shift from PUZ1
32	Land	Longford	26 High Street	Shift from PUZ1
33	Land	Maffra	Nordens Lane	Shift from PUZ1
34			REMOVED	
35			REMOVED	

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1. Carrajung

SERVICE	
Asset	Land
Location	Old Grand Ridge Road Carrajung
Anomaly	Gippsland Water owned land zoned FZ.
SPI	RES1VPS506507
Action	Rezone to PUZ1



Unclassified: For Office Use Only



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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958
VOLUME 10740 FOLIO 361 Security no : 1240717616618
Produced 11/09/2019 12:02 pm

LAND DESCRIPTION
Reserve 1 on Plan of Subdivision E068070.
PARENT TITLE Volume 09998 Folio 824
Created by instrument A0314789D 22/07/2003

REGISTERED PROPRIETOR
Estate Fee Simple
Sole Proprietor
CENTRAL GIPPSLAND REGION WATER CORPORATION of HAZELWOOD ROAD TRARALGOON VIC
3844
[AM246330V](#) 07/11/2016

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 88 Transfer of Land Act 1958 or Section 34 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION
SEE [P03063070](#) FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 120 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: OLD GRAND RIDGE ROAD CARRAJUNG VIC 3844

ADMINISTRATIVE NOTICES
NIL

eCT Control 16238Y CENTRAL GIPPSLAND REGION WATER CORPORATION
Effective from
07/11/2016

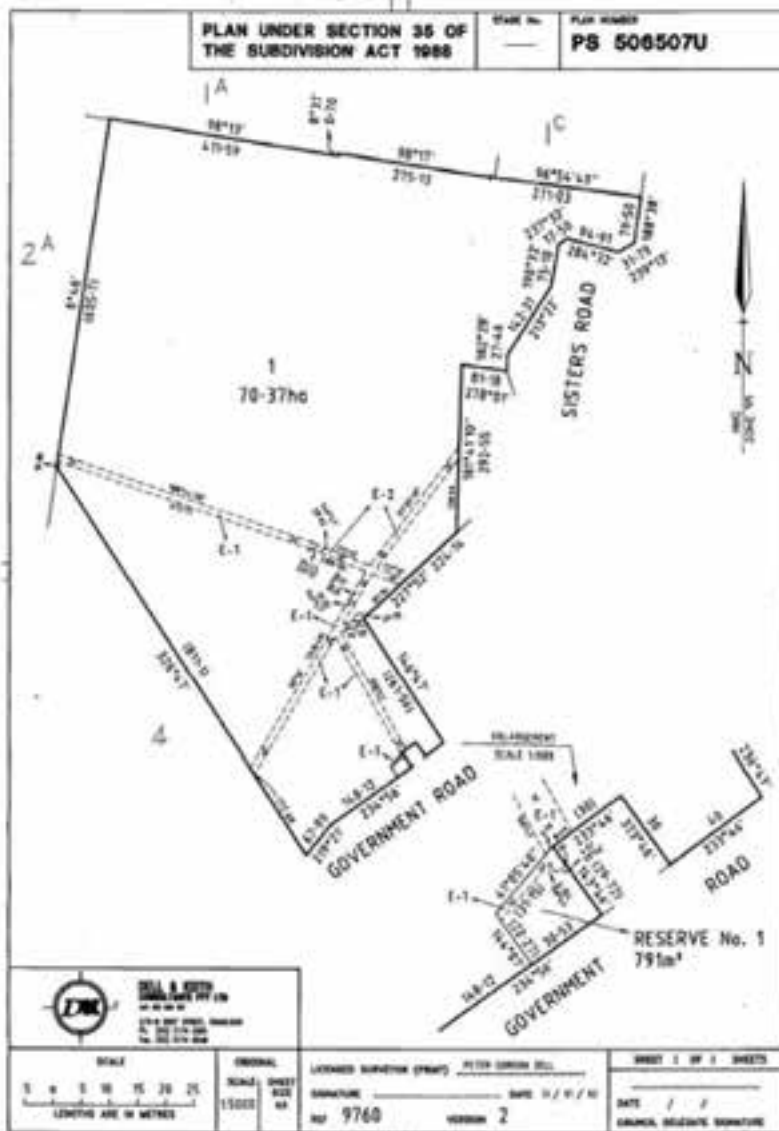
DOCUMENT END

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PLAN UNDER SECTION 35 OF THE SUBDIVISION ACT 1988		STAGE NO. —	LTO USE ONLY EDITION 2	PLAN NUMBER PS 506507U																		
LOCATION OF LAND PARISH: CALLIGNET TOWNSHIP: — SECTION: A CROWN ALLOTMENT: 2(PART) & 3(PART) LTO BASE RECORD: 0140 TITLE REFERENCES: L/T 108, 109, 110, 111 LAST PLAN REFERENCE/S: CP 114209 POSTAL ADDRESS: 567015 4043 (A No. if address) CALLIGNET, VIC 3004 AMG Co-ordinates 50° 47' 11.0" S 115° 53' 01.0" E		Council Certification and Endorsement Council Name: WELLINGTON SHIRE COUNCIL, Met 804/2003 1. This plan is certified under section 35 of the Subdivision Act 1988 which does not create any additional lots. 2. This plan is exempt from Part 2 of the Subdivision Act 1988. 3. This plan is exempt under Section 2(1)(b) of the Subdivision Act 1988, which creates lots additional to the lot. 4. It is certified under Section 8 of the Subdivision Act 1988. 5. It is certified under Section 2(1)(c) of the Subdivision Act 1988. 6. Date of original certification under Section 8: — 7. This is a statement of compliance under Section 21 of the Subdivision Act 1988. Council Delegate (Name) — Date 25/2/2003																				
Vesting of Roads and/or Reserves Roads and reserves vest in the council/body/person named when the appropriate vesting data is recorded or transfer registered.		Reservations Staging: No lots of a stage available. Planning permit No. P2053/2002 DEPTH LIMITATION: 0.2m BELOW THE SURFACE APPLIES TO ALL OF THE LAND IN THIS PLAN. RESERVE No.1 IS THE RESULT OF THIS SURVEY. THE AREA OF LOT 1 HAS BEEN OBTAINED BY DEDUCTION FROM TITLE LOT 1 WEST/8025 0.41 NORTH AND 0.17 EAST.																				
Identifier: RESERVE No. 1 Council/Body/Person: CENTRAL OPHLAND REGION WATER AUTHORITY	Land to be acquired by agreement: RESERVE No. 1 Land to be acquired by compulsory process: — All the land to be acquired that from all circumstances does not meet the requirements specified on this plan.																					
Survey THIS PLAN CANNOT BE USED IN CONNECTION WITH ANY OTHER SURVEY UNLESS THE SURVEY HAS BEEN REGISTERED TO PROVIDE ADEQUATE CERTAIN THE CALLIGNET SURVEY THE REGISTERED SURVEY AREA No. —		Reservations RESERVE No.1 IS THE RESULT OF THIS SURVEY. THE AREA OF LOT 1 HAS BEEN OBTAINED BY DEDUCTION FROM TITLE LOT 1 WEST/8025 0.41 NORTH AND 0.17 EAST.																				
Reservation Information Reservations marked (1)-(3) are created upon registration of this plan. Reservations marked (7) are created when the appropriate vesting data is recorded or transfer registered. Reservations marked (8) are reserved when the appropriate vesting data is recorded or transfer registered. Legend: 1 - Appointment Statement 2 - Encumbering Statement 3 - Encumbering Statement (Road)		LTO use only Statement of Compliance/Description Statement Received <input checked="" type="checkbox"/> Date 25/3/03																				
<table border="1"> <thead> <tr> <th>System</th> <th>Reservation Reference</th> <th>Purpose</th> <th>Width (metres)</th> <th>Origin</th> <th>Land Benefited/In Benefit Of</th> </tr> </thead> <tbody> <tr> <td>1</td> <td>2-1</td> <td>POWER LINE</td> <td>12</td> <td>THIS PLAN - SEE 88 OF THE ELECTRICITY REGULATORY ACT 1999</td> <td>ELECTRICITY SERVICES VICTORIA</td> </tr> <tr> <td>1</td> <td>2-2</td> <td>ELECTRICITY SUPPLY PURPOSES</td> <td>12</td> <td>LP 27026V</td> <td>LOTS ON LP 27026V</td> </tr> </tbody> </table>	System	Reservation Reference	Purpose	Width (metres)	Origin	Land Benefited/In Benefit Of	1	2-1	POWER LINE	12	THIS PLAN - SEE 88 OF THE ELECTRICITY REGULATORY ACT 1999	ELECTRICITY SERVICES VICTORIA	1	2-2	ELECTRICITY SUPPLY PURPOSES	12	LP 27026V	LOTS ON LP 27026V	LTO use only PLAN REGISTERED TIME 18:50 DATE 3/4/03 (Signature) Council Delegate Signature			
System	Reservation Reference	Purpose	Width (metres)	Origin	Land Benefited/In Benefit Of																	
1	2-1	POWER LINE	12	THIS PLAN - SEE 88 OF THE ELECTRICITY REGULATORY ACT 1999	ELECTRICITY SERVICES VICTORIA																	
1	2-2	ELECTRICITY SUPPLY PURPOSES	12	LP 27026V	LOTS ON LP 27026V																	
 DELL & KEITH SURVEYORS PTY LTD 1/10-12 WEST STREET, MELBOURNE VIC 3002 Ph: (03) 9374 8888	APPROVED BY COUNCIL (NAME) PETER GIBSON (2003) RESOLUTION: — DATE 11/4/03 MAP 9760 VERSION 2		DATE 25/2/03 COUNCIL DELEGATE SIGNATURE (Signature)																			

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**PLAN UNDER SECTION 35 OF
THE SUBDIVISION ACT 1988**

PLAN NUMBER
PS 508507U

VESTING DATES & TRANSFER REGISTRATION DATES OF ACQUIRED LAND

Land acquired by applicant prior to registration	Land acquired by applicant after registration of this plan		Land acquired by agreement or vesting date		170 Subsection of Section 35(1) of the Act
	Acquiring date	Gov't. Cons. Page Year	Date of vesting date	Gov't. Cons. Page Year	
SECTION 35.1					170



DLK & SONS
CONSULTANTS LTD
11-11, 11-12, 11-13, 11-14
11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

SCALE

0
100000
200000
300000
400000
500000
600000
700000
800000
900000
1000000

1:100000

UNDATED SURVEY PLAN: 2014 (REVISED 01)

DATE: 11/1/21

NO: 9760

VERSION: 2

SHEET 1 OF 3 SHEETS

DATE: / /

SCALE: 1:100000

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MODIFICATION TABLE			PLAN NUMBER				
RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN PS506507U							
WARNING: THE IMAGE OF THIS PLAN DOCUMENT HAS BEEN DIGITALLY AMENDED. NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL PLANDOCUMENT.							
AFFECTED LAND PARCEL	LAND PARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	TIME	EDITION NUMBER	ASSISTANT REGISTRAR OF TITLES
PERMIT No. 1		REVISION	TRANSFER ACQUITTED			8	THE

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Property Report from www.land.vic.gov.au on 21 May 2018 10:39 AM

Let and Plan Number: Let RES1 P0506507
 Address: OLD GRAND RIDGE ROAD CARRAJUNG 3844
 Standard Parcel Identifier (SPI): RES1P0506507
 Local Government (Council): WELLINGTON Council Property Number: 380759 (Part)
 Directory Reference: VicRoads 98 C7

Note: There are 2 properties identified for this site.
 These can include units (or car spaces), shops, or part or whole floors of a building.
 Dimensions for these individual properties are generally not available.
 Note: This parcel is part of a property. For property details get the free Basic Property Report at [Properties Reports](#)
 This parcel is in a designated bushfire prone area. Special bushfire construction requirements apply. Planning provisions may apply.
 Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website www.vba.vic.gov.au

Parcel Details

This is 1 parcel of 2 parcels comprising the property. The parcel searched for is marked with an * in the table below.

Let/Plan or Crown Description	SP
Let P0506507	P0506507
*Let RES1 P0506507	RES1P0506507

State Electorates

Legislative Council: EASTERN VICTORIA
 Legislative Assembly: GIPPSLAND SOUTH

Utilities

Regional Urban Water Business: Gippsland Water
 Rural Water Business: Southern Rural Water
 Melbourne Water: outside drainage boundary
 Power Distributor: AUSNET (Information about [choosing an electricity retailer](#))

Planning Zone Summary

Planning Zone: **FARMING ZONE (FZ)**
SCHEDULE TO THE FARMING ZONE (FZ)
 Planning Overlay: **BUSHFIRE MANAGEMENT OVERLAY (BMO)**

Planning scheme data last updated on 16 May 2018.
 A planning scheme sets out policies and requirements for the use, development and protection of land.
 This report provides information about the zone and overlay provisions that apply to the selected land.
 Information about the State, local, particular and general provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#)
 This report is NOT a Planning Certificate issued pursuant to Section 199 of the Planning & Environment Act 1987.
 It does not include information about exhibited planning scheme amendments, or zonings that may affect the land.
 To obtain a Planning Certificate go to [Titles and Property Certificates](#)
 The Planning Property Report includes separate maps of zones and overlays.
 For details of surrounding properties, use this service to get the Reports for properties of interest
 To view planning zones, overlay and heritage information in an interactive format visit [Planning Maps Online](#)
 For other information about planning in Victoria visit www.planning.vic.gov.au

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LAND181 P0506507 RES1 P0506507 10/05/2018

Page 1 of 2

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Area Map



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LANDCAT 10/12/2019 10:10:00 AM

Page 3 of 4

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2. Removed

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3. Coongulla

SERVICE	
Asset	Land
Location	343 Ryans Road Coongulla
Anomaly	Gippsland Water owned land zoned FZ
SPI	RES1\704982
Action	Rezone to PUZ1



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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958
VOLUME 11393 FOLIO 790 Security no : 124071843409R
Produced 16/05/2016 04:01 pm

LAND DESCRIPTION
Reserve 1 on Plan of Subdivision 704982N.
PARENT TITLE Volume 11118 Folio 793
Created by instrument [AK060914D](#) 04/12/2012

REGISTERED PROPRIETOR
Estate Fee Simple
Sole Proprietor
CENTRAL GIPPSLAND REGION WATER CORPORATION of HAZELWOOD ROAD TRARALGON VIC
3844
[AK060914D](#) 04/12/2012

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 38 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

AGREEMENT Section 173 Planning and Environment Act 1987
[AQ314897F](#) 26/11/2008

DIAGRAM LOCATION
SEE [P5764982H](#) FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 343 RYANS ROAD COONGULLA VIC 3860

ADMINISTRATIVE NOTICES
NIL

eCT Control 16235V CENTRAL GIPPSLAND REGION WATER CORPORATION
Effective from
24/10/2014

DOCUMENT END

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Approved by Council Wellington Water Council, Council Meeting 2019/03/19, Agenda Item 10.01, 10.01/02

PLAN OF SUBDIVISION <small>FURNISH TO SECTION 226 SUBDIVISION ACT 1988</small>		<small>FOR USE ONLY</small> EDITION 2	<small>PLAN NUMBER</small> PS704982H		
Location of Land Parish: SUDBURY Township: --- Crown Address: AHW1, 2HW1, 3HW1 4HW1, 5HW1 Section: 8 Crown Address: 11HW1 Title Reference: W1 1115 Pa 10 Last Plan Reference: P1 10000 Lot 3 Postal Address: 100 Ryans Rd (if one of address): Dunedin 900 MGA Coordinates (if 4070, 4090 or 4100 m 2002): N 1 400 000 E 1 400 000 Zone 58		WELLINGTON WATER COUNCIL			
		Notations			
		STAIRS: This is not a staged subdivision. (Planning permission)			
RESERVE OF RIGHTS AND/OR RESERVES		THIS IS A SPUR PLAN			
<small>IDENTIFIER</small>	<small>COUNCIL/COMPANIES</small>	Depth Limitation: 15.24m Below The Surface Land to be acquired by compulsory process: Land to be acquired by agreement: RESERVE NO. 1 All the land is to be acquired free from all encumbrances other than any easements specified on this plan. The land being subdivided is enclosed within their continuous first survey. This survey has been connected to permanent marks (map) 29 & 30			
RESERVE NO. 1	CENTRAL GYPSLAD REGION WATER CORPORATION				
<small>EASEMENT INFORMATION</small>					
LEDM: A-Appurtenant Easement F-Encumbering Easement B-Encumbering Easement-Prop					
<small>Easement Reference</small>	<small>Purpose</small>	<small>SWM (litres)</small>	<small>Origin</small>	<small>Land Beneficiary Favor Of</small>	DATE: 06/12/2012 TIME: 4:43 Assistant Registrar of Titles Ian R McLeod SHEET 1 OF 3 SHEETS DRAWING SHEET 1A
E 1 & E 17	Water Supply	See Day	See L2000001	Wellington Water Board	
E 4	Water Supply	See Day	See L2000001	Wellington Water Board	
E 4	Water Supply	See Day	L2000040	L2000040	
E 5	Water Supply	See Day	L2000040	L2000040	
E 14 & E 15	Sewerage & Water Supply	See Day	See E12 (Water for 1000 Litre) Land Acquisition Act 1988 (see Subsection 4.1(2)(b))	Central Otago Region Water Corporation	
E 16 & E 17	Sewerage As set out in Memorandum of Consent Provision No AAC275	See Day	AW102176	Central Otago Region Water Corporation	
		100000 Subdivisor (P10) JOHN JOHN JONES ... Signature EXISTENTIAL JONES SW1 REF 041212 REGION 01		WELLINGTON WATER COUNCIL	

Approved by Council Wellington Water Council, Council Meeting 2019/03/19, Agenda Item 10.01, 10.01/02, 10.01/03, 10.01/04, 10.01/05, 10.01/06, 10.01/07, 10.01/08, 10.01/09, 10.01/10, 10.01/11, 10.01/12, 10.01/13, 10.01/14, 10.01/15, 10.01/16, 10.01/17, 10.01/18, 10.01/19, 10.01/20, 10.01/21, 10.01/22, 10.01/23, 10.01/24, 10.01/25, 10.01/26, 10.01/27, 10.01/28, 10.01/29, 10.01/30, 10.01/31, 10.01/32, 10.01/33, 10.01/34, 10.01/35, 10.01/36, 10.01/37, 10.01/38, 10.01/39, 10.01/40, 10.01/41, 10.01/42, 10.01/43, 10.01/44, 10.01/45, 10.01/46, 10.01/47, 10.01/48, 10.01/49, 10.01/50, 10.01/51, 10.01/52, 10.01/53, 10.01/54, 10.01/55, 10.01/56, 10.01/57, 10.01/58, 10.01/59, 10.01/60, 10.01/61, 10.01/62, 10.01/63, 10.01/64, 10.01/65, 10.01/66, 10.01/67, 10.01/68, 10.01/69, 10.01/70, 10.01/71, 10.01/72, 10.01/73, 10.01/74, 10.01/75, 10.01/76, 10.01/77, 10.01/78, 10.01/79, 10.01/80, 10.01/81, 10.01/82, 10.01/83, 10.01/84, 10.01/85, 10.01/86, 10.01/87, 10.01/88, 10.01/89, 10.01/90, 10.01/91, 10.01/92, 10.01/93, 10.01/94, 10.01/95, 10.01/96, 10.01/97, 10.01/98, 10.01/99, 10.01/100

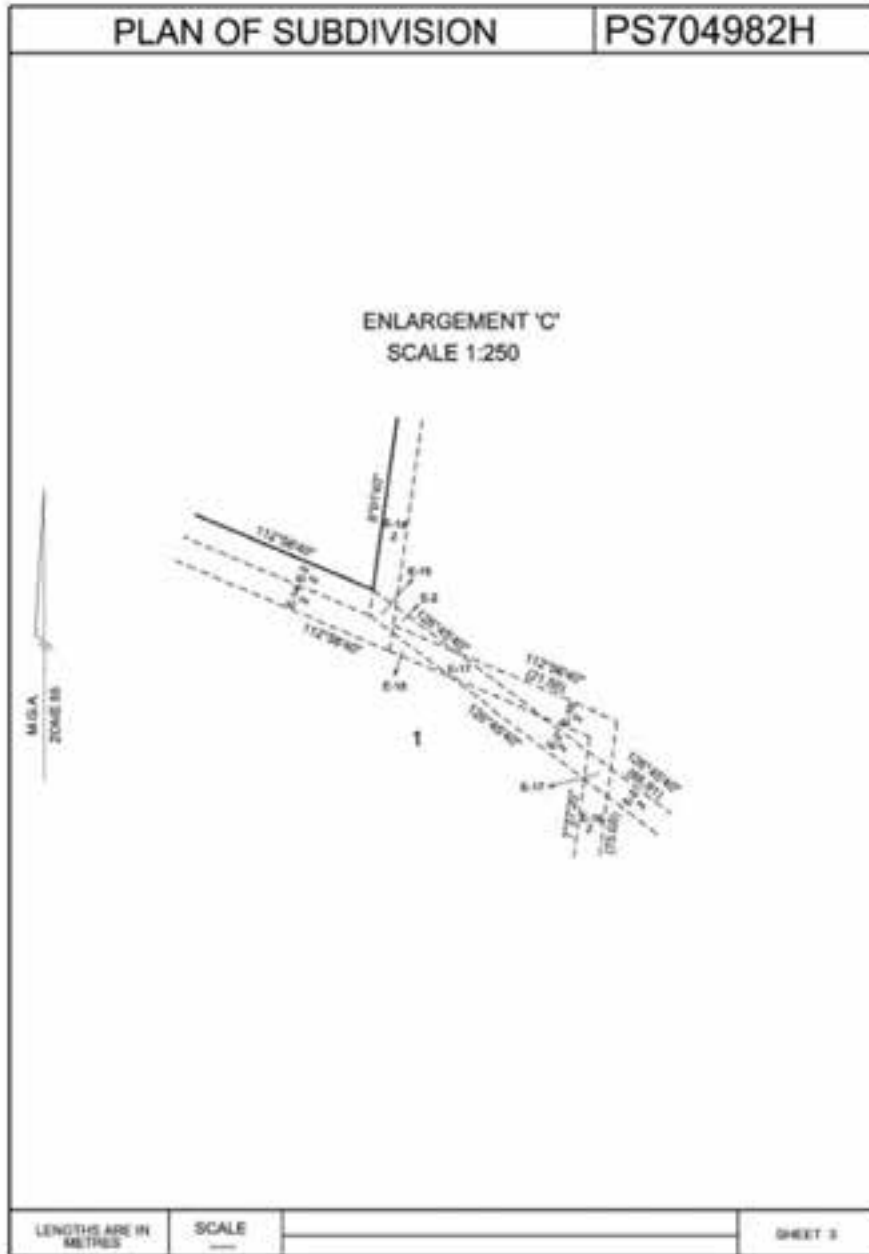
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PLAN OF SUBDIVISION PURSUANT TO SECTION 22 SUBDIVISION ACT 1988					Plan Number PS704982H	
VESTING DATES & TRANSFER REGISTRATION DATES OF ACQUIRED LAND						
Land affected	Land acquired by compulsory process				LR reference	Assent Requestor of Title Signature
	Vesting date	Government Gazette		Date of recording of vesting date		
		Page	Year			
Reserve No 1					AK060914D	IRM

 074760 100-1000 1000-1000 Telephone: 07 476 1000 Fax: 07 476 1000 Eng. No. 3421212-05-002	SHEET 2 WELLINGTON SHIRE COUNCIL
ORIGINAL SHEET NO. 1 ALL 1:4000 SCALE 1:4000 LENGTHS ARE IN METRES	LICENSED SURVEYOR (PRINT) _____ SIGNATURE _____ DATE _____ REG 3421212 REASON BY _____

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MODIFICATION TABLE RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN.		PLAN NUMBER PS704982H				
WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED. NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.						
AFFECTED LANDPARCEL	LANDPARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	EDITION NUMBER	ASSISTANT REGISTRAR OF VICTORIA
LOT 1	E-16 & E-17	CREATION OF EASEMENT	AV157217U	16/09/18	2	JR

Unclassified: For Office Use Only

**Plan Pursuant to Section 35 PS704982H
Certification and Statement of Compliance of
Acquisition Plans (Form 4)**



SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S020007A
Plan Number: PS704982H
Responsible Authority Name: Wellington Shire Council
Responsible Authority Reference Number 1: 51230013
Surveyor's Plan Version: 34212125 Ver B

This is a plan under section 35 of the Subdivision Act 1988 which creates an additional lot.

Certification

This plan is certified under section 6 of the Subdivision Act 1988

Statement of Compliance

This is a statement of compliance issued under section 21 of the Subdivision Act 1988

Digitally signed by Council Delegate: Mark Bayly
Organisation: Wellington Shire Council
Date: 17/10/2012

Signed by: Mark Ian Bayly (Wellington Shire Council) 17/10/2012

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Property Report from www.land.vic.gov.au on 21 May 2018 10:55 AM

Lot and Plan Number: Lot RES1 PS704982
 Address: 343 RYANS ROAD COONULLA 3860
 Standard Parcel Identifier (SPI): RES1PS704982
 Local Government (Council): WELLINGTON Council Property Number: 423574
 Directory Reference: VicRoads - 82 EB

This parcel is in a designated bushfire prone area. Special bushfire construction requirements apply. Planning provisions may apply. Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website www.vba.vic.gov.au

State Electorates

Legislative Council: EASTERN VICTORIA
 Legislative Assembly: GIPPSLAND EAST

Utilities

Regional Urban Water Business: Gippsland Water
 Rural Water Business: Southern Rural Water
 Melbourne Water: outside drainage boundary
 Power Distributor: AUSNET (information about choosing an electricity retailer)

Planning Zone Summary

Planning Zone: [FARMING ZONE \(FZ\)](#)
[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)
 Planning Overlay: None

Planning scheme data last updated on 16 May 2018.
 A planning scheme sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State, local, particular and general provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#). This report is NOT a Planning Certificate issued pursuant to Section 100 of the Planning & Environment Act 1987. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to [Titles and Property Certificates](#). The Planning Property Report includes separate maps of zones and overlays. For details of surrounding properties, use this service to get the Reports for properties of interest. To view planning zones, overlay and heritage information in an interactive format visit [Planning Maps Online](#). For other information about planning in Victoria visit www.planning.vic.gov.au

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LAND.VIC.GOV.AU/WEB/PROPERTIES/PROPERTY/1423574

Page 1 of 2

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Area Map



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4. Coongulla

SERVICE	
Asset	Land
Location	63 Hodges Road Coongulla
Anomaly	Gippsland Water owned land zoned FZ
SPI	RES1/PS713317
Action	Rezone to PUZ1



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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 11507 FOLIO 042

Security no : 124071540597H

Produced 16/09/2019 04:08 pm

LAND DESCRIPTION

Reserve 1 on Plan of Subdivision 313317H.
PARENT TITLE Volume 10490 Folio 214
Created by instrument AL1748599P 23/06/2014

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

CENTRAL GIPPSLAND REGION WATER CORPORATION of HAZELWOOD ROAD TRARALGON VIC
3544

[AL1748599P](#) 23/06/2014

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 88 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE [P313317H](#) FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 63 HODGES ROAD COONGULLA VIC 3860

ADMINISTRATIVE NOTICES

NIL

eCT Control 16229Y CENTRAL GIPPSLAND REGION WATER CORPORATION

Effective from

24/10/2016

DOCUMENT END

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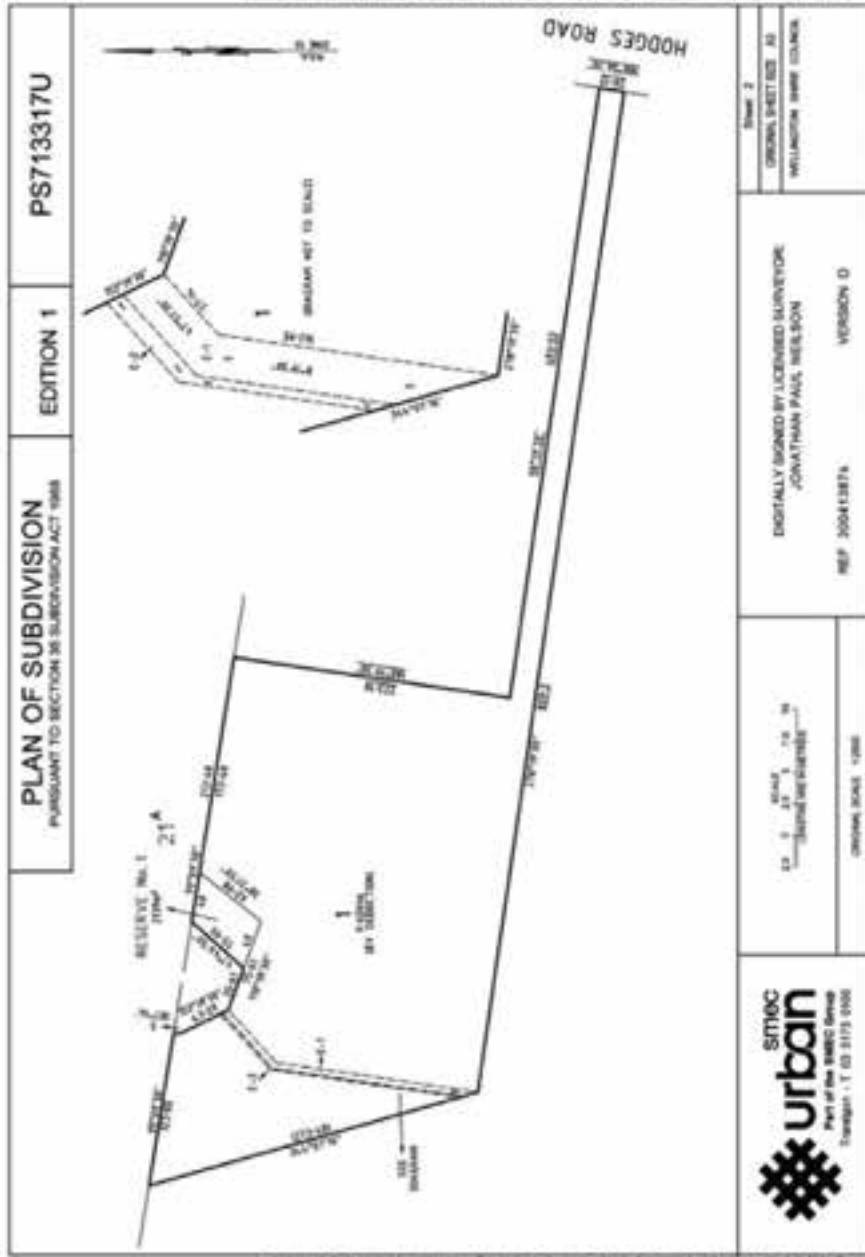
4. Land-use change approval: This number of copies of this plan is being prepared for registration purposes, production of registration or other documents.

Prepared by: Council Manager (New Council) / Council Projects / Council Support / Legal Services / Planning & Development

PLAN OF SUBDIVISION PURSUANT TO SECTION 35 SUBDIVISION ACT 1988		EDITION 1	PS713317U		
LOCATION OF LAND Parish : COONGULLA Township : - Section : - Crown Allotment : 13 (P1) Title Reference : VOL 10485 FOL 314 Last Plan Reference : LOT 1 ON TP5479660 Postal Address : 83 HODGES ROAD (At time of subdivision) COONGULLA, 3460 MGA84 Co-Ordinates (of eastern corner of land in plan) E 480 900 ZONE 55 N 5 800 900 GDA 94		WELLINGTON SHIRE COUNCIL			
VESTING OF ROADS AND/OR RESERVES ROADS AND RESERVES VEST IN THE COUNCIL BODY/PERSON NAMED WITH THE APPROPRIATE VESTING DATE IS RECORDED OR TRANSFER REGISTERED. ONLY ROADS AND RESERVES MARKED (X) VEST UPON REGISTRATION OF THIS PLAN.		NOTATIONS DEPTH LIMITATION: 132m LAND TO BE ACQUIRED BY COMPULSORY PROCESS: NIL LAND TO BE ACQUIRED BY AGREEMENT: RESERVE NO. 1 ALL THE LAND IS TO BE ACQUIRED FREE FROM ALL ENCUMBRANCES OTHER THAN ANY EASEMENTS SPECIFIED ON THIS PLAN. THE LAND BEING SUBDIVIDED IS ENCLOSED WITH THICK CONTINUOUS LINES. UNDERLINED DIMENSIONS SHOWN TRUS (2) (3) ARE NOT THE RESULT OF THIS SURVEY. AREA OF LOT 1 HAS BEEN DEDUCED FROM TITLE. SURVEY: THIS PLAN IS BASED ON SURVEY. THIS SURVEY HAS BEEN CONNECTED TO PERMANENT MARKS NO. 31 ROSEDALE PMS 21 & 32			
EXEMPT RESERVE No. 1	COUNCIL BODY/PERSON CENTRAL GIPPSLAND REGION WATER AUTHORITY				
NOTATIONS SEE SHEET 2 FOR VESTING TABLE THIS IS A SPEAR PLAN OTHER PURPOSE OF PLAN: CREATION OF EASEMENTS KNOWN AS E-1 & E-2 FOR CARRAGEWAY & SEWERAGE PURPOSES GROUNDS FOR CREATION: WELLINGTON SHIRE COUNCIL PLANNING PERMIT No. P1000014					
EASEMENT INFORMATION					
LEGEND: A - APPURTENANT EASEMENT E - ENCUMBERING EASEMENT R - ENCUMBERING EASEMENT (ROAD) EASEMENTS MARKED (-) ARE EXISTING EASEMENTS. EASEMENTS MARKED (+) ARE CREATED UPON REGISTRATION OF THIS PLAN. EASEMENTS MARKED (+) ARE CREATED WHEN THE APPROPRIATE VESTING DATE IS RECORDED OR TRANSFER REGISTERED. EASEMENTS MARKED (*) ARE REMOVED WHEN THE APPROPRIATE VESTING DATE IS RECORDED OR TRANSFER REGISTERED.					
SYMBOL	SUBJECT LAND	PURPOSE	WIDTH (METRES)	ORIGIN	LAND BENEFITED IN FAVOUR OF
-	E-1	WATER SUPPLY	SEE DIAGRAM	PREV. EMBASS	MACALISTER WATER BOARD
+	E-1, E-2	CARRAGEWAY	SEE DIAGRAM	THIS PLAN	CENTRAL GIPPSLAND REGION WATER CORPORATION
+	E-1, E-2	SEWERAGE	SEE DIAGRAM	THIS PLAN	CENTRAL GIPPSLAND REGION WATER CORPORATION
		DIGITALLY SIGNED BY LICENSED SURVEYOR: JONATHAN PAUL NEILSON REF 30041387s VERSION D		Sheet 1 of 3 Sheets ORIGINAL SHEET SIZE: A3 PLAN REGISTERED TIME: 10:53 AM DATE: 11/10/2014 SELL QUALITYSIS Assessor Registrar & Titles	


Prepared by: Jonathan Paul Neilson (SMC) - 30041387s - Wellington Suburban Plan (Volume 10485 FOL 314) (MGA84) REF 30041387s (11/10/2014)

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PLAN OF SUBDIVISION PURSUANT TO SECTION 35 SUBDIVISION ACT 1988				EDITION 1		PS713317U	
VESTING DATES & TRANSFER REGISTRATION DATES OF ACQUIRED LAND							
Land affected	Land acquired by compulsory process				Land acquired by agreement	L/R reference	Assessor Register of Titles Signature
	Vesting date	Government Gazette		Date of vesting of vesting date	Date of registration of transfer		
		Page	Year				
REZONE no. 1	---	---	---	---	23/5/2014	AL174088P	W.S.
 Part of the SMEC Group Thorndon - T 03 9173 0100				DIGITALLY SIGNED BY LICENSED SURVEYOR: JONATHAN PAUL NELSON REF: 30041387a VERSION: 0		Sheet 3	
						ORIGINAL SHEET 303 - A2	

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**Plan Pursuant to Section 35 PS713317U
Certification and Statement of Compliance of
Acquisition Plans (Form 4)**



SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S049418A
Plan Number: PS713317U
Responsible Authority Name: Wellington Shire Council
Responsible Authority Reference Number 1: P190/2014
Responsible Authority Reference Number 2: S06/2014
Surveyor's Plan Version: 30041387s VerD

This is a plan under section 35 of the **Subdivision Act 1988** which creates an additional lot.

Certification

This plan is certified under section 6 of the Subdivision Act 1988

Statement of Compliance

This is a statement of compliance issued under section 21 of the Subdivision Act 1988

Digitally signed by Council Delegate: Mark Bayly
Organisation: Wellington Shire Council
Date: 26/05/2014

Signed by: Mark Ian Bayly (Wellington Shire Council) 26/05/2014

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Property Report from www.land.vic.gov.au on 21 May 2018 11:03 AM

Lot and Plan Number: Lot RES1 PS713317
 Address: 63 HODGES ROAD COONGULLA 3860
 Standard Parcel Identifier (SPI): RES1PS713317
 Local Government (Council): WELLINGTON Council Property Number: 350786 (Part)
 Directory Reference: VicRoads: 82 ES

Note: This parcel is part of a property. For property details get the free Basic Property Report at [Property Reports](#)

This parcel is in a designated bushfire prone area. Special bushfire construction requirements apply. Planning provisions may apply.
 Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website www.vba.vic.gov.au

Parcel Details

This is 1 parcel of 2 parcels comprising the property. The parcel searched for is marked with an * in the table below

Lot/Plan or Crown Description	SPI
Lot 1 PS713317	*PS713317
Lot RES1 PS713317	RES1PS713317

State Electorates

Legislative Council: EASTERN VICTORIA
 Legislative Assembly: GIPPSLAND EAST

Utilities

Regional Urban Water Business: Gippsland Water
 Rural Water Business: Southern Rural Water
 Melbourne Water: outside drainage boundary
 Power Distributor: AUSNET (Information about [choosing an electricity retailer](#))

Planning Zone Summary

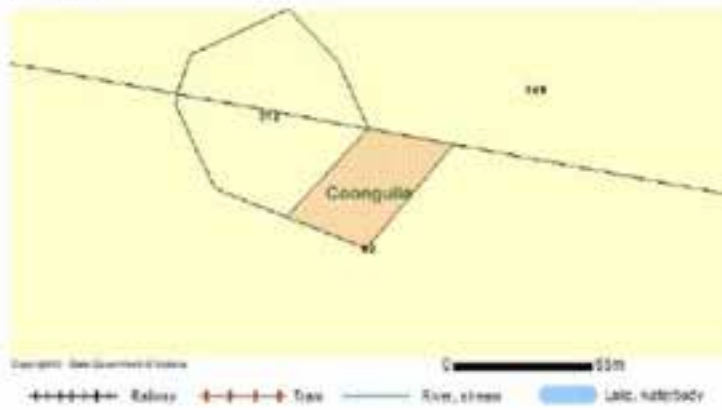
Planning Zones: FARMING ZONE (FZ)
 SCHEDULE TO THE FARMING ZONE (FZ)
 PUBLIC USE ZONE - SERVICE AND UTILITY (PUZ1)
 SCHEDULE TO THE PUBLIC USE ZONE - SERVICE AND UTILITY (PUZ1)
 Planning Overlay: BUSHFIRE MANAGEMENT OVERLAY (BMO)

Planning scheme data last updated on 10 May 2018.
 A planning scheme sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State, local, particular and general provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#).
 This report is NOT a Planning Certificate issued pursuant to Section 100 of the Planning & Environment Act 1987. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to [Titles and Property Certificates](#).
 The Planning Property Report includes separate maps of zones and overlays.
 For details of surrounding properties, use this service to get the Reports for properties of interest.
 To view planning zones, overlay and heritage information in an interactive format visit [Planning Maps Online](#).
 For other information about planning in Victoria visit www.planning.vic.gov.au

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Area Map



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Land Information Systems Unit 11/12/2019

Page 2 of 2


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5. Dutson Downs

SERVICE	-
Asset	Land
Location	Carrs Creek Road Dutson Downs
Anomaly	Gippsland Water vested land zoned PCRZ
SPI	7H-A\PP2558
Action	Rezone to PUZ1



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CROWN FOLIO STATEMENT
VOLUME 11732 FOLIO 202
No CoFT exists
CROWN FOLIO

Security no : 1240717383369
Produced 10/05/2018 04:47 pm

LAND DESCRIPTION

Crown Allotment 7H Section A Parish of Dalungalong.
Created by instrument M1087888A 06/06/2016

CROWN LAND ADMINISTRATOR

CENTRAL GIPPSLAND REGION WATER CORPORATION of HAZELWOOD ROAD TRARALGON VIC
3844
[M1087888A](#) 06/06/2016

STATUS, ENCUMBRANCES AND NOTICES

INDIGENOUS LAND USE AGREEMENT [M1299472B](#) 06/06/2016
NATIVE TITLE DETERMINATION VID6007/1998

DIAGRAM LOCATION

SEE [CD036322J](#) FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF CROWN FOLIO STATEMENT-----

Additional information: (not part of the Crown Folio Statement)

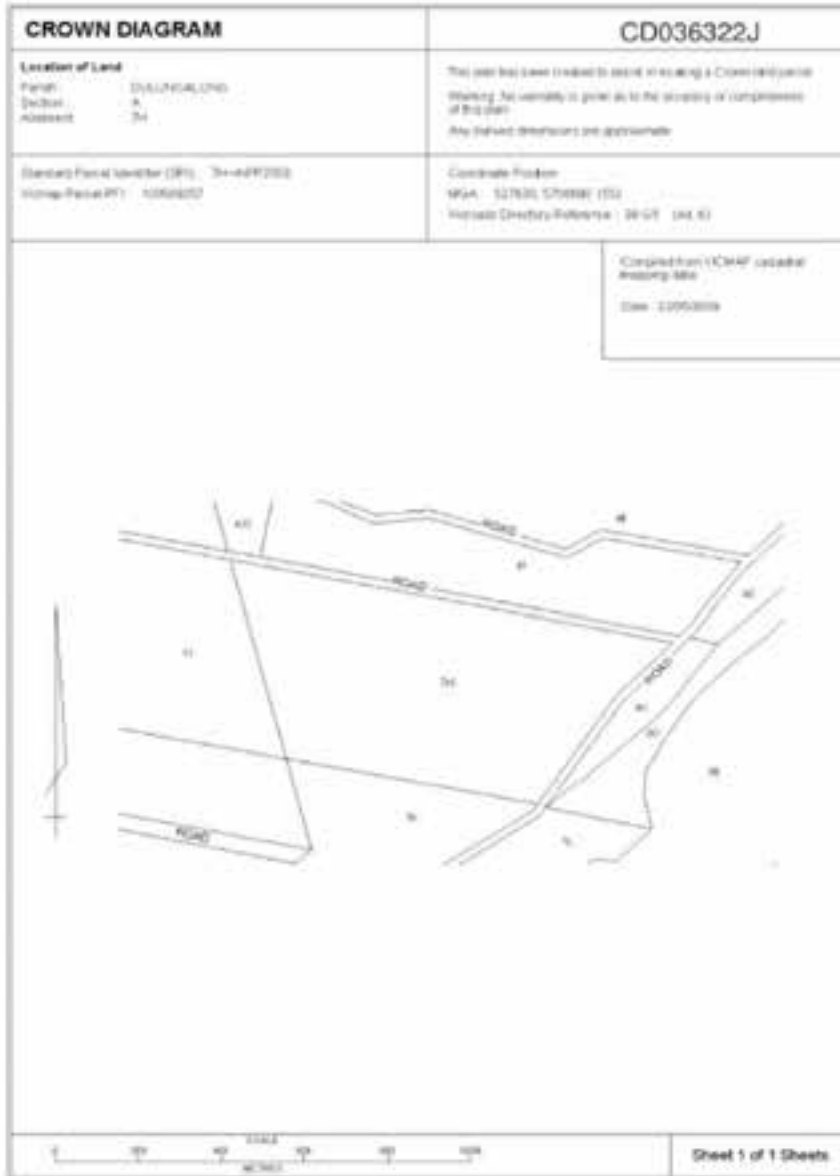
Street Address: CARRS CREEK ROAD DUTSON DOWNS VIC 3851

DOCUMENT END

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www.slv.vic.gov.au. Lette use systeme interessee nunduvome nylar. page 1 of 1
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Unclassified: For Office Use Only

Property Report from www.land.vic.gov.au on 21 May 2018 11:16 AM

Crown Description: Allot. 7H Sec. A DULINGALONG
Address: CARRS CREEK ROAD OUTSON DOWNG 3851
Standard Parcel Identifier (SPI): 7H-A/PP2058
Local Government (Council): WELLINGTON Council Property Number: NCPR
Directory Reference: VicRoads 99 05

This parcel is in a designated bushfire prone area.
Special bushfire construction requirements apply. Planning provisions may apply.
Further information about the building control system and building in bushfire prone areas can be found
in the Building Commission section of the Victorian Building Authority website www.vba.vic.gov.au

State Electorates

Legislative Council: EASTERN VICTORIA
Legislative Assembly: GIPPSLAND SOUTH

Utilities

Regional Urban Water Business: Gippsland Water
Rural Water Business: Southern Rural Water
Melbourne Water: outside drainage boundary
Power Distributor: AUSNET (Information about [choosing an electricity retailer](#))

Planning Zone Summary

Planning Zone: PUBLIC CONSERVATION AND RESOURCE ZONE (PCRZ)
SCHEDULE TO THE PUBLIC CONSERVATION AND RESOURCE ZONE (PCRZ)

Planning Overlays: BUSHFIRE MANAGEMENT OVERLAY (BMO)
ENVIRONMENTAL SIGNIFICANCE OVERLAY (ESQ)
ENVIRONMENTAL SIGNIFICANCE OVERLAY - SCHEDULE 2 (ESQ2)
FLOODWAY OVERLAY (FO)
FLOODWAY OVERLAY SCHEDULE (FSQ)
LAND SUBJECT TO INUNDATION OVERLAY (LSIO)
LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE (LSIQ)

Areas of Aboriginal Cultural Heritage Sensitivity:
All or part of this parcel is an 'area of cultural heritage sensitivity'.

Planning information continued on next page

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88077326-4833-4636-82860624707871420001

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Land VIC.gov.au

Planning scheme data last updated on 10 May 2019.

A planning scheme sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State, local, particular and general provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#).

This report is NOT a Planning Certificate issued pursuant to Section 199 of the Planning & Environment Act 1987. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to [Titles and Property Certificates](#).

The Planning Property Report includes separate maps of zones and overlays.

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit [Planning Maps Online](#).

For other information about planning in Victoria visit www.planning.vic.gov.au.

Areas of Aboriginal Cultural Heritage Sensitivity

Areas of cultural heritage sensitivity are defined under the Aboriginal Heritage Regulations 2007, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

Under the Aboriginal Heritage Regulations 2007, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a cultural heritage Management plan be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to:

<http://www.ahm.vic.gov.au/ahm/question-f.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2007, can also be found here - <https://www.vic.gov.au/aboriginal-cultural-heritage/sensing-and-heritage-management-processes.html>

Area Map



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Ref: P100 - 1433/100/01/00000000/PROPERT REPORT

Page 1 of 1

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6. Dutson Downs

SERVICE	
Asset	Land
Location	Longford-Loch Sport Road Dutson Downs
Anomaly	Gippsland Water vested land zoned FZ
SPI	18A-BPP2558
Action	Rezone to PUZ1



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CROWN FOLIO STATEMENT
VOLUME 11732 FOLIO 237
No CoFT exists
CROWN FOLIO

Security no : 1240719427200
Produced 16/05/2018 02:42 pm

LAND DESCRIPTION
Crown Allotment 18A Section 8 Parish of Dulungalong.
Created by instrument M1088004P 04/08/2016

CROWN LAND ADMINISTRATOR
CENTRAL GIPPSLAND REGION WATER CORPORATION of HAILWOOD ROAD TRARALGON VIC
3544
[M1088004P](#) 04/08/2016

STATUS, ENCUMBRANCES AND NOTICES
INDIGENOUS LAND USE AGREEMENT [M1733485W](#) 04/08/2016
NATIVE TITLE DETERMINATION VID6007/1998

DIAGRAM LOCATION
SEE [C0036357W](#) FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF CROWN FOLIO STATEMENT-----

Additional information: (not part of the Crown Folio Statement)

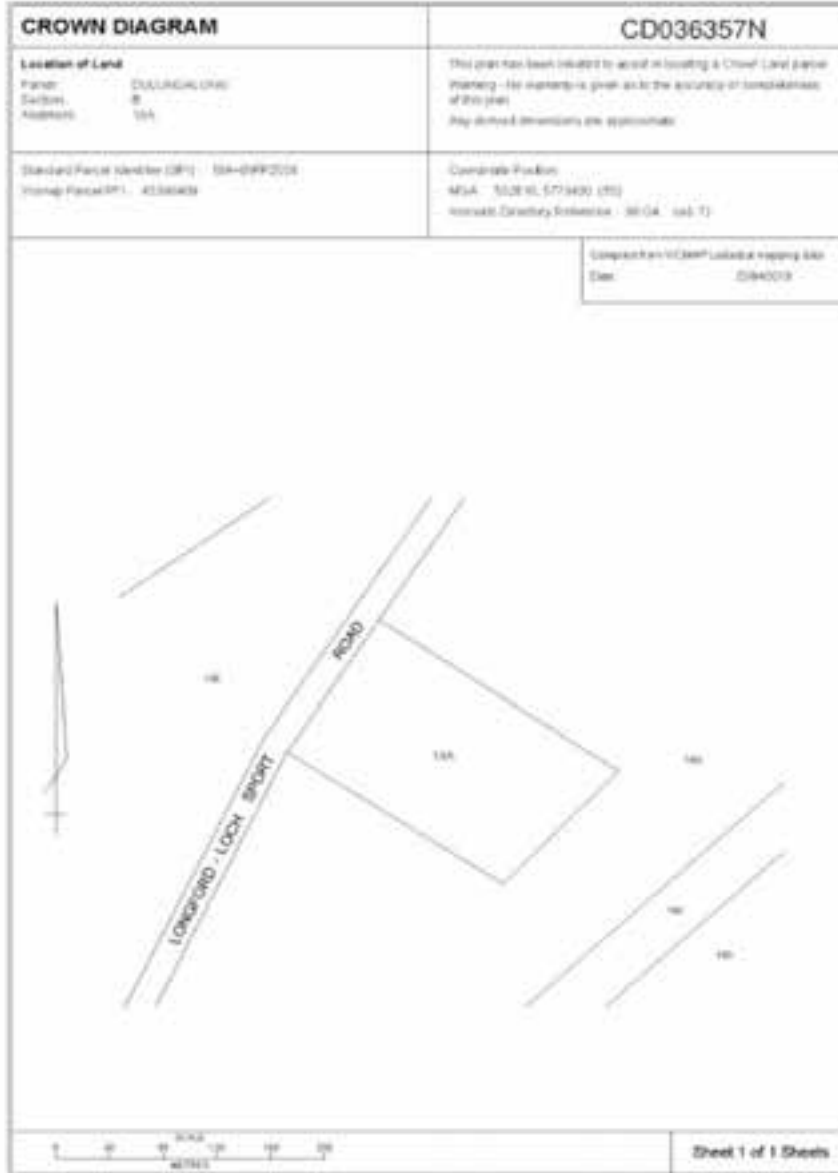
Street Address: LONGFORD-LOCK SPORT ROAD DUTSON DOWNS VIC 3551

DOCUMENT END

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Property Report from www.land.vic.gov.au on 21 May 2018 11:28 AM

Crown Description: Allot. 18A Sec. B DULUNDALONG
Address: LONGFORD-LOCH SPORT ROAD DUTSON DOWNS 3851
Standard Parcel Identifier (SPI): 18A-BPP2598
Local Government (Council): WELLINGTON Council Property Number: NCPR
Directory Reference: VicRoads: 09 04

This parcel is in a designated bushfire prone area.
Special bushfire construction requirements apply. Planning provisions may apply.
Further information about the building control system and building in bushfire prone areas can be found
in the Building Commission section of the Victorian Building Authority website www.vba.vic.gov.au

State Electorates

Legislative Council: EASTERN VICTORIA
Legislative Assembly: GIPPSLAND SOUTH

Utilities

Regional Urban Water Business: Gippsland Water
Rural Water Business: Southern Rural Water
Melbourne Water: outside drainage boundary
Power Distributor: AUSNET (information about choosing an electricity retailer)

Planning Zone Summary

Planning Zone: [FARMING ZONE \(FZ\)](#)
[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)

Planning Overlay: [BUSHFIRE MANAGEMENT OVERLAY \(BMO\)](#)

Areas of Aboriginal Cultural Heritage Sensitivity:
All or part of this parcel is an 'area of cultural heritage sensitivity'.

Planning information continued on next page

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18A-18A-BPP2598-DULUNDALONG-18A-BPP2598-PROPERTY-REPORT

Page 1 of 1

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Land VIC.GOV.AU

Planning scheme data last updated on 16 May 2019.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State, local, particular and general provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#).

This report is NOT a **Planning Certificate** issued pursuant to Section 199 of the Planning & Environment Act 1987. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to [Titles and Property Certificates](#).

The Planning Property Report includes separate maps of zones and overlays.

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit [Planning Maps Online](#).

For other information about planning in Victoria visit www.planning.vic.gov.au.

Areas of Aboriginal Cultural Heritage Sensitivity

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2007, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

Under the Aboriginal Heritage Regulations 2007, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a cultural heritage management plan be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.gov.vic.com.au/aboriginal/victoria/heritage/planning-and-heritage-management-processes.html>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2007, can also be found here - <http://www.vic.gov.au/aboriginal/victoria/heritage/planning-and-heritage-management-processes.html>

Area Map



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APP-108-A66-100-COUNCILS-ONLINE-PLANNING-PROPERTY-REPORT

Page 2 of 2


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7. Dutson Downs

SERVICE	
Asset	Land
Location	Longford-Loch Sport Road Dutson Downs
Anomaly	Gippsland Water vested land zoned FZ
SPI	3B-B/PP2668
Action	Rezone to PUZ1



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CROWN FOLIO STATEMENT
VOLUME 11737 FOLIO 004
No CoFT exists
CROWN FOLIO

Security no : 1240717509945
Produced 11/05/2018 11:46 am

LAND DESCRIPTION
Crown Allotment 38 Section 8 Parish of Glenoe.
Created by instrument M1100857U 06/08/2016

CROWN LAND ADMINISTRATOR
CENTRAL GIPPSLAND REGION WATER CORPORATION of HAZELWOOD ROAD TRARALGON VIC
3844
[M1100857U](#) 06/08/2016

STATUS, ENCUMBRANCES AND NOTICES
INDIGENOUS LAND USE AGREEMENT [M1299695E](#) 06/08/2016
NATIVE TITLE DETERMINATION VID6007/1998

DIAGRAM LOCATION
SEE [CDO41119E](#) FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF CROWN FOLIO STATEMENT-----

Additional information: (not part of the Crown Folio Statement)

Street Address: LCHOFORD-LOCH SPORT ROAD DUTSON VIC 3851

DOCUMENT END

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Property Report from www.land.vic.gov.au on 21 May 2018 11:04 AM

Crown Description: Allot 3B Sec. B GLENCOE
 Address: LONGFORD-LOCH SPORT ROAD OUTSON 3651
 Standard Parcel Identifier (SPI): 3B-BIPP2668
 Local Government (Council): WELLINGTON Council Property Number: NCPR
 Directory Reference: VicRoads 99 E4

This parcel is in a designated bushfire prone area. Special bushfire construction requirements apply. Planning provisions may apply. Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website www.vba.vic.gov.au

State Electorates

Legislative Council: EASTERN VICTORIA
 Legislative Assembly: GIPPSLAND SOUTH

Utilities

Regional Urban Water Business: Gippsland Water
 Rural Water Business: Southern Rural Water
 Melbourne Water: outside drainage boundary
 Power Distributor: AUGNET (Information about choosing an electricity retailer)

Planning Zone Summary

Planning Zones: [FARMING ZONE \(FZ\)](#)
[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)
[PUBLIC USE ZONE - SERVICE AND UTILITY \(PUZ1\)](#)
[SCHEDULE TO THE PUBLIC USE ZONE - SERVICE AND UTILITY \(PUZ1\)](#)

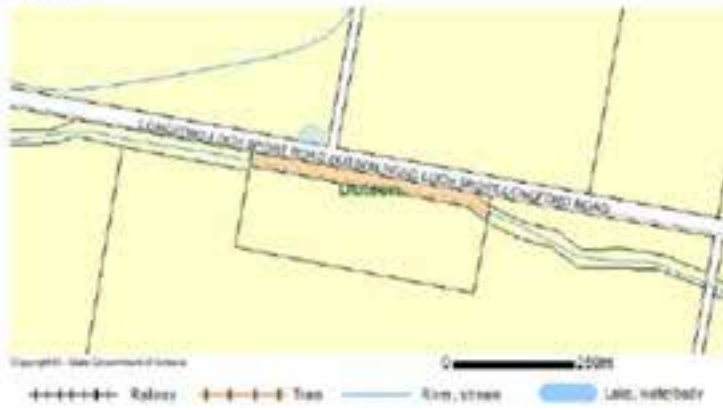
Planning Overlay: [DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)
[DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 8 \(DDO8\)](#)

Planning scheme data last updated on 10 May 2018.
 A planning scheme sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State, local, particular and general provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#).
 This report is NOT a Planning Certificate issued pursuant to Section 199 of the Planning & Environment Act 1987. It does not include information about exhibited planning scheme amendments, or zoning that may affect the land. To obtain a Planning Certificate go to [Titles and Property Certificates](#).
 The Planning Property Report includes separate maps of zones and overlays.
 For details of surrounding properties, use this service to get the Reports for properties of interest.
 To view planning zones, overlay and heritage information in an interactive format visit [Planning Maps Online](#).
 For other information about planning in Victoria visit www.planning.vic.gov.au.

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Area Map



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4831-95744-834-211132-9848211711-4831971

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8. Heyfield

SERVICE	
Asset	Land
Location	Angle Channel Road Heyfield
Anomaly	Gippsland Water owned land zoned FZ
SPI	RES1\PS704986
Action	Rezone to PUZ1.



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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958
VOLUME 11419 FOLIO 414 Security no : 1240718435238
Produced 16/05/2016 04:04 pm

LAND DESCRIPTION
Reserve 1 on Plan of Subdivision 704966Y.
PARENT TITLE Volume 10014 Folio 412
Created by instrument AK315531D 30/04/2013

REGISTERED PROPRIETOR
Estate Fee Simple
Sole Proprietor
CENTRAL GIPPSLAND REGION WATER CORPORATION of HAZELWOOD ROAD TRARALGON VIC
3544
[AK315531D](#) 30/04/2013

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 88 Transfer of Land Act 1958 or Section 24 Subdivision Act 1958 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION
SEE [P2704396Y](#) FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Registered Search Statement)

Street Address: ANGLE CHANNEL ROAD NEYFIELD VIC 3555

ADMINISTRATIVE NOTICES

NIL

*CT Control 16238Y CENTRAL GIPPSLAND REGION WATER CORPORATION
Effective from
24/10/2014

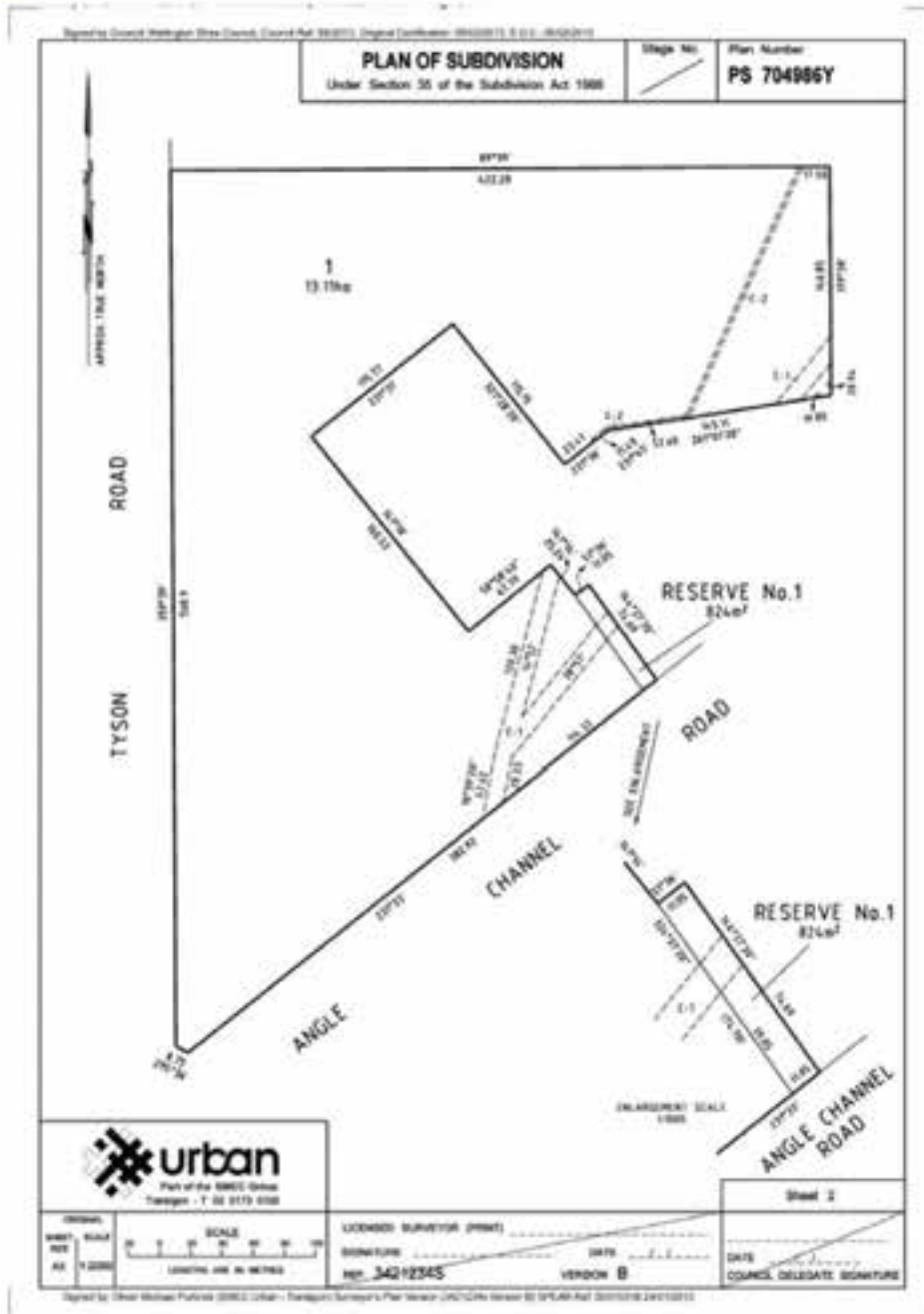
DOCUMENT END

Unclassified: For Office Use Only



PLAN OF SUBDIVISION Under Section 32 of the Subdivision Act 1988		Stage No.	LR Use Only EDITION 1	Plan Number PS 704886Y																		
Location of Land Parish : THAMES Township : Section : Crown Allotment : 367 (part) Crown Portion : Title Reference : Vol 5018, Fol 811 Last Plan Reference : LP 321184, Lot 1 Postal Address : 214 ANGLE CHANNEL ROAD HETFIELD 3603 SGA Co-ordinates : E 461060 Off road centre of lot in 2002 : N 510430 ZONE 53		Council Certification and Endorsement Council Name : WELLINGTON SHIRE COUNCIL Ref 1. This is a plan under Section 32 of the Subdivision Act 1988 which does not create any additional lots. 2. This plan is exempt from Part 5 of the Subdivision Act 1988. 3. This is a plan under Section 32 of the Subdivision Act 1988 which creates (and endorses) lots. 4. It is certified under Section 6 of the Subdivision Act 1988. 5. It is certified under Section 11 (2) of the Subdivision Act 1988. 6. Date of original certification under Section 6 : / / 7. This is a statement of compliance under Section 21 of the Subdivision Act 1988. Council Delegate Council Seal Date : / / Re-certified under section 11 (2) of the Subdivision Act 1988 Council Delegate Council Seal Date : / /																				
Veiling of Roads and / or Reserves Roads and reserves are in the control of the Council (or other person) when the appropriate veiling date is recorded in transfer registered. (This means that separate veiling date (V) and other registration of this plan.)		Notations Staging This is / is not a staged subdivision. Planning Permit No.																				
Statutory Council / Body / Person	Reserve No 1 Central Gippsland Region Water Corporation	This is a special plan Depth Limitation : 10.24 metres Land to be acquired by compulsory process : Nil Land to be acquired by agreement : Reserve No 1 All the land is to be acquired free from all encumbrances other than any easements specified on this plan. The land being subdivided is enclosed within 85A continuous fence. Survey : This plan is not based on survey. This survey has been corrected to permanent marks (etc) : in Prescribed Survey Area No.																				
Easement Information Legend : E - Easement, Easement, Condition or Green Grant in the Nature of an Easement or other Encumbrance. S - Easement, Easement, A - Easement (Road)		LR Use Only Statement of Compliance / Exemption Statement Received <input checked="" type="checkbox"/> Date 30/04/13																				
Easements marked (-) are existing easements. Easements marked (+) are created upon registration of this plan. Easements marked (x) are created when the appropriate veiling date is recorded in transfer registered. Easements marked (R) are removed when the appropriate veiling date is recorded in transfer registered.		LR Use Only PLAN REGISTERED Time 2.34 Date 09/05/2013 Jan. B. 36 (2003) Assistant Registrar of Titles Sheet 1 of 3 Sheets																				
<table border="1"> <thead> <tr> <th>Symbol</th> <th>Subject Land</th> <th>Purpose</th> <th>Veiling Method</th> <th>Origin</th> <th>Land Benefited (in Favor of)</th> </tr> </thead> <tbody> <tr> <td>-</td> <td>E.1</td> <td>POWER LINE PURCHASE</td> <td>11</td> <td>LP 321184, SECTION 50B, S.E.C. ACT 1988</td> <td>THE STATE ELECTRICITY COMMISSION VICTORIA</td> </tr> <tr> <td>-</td> <td>E.2</td> <td>WATER SUPPLY EASEMENT</td> <td>4</td> <td>CG 1702811</td> <td>VOLUME 948 FOLIO 378</td> </tr> </tbody> </table>	Symbol	Subject Land	Purpose	Veiling Method	Origin	Land Benefited (in Favor of)	-	E.1	POWER LINE PURCHASE	11	LP 321184, SECTION 50B, S.E.C. ACT 1988	THE STATE ELECTRICITY COMMISSION VICTORIA	-	E.2	WATER SUPPLY EASEMENT	4	CG 1702811	VOLUME 948 FOLIO 378			LICENSED SURVEYOR - GUYOR-NICHOL-PURRICK (2002) SIGNATURE : [Signature] DATE : / / Ref: 34212345 VERSION B DATE : / / COUNCIL DELEGATE SIGNATURE Original sheet size: A3	
Symbol	Subject Land	Purpose	Veiling Method	Origin	Land Benefited (in Favor of)																	
-	E.1	POWER LINE PURCHASE	11	LP 321184, SECTION 50B, S.E.C. ACT 1988	THE STATE ELECTRICITY COMMISSION VICTORIA																	
-	E.2	WATER SUPPLY EASEMENT	4	CG 1702811	VOLUME 948 FOLIO 378																	

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Approved by UrbanHub Ltd. under the private planning provisions of the Resource Management Act 1991

Approved by Council Waikato Area Council, Council Ref: 2019/13, Original Certificate: 2019/0113 & 2019/0114

PLAN OF SUBDIVISION <small>Under Section 22 of the Subdivision Act 1988</small>				<small>Stage No.</small> /	<small>Plan Number</small> PS 704886Y		
VESTING DATES & TRANSFER REGISTRATION DATES OF ACQUIRED LAND							
Land affected	Land acquired by compulsory process				Land acquired by agreement	UR reference	Assessor Register of Titles Signature
	Vesting date	Government Gazette		Date of recording of vesting date	Date of registration of transfer		
		Page	Year				
RESERVE NO 1	---	---	---	---		AK215531D	RMA
						Sheet 1	
 <small>Part of the WRECC Group Telephone: +64 3 375 2100</small>		<small>LICENSED SURVEYOR</small> <small>PROVIDE</small> <hr/> <small>SIGNATURE</small> _____ <small>DATE</small> / / <small>REF: 34212345</small> <small>VERSION B</small>			<hr/> <small>DATE</small> / / <small>CHIEF, DELEGATE SIGNATURE</small> <hr/> <small>Original sheet size: A3</small>		

Unclassified: For Office Use Only



**Plan Pursuant to Section 35 PS704886Y
Certification and Statement of Compliance of
Acquisition Plans (Form 4)**



SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: 80315318
Plan Number: PS704886Y
Responsible Authority Name: Wellington Shire Council
Responsible Authority Reference Number 1: 562013
Surveyor's Plan Version: 3421234s Version B

This is a plan under section 35 of the **Subdivision Act 1988** which does not create any additional lots.

Certification

This plan is certified under section 4 of the Subdivision Act 1988

Statement of Compliance

This is a statement of compliance issued under section 21 of the Subdivision Act 1988

Digitally signed by Council Delegate: Mark Bayly
Organisation: Wellington Shire Council
Date: 05/02/2013

Signed by: Mark Ian Bayly (Wellington Shire Council) 05/02/2013

Unclassified: For Office Use Only

Property Report from www.land.vic.gov.au on 21 May 2018 11:41 AM

Lot and Plan Number: Lot RES1 PS704980
 Address: ANGLE CHANNEL ROAD HEYFIELD 3058
 Standard Parcel Identifier (SPI): RES1PS704980
 Local Government (Council): WELLINGTON Council Property Number: 424812
 Directory Reference: VicRoads: 82 89

This parcel is in a designated bushfire prone area. Special bushfire construction requirements apply. Planning provisions may apply. Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website www.vba.vic.gov.au

State Electorates

Legislative Council: EASTERN VICTORIA
 Legislative Assembly: GIPPSLAND EAST

Utilities

Regional Urban Water Business: Gippsland Water
 Rural Water Business: Southern Rural Water
 Melbourne Water: outside drainage boundary
 Power Distributor: AUSNET (information about choosing an electricity retailer)

Planning Zone Summary

Planning Zone: [FARMING ZONE \(FZ\)](#)
[SCHEDULE TO THE FARMING ZONE \(FTZ\)](#)

Planning Overlay: None

Planning scheme data last updated on 16 May 2018.

A planning scheme sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State, local, particular and general provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#). This report is NOT a Planning Certificate issued pursuant to Section 100 of the Planning & Environment Act 1987. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to [Titles and Property Certificates](#). The Planning Property Report includes separate maps of zones and overlays. For details of surrounding properties, use this service to get the Reports for properties of interest. To view planning zones, overlay and heritage information in an interactive format visit [Planning Maps Online](#). For other information about planning in Victoria visit www.planning.vic.gov.au.

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LAND.VIC.GOV.AU/PROPERTIES/PROPERTY

Page 1 of 3

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Area Map



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LAND001/17/10000-0000/PLANS/01/14610/01 Page 2 of 2

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9. Loch Sport

SERVICE	
Asset	Land
Location	1 Progress Road Loch Sport
Anomaly	Gippsland Water owned land zoned IN1Z.
SPI	RES1PS634479
Action	Rezone to PUZ1



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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958
VOLUME 11603 FOLIO 214 Security no : 124071843199U
Produced 14/05/2018 09:55 pm

LAND DESCRIPTION
Reserve 1 on Plan of Subdivision #34479F.
PARENT TITLE Volume 10087 Folio 302
Created by Instrument AL162478L 18/04/2014

REGISTERED PROPRIETOR
Estate Fee Simple
Sole Proprietor
CENTRAL GIPPSLAND REGION WATER CORPORATION of KAELEWOOD ROAD TRARALGON VIC
3844
[AL162478L](#) 18/04/2014

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 88 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION
SEE [R3634479F](#) FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 1 PROGRESS ROAD LOCH SPORT VIC 3881

ADMINISTRATIVE NOTICES

NIL

wCT Control 14238Y CENTRAL GIPPSLAND REGION WATER CORPORATION
Effective from
24/10/2014

DOCUMENT END

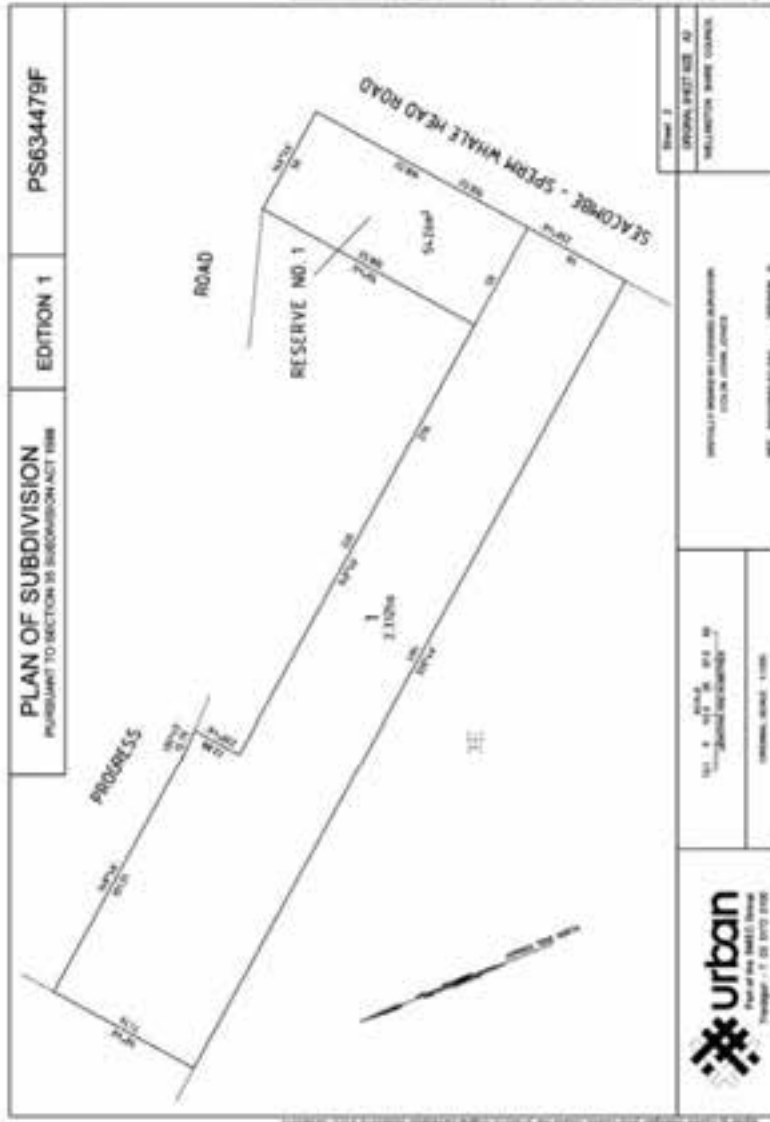
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Delivered by LANDSTAR - Land Use Victoria (previously 10552019 10:36) Page 1 of 4
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PLAN OF SUBDIVISION PURSUANT TO SECTION 36 SUBDIVISION ACT 1988		EDITION 1	PS634479F
LOCATION OF LAND		REGISTRATION MARK NUMBER	
Parish : SEACOMBE			
Township : ---			
Section : ---			
Crown Allotment : 1/ (PART)			
Crown Portion : ---			
Title Reference : Vol 10689 Fol 382			
Last Plan Reference : PS634479 (LOT A)			
Postal Address : 1 PROGRESS ROAD, (if one of address) LOCK SPORT, 3881			
MGA84 Co-Ordinates (if more than 4 of land is used)			
E 549 492 ZONE 33			
W 5 788 782 GDA 84			
VEILING OF ROADS AND/OR RESERVES		NOTATIONS	
SECTION	COUNCIL/ST PERSON	SECTION LIMITATION (s)	
RESERVE NO. 1	CENTRAL GIPPSLAND REGION WATER CORPORATION	Land to be acquired by compulsory process --- Land to be acquired by agreement. Reserve No. 1 All the land is to be acquired free from all encumbrances other than any easements specified on this plan. Survey. This plan is not based on survey. To be completed where applicable. This survey has been conducted in accordance with: --- as Prescribed Survey Area No. --- Other(s) This is not a staged subdivision. Planning Permit No. ---	
NOTATIONS			
EXEMPT INFORMATION			
LEGEND: A - Apparent Easement E - Encumbering Easement K - Encumbering Easement (Part)			
Easements marked (A) are existing easements.			
Easements marked (E) are created upon registration of this plan.			
Easements marked (K) are created when the appropriate vesting step is recorded in transfer register.			
Easements marked (A) are removed when the appropriate vesting step is recorded in transfer register.			
Easement Reference	Purpose	STEP (Number)	Origin
			Land Exempt/In Favor Of
 Part of the 8883 Group Telephone + 61 3 935 5100		DIGITALLY SIGNED BY COLIN JONES BUNENOR COLIN JONES BUNENOR REF: 20190615-01-004 VERSION: 0	
		Sheet 1 of 3 Sheets (FORM 1987) SIZE: A3 PLAN REGISTERED TIME: 12:41pm DATE: 24 / 6 / 2019 HEATH RICHARDS Assistant Registrar of Titles	


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Agenda Order Number 2020/04/21/0001 (Agenda Order) (Agenda Order) (Agenda Order) (Agenda Order) (Agenda Order)

PLAN OF SUBDIVISION PURSUANT TO SECTION 224 SUBDIVISION ACT 1988				EDITION 1		PS634479F		
VESTING DATES & TRANSFER REGISTRATION DATES OF ACQUIRED LAND								
Land affected	Land acquired by compulsory process				Land acquired by agreement		LR reference	Assistant Registrar of Titles Signature
	Vesting date	Government Gazette		Date of recording of vesting date	Date of registration of transfer			
		Page	Year					
RESERVE NO 1	—	—	—	—	24/10/2014	AL192676	HLR	
 Part of the IMEC Group Transfer + 1 800 9175 9108		10 2 2014 10 10 ORIGINAL SHEET SIZE AD		ORIGINAL SHEET SIZE AD 1100		SHEET 2 ORIGINAL SHEET SIZE AD WELLINGTON SHIRE COUNCIL		
		PARTIALLY SIGNED BY LICENSED SURVEYOR COLIN JOHN JONES REF: 2014/0001-01-004 - SHEET 2						

Agenda Order Number 2020/04/21/0001 (Agenda Order) (Agenda Order) (Agenda Order) (Agenda Order) (Agenda Order)

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**Plan Pursuant to Section 35 P9634479F
Certification and Statement of Compliance of
Acquisition Plans (Form 4)**



SUBDIVISION (PROCEDURE) REGULATIONS 2011

SPEAR Reference Number: S008100V
Plan Number: P9634479F
Responsible Authority Name: Wellington Shire Council
Responsible Authority Reference Number: 1/3732013
Surveyor's Plan Version: 0

This is a plan under section 35 of the Subdivision Act 1988 which creates an additional lot.

Certification

This plan is certified under section 8 of the Subdivision Act 1988

Statement of Compliance

This is a statement of compliance issued under section 21 of the Subdivision Act 1988

Digitally signed by Council Delegate: Mark Bayly
Organisation: Wellington Shire Council
Date: 06/08/2013

Signed by: Mark Ian Bayly (Wellington Shire Council: 05/08/2013)

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Property Report from www.land.vic.gov.au on 21 May 2018 11:53 AM

Lot and Plan Number: Lot RES1 P0004476
Address: 1 PROGRESS ROAD LOCH SPORT 3851
Standard Parcel Identifier (SPI): RES1P0004476
Local Government (Council): WELLINGTON Council Property Number: 431577
Directory Reference: VicRoads 99 K3

This parcel is in a designated bushfire prone area.
Special bushfire construction requirements apply. Planning provisions may apply.
Further information about the building control system and building in bushfire prone areas can be found
in the Building Commission section of the Victorian Building Authority website www.vba.vic.gov.au

State Electorates

Legislative Council: EASTERN VICTORIA
Legislative Assembly: GIPPSLAND SOUTH

Utilities

Regional Urban Water Business: Gippsland Water
Rural Water Business: Southern Rural Water
Melbourne Water: outside drainage boundary
Power Distributor: AUSTRNET (Information about choosing an electricity retailer)

Planning Zone Summary

Planning Zone: INDUSTRIAL 1 ZONE (IN1Z)
SCHEDULE TO THE INDUSTRIAL 1 ZONE (IN1Z)
Planning Overlays: BUSHFIRE MANAGEMENT OVERLAY (BMO)
DESIGN AND DEVELOPMENT OVERLAY (DDO)
DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 1 (DDO1)

Areas of Aboriginal Cultural Heritage Sensitivity:
All or part of this parcel is an 'area of cultural heritage sensitivity'.

Planning information continued on next page

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LAND13-P0004476-0000-PROPERTY-REPORT

Page 1 of 2

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Planning scheme data last updated on 18 May 2018.

A planning scheme sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State, local, particular and general provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#).

This report is NOT a Planning Certificate issued pursuant to Section 100 of the Planning & Environment Act 1987. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to [Titles and Property Certificates](#).

The Planning Property Report includes separate maps of zones and overlays.

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit [Planning Maps Online](#).

For other information about planning in Victoria visit www.planning.vic.gov.au.

Areas of Aboriginal Cultural Heritage Sensitivity

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2007, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

Under the Aboriginal Heritage Regulations 2007, 'areas of cultural heritage sensitivity' are one part of a two part trigger which requires a cultural heritage management plan be prepared where a listed high impact activity is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works, are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.siv.nrm.vic.gov.au/ahv/question1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2007, can also be found here - <https://www.vic.gov.au/aboriginal-victoria/heritage/planning-and-heritage-management-processes.html>

Area Map



Disclaimer: See Government of Victoria

0 100m

+++++ Railway --- Bus --- River, stream --- LABC, waterbody

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LANDSCAPE/HERITAGE/PLANNING/PROPERTY/REPORTS

Page 3 of 3

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10. Loch Sport

SERVICE	
Asset	Land
Location	222-236 National Park Road Loch Sport
Anomaly	Gippsland Water owned land zoned PPRZ
SPI	RES1PS634480
Action	Rezone to PUZ1



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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958
VOLUME 11803 FOLIO 770 Security no : 1240718482475
Produced 16/05/2018 09:57 pm

LAND DESCRIPTION
Reserve 1 on Plan of Subdivision 634480W.
PARENT TITLE Volume 10053 Folio 314
Created by instrument AL162752B 18/06/2014

REGISTERED PROPRIETOR
Estate Fee Simple
Sole Proprietor
CENTRAL GIPPSLAND REGION WATER CORPORATION of HAZELWOOD ROAD TRARALGON VIC
3844
[AL162752B](#) 18/06/2014

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION
SEE [P6634480W](#) FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 2 SHIPE STREET LOCK SPORT VIC 3881

ADMINISTRATIVE NOTICES
NIL

*CT Control 16188Y CENTRAL GIPPSLAND REGION WATER CORPORATION
Effective from
24/10/2016

DOCUMENT END

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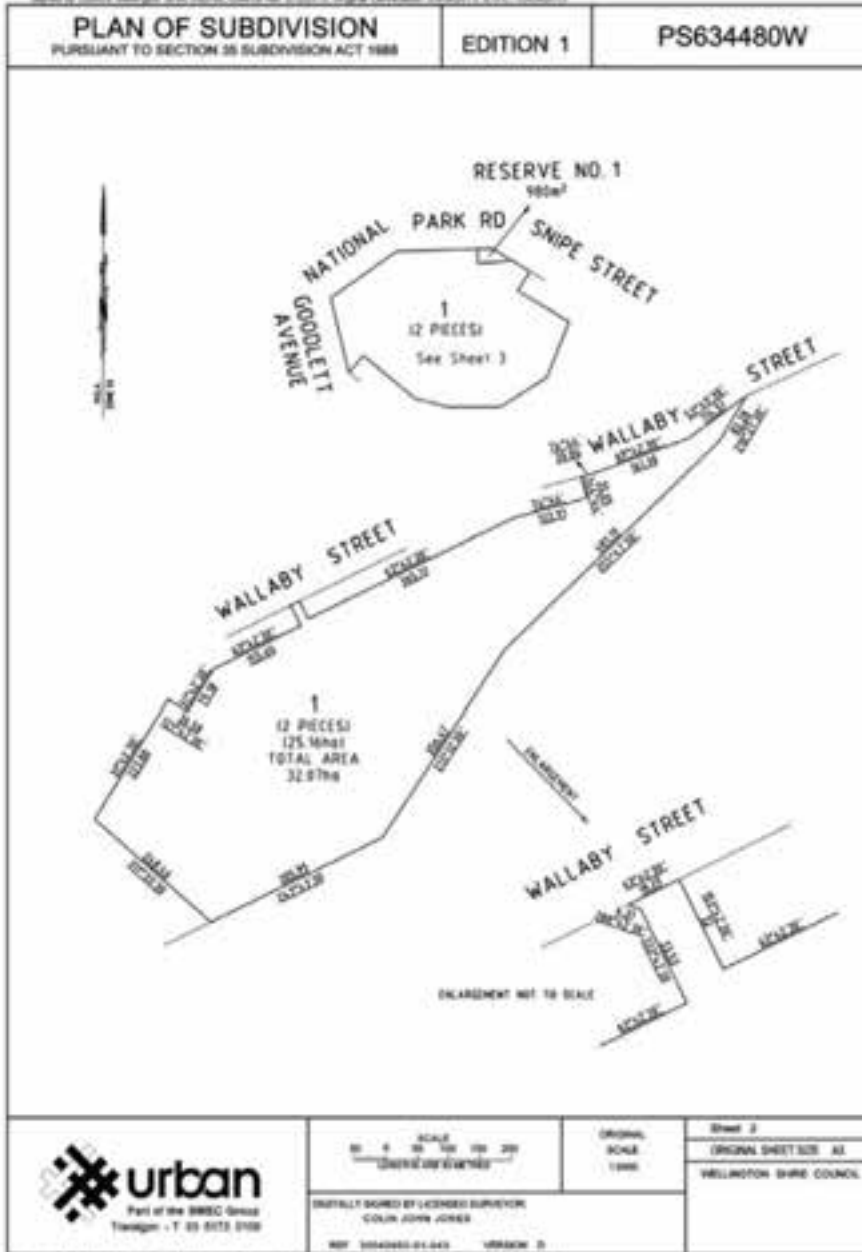
Report by Colin John Jones (SMEC) under the Land Use Subdivision Act 1988, Original Certificate No. 2004/011 & 012, 2008/011

PLAN OF SUBDIVISION PURSUANT TO SECTION 36 SUBDIVISION ACT 1988		EDITION 1	PS634480W				
LOCATION OF LAND Parish : SEACOMBE Township : — Section : — Crown Allotment : 44 (PARTS) Crown Portion : — Title Reference : Vol: 10053 Fol: 318 Last Plan Reference : TP82470L (LOT 1) Postal Address : NATIONAL PARK ROAD (N line of subdivision) LOCH SPORT, 3851 MGA94 Co-Ordinates (of approx centre of land in plan) E 552 796 ZONE: 95 N 5 790 240 GDA 94		WELLINGTON SHIRE COUNCIL NOTATIONS DEPTH LIMITATION 150mm Land to be acquired by compulsory process: — Land to be acquired by agreement: None No. 1 All the land is to be acquired free from all encumbrances other than any easements specified on this plan. Survey: This plan is based on survey. To be completed where applicable: This survey has been connected to permanent marks (viz): Section 1733, 1731 & 1735 Is Proclaimed Survey Area No: — STAGNS: This is not a staged subdivision. Planning Permit No: —					
VESTING OF ROADS AND/OR RESERVES <table border="1"> <thead> <tr> <th>OWNER</th> <th>COUNCIL/BODY/PERSON</th> </tr> </thead> <tbody> <tr> <td>RESERVE NO. 1</td> <td>CENTRAL GIPPSLAND REGION WATER CORPORATION</td> </tr> </tbody> </table>		OWNER	COUNCIL/BODY/PERSON	RESERVE NO. 1	CENTRAL GIPPSLAND REGION WATER CORPORATION	NOTATIONS Lot 1 comprises of 2 parts. The area of Lot 1 had been derived by deduction from Title. The dimensions shown underlined are not the result of this survey.	
OWNER	COUNCIL/BODY/PERSON						
RESERVE NO. 1	CENTRAL GIPPSLAND REGION WATER CORPORATION						
EASEMENT INFORMATION LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road) Easements marked (-) are existing easements. Easements marked (+) are created upon registration of this plan. Easements marked (x) are created when the appropriate vesting date is recorded or transfer registered. Easements marked (M) are optional when the appropriate vesting date is recorded or transfer registered.							
Easement Reference	Purpose	Width (Metres)	Origin Land Benefited In Favour Of				
 Part of the SMEC Group Taralgon - T 03 5173 0100		DIGITALLY SIGNED BY LICENSED SURVEYOR: COLIN JOHN JONES REF: 2004899-01-043 VERSION: 0					
		Sheet 1 of 8 Sheets ORIGINAL SHEET SIZE: A3 PLAN REGISTERED: TIME: 2:41 PM DATE: 26/05/2014 Mark Capdas Assistant Registrar of Titles					

Report by Colin John Jones (SMEC) under the Land Use Subdivision Act 1988, Original Certificate No. 2004/011 & 012, 2008/011

Unclassified: For Office Use Only

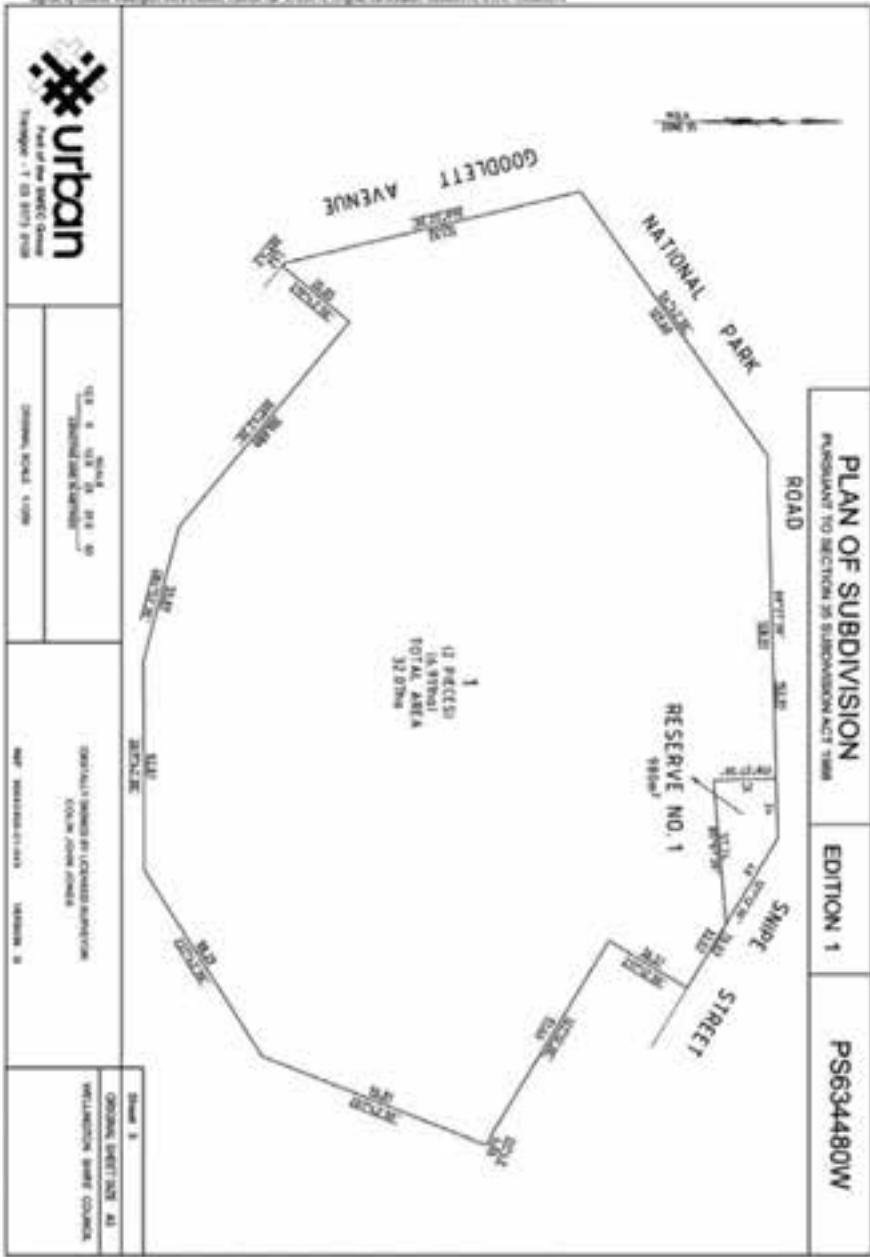
Prepared by Colin Jones (SARL Urban - Planning) Surveyor's Plan Number CS 016449 Ref 100000000 26/04/2012



Unclassified: For Office Use Only



Property Council Wellington City Council for 4702072 (2019/2020) (2019/2020) (2019/2020)



Drawn by: [Name] Date: [Date]

Unclassified: For Office Use Only



Report to Council Strategic Investment Committee (2020) Strategic Investment 2020/21 L3/L4 2020/21

PLAN OF SUBDIVISION PURSUANT TO SECTION 25 SUBDIVISION ACT 1988				EDITION	PS634480W		
VESTING DATES & TRANSFER REGISTRATION DATES OF ACQUIRED LAND							
Land affected	Land acquired by compulsory process				Land acquired by agreement	LR reference	Assistant Registrar of Titles Signature
	Vesting Date	Government Gazette		Date of recording of vesting date	Date of registration of transfer		
		Page	Year				
RESERVE NO 1	---	---	---	---	20/06/2014	AL1027328	M.M.C.



Part of the SWEC Group
Telephone +1 800 8473 8286

SCALE
0 5 10 20 30 40
METRES

ORIGINAL SCALE 1:400

CONSULT ENGINEERING DIVISION
COLIN JOHN JONES
REF 16342664-01-045 - WORKNO. 0

Sheet 4
ORIGINAL SHEET SIZE A3
WELLINGTON SHIRE COUNCIL

Report to Council Strategic Investment Committee (2020) Strategic Investment 2020/21 L3/L4 2020/21

Unclassified: For Office Use Only

**Plan Pursuant to Section 35 P5634480W
Certification and Statement of Compliance of
Acquisition Plans (Form 4)**



SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: 302880P
Plan Number: P5634480W
Responsible Authority Name: Wellington Shire Council
Responsible Authority Reference Number 1: 372/2013
Surveyor's Plan Version: D

This is a plan under section 30 of the **Subdivision Act 1988** which creates an additional lot.

Certification

This plan is certified under section 6 of the Subdivision Act 1988.

Statement of Compliance

This is a statement of compliance issued under section 21 of the Subdivision Act 1988.

Digitally signed by Council Delegate: Mark Bayly
Organisation: Wellington Shire Council
Date: 05/09/2013

Signed by: Mark Ian Bayly (Wellington Shire Council) 05/09/2013

Unclassified: For Office Use Only

Property Report from www.land.vic.gov.au on 21 May 2018 12:01 PM

Lot and Plan Number: Lot RES1 P5534480
Address: 2 SNIPE STREET LOCH SPORT 3851
Standard Parcel Identifier (SPI): RES1P5534480
Local Government (Council): WELLINGTON Council Property Number: 435499
Directory Reference: VicRoads 691 R2

This parcel is in a designated bushfire prone area. Special bushfire construction requirements apply. Planning provisions may apply. Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website www.vba.vic.gov.au

State Electorates

Legislative Council: EASTERN VICTORIA
Legislative Assembly: GIPPSLAND SOUTH

Utilities

Regional Urban Water Business: Gippsland Water
Rural Water Business: Southern Rural Water
Melbourne Water: outside drainage boundary
Power Distributor: AUSNET (Information about choosing an electricity retailer)

Planning Zone Summary

Planning Zone: PUBLIC PARK AND RECREATION ZONE (PPRZ)
SCHEDULE TO THE PUBLIC PARK AND RECREATION ZONE (PPRZ)
Planning Overlay: BUSHFIRE MANAGEMENT OVERLAY (BMO)
BUSHFIRE MANAGEMENT OVERLAY - SCHEDULE 1 (BMO1)

Areas of Aboriginal Cultural Heritage Sensitivity:
All or part of this parcel is an 'area of cultural heritage sensitivity'

Planning information continued on next page

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LAND.VIC.GOV.AU/PROPERTY/435499

Page 1 of 2

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Planning scheme data last updated on 10 May 2018.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State, local, particular and general provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#).

This report is **NOT** a Planning Certificate issued pursuant to Section 199 of the Planning & Environment Act 1987. It does not include information about exhibited planning scheme amendments, or zoning that may affect the land. To obtain a Planning Certificate go to [Titles and Property Certificates](#).

The Planning Property Report includes separate maps of zones and overlays.

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit [Planning Maps Online](#).

For other information about planning in Victoria visit www.planning.vic.gov.au.

Areas of Aboriginal Cultural Heritage Sensitivity

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2007, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

Under the Aboriginal Heritage Regulations 2007, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a cultural heritage management plan be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.sar.crs.vic.gov.au/cmh/question1.aspx>.

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2007, can also be found here - <http://www.vic.gov.au/aboriginal/victoria/heritage/planning-and-heritage-management-provisions.html>

Area Map



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LANDS - FEDERAL BACC PROPERTY REPORT

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11. Maffra

SERVICE	
Asset	Land
Location	Sale Road Maffra
Anomaly	Gippsland Water owned land zoned IN1Z
SPI	RES1PS637835
Action	Rezone to PUZ1



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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958
VOLUME 11160 FOLIO 315 Security no : 124071643346H
Produced 14/08/2010 04:00 pm

LAND DESCRIPTION
Reserve 1 on Plan of Subdivision 437838T.
PARENT TITLE Volume 01972 Folio 143
Created by instrument P2437838T 18/04/2012

REGISTERED PROPRIETOR
Estate Fee Simple
Sole Proprietor
CENTRAL GIPPSLAND REGION WATER CORPORATION of HAZELWOOD ROAD TRARALGON VIC
3844
[P2437838T](#) 18/04/2012

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 88 Transfer of Land Act 1958 or Section 14 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under **DIAGRAM LOCATION** below.

DIAGRAM LOCATION
SEE [P2437838T](#) FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: SALE ROAD MAFFRA VIC 3840

ADMINISTRATIVE NOTICES
NIL

eCT Control 14238V CENTRAL GIPPSLAND REGION WATER CORPORATION
Effective from
25/10/2014

DOCUMENT END

Unclassified: For Office Use Only

P5637835T

PLAN OF SUBDIVISION

SECTION 1

EDITION 1

1

1

LOCATION OF LAND
 PARCELS: BUNBURY HIGHWAY
 DISTRICT: ---
 REGION: ---
 (LOCAL ALLOTMENT): ---
 (CONVEYANCE): LPT 04421
 TITLE REFERENCE: 146 2492 93, 142

LAST PLAN NUMBER: 10 1021 1 87 1 8
 POSTAL ADDRESS: 324 NEW STREET
 MURFEE, VIC. 3646

REG. CO. NUMBER: B 128 26 226 76
 107 MURFEE NORTH ST B 1 761 22 236 75
 MURFEE VIC 3646

COUNCIL CERTIFICATION AND ENDORSEMENT
 (COUNCIL NAME: WILLOCHRA SHIRE COUNCIL) NO: 0000000

1. This plan is certified under Section 5 of the Subdivision Act 1988.
 2. The plan is not certified under Section 6(1) of the Subdivision Act 1988.
 3. The plan is not certified under Section 6(2) of the Subdivision Act 1988.
 (OTHER STATUTE):
 4. A requirement for a public open space under Section 8 of the Subdivision Act 1988 has / has not been made.
 5. The requirement has been satisfied.
 6. The requirement is to be satisfied in stages.

(CERTIFICATE HOLDER SIGNATURE)
 Date: 25/03/2018
 No certificate holder under Section 8(1) of the Subdivision Act 1988.
 (CERTIFICATE HOLDER NAME)
 (CERTIFICATE HOLDER ADDRESS)
 (CERTIFICATE HOLDER CONTACT NO.)

VESTING OF ROAD AND / OR RESERVE

ROAD / RESERVE	FORMS / ROAD / RESERVE
ROAD NO 1	WILLOCHRA SHIRE COUNCIL
RESERVE NO 1	CENTRAL SUPPLY AND DRAIN WATER CORPORATION

NOTATIONS
 STAGING: This is a staged subdivision.
 PUBLICITY: AS NOTIFIED.

LEGEND - THIS PLAN IS BASED ON SURVEY
 THE SURVEY HAS BEEN CONDUCTED TO ESTABLISH ROAD NO 1 - RESERVE NO 1
 IN ACCORDANCE WITH SECTION 32

EVIDENCE INFORMATION					DATE OF COMPLIANCE / SIGNATURE (if applicable)
Document Reference	Process	With Statute	Date	Lead Specialist / Checked By	NOTES
1. J. J. 0. 4. 4. 1	Subdivided	S	25/03/2018	WILLOCHRA SHIRE COUNCIL	DATE: 25/03/2018
1. J. J. 0. 4. 4. 1	Subdivided	SEE 2ND	196 30 2018 03 20 18	CENTRAL SUPPLY AND DRAIN WATER CORPORATION	DATE: 19/03/2018 11:54 AM 24/03/2018
1. J. J. 0. 4. 4. 1	PLAN OF WILLOCHRA SHIRE COUNCIL	SEE 2ND	196 30 2018 03 20 18	CENTRAL SUPPLY AND DRAIN WATER CORPORATION	DATE: 19/03/2018
1. J. J. 0. 4. 4. 1	LOANED SURVEY	SEE 2ND	THIS PLAN	CENTRAL SUPPLY AND DRAIN WATER CORPORATION	D. REVILL DATE: 20/03/2018

LOANED SURVEY: WILLOCHRA SHIRE COUNCIL
 DATE: 20/03/2018
 BY: [Signature]
 FOR: 5208251

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Property Report from www.land.vic.gov.au on 21 May 2018 12:13 PM

Lot and Plan Number: Lot RES1 P5637835
Address: SALE ROAD MAFFRA 3660
Standard Parcel Identifier (SPI): RES1P5637835
Local Government (Council): WELLINGTON Council Property Number: NCFR
Directory Reference: VicRoads: 694 CT

This parcel is in a designated bushfire prone area. Special bushfire construction requirements apply. Planning provisions may apply.
Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website aba.vic.gov.au

State Electorates

Legislative Council: EASTERN VICTORIA
Legislative Assembly: GIPPSLAND EAST

Utilities

Regional Urban Water Business: Gippsland Water
Rural Water Business: Southern Rural Water
Melbourne Water: outside drainage boundary
Power Distributor: AUSNET ([information about choosing an electricity retailer](#))

Planning Zone Summary

Planning Zone: [INDUSTRIAL 1 ZONE \(IN1Z\)](#)
[SCHEDULE TO THE INDUSTRIAL 1 ZONE \(IN1Z\)](#)
Planning Overlay: [DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)
[DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 1 \(DDO1\)](#)

Planning scheme data last updated on 10 May 2018.

A planning scheme sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State, local, particular and general provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#).
This report is NOT a Planning Certificate issued pursuant to Section 129 of the Planning & Environment Act 1987. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to [Titles and Property Certificates](#).
The Planning Property Report includes separate maps of zones and overlays.
For details of surrounding properties, use this service to get the Reports for properties of interest.
To view planning zones, overlay and heritage information in an interactive format visit [Planning Maps Online](#).
For other information about planning in Victoria visit www.planning.vic.gov.au.

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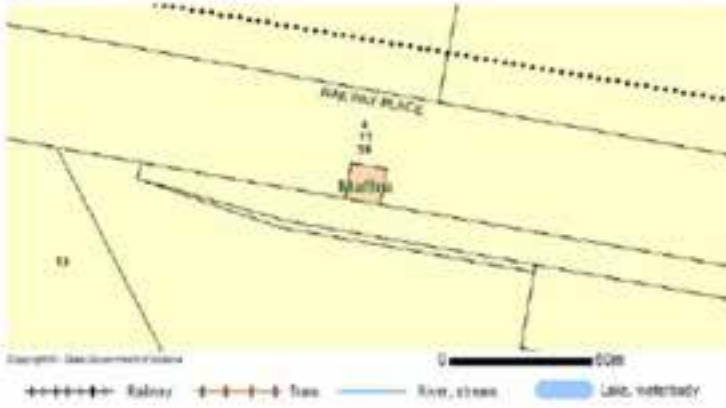
LAND1P5637835C7P00011-00001

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Area Map



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12. Rosedale

SERVICE	
Asset	Land
Location	Mill Lane Rosedale
Anomaly	Gippsland Water owned land zoned FZ
SPI	1PS438120
Action	Rezone to PUZ1



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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958
VOLUME 10643 FOLIO 188 Security no : 124071751757M
Produced 11/08/2016 12:05 pm

LAND DESCRIPTION
Lot 1 on Plan of Subdivision 439120X.
PARENT TITLE Volume 09902 Folio 039
Created by Instrument P8439120X 22/04/2002

REGISTERED PROPRIETOR
Estate Fee Simple
Sole Proprietor
CENTRAL GIPPSLAND REGION WATER CORPORATION of HAZELWOOD ROAD TRARALGON VIC
3844
[AN246330V](#) 07/11/2016

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 30 Transfer of Land Act 1958 or Section 14 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION
SEE [P8439120X](#) FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: HILL LANE ROSEDALE VIC 3847

ADMINISTRATIVE NOTICES
NIL

eUT Control 16238Y CENTRAL GIPPSLAND REGION WATER CORPORATION
Effective from
07/11/2016

DOCUMENT END

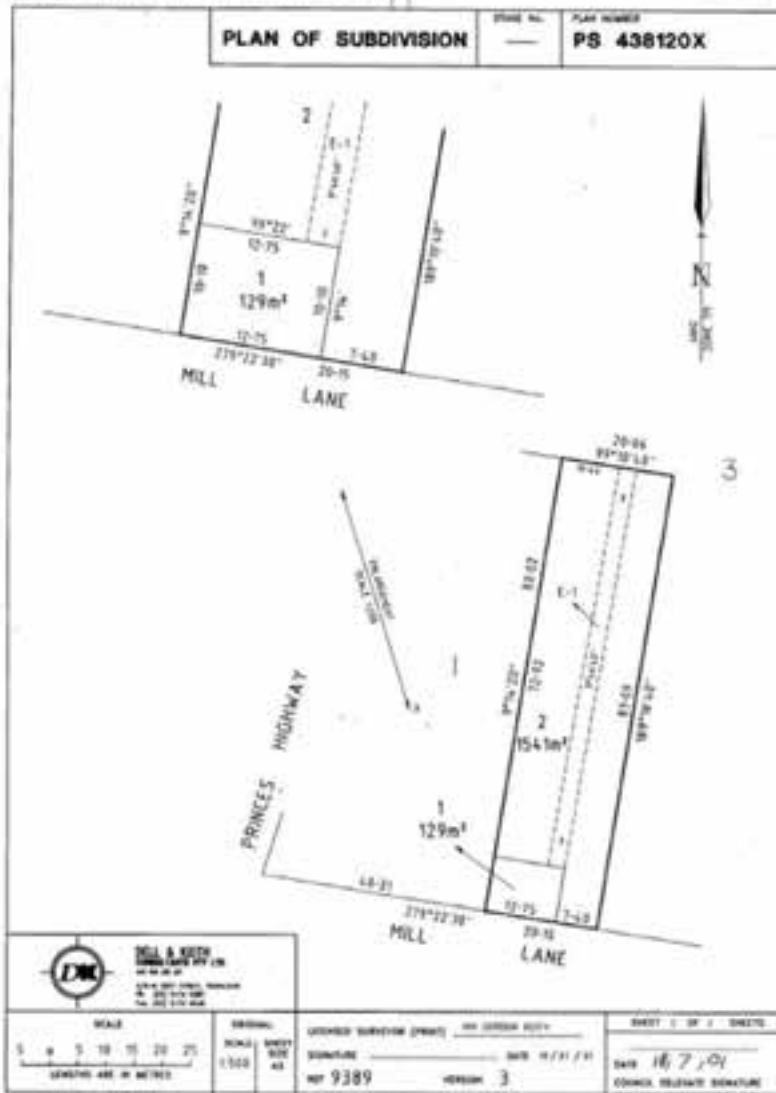
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Calculator: L:\C\1\148 Land Use \Forms\Forms\21000010 12.01 Page 1 of 2
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PLAN OF SUBDIVISION		Sheet No. —	LOT 100 1001	Plan Number PS 438120X
LOCATION OF LAND		COUNCIL CERTIFICATION AND ENDORSEMENT		
PARCELS: ROZEDAILE TOWNSHIP: ROZEDAILE SECTION: 7A CROWN ALLIEMENT: 2 LTD ROST RECORD: 1048 TITLE REFERENCES: 117 445 446 114 119 LAST PLAN REFERENCE(S): 14 1048 POSTAL ADDRESS: 144 1444 ROZEDAILE VIC 3087 AND Co-ordinates: 4 421 130 306 55 4 5 771 482		COUNCIL NAME: WELLINGTON SHIRE COUNCIL REF: 702/1000 1. This plan is certified under Section 8 of the Subdivision Act 1988. 2. This plan is certified under Section 11(2) of the Subdivision Act 1988. Date of original certification under Section 8: — 3. This is a statement of compliance issued under Section 21 of the Subdivision Act 1988. DTIC DTICD (1) A requirement for public open space under Section 18 of the Subdivision Act 1988 has/has not been made. (2) The requirement has been satisfied. (3) The requirement is to be satisfied in Stage: — Council Delegate Council Seal Date 18/7/01		
VESTING OF ROADS AND/OR RESERVES		As certified under Section 11(2) of the Subdivision Act 1988. Council Delegate Council Seal Date: —		
NOTATIONS				
FORM 1 - To fill up if a road address. Form 2 and 3 - DATE EXPIRES: 2011 06 30				
SUBJECT: THE PLAN AND ALL LOTS IN THE LOT THE LOTS ARE NOT SUBJECT TO ANY OTHER PLAN AND A PRELIMINARY PLAN IS —				
EXEMPT INFORMATION		LOT 100 1001		
1-As-Of-Right Easement 2-Encumbering Easement 3-Encumbering Easement (Road)		STATUTION OF COMPLAINT/ EXEMPTION STATEMENT RECEIVED <input checked="" type="checkbox"/> DATE: 26/8/01		
Exemption Reference	Purpose	Area (Sqr Metres)	Origin	Land Benefited/In Favor Of
S.A.	PRIVATE AND ENCLAVE EASEMENTS	2	THE PLAN - 144 1444 1445 1446 1447 1448	LOT 100 1001 (1001)
				LOT 100 1001 PLAN NUMBER THE 14 1048 DATE 23/10/1998  J. Keith Licensed Surveyor
 DELL & KEITH SURVEYORS 114-116 BAY STREET, MELBOURNE VIC 3000 TEL: 03 9397 1200 FAX: 03 9397 1204		LICENSED SURVEYOR (MAY) - 2001 00000 0000 QUALITY ASSURANCE NO. 9389 VERSION 3		DATE 18/7/01 COUNCIL DELEGATE SIGNATURE ORIGINAL SHEET SIZE: A3

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Property Report from www.land.vic.gov.au on 21 May 2016 12:25 PM

Lot and Plan Number: Lot 1 P5438120
Address: MILL LANE ROSEDALE 3047
Standard Parcel Identifier (SPI): 1P5438120
Local Government (Council): WELLINGTON Council Property Number: 380337
Directory Reference: VicRoads 694 D10

This parcel is in a designated bushfire prone area.
Special bushfire construction requirements apply. Planning provisions may apply.
Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website www.vba.vic.gov.au

State Electorates

Legislative Council: EASTERN VICTORIA
Legislative Assembly: GIPPSLAND SOUTH

Utilities

Regional Urban Water Business: Gippsland Water
Rural Water Business: Southern Rural Water
Melbourne Water: outside drainage boundary
Power Distributor: AUSNET ([Information about choosing an electricity retailer](#))

Planning Zone Summary

Planning Zone: [FARMING ZONE \(FZ\)](#)
[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)
Planning Overlay: [LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\)](#)
[LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE \(LSIO\)](#)
Areas of Aboriginal Cultural Heritage Sensitivity:
All or part of this parcel is an 'area of cultural heritage sensitivity'.

Planning information continued on next page

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13. Rosedale

SERVICE	
Asset	Land
Location	North Boundary Track
Anomaly	Gippsland Water vested land zoned FZ
SPI	34FVPP2762
Action	Rezone to PUZ1



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CROWN FOLIO STATEMENT
 VOLUME 11740 FOLIO 717
 No Coff exists
 CROWN FOLIO

Security no : 124071781075E
 Produced 11/05/2018 11:48 am

LAND DESCRIPTION
 Crown Allotment 34F Parish of Moley Plains.
 Created by instrument M1110894G 06/08/2016

CROWN LAND ADMINISTRATOR
 CENTRAL GIPPSLAND REGION WATER CORPORATION of HAZELWOOD ROAD TRARALGOE VIC
 3844
[M1110894G](#) 06/08/2016

STATUS, ENCUMBRANCES AND NOTICES
 INDIGENOUS LAND USE AGREEMENT [M1299913W](#) 06/08/2016
 NATIVE TITLE DETERMINATION VID6007/1998

DIAGRAM LOCATION
 SEE [CD344829B](#) FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

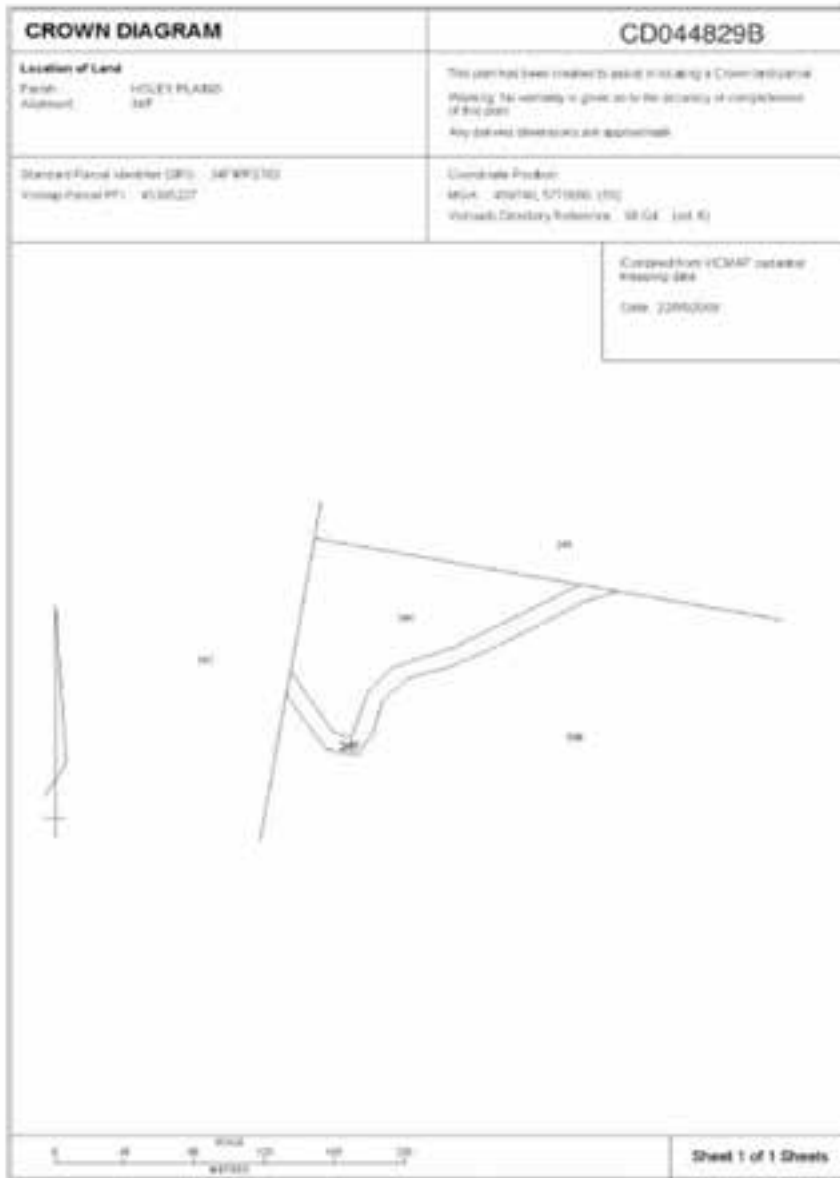
-----END OF CROWN FOLIO STATEMENT-----

Additional information: (not part of the Crown Folio Statement)

Street Address: NORTH BOUNDARY TRACK ROSEDALE VIC 3847

DOCUMENT END

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CD044829B

Page 1 of 1

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Property Report from www.land.vic.gov.au on 21 May 2018 02:01 PM

Crown Description: A1st, 34F HOLEY PLAINS
Address: NORTH BOUNDARY TRACK ROGEDALE 3647
Standard Parcel Identifier (SPI): 34FPP2762
Local Government (Council): WELLINGTON Council Property Number: NCPR
Directory Reference: VicRoads 98 04

This parcel is in a designated bushfire prone area. Special bushfire construction requirements apply. Planning provisions may apply.
Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website www.vba.vic.gov.au

State Electorates

Legislative Council: EASTERN VICTORIA
Legislative Assembly: GIPPSLAND SOUTH

Utilities

Regional Urban Water Business: Gippsland Water
Rural Water Business: Southern Rural Water
Melbourne Water: outside drainage boundary
Power Distributor: AUSNET (Information about [abusing an electricity retailer](#))

Planning Zone Summary

Planning Zone: [FARMING ZONE \(FZ\)](#)
[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)
Planning Overlay: [BUSHFIRE MANAGEMENT OVERLAY \(BMO\)](#)

Planning scheme data last updated on 11 May 2018.

A planning scheme sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State, local, particular and general provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#).
This report is NOT a Planning Certificate issued pursuant to Section 199 of the Planning & Environment Act 1987. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to [Titles and Property Certificates](#).

The Planning Property Report includes separate maps of zones and overlays.
For details of surrounding properties, use this service to get the Reports for properties of interest.
To view planning zones, overlay and heritage information in an interactive format visit [Planning Maps Online](#).
For other information about planning in Victoria visit www.planning.vic.gov.au.

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34F-04 HOLEY PLAINS BMO PROPERTY REPORT

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Area Map



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0 100m

+++++ Railway ——— Road ——— River, stream Latic. waterbody

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1000-00-0000-00-0000-0000000000000000

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Unclassified: For Office Use Only

14. Rosedale

SERVICE	
Asset	Land
Location	North Boundary Track
Anomaly	Gippsland Water vested land zoned PUZ6
SPI	34E\PP2762
Action	Rezone to PUZ1



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CROWN FOLIO STATEMENT
VOLUME 11740 FOLIO 719
No CoFT exists
CROWN FOLIO

Security no : 124071751149Y
Produced 11/05/2018 11:50 am

LAND DESCRIPTION
Crown Allotment 34E Parish of Holey Plains.
Created by instrument M1110900Q 06/08/2016

CROWN LAND ADMINISTRATOR
CENTRAL GIPPSLAND REGION WATER CORPORATION of HAZELWOOD ROAD TRARALGON VIC
3544
[M1110900Q](#) 06/08/2016

STATUS, ENCUMBRANCES AND NOTICES
INDIGENOUS LAND USE AGREEMENT [M1299912Y](#) 06/08/2016
NATIVE TITLE DETERMINATION VID6007/1998

DIAGRAM LOCATION
SEE [CD044831Q](#) FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF CROWN FOLIO STATEMENT-----

Additional information: (not part of the Crown Folio Statement)

Street Address: NORTH BOUNDARY TRACK ROSEDALE VIC 3247

DOCUMENT END

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Delivered by LANDATA6 - Land Use Victoria (version: 11/05/2019 11:52) Page 1 of 1
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CROWN DIAGRAM		CD044831Q
Location of Land Parish: HOLEY PLAINS Address: 34E		This plan has been prepared to assist in creating a Commercial/Industrial zoning. No warranty is given as to the accuracy or completeness of this plan. Any defined dimensions are approximate.
Standard Name Identifier (SNI): 34EPP27Q Unique Parcel ID: 4536228		Coordinate Position: MGA - 409646, 6715967 (50) Victoria Gridmap Reference: 38 04 (40 E)
		Compiled from VICMAP (vector) Drawing: 34E Date: 23/05/2019
		Sheet 1 of 1 Sheets

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Property Report from www.land.vic.gov.au on 20 May 2018 11:43 AM

Crown Description: Allot 34E HOLEY PLAINS
Address: NORTH BOUNDARY TRACK ROSEDALE 3047
Standard Parcel Identifier (SPI): 34EPP2762
Local Government (Council): WELLINGTON Council Property Number: NCPB
Directory Reference: VicRoads 98 04

This parcel is in a designated bushfire prone area.
Special bushfire construction requirements apply. Planning provisions may apply.
Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website www.vba.vic.gov.au

State Electorates

Legislative Council: EASTERN VICTORIA
Legislative Assembly: GIPPSLAND SOUTH

Utilities

Regional Urban Water Business: Gippsland Water
Rural Water Business: Southern Rural Water
Melbourne Water: outside drainage boundary
Power Distributor: ALIUNET (Information about [choosing an electricity retailer](#))

Planning Zone Summary

Planning Zone: [PUBLIC USE ZONE - LOCAL GOVERNMENT \(PUZL\)](#)
[SCHEDULE TO THE PUBLIC USE ZONE - LOCAL GOVERNMENT \(SPUZL\)](#)
Planning Overlay: [BUSHFIRE MANAGEMENT OVERLAY \(BMO\)](#)

Planning scheme data last updated on 21 May 2018.

A planning scheme sets out policies and requirements for the use, development and protection of land. This report provides information about the zones and overlay provisions that apply to the selected land. Information about the State, local, particular and general provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#).

This report is NOT a Planning Certificate issued pursuant to Section 199 of the Planning & Environment Act 1987. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to [Titles and Property Certificates](#).

The Planning Property Report includes separate maps of zones and overlays.

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit [Planning Maps Online](#).

For other information about planning in Victoria visit www.planning.vic.gov.au.

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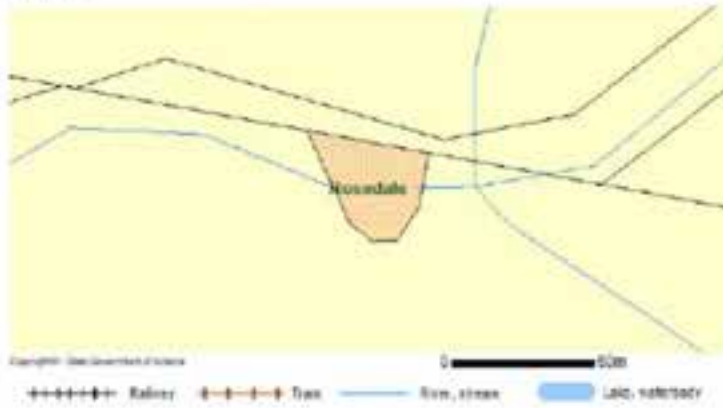
800-061000/131 600 600/0393871400001

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Area Map



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444-140-1010 | 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

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15. Rosedale

SERVICE	
Asset	Land
Location	Princes Highway Rosedale
Anomaly	Gippsland Water owned land zoned FZ
SPI	1\TP856797
Action	Rezone to PUZ1



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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958
VOLUME 00951 FOLIO 143 Security No : 1240717516147
Produced 11/05/2016 12:01 pm

LAND DESCRIPTION
Loc 1 on Title Plan 884787H.
PARENT TITLES :
Volume 00951 Folio 143 to Volume 00951 Folio 144
Volume 01556 Folio 156
Created by instrument 0604610 27/04/2008

REGISTERED PROPRIETOR
Estate Fee Simple
Sole Proprietor
CENTRAL GIPPSLAND REGION WATER CORPORATION of HAMILWOOD ROAD TRARALGOON VIC
3844
[AN246320V](#) 07/11/2016

ENCUMBRANCES, CAVETS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1920 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION
SEE [TERMINAL](#) FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 195 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: PRINCES HIGHWAY ROSEDALE VIC 3847

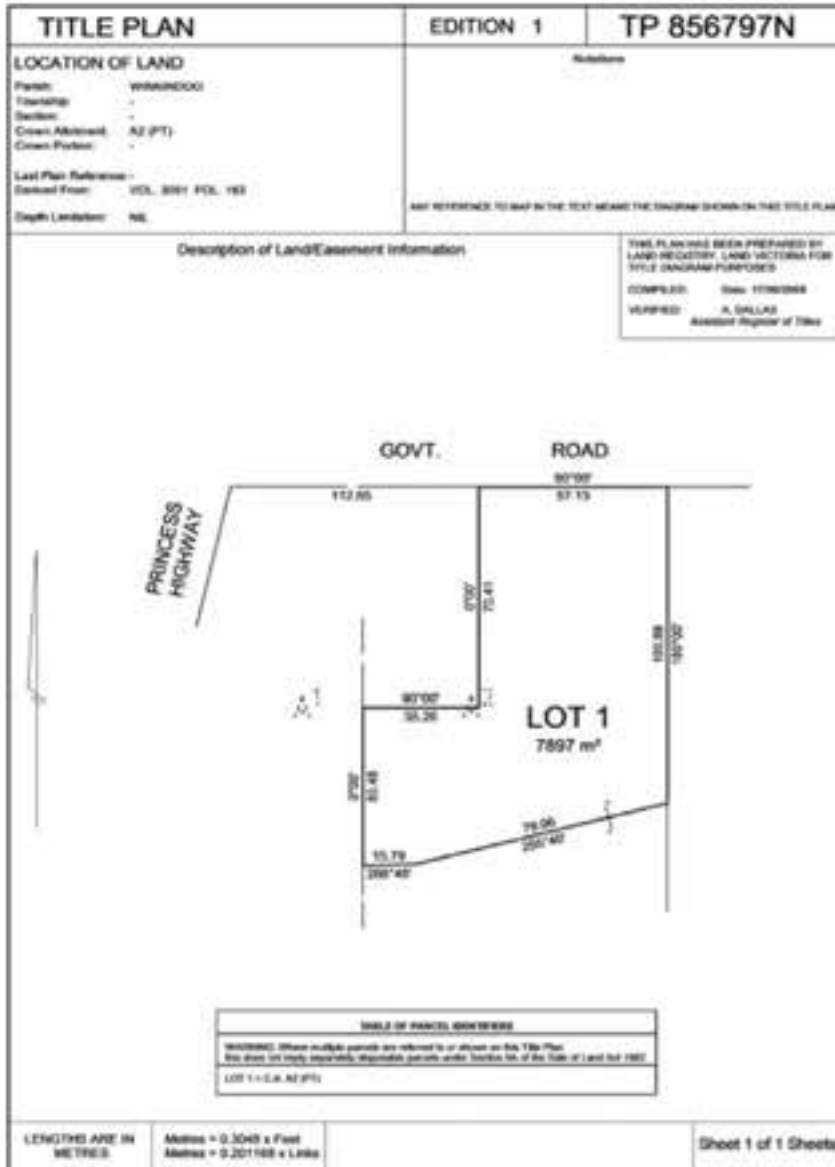
ADMINISTRATIVE NOTICES
NIL

eCT Control 16298X CENTRAL GIPPSLAND REGION WATER CORPORATION
Effective From
07/11/2016

DOCUMENT END

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Property Report from www.land.vic.gov.au on 21 May 2016 02:11 PM

Lot and Plan Number: Lot 1 TP656797
 Address: PRINCES HIGHWAY ROSEDALE 3847
 Standard Parcel Identifier (SPI): 11TP656797
 Local Government (Council): WELLINGTON Council Property Number: 104711 (Part)
 Directory Reference: VicRoads: 98 E4

Note: This parcel is part of a property. For property details get the free Basic Property Report at [Property Reports](#)

This parcel is in a designated bushfire prone area. Special bushfire construction requirements apply. Planning provisions may apply. Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website www.vba.vic.gov.au

Parcel Details

This is 1 parcel of 7 parcels comprising the property. The parcel searched for is marked with an * in the table below.

Lot/Plan or Crown Description	SPI	Lot/Plan or Crown Description	SPI
Lot 1 TP656797	11TP656797	Lot 1 TP230310	11TP230310
Lot 4 P5331585	4P5331585	Lot 2 TP230310	21TP230310
Lot 3 P5331585	3P5331585	Lot 1 TP656797	11TP656797
Lot 1 TP5743	11TP5743		

State Electorates

Legislative Council: EASTERN VICTORIA
 Legislative Assembly: GIPPSLAND SOUTH

Utilities

Regional Urban Water Business: Gippsland Water
 Rural Water Business: Southern Rural Water
 Melbourne Water: outside drainage boundary
 Power Distributor: AUSNET (Information about choosing an electricity retailer)

Planning Zone Summary

Planning Zone: [FARMING ZONE \(FZ\)](#)
[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)
 Planning Overlay: [FLOODWAY OVERLAY \(FO\)](#)
[FLOODWAY OVERLAY SCHEDULE \(FO\)](#)
 Areas of Aboriginal Cultural Heritage Sensitivity:
 All or part of this parcel is an 'area of cultural heritage sensitivity'.

Planning information continued on next page.

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Unclassified: For Office Use Only

Planning scheme data last updated on 18 May 2018.

A planning scheme sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State, local, particular and general provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#).

This report is NOT a Planning Certificate issued pursuant to Section 100 of the Planning & Environment Act 1987. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to [Titles and Property Certificates](#).

The Planning Property Report includes separate maps of zones and overlays.

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit [Planning Maps Online](#).

For other information about planning in Victoria visit www.planning.vic.gov.au.

Areas of Aboriginal Cultural Heritage Sensitivity

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2007, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

Under the Aboriginal Heritage Regulations 2007, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licenses and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to:

<http://www.saw.nmsa.net.au/saw/Question3.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2007, can also be found here - <https://www.vic.gov.au/aboriginal-victoria/heritage/planning-and-heritage-management-processes.html>

Area Map



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1244 (1/2018) (M&U) (1/2018) (1/2018)

Page 3 of 3


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16. Rosedale

SERVICE	
Asset	Land
Location	Rosedale-Longford Road Rosedale
Anomaly	Gippsland Water vested land zoned FZ
SPI	34DAPP2762
Action	Rezone to PUZ1



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CROWN FOLIO STATEMENT
VOLUME 11740 FOLIO 720
No Coft exists
CROWN FOLIO

Security no : 124071751205N
Produced 11/08/2018 11:51 am

LAND DESCRIPTION
Crown Allotment 340 Parish of Holey Plains.
Created by instrument M1110902L 06/08/2016

CROWN LAND ADMINISTRATOR
CENTRAL GIPPSLAND REGION WATER CORPORATION of HAZELWOOD ROAD TRAFALGON VIC
3844
[M1110902L](#) 06/08/2016

STATUS, ENCUMBRANCES AND NOTICES
INDIGENOUS LAND USE AGREEMENT [M1299911B](#) 06/08/2016
NATIVE TITLE DETERMINATION VID6007/1998

DIAGRAM LOCATION
SEE [CD044832N](#) FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

Nil.

DOCUMENT END

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Property Report from www.land.vic.gov.au on 21 May 2018 02:22 PM

Crown Description: Allot. 34D HOLLEY PLAINS
 Address: See table below.
 Standard Parcel Identifier (SPI): 34DPP2762
 Local Government (Council): WELLINGTON Council Property Number: 200900
 Directory Reference: VicRoads 08 04

Note: There are 3 properties identified for this site.
 These can include units (or car spaces), shops, or part or whole floors of a building.
 Dimensions for these individual properties are generally not available.

Note: This parcel is part of a property. For property details get the free Basic Property Report at [Property Reports](#)

This parcel is in a designated bushfire prone area.
 Special bushfire construction requirements apply. Planning provisions may apply.
 Further information about the building control system and building in bushfire prone areas can be found
 in the Building Commission section of the Victorian Building Authority website www.vba.vic.gov.au

Address Details

These addresses have been found for this property

Address
ROOSEDALE LONGFORD ROAD ROOSEDALE 3947
ROOSEDALE LONGFORD ROAD ROOSEDALE 3947
ROOSEDALE LONGFORD ROAD ROOSEDALE 3947

Parcel Details

This is 1 parcel of 6 parcels comprising the property. The parcel searched for is marked with an * in the table below

Lot/Plan or Crown Description	SPI	Lot/Plan or Crown Description	SPI
Lot 2 P8303596	19PS303596	HOLLEY PLAINS	
Lot 1 P8303544	19PS303544	*Allot. 34D	34DPP2762
Lot 1 1P743129	111P743129	Allot. 34H	34HPP2762
		Allot. 108	108PP2762

State Electorates

Legislative Council: EASTERN VICTORIA
 Legislative Assembly: GIPPSLAND SOUTH

Utilities

Regional Urban Water Business: Gippsland Water
 Rural Water Business: Southern Rural Water
 Melbourne Water: outside drainage boundary
 Power Distributor: AUSTRALNET ([Information about choosing an electricity retailer](#))

Planning information continued on next page

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ALL-08-HOLLEY-PLAINS-BEACH-PROPERTY-REPORT

Page 1 of 11

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Planning Zone Summary

Planning Zones: [FARMING ZONE \(FZ\)](#)
[SCHEDULE TO THE FARMING ZONE \(SFZ\)](#)
[PUBLIC CONSERVATION AND RESOURCE ZONE \(PCRZ\)](#)
[SCHEDULE TO THE PUBLIC CONSERVATION AND RESOURCE ZONE \(PCRZ\)](#)
[PUBLIC USE ZONE - SERVICE AND UTILITY \(PUZ\)](#)
[SCHEDULE TO THE PUBLIC USE ZONE - SERVICE AND UTILITY \(PSU\)](#)

Planning Overlay: [BUSHFIRE MANAGEMENT OVERLAY \(BMO\)](#)

Planning scheme data last updated on 15 May 2016.

A planning scheme sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State, local, particular and general provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#). This report is NOT a Planning Certificate issued pursuant to Section 199 of the Planning & Environment Act 1987. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to [Titles and Property Certificates](#). The Planning Property Report includes separate maps of zones and overlays. For details of surrounding properties, use this service to get the Reports for properties of interest. To view planning zones, overlay and heritage information in an interactive format visit [Planning Maps Online](#). For other information about planning in Victoria visit [www.planning.vic.gov.au](#).

Area Map



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954-963-9529 | 1300-555-1300 | 1300-732-732

Page 2 of 2

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17. Rosedale

SERVICE	
Asset	Land
Location	Rosedale-Longford Road Rosedale
Anomaly	Gippsland Water vested land zoned PCRZ
SPI	34GIPP2762
Action	Rezone to PUZ1



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CROWN FOLIO STATEMENT
VOLUME 11740 FOLIO 721
No CoFT exists
CROWN FOLIO

Security no : 124071751299L
Produced 11/05/2018 11:54 am

LAND DESCRIPTION
Crown Allotment 346 Parish of Holey Plains.
Created by instrument M110904G 06/08/2016

CROWN LAND ADMINISTRATOR
CENTRAL GIPPSLAND REGION WATER CORPORATION of HAZELWOOD ROAD TRARALGON VIC
3044
[M110904G 06/08/2016](#)

STATUS, ENCUMBRANCES AND NOTICES
INDIGENOUS LAND USE AGREEMENT [M1299914U 06/08/2016](#)
NATIVE TITLE DETERMINATION VID6307/1998

DIAGRAM LOCATION
SEE [CD044833L](#) FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 195 DAYS

NIL

-----END OF CROWN FOLIO STATEMENT-----

Additional information: (not part of the Crown Folio Statement)

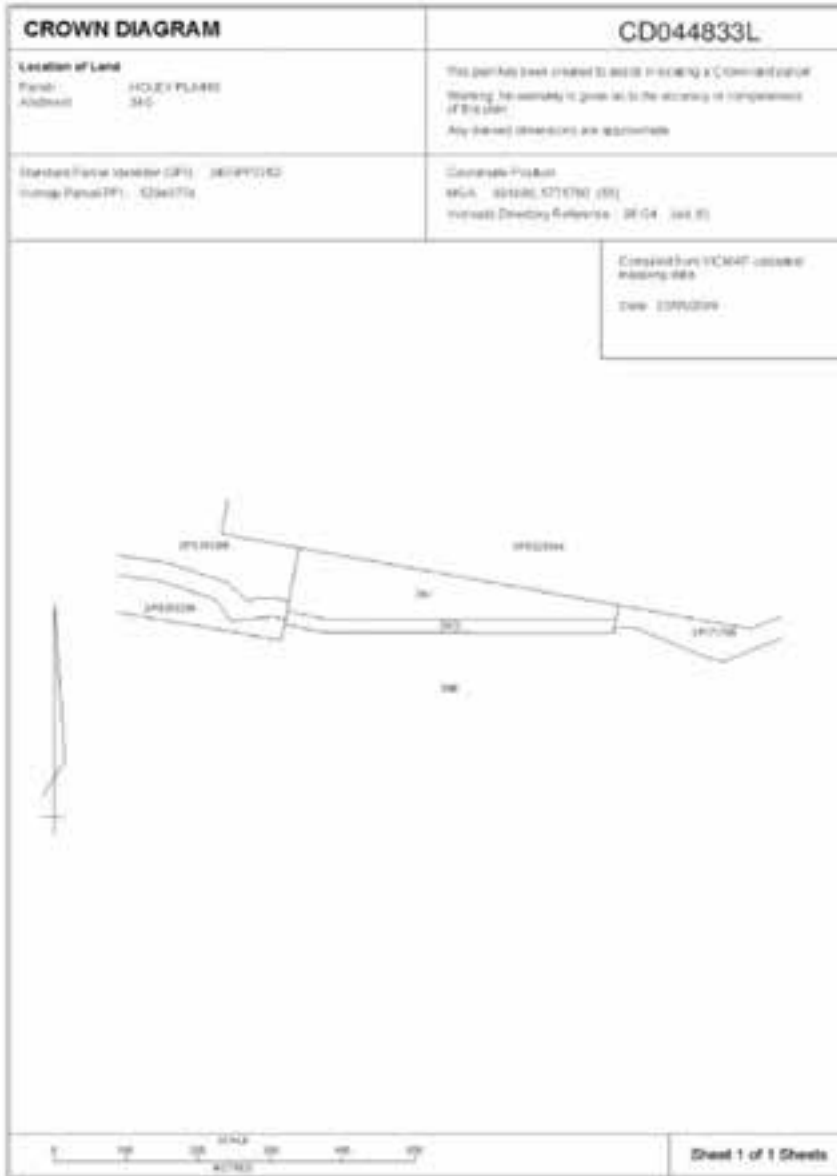
Street Address: ROSEDALE-LONGFORD ROAD ROSEDALE VIC 3047

DOCUMENT END

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Property Report from www.land.vic.gov.au on 21 May 2018 02:26 PM

Crown Description: Allot 545 HOLEY PLAINS
Address: ROSEDALE-LONGFORD ROAD ROSEDALE 3047
Standard Parcel Identifier (SPI): 340PP2702
Local Government (Council): WELLINGTON Council Property Number: NCPR
Directory Reference: VicRoads 98 04

This parcel is in a designated bushfire prone area.
Special bushfire construction requirements apply. Planning provisions may apply.
Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website www.vba.vic.gov.au

State Electorates

Legislative Council: EASTERN VICTORIA
Legislative Assembly: GIPPSLAND SOUTH

Utilities

Regional Urban Water Business: Gippsland Water
Rural Water Business: Southern Rural Water
Melbourne Water: outside drainage boundary
Power Distributor: AUSNET (Information about shopping an electricity retailer)

Planning Zone Summary

Planning Zones: [PUBLIC CONSERVATION AND RESOURCE ZONE \(PCRZ\)](#)
[SCHEDULE TO THE PUBLIC CONSERVATION AND RESOURCE ZONE \(PCRZ\)](#)
[PUBLIC USE ZONE - SERVICE AND UTILITY \(PUZ1\)](#)
[SCHEDULE TO THE PUBLIC USE ZONE - SERVICE AND UTILITY \(PUZ1\)](#)
Planning Overlay: [BUSHFIRE MANAGEMENT OVERLAY \(BMO\)](#)

Planning scheme data last updated on 10 May 2018.

A planning scheme sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State, local, particular and general provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#). This report is NOT a Planning Certificate issued pursuant to Section 100 of the Planning & Environment Act 1967. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to [Titles and Property Certificates](#).

The Planning Property Report includes separate maps of zones and overlays. For details of surrounding properties, use this service to get the Reports for properties of interest. To view planning zones, overlay and heritage information in an interactive format visit [Planning Maps Online](#). For other information about planning in Victoria visit www.planning.vic.gov.au.

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Allot 545 HOLEY PLAINS 340PP2702 11-03-2018

Page 1 of 2

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18. Sale

SERVICE	
Asset	Land
Location	116 Cobains Road Sale
Anomaly	Gippsland Water owned land zoned PPRZ
SPI	RES1\PS631520
Action	Rezone to PUZ1



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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 11594 FOLIO 068

Security no : 1240716431940

Produced 16/05/2016 03:53 pm

LAND DESCRIPTION

Reserve 1 on Plan of Subdivision 631620D.

PARENT TITLES :

Volume 09985 Folio 478

Volume 11438 Folio 823 to Volume 11438 Folio 832

Volume 11438 Folio 837 to Volume 11438 Folio 838

Volume 11438 Folio 841 to Volume 11438 Folio 852

Volume 11438 Folio 855

Volume 11438 Folio 914 to Volume 11438 Folio 915

Volume 11438 Folio 917 to Volume 11438 Folio 927

Volume 11438 Folio 933

Created by instrument P6631620D 16/11/2014

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

CENTRAL GIPPSLAND REGION WATER CORPORATION of HAZELWOOD ROAD TRARALGON VIC

3844

[P6631620D](#) 16/11/2014

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

AGREEMENT Section 173 Planning and Environment Act 1987

[A6176768U](#) 12/07/2006

DIAGRAM LOCATION

SEE [P6631620D](#) FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 126 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 116 CORAINS ROAD SALE VIC 3880

ADMINISTRATIVE NOTICES

NIL

eCT Control 16330Y CENTRAL GIPPSLAND REGION WATER CORPORATION

Effective from

24/10/2016

Unclassified: For Office Use Only

Signed by Council Manager (Site Council), Council Ref 64218316, 01/06/2014, Organ Certification: 9046001-1, S.O.C. 00188911, Amendments accepted: 14/11/2014

PLAN OF SUBDIVISION		STAGE No.	USE USE ONLY	PLAN NUMBER																																																
			EDITION 1	PS 631520 D																																																
<p>LOCATION OF LAND</p> <p>Region: SAULT Crown Allotment: 55 (part)</p> <p>TITLE REFERENCES:</p> <table border="0"> <tr><td>V/L 1699 P/L 876</td><td>V/L 1699 P/L 874</td></tr> <tr><td>V/L 1699 P/L 877</td><td>V/L 1699 P/L 875</td></tr> <tr><td>V/L 1699 P/L 878</td><td>V/L 1699 P/L 879</td></tr> <tr><td>V/L 1699 P/L 880</td><td>V/L 1699 P/L 881</td></tr> <tr><td>V/L 1699 P/L 882</td><td>V/L 1699 P/L 883</td></tr> <tr><td>V/L 1699 P/L 884</td><td>V/L 1699 P/L 885</td></tr> <tr><td>V/L 1699 P/L 886</td><td>V/L 1699 P/L 887</td></tr> <tr><td>V/L 1699 P/L 888</td><td>V/L 1699 P/L 889</td></tr> <tr><td>V/L 1699 P/L 890</td><td>V/L 1699 P/L 891</td></tr> <tr><td>V/L 1699 P/L 892</td><td>V/L 1699 P/L 893</td></tr> <tr><td>V/L 1699 P/L 894</td><td>V/L 1699 P/L 895</td></tr> <tr><td>V/L 1699 P/L 896</td><td>V/L 1699 P/L 897</td></tr> <tr><td>V/L 1699 P/L 898</td><td>V/L 1699 P/L 899</td></tr> <tr><td>V/L 1699 P/L 900</td><td>V/L 1699 P/L 901</td></tr> <tr><td>V/L 1699 P/L 902</td><td>V/L 1699 P/L 903</td></tr> <tr><td>V/L 1699 P/L 904</td><td>V/L 1699 P/L 905</td></tr> <tr><td>V/L 1699 P/L 906</td><td>V/L 1699 P/L 907</td></tr> <tr><td>V/L 1699 P/L 908</td><td>V/L 1699 P/L 909</td></tr> <tr><td>V/L 1699 P/L 910</td><td>V/L 1699 P/L 911</td></tr> <tr><td>V/L 1699 P/L 912</td><td>V/L 1699 P/L 913</td></tr> <tr><td>V/L 1699 P/L 914</td><td>V/L 1699 P/L 915</td></tr> <tr><td>V/L 1699 P/L 916</td><td>V/L 1699 P/L 917</td></tr> <tr><td>V/L 1699 P/L 918</td><td>V/L 1699 P/L 919</td></tr> <tr><td>V/L 1699 P/L 920</td><td>V/L 1699 P/L 921</td></tr> </table>		V/L 1699 P/L 876	V/L 1699 P/L 874	V/L 1699 P/L 877	V/L 1699 P/L 875	V/L 1699 P/L 878	V/L 1699 P/L 879	V/L 1699 P/L 880	V/L 1699 P/L 881	V/L 1699 P/L 882	V/L 1699 P/L 883	V/L 1699 P/L 884	V/L 1699 P/L 885	V/L 1699 P/L 886	V/L 1699 P/L 887	V/L 1699 P/L 888	V/L 1699 P/L 889	V/L 1699 P/L 890	V/L 1699 P/L 891	V/L 1699 P/L 892	V/L 1699 P/L 893	V/L 1699 P/L 894	V/L 1699 P/L 895	V/L 1699 P/L 896	V/L 1699 P/L 897	V/L 1699 P/L 898	V/L 1699 P/L 899	V/L 1699 P/L 900	V/L 1699 P/L 901	V/L 1699 P/L 902	V/L 1699 P/L 903	V/L 1699 P/L 904	V/L 1699 P/L 905	V/L 1699 P/L 906	V/L 1699 P/L 907	V/L 1699 P/L 908	V/L 1699 P/L 909	V/L 1699 P/L 910	V/L 1699 P/L 911	V/L 1699 P/L 912	V/L 1699 P/L 913	V/L 1699 P/L 914	V/L 1699 P/L 915	V/L 1699 P/L 916	V/L 1699 P/L 917	V/L 1699 P/L 918	V/L 1699 P/L 919	V/L 1699 P/L 920	V/L 1699 P/L 921	<p>COUNCIL CERTIFICATION AND ENDORSMENT</p> <p>COUNCIL NAME: WELLINGTON SHIRE COUNCIL REF: _____</p> <p>1. This plan is certified under Section 6 of the Subdivision Act 1988</p> <p>2. This plan is certified under Section 10C of the Subdivision Act 1988</p> <p>Date of original certification under Section 6: / /</p> <p>3. This is a statement of compliance issued under Section 91 of the Subdivision Act 1988</p> <p>SPUR SPACE:</p> <p>33. A requirement for public open space under Section 6 of the Subdivision Act 1988 has / has not been made.</p> <p>34. The requirement has been satisfied.</p> <p>35. The requirement is to be satisfied in stage _____.</p> <p>Council Delegate _____ Council Seal _____ Date: / /</p> <p>Revised under Section 93B of the Subdivision Act 1988</p> <p>Council Delegate _____ Council Seal _____ Date: / /</p>		
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V/L 1699 P/L 920	V/L 1699 P/L 921																																																			
<p>GAZETTING No. 126 9 March 2014 page 4-55</p> <p>LAST PLAN REFERENCES: PS 57394 T 2 OF 3 PS 57394 SLOTS 43-49 NOT INCLUDED SLOTS 47-50 NOT INCLUDED LP 15347 SLOTS 45-52 NOT INCLUDED SLOTS 50-53 NOT INCLUDED ROAD 01</p> <p>POSTAL ADDRESS: COORANG ROAD SAULT, VIC 3658</p> <p>PLA No: 10000000 2 547 860 200 No 1st Approval No: 10 5 761 325 2000 No</p>		<p>NOTATIONS</p> <p>STAGING [This is not a staged subdivision. Planning permit No. P/L15/15248]</p> <p>SPUR LIMITATION USES NOT APPLY THIS IS A SPUR PLAN ANY SPUR NOT SUBJECT TO LIMITS THE AREA OF LOT 1 AND 2 AND 3 AND 4 AND 5 AND 6 AND 7 AND 8 AND 9 AND 10 AND 11 AND 12 AND 13 AND 14 AND 15 AND 16 AND 17 AND 18 AND 19 AND 20 AND 21 AND 22 AND 23 AND 24 AND 25 AND 26 AND 27 AND 28 AND 29 AND 30 AND 31 AND 32 AND 33 AND 34 AND 35 AND 36 AND 37 AND 38 AND 39 AND 40 AND 41 AND 42 AND 43 AND 44 AND 45 AND 46 AND 47 AND 48 AND 49 AND 50 AND 51 AND 52 AND 53 AND 54 AND 55 AND 56 AND 57 AND 58 AND 59 AND 60 AND 61 AND 62 AND 63 AND 64 AND 65 AND 66 AND 67 AND 68 AND 69 AND 70 AND 71 AND 72 AND 73 AND 74 AND 75 AND 76 AND 77 AND 78 AND 79 AND 80 AND 81 AND 82 AND 83 AND 84 AND 85 AND 86 AND 87 AND 88 AND 89 AND 90 AND 91 AND 92 AND 93 AND 94 AND 95 AND 96 AND 97 AND 98 AND 99 AND 100</p> <p>BOUNDARY EVIDENCE 1. PART OF THE COGNATE LABELLED S. 200 OF 1988 (CONTAINED WITHIN LOTS 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100) IS TO BE REMOVED UPON REGISTRATION OF THIS PLAN.</p> <p>2. THE WHOLE OF THE EASEMENT LABELLED S. 200 OF 1988 (CONTAINED WITHIN LOTS 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100) IS TO BE REMOVED UPON REGISTRATION OF THIS PLAN.</p> <p>3. PART OF THE EASEMENT LABELLED S. 200 OF 1988 (CONTAINED WITHIN LOTS 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100) IS TO BE REMOVED UPON REGISTRATION OF THIS PLAN.</p> <p>EVIDENCE FOR EVIDENCE: BY SECTION OF PLANNING POINT NO. P/L15/15248 SURVEY THIS PLAN IS BASED ON SURVEY THIS SURVEY WAS SET OUT AND COMPLETED BY THE SURVEYOR REFERRED TO IN THE SURVEY INSTRUMENTS AND THE SURVEY INSTRUMENTS ARE AS FOLLOWS: SURVEY NO. 214, 201 + 202 IN ENCLOSED SURVEY AREA NO. 10</p>																																																		
<p>VESTING OF ROAD AND / OR RESERVE</p> <table border="1"> <thead> <tr> <th>RESERVE</th> <th>OWNER / BODY / PERSON</th> </tr> </thead> <tbody> <tr> <td>ROAD 01</td> <td>WELLINGTON SHIRE COUNCIL</td> </tr> <tr> <td>RESERVE No 1</td> <td>CENTRAL SUPPLY AND DRAINAGE WATER CORPORATION</td> </tr> </tbody> </table> <p>NOTE: PART OF ROAD 01 ON L 1699 P/L 921 HAS BEEN DISCONTINUED. GAZETTING No. 126 ROAD 01 IS ALSO APPROPRIATE AS ROAD ON L 1699 P/L 921</p>		RESERVE	OWNER / BODY / PERSON	ROAD 01	WELLINGTON SHIRE COUNCIL	RESERVE No 1	CENTRAL SUPPLY AND DRAINAGE WATER CORPORATION	<p>EASEMENT INFORMATION</p> <p>LEGEND A - Apartment Easement B - Boundaries Easement C - (Overriding Easement Road)</p> <table border="1"> <thead> <tr> <th>Easement Reference</th> <th>Purpose</th> <th>Width (Depth)</th> <th>Origin</th> <th>Land Benefited / In Favor of</th> </tr> </thead> <tbody> <tr> <td>0-1</td> <td>DRAINAGE, SEWERAGE AND WATER SUPPLY</td> <td>100 DMS</td> <td>LP 15346</td> <td>LOTS ON LP 15346 (STATE RIVERS & WATER SUPPLY COMMISSION)</td> </tr> <tr> <td>0-2</td> <td>WATER SUPPLY & DRAINAGE</td> <td>20 DMS</td> <td>INT. 159610</td> <td>LOTS ON LP 15346 (CENTRAL SUPPLY AND DRAINAGE WATER CORPORATION)</td> </tr> <tr> <td>0-3 & 4 & 5 & 6 & 7 & 8 & 9 & 10</td> <td>SEWERAGE</td> <td>100 DMS</td> <td>THIS PLAN - Section 1 of the WELLINGTON ACT 1998</td> <td>LOTS ON PS 57394 T</td> </tr> <tr> <td>0-11</td> <td>SEWERAGE</td> <td>100</td> <td>LP 15346</td> <td>LOTS ON LP 15346</td> </tr> <tr> <td>0-12</td> <td>SEWERAGE</td> <td>100</td> <td>LP 15347</td> <td>LOTS ON LP 15347</td> </tr> <tr> <td>0-13</td> <td>WATER</td> <td>100 DMS</td> <td>THIS PLAN</td> <td>CENTRAL SUPPLY AND DRAINAGE WATER CORPORATION</td> </tr> <tr> <td>0-14</td> <td>POWER LINE</td> <td>0</td> <td>THIS PLAN - Sec. 88 of the ELECTRICITY INDUSTRY ACT 2000</td> <td>SP ELECTRICITY PTY. LTD</td> </tr> </tbody> </table> <p>STATEMENT OF COMPLIANCE / EVIDENCE STATISTICS RECEIVED <input checked="" type="checkbox"/> DATE: 26/10/2014 USE USE ONLY PLAN REGISTERED TIME: 2:25PM DATE: 16/11/2014 H. YILDIZBASI Assistant Registrar of Titles DEPT. 1 OF 2, 50/51</p>			Easement Reference	Purpose	Width (Depth)	Origin	Land Benefited / In Favor of	0-1	DRAINAGE, SEWERAGE AND WATER SUPPLY	100 DMS	LP 15346	LOTS ON LP 15346 (STATE RIVERS & WATER SUPPLY COMMISSION)	0-2	WATER SUPPLY & DRAINAGE	20 DMS	INT. 159610	LOTS ON LP 15346 (CENTRAL SUPPLY AND DRAINAGE WATER CORPORATION)	0-3 & 4 & 5 & 6 & 7 & 8 & 9 & 10	SEWERAGE	100 DMS	THIS PLAN - Section 1 of the WELLINGTON ACT 1998	LOTS ON PS 57394 T	0-11	SEWERAGE	100	LP 15346	LOTS ON LP 15346	0-12	SEWERAGE	100	LP 15347	LOTS ON LP 15347	0-13	WATER	100 DMS	THIS PLAN	CENTRAL SUPPLY AND DRAINAGE WATER CORPORATION	0-14	POWER LINE	0	THIS PLAN - Sec. 88 of the ELECTRICITY INDUSTRY ACT 2000	SP ELECTRICITY PTY. LTD		
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<p>REGISTERED SURVEYOR SPUR 15/15248</p> <p>SIGNATURE: _____ DATE: _____</p> <p>NO: 01000932 VERSION: 2</p>		<p>DATE: / /</p> <p>COUNCIL DELEGATE SIGNATURE</p> <p>_____</p>																																																		

Signed by Simon Paul Wilson (Deputy Registrar of Titles), Council Ref 64218316, 01/06/2014, Organ Certification: 9046001-1, S.O.C. 00188911, Amendments accepted: 14/11/2014

Unclassified: For Office Use Only



Designed by Bruce-Ped Wilson (Planning Officer) & Co Pty Ltd. (Rtd) Surveyors & Plan Makers (P/L) 20/2007 (No. 60-02804) (2008-11), Australia 1811-0214.

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**Plan of Subdivision P56315200
Certification & Statement of Compliance (Form 6)**

SUBDIVISION (PROCEDURES) REGULATIONS 2000

SPEAR Reference Number: S0108344
Plan Number: P56315200
Responsible Authority Name: Wellington Shire Council
Responsible Authority Reference Number 1: P4372010
Responsible Authority Reference Number 2: S135/2010
Surveyor's Plan Version: 2

Certification

This plan is certified under section 6 of the Subdivision Act 1988

Statement of Compliance

This is a statement of compliance issued under section 21 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988

Has not been made at Certification

Digitally signed by Council Delegate: John Tisa
Organisation: Wellington Shire Council
Date: 30/06/2011

Unclassified: For Office Use Only

Property Report from www.land.vic.gov.au on 21 May 2018 02:32 PM

Lot and Plan Number: Lot RES1 P0031520
 Address: 110 COBANG ROAD SALE 3850
 Standard Parcel Identifier (SPI): RES1P0031520
 Local Government (Council): WELLINGTON Council Property Number: 1768 (Part)
 Directory Reference: VicRoads: 693 53

Note: This parcel is part of a property. For property details get the free Basic Property Report at [Property Reports](#)

This parcel is not in a designated bushfire prone area.
 No special bushfire construction requirements apply. Planning provisions may apply.
 Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website www.vba.vic.gov.au

Parcel Details

This is 1 parcel of 5 parcels comprising the property. The parcel searched for is marked with an * in the table below.

Lot/Plan or Crown Description	SPI
Lot RES1 LP123247	RES1LP123247
Lot RES2 LP123247	RES2LP123247
Lot RES1 P0027645	RES1P0027645
Lot 1 P0031520	1P0031520
Lot RES1 P0031520	RES1P0031520

State Electorates

Legislative Council: EASTERN VICTORIA
 Legislative Assembly: GIPPSLAND SOUTH

Utilities

Regional Urban Water Business: Gippsland Water
 Rural Water Business: Southern Rural Water
 Melbourne Water: outside drainage boundary
 Power Distributor: AUSTRALNET (Information about [choosing an electricity retailer](#))

Planning Zone Summary

Planning Zone: PUBLIC PARK AND RECREATION ZONE (PPRZ)
 SCHEDULE TO THE PUBLIC PARK AND RECREATION ZONE (PPRZ)
 Planning Overlay: DESIGN AND DEVELOPMENT OVERLAY (DDO)
 DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 6 (DDO6)

Planning scheme data last updated on 18 May 2018.

A planning scheme sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State, local, particular and general provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#).
 This report is NOT a Planning Certificate issued pursuant to Section 100 of the Planning & Environment Act 1987. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to [Titles and Property Certificates](#).
 The Planning Property Report includes separate maps of zones and overlays.
 For details of surrounding properties, use this service to get the Reports for properties of interest.
 To view planning zones, overlay and heritage information in an interactive format visit [Planning Maps Online](#).
 For other information about planning in Victoria visit www.planning.vic.gov.au

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110COBANGROADSALE3850176817681768

Page 1 of 3

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Area Map



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LAND.VIC.GOV.AU/REGISTRATION/REGISTRATION

Page 2 of 2

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19. Sale

SERVICE	
Asset	Land
Location	164A Patten Street Sale
Anomaly	Gippsland Water owned land zoned IN1Z
SPI	RES1VPS635550
Action	Rezone to PUZ1



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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958
VOLUME 11444 FOLIO 400 Security no : 124071843300X
Produced 16/08/2018 03:58 pm

LAND DESCRIPTION
Reserve 1 on Plan of Subdivision 435550W.
PARENT TITLE Volume 10183 Folio 441
Created by instrument P6435550W 05/09/2018

REGISTERED PROPRIETOR
Estate Fee Simple
Sole Proprietor
CENTRAL GIPPSLAND REGION WATER CORPORATION of HAZELWOOD ROAD TRARALGON VIC
3844
[P6435550W](#) 05/09/2018

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION
SEE [P6435550W](#) FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 144A PATTEN STREET SALE VIC 3860

ADMINISTRATIVE NOTICES
NIL

wCT Control 14218Y CENTRAL GIPPSLAND REGION WATER CORPORATION
Effective from
24/10/2016

DOCUMENT END

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PLAN OF SUBDIVISION		EDITION 1	Plan Number PS635550W
LOCATION OF LAND PARCEL NO: ... SECTION: ... COUNTY: ... DISTRICT: ... ADDRESS: ... COORDINATES: ...		COUNCIL, CERTIFICATION AND ENDORSEMENT COUNCIL NAME: ... SECTION 32 OF THE LAND ACT 1962 SECTION 33 OF THE LAND ACT 1962 SECTION 34 OF THE LAND ACT 1962 SECTION 35 OF THE LAND ACT 1962 SECTION 36 OF THE LAND ACT 1962 SECTION 37 OF THE LAND ACT 1962 SECTION 38 OF THE LAND ACT 1962 SECTION 39 OF THE LAND ACT 1962 SECTION 40 OF THE LAND ACT 1962 SECTION 41 OF THE LAND ACT 1962 SECTION 42 OF THE LAND ACT 1962 SECTION 43 OF THE LAND ACT 1962 SECTION 44 OF THE LAND ACT 1962 SECTION 45 OF THE LAND ACT 1962 SECTION 46 OF THE LAND ACT 1962 SECTION 47 OF THE LAND ACT 1962 SECTION 48 OF THE LAND ACT 1962 SECTION 49 OF THE LAND ACT 1962 SECTION 50 OF THE LAND ACT 1962 SECTION 51 OF THE LAND ACT 1962 SECTION 52 OF THE LAND ACT 1962 SECTION 53 OF THE LAND ACT 1962 SECTION 54 OF THE LAND ACT 1962 SECTION 55 OF THE LAND ACT 1962 SECTION 56 OF THE LAND ACT 1962 SECTION 57 OF THE LAND ACT 1962 SECTION 58 OF THE LAND ACT 1962 SECTION 59 OF THE LAND ACT 1962 SECTION 60 OF THE LAND ACT 1962 SECTION 61 OF THE LAND ACT 1962 SECTION 62 OF THE LAND ACT 1962 SECTION 63 OF THE LAND ACT 1962 SECTION 64 OF THE LAND ACT 1962 SECTION 65 OF THE LAND ACT 1962 SECTION 66 OF THE LAND ACT 1962 SECTION 67 OF THE LAND ACT 1962 SECTION 68 OF THE LAND ACT 1962 SECTION 69 OF THE LAND ACT 1962 SECTION 70 OF THE LAND ACT 1962 SECTION 71 OF THE LAND ACT 1962 SECTION 72 OF THE LAND ACT 1962 SECTION 73 OF THE LAND ACT 1962 SECTION 74 OF THE LAND ACT 1962 SECTION 75 OF THE LAND ACT 1962 SECTION 76 OF THE LAND ACT 1962 SECTION 77 OF THE LAND ACT 1962 SECTION 78 OF THE LAND ACT 1962 SECTION 79 OF THE LAND ACT 1962 SECTION 80 OF THE LAND ACT 1962 SECTION 81 OF THE LAND ACT 1962 SECTION 82 OF THE LAND ACT 1962 SECTION 83 OF THE LAND ACT 1962 SECTION 84 OF THE LAND ACT 1962 SECTION 85 OF THE LAND ACT 1962 SECTION 86 OF THE LAND ACT 1962 SECTION 87 OF THE LAND ACT 1962 SECTION 88 OF THE LAND ACT 1962 SECTION 89 OF THE LAND ACT 1962 SECTION 90 OF THE LAND ACT 1962 SECTION 91 OF THE LAND ACT 1962 SECTION 92 OF THE LAND ACT 1962 SECTION 93 OF THE LAND ACT 1962 SECTION 94 OF THE LAND ACT 1962 SECTION 95 OF THE LAND ACT 1962 SECTION 96 OF THE LAND ACT 1962 SECTION 97 OF THE LAND ACT 1962 SECTION 98 OF THE LAND ACT 1962 SECTION 99 OF THE LAND ACT 1962 SECTION 100 OF THE LAND ACT 1962	
VESTING OF ROAD AND / OR RESERVE ROAD: ... RESERVE: ...		NOTATIONS 1. ... 2. ... 3. ... 4. ... 5. ... 6. ... 7. ... 8. ... 9. ... 10. ... 11. ... 12. ... 13. ... 14. ... 15. ... 16. ... 17. ... 18. ... 19. ... 20. ... 21. ... 22. ... 23. ... 24. ... 25. ... 26. ... 27. ... 28. ... 29. ... 30. ... 31. ... 32. ... 33. ... 34. ... 35. ... 36. ... 37. ... 38. ... 39. ... 40. ... 41. ... 42. ... 43. ... 44. ... 45. ... 46. ... 47. ... 48. ... 49. ... 50. ... 51. ... 52. ... 53. ... 54. ... 55. ... 56. ... 57. ... 58. ... 59. ... 60. ... 61. ... 62. ... 63. ... 64. ... 65. ... 66. ... 67. ... 68. ... 69. ... 70. ... 71. ... 72. ... 73. ... 74. ... 75. ... 76. ... 77. ... 78. ... 79. ... 80. ... 81. ... 82. ... 83. ... 84. ... 85. ... 86. ... 87. ... 88. ... 89. ... 90. ... 91. ... 92. ... 93. ... 94. ... 95. ... 96. ... 97. ... 98. ... 99. ... 100. ...	
LEGEND A - Acquisition Easement B - Easement by Location C - Easement by Implied Right D - Easement by Custom E - Easement by Prescription F - Easement by Prescription (Short Term) G - Easement by Prescription (Long Term) H - Easement by Prescription (Perpetual) I - Easement by Prescription (Perpetual - Short Term) J - Easement by Prescription (Perpetual - Long Term) K - Easement by Prescription (Perpetual - Perpetual) L - Easement by Prescription (Perpetual - Perpetual - Short Term) M - Easement by Prescription (Perpetual - Perpetual - Long Term) N - Easement by Prescription (Perpetual - Perpetual - Perpetual) O - Easement by Prescription (Perpetual - Perpetual - Perpetual - Short Term) P - Easement by Prescription (Perpetual - Perpetual - Perpetual - Long Term) Q - Easement by Prescription (Perpetual - Perpetual - Perpetual - Perpetual) R - Easement by Prescription (Perpetual - Perpetual - Perpetual - Perpetual - Short Term) S - Easement by Prescription (Perpetual - Perpetual - Perpetual - Perpetual - Long Term) T - Easement by Prescription (Perpetual - Perpetual - Perpetual - Perpetual - Perpetual) U - Easement by Prescription (Perpetual - Perpetual - Perpetual - Perpetual - Perpetual - Short Term) V - Easement by Prescription (Perpetual - Perpetual - Perpetual - Perpetual - Perpetual - Long Term) W - Easement by Prescription (Perpetual - Perpetual - Perpetual - Perpetual - Perpetual - Perpetual) X - Easement by Prescription (Perpetual - Perpetual - Perpetual - Perpetual - Perpetual - Perpetual - Short Term) Y - Easement by Prescription (Perpetual - Perpetual - Perpetual - Perpetual - Perpetual - Perpetual - Long Term) Z - Easement by Prescription (Perpetual - Perpetual - Perpetual - Perpetual - Perpetual - Perpetual - Perpetual)		ATTACHED AFFIDAVIT I, the undersigned, being a duly qualified and licensed Surveyor, do hereby certify that the above is a true and correct copy of the original and corrected plan of subdivision as deposited in the office of the Registrar of Titles, Melbourne, on the ... day of ... 20...	
REGISTERED SURVEYOR NAME: ... NUMBER: ... SIGNATURE: ...		REGISTERED SURVEYOR NAME: ... NUMBER: ... SIGNATURE: ...	

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Property Report from www.land.vic.gov.au on 21 May 2018 02:37 PM

Lot and Plan Number: Lot RES1 P5835550
Address: 164A PATTEN STREET SALE 3850
Standard Parcel Identifier (SPI): RES1P5835550
Local Government (Council): WELLINGTON Council Property Number: 438564
Directory Reference: VicRoads: 893 T6

This parcel is not in a designated bushfire prone area.
No special bushfire construction requirements apply. Planning provisions may apply.
Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website www.vba.vic.gov.au

State Electorates

Legislative Council: EASTERN VICTORIA
Legislative Assembly: GIPPSLAND SOUTH

UTILITIES

Regional Urban Water Business: Gippsland Water
Rural Water Business: Southern Rural Water
Melbourne Water: outside drainage boundary
Power Distributer: AUSNET (information about choosing an electricity retailer)

Planning Zone Summary

Planning Zone: **INDUSTRIAL 1 ZONE (IN1Z)**
SCHEDULE TO THE INDUSTRIAL 1 ZONE (IN1Z)
Planning Overlay: **DESIGN AND DEVELOPMENT OVERLAY (DDO)**
DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 1 (DDO1)
DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 8 (DDO8)

Planning scheme data last updated on 18 May 2018.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State, local, particular and general provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting Planning Schemes Online.
This report is NOT a Planning Certificate issued pursuant to Section 199 of the Planning & Environment Act 1987. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates.
The Planning Property Report includes separate maps of zones and overlays.
For details of surrounding properties, use this service to get the Reports for properties of interest.
To view planning zones, overlay and heritage information in an interactive format visit Planning Maps Online.
For other information about planning in Victoria visit www.planning.vic.gov.au.

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LAND-VIC-PROPERTY-REPORT-2018-05-21-10:00:00

Page 1 of 2

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Area Map



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20. Sale

SERVICE	
Asset	Land
Location	1A Cunninghame Street Sale
Anomaly	Gippsland Water owned land partially zoned PPRZ (eastern corner portion)
SPI	3AVPP3458
Action	Rezone to PUZ1



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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958
VOLUME 01204 FOLIO 615 Security no : 121071751676C
Produced 11/09/2018 12:03 pm

LAND DESCRIPTION
Crown Allotments 2A and 2B Parish of Sale.
PARCEL TITLES :
Volume 00219 Folio 730 to Volume 00219 Folio 731
Created by instrument 003178 30/04/1919

REGISTERED PROPRIETOR
Estate Fee Simple
Sole Proprietor
CENTRAL GIPPSLAND REGION WATER CORPORATION at HILLSWOOD ROAD TRARALGON VIC
3844
ANZ46330V 07/11/2016

ENCUMBRANCES, CAVEATS AND NOTICES

For details of any other encumbrances see the plan or sheet folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION
SEE [TP74906A1](#) FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information (not part of the Register Search Statement)

ADMINISTRATIVE NOTICES
NIL

eCT Control 18334Y CENTRAL GIPPSLAND REGION WATER CORPORATION
Effective from
07/11/2016

DOCUMENT END

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TITLE PLAN		EDITION 1	TP 789086J
Description of Land: Acreage: 54.28 Township: 36 N Range: 34 E Section: 34 Corner: 34, 35, 36, 37 Corner: 34, 35, 36, 37		Section: 34	
Land Part Described: Section: 34, 35, 36, 37 Township: 36 N Range: 34 E Section: 34		and contained therein is the first and only description of the land.	
Description of Land Described:		THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTER AND REGISTERED IN THE PUBLIC RECORDS OF THE STATE OF INDIANA IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND REGISTER ACT.	
<p>TOTAL AREA = 54.28 AC</p>		REGISTERED IN THE PUBLIC RECORDS OF THE STATE OF INDIANA IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND REGISTER ACT.	
REGISTERED IN THE PUBLIC RECORDS OF THE STATE OF INDIANA IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND REGISTER ACT.	REGISTERED IN THE PUBLIC RECORDS OF THE STATE OF INDIANA IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND REGISTER ACT.	REGISTERED IN THE PUBLIC RECORDS OF THE STATE OF INDIANA IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND REGISTER ACT.	REGISTERED IN THE PUBLIC RECORDS OF THE STATE OF INDIANA IN ACCORDANCE WITH THE REQUIREMENTS OF THE LAND REGISTER ACT.

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Property Report from www.land.vic.gov.au on 21 May 2016 02:42 PM

Crown Description: Allot. 3A SALE
 Address: 1A CUNNINGHAM STREET SALE 3850
 Standard Parcel Identifier (SPI): 3A/PP3466
 Local Government (Council): WELLINGTON Council Property Number: 62919 (Part)
 Directory Reference: VicRoads: 693 161

Note: This parcel is part of a property. For property details get the free Basic Property Report at [Property Reports](#)

This parcel is in a designated bushfire prone area. Special bushfire construction requirements apply. Planning provisions may apply.

Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website www.vba.vic.gov.au

Parcel Details

This is 1 parcel of 8 parcels comprising the property. The parcel searched for is marked with an * in the table below.

Lot/Plan or Crown Description	SPI	Lot/Plan or Crown Description	SPI
Lot 1 TP17824	11TP17824	SALE	
Lot 1 TP656101	11TP656101	Allot. 42D	42D/PP3466
SALE		Allot. 42E	42E/PP3466
Allot. 3A	3A/PP3466	Allot. 42F	42F/PP3466
*Allot. 3A	3A/PP3466	Allot. 2019	2019/PP3466

State Electorates

Legislative Council: EASTERN VICTORIA
 Legislative Assembly: GIPPSLAND SOUTH

Utilities

Regional Urban Water Business: Gippsland Water
 Rural Water Business: Southern Rural Water
 Melbourne Water: outside drainage boundary
 Power Distributor: AU2NET (Information about shopping.au2electricity.com.au)

Planning information continued on next page

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www.land.vic.gov.au/terms/copyright-and-disclaimer

Page 1 of 1

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Planning Zone Summary

Planning Zones: PUBLIC PARK AND RECREATION ZONE (PPRZ)
SCHEDULE TO THE PUBLIC PARK AND RECREATION ZONE (PPRZ)
PUBLIC USE ZONE - SERVICE AND UTILITY (PUZ1)
SCHEDULE TO THE PUBLIC USE ZONE - SERVICE AND UTILITY (PUZ1)

Planning Overlays: DESIGN AND DEVELOPMENT OVERLAY (DDO)
DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 8 (DDO8)
FLOODWAY OVERLAY (FO)
FLOODWAY OVERLAY SCHEDULE (FO)
HERITAGE OVERLAY (HO)
HERITAGE OVERLAY SCHEDULE (HO15)
LAND SUBJECT TO FOUNDATION OVERLAY (LSFO)
LAND SUBJECT TO FOUNDATION OVERLAY SCHEDULE (LSFO)

Areas of Aboriginal Cultural Heritage Sensitivity:

All or part of this parcel is an 'area of cultural heritage sensitivity'.

Planning scheme data last updated on 10 May 2018.

A planning scheme sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State, local, particular and general provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#). This report is NOT a Planning Certificate issued pursuant to Section 190 of the Planning & Environment Act 1987. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to [Titles and Property Certificates](#). The Planning Property Report includes separate maps of zones and overlays. For details of surrounding properties, use this service to get the Reports for properties of interest. To view planning zones, overlay and heritage information in an interactive format visit [Planning Maps Online](#). For other information about planning in Victoria visit [www.planning.vic.gov.au](#).

Areas of Aboriginal Cultural Heritage Sensitivity

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2007, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

Under the Aboriginal Heritage Regulations 2007, 'areas of cultural heritage sensitivity' are one part of a two part trigger which requires a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.aps.nrm.vic.gov.au/ask/question1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2007, can also be found here - <http://www.aps.nrm.vic.gov.au/aboriginal/victoria/heritage/planning-and-heritage-management-processes.html>

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AVL160625-0001-00000001-00000001

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Area Map



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www.land.vic.gov.au/property-lookup Page 1 of 1

Unclassified: For Office Use Only

21. Sale

SERVICE	
Asset	Land
Location	1B Finegan Court Sale
Anomaly	Gippsland Water owned land INIZ
SPI	31PS436903
Action	Rezone to PUZ1



Unclassified: For Office Use Only



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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958
VOLUME 10978 FOLIO 199 Security no : 124071761180X
Produced 11/05/2016 11:50 am

LAND DESCRIPTION

Lot 3 on Plan of Subdivision 436903Y.
PARENT TITLES :
Volume 00444 Folio 461 to Volume 00444 Folio 462
Volume 01973 Folio 471 Volume 04285 Folio 709 Volume 00774 Folio 384
Volume 10484 Folio 024
Created by instrument P8438903Y 17/11/2004

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
CENTRAL GIPPSLAND REGION WATER CORPORATION of HAZELWOOD ROAD TRARALGON VIC
3844
[AN246330Y](#) 07/11/2016

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under **DIAGRAM LOCATION** below.

DIAGRAM LOCATION

SEE [P8438903Y](#) FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 126 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 18 FINNISH COURT SALE VIC 3840

ADMINISTRATIVE NOTICES

NIL

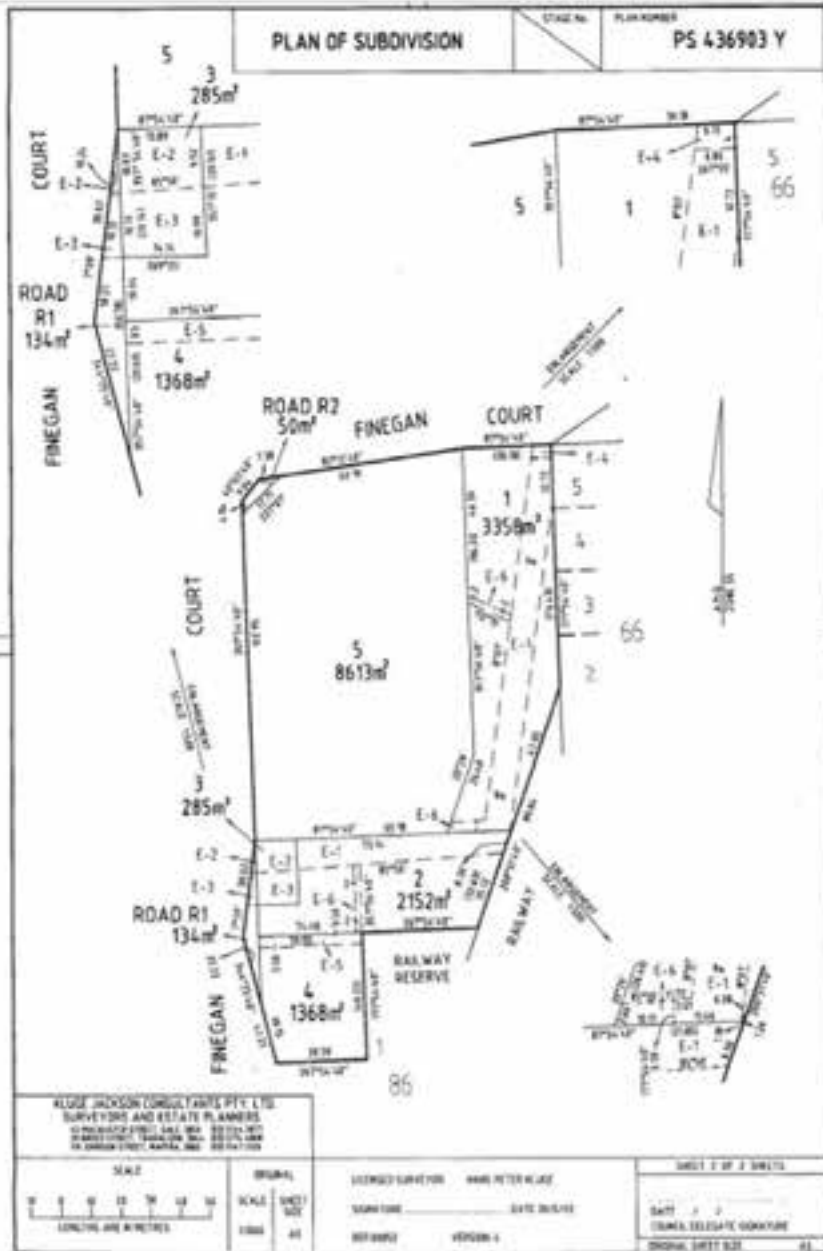
*CI Control 16238Y CENTRAL GIPPSLAND REGION WATER CORPORATION
Effective from
07/11/2016

DOCUMENT END

Unclassified: For Office Use Only

PLAN OF SUBDIVISION		EDITION 1	PLAN NUMBER PS 436903 Y
LOCATION OF LAND PARISH: SALE TOWNSHIP: SALE SECTION: 46 (CROWN ALLOTMENT: 44 & 4 PART) CROWN PORTION: --- TITLE REFERRED: C/O VOL 1944 P/L 624 C/O VOL 2073 P/L 671 C/O VOL 2174 P/L 284 C/O VOL 244 P/L 482 ALL PLAN REFERENCES: 12 19711 POSTAL ADDRESS: FRESHMAN COURT SALE VIC 3818 APD Co-ordinates: E 540 000 2294 55 Not a public road or public place		COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME: WELLINGTON SHIRE COUNCIL 1. This plan is certified under Section 223 of the Subdivision Act 1988. 2. This plan is certified under Section 223 of the Subdivision Act 1988. Date of original certification under Section 223: 28 / 6 / 09 3. Details of the original certification under Section 223 of the Subdivision Act 1988: COUNCIL OFFICER: (Signature) Date: 19 / 9 / 06 No. certified under Section 223 of the Subdivision Act 1988: Council Secretary: (Signature) Date: 19 / 9 / 06	
VESTING OF ROAD AND / OR RESERVE ROAD: --- ROAD: ---		NOTATIONS STAGING: This is not a staged subdivision. Planning permit No.: P40/2003 DEPTH LIMITATION: 0.5 METRES BELOW THE SURFACE - APPLIES TO C.A. SA SEC. 31 ONLY 0.3 METRES BELOW THE SURFACE - APPLIES TO C.A. 1302, 3036 & 3037 ONLY LOTS 1, 2, 3, 4 AND PORTIONS B TO D ARE SUBJECT TO SURVEY. THE AREA OF LOT 1 HAS BEEN SEPARATED FROM THIS WATERWAY NOTATION: LOTS 2 & 5 IN THIS PLAN MAY ABUT CROWN LAND THAT MAY BE SUBJECT TO A CROWN LICENCE TO USE SURVEY: THIS PLAN IS BASED ON SURVEY THIS SURVEY HAS BEEN CONDUCTED TO PERFORM PART No. 4, 301, 302, 402 & 447 IN PROCLAIMED SURVEY AREA No. 10	
EXISTENT INFORMATION			
LEGEND A - Adjoining Owners B - Surrounding Owners C - Other Owners D - Other Owners		1 TO 10 ONLY STATEMENT OF COMPLIANCE / EXEMPTION STATEMENT RECEIVED DATE: 12/7/05 1 TO 10 ONLY PLAN REGISTERED TIME: 1:24 PM DATE: 17/11/05 (Signature) SURVEY 12 19711	
Equipment Reference E 1, 2, 3, 4 E 2 & 3-1 E 4 E 5 E 6	Purpose CONDUIT IN C/O VOL 1944 P/L 624 FOR TRANSMISSION OF ELECTRICITY & OTHER PURPOSES CONDUIT IN C/O VOL 1944 P/L 624 FOR PIPING & ANCILLARY PURPOSES & OTHER PURPOSES CONDUIT IN C/O VOL 2073 P/L 671 FOR PIPING & ANCILLARY PURPOSES & OTHER PURPOSES DRAINAGE POWER LINES	Notes SEE DIAG. C/O VOL 1944 P/L 624 SEE DIAG. C/O VOL 1944 P/L 624 SEE DIAG. C/O VOL 1944 P/L 624 SEE THIS PLAN THIS PLAN - SEE 88 OF THE ELECTRICITY REGULATIONS ACT 1988	Land Benefited / Affected By C/O CROWN GRANT VOL 1944 P/L 624 CENTRAL OFFSHORE REGION WATER SUPPLY CENTRAL OFFSHORE REGION WATER SUPPLY LOTS IN THIS PLAN & WELLINGTON SHIRE COUNCIL TPO ELECTRICITY LINES
KLUGE JACKSON CONSULTANTS PTY LTD SURVEYORS AND ESTATE PLANNERS 40 HERRINGTON STREET SALE VIC 3840 (08) 8362 0000 FAX (08) 8362 0001 40 HERRINGTON STREET SALE VIC 3840		LICENSED SURVEYOR: HAMILTON HUIE SIGNATURE: _____ DATE: 19/09/06 REF: 80002 HERRINGTON	
		ORIGINAL SHEET SIZE: 81	

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Property Report from www.land.vic.gov.au on 21 May 2018 02:47 PM

Lot and Plan Number: Lot 3 PS436903
 Address: 1B FINEGAN COURT SALE 3650
 Standard Parcel Identifier (SPI): 3P5436903
 Local Government (Council): WELLINGTON Council Property Number: 401471
 Directory Reference: VicRoads: 693 NS

This parcel is in a designated bushfire prone area.
 Special bushfire construction requirements apply. Planning provisions may apply.
 Further information about the building control system and building in bushfire prone areas can be found
 in the Building Commission section of the Victorian Building Authority website www.vba.vic.gov.au

State Electorates

Legislative Council: EASTERN VICTORIA
 Legislative Assembly: GIPPSLAND SOUTH

Utilities

Regional Urban Water Business: Gippsland Water
 Rural Water Business: Southern Rural Water
 Melbourne Water: outside drainage boundary
 Power Distributor: AUSNET (Information about choosing an electricity retailer)

Planning Zone Summary

Planning Zone: INDUSTRIAL 1 ZONE (IN1Z)
SCHEDULE TO THE INDUSTRIAL 1 ZONE (IN1Z)
 Planning Overlays: DESIGN AND DEVELOPMENT OVERLAY (DDO)
DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 1 (DDO1)
DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 6 (DDO6)
LAND SUBJECT TO INUNDATION OVERLAY (LSIO)
LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE 6 (LSIO6)

Areas of Aboriginal Cultural Heritage Sensitivity:
 All or part of this parcel is an 'area of cultural heritage sensitivity'.

Planning information continued on next page

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LAND/PS436903/LOT3/PS436903

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Planning scheme data last updated on 16 May 2016.

A planning scheme sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State, local, particular and general provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#).

This report is NOT a Planning Certificate issued pursuant to Section 199 of the Planning & Environment Act 1987. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to [Titles and Property Certificates](#).

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For details of surrounding properties, use this service to get the Reports for properties of interest.

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Areas of Aboriginal Cultural Heritage Sensitivity

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If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

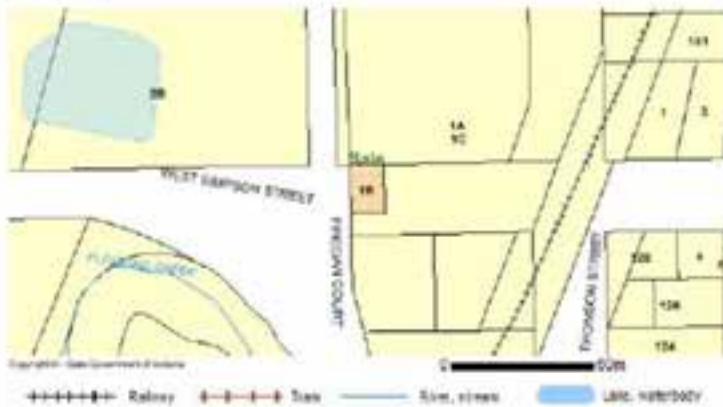
Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to

<http://www.ahs.vic.gov.au/ahs/question1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2007, can also be found here - <https://www.epw.vic.gov.au/aboriginal/aboriginal-heritage/planning-and-heritage-management-processes.html>

Area Map



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LAN-2016-0000000-10000001-REPORT

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22. Sale

SERVICE	
Asset	Land
Location	2 Ashton Street Sale
Anomaly	Gippsland Water owned land GRZ1
SPI	RES2\PS700895
Action	Rezone to PUZ1



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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 11419 FOLIO 888

Security no : 1240718437187

Produced 16/08/2018 04:08 pm

LAND DESCRIPTION

Reserve 1 on Plan of Subdivision 700898Y.

PARENT TITLE Volume 06071 Folio 070

Created by instrument P8700898Y 03/04/2013

REGISTERED PROPRIETOR

Estate Fee Simple

Sole Proprietor

CENTRAL GIPPSLAND REGION WATER CORPORATION c/o HAZELWOOD ROAD TRARALGON VIC

3844

[P8700898Y](#) 03/04/2013

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 88 Transfer of Land Act 1958 or Section 14 Subdivision Act 1958 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE [P8700898Y](#) FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 1 ASHTON STREET SALE VIC 3880

ADMINISTRATIVE NOTICES

NIL

eCT Control 16238Y CENTRAL GIPPSLAND REGION WATER CORPORATION

Effective from

24/10/2016

DOCUMENT END

Unclassified: For Office Use Only



The LANDATA System: The State of Victoria accepts no responsibility for any subsequent release, publication or reproduction of the information.

Report by: David H. Mulligan, Senior Council Clerk, Council Ref: 11489751, 20020117, Report Date/Issue: 20130313, Issue/Revision: 1/01/2013, 1489751

PLAN OF SUBDIVISION		Stage No.	LAND USE ONLY EDITION 1	Plan Number PS 700895Y															
Location of Land Parish: SALE Section: 1 Crown Allotment: 114 Title Reference: VDL4871 FOL 878 Last Plan Reference: TP24489V Postal Address: POWERS HIGHWAY SALE, VIC 3218 MGA Coordinates: E 564 100 Zone 55 N 5785 279		Council Certification and Endorsement Created from: WELLINGTON SHIRE COUNCIL But 1. This plan is certified under section 9 of the Subdivision Act 1988. 2. This plan is certified under section 10(1) of the Subdivision Act 1988. Date of original certification under section 9: / / 3. This is a statement of compliance issued under section 9 of the Subdivision Act 1988. SPICY RINGS 4. A requirement for public open space under section 18 of the Subdivision Act 1988 has/has not been made: 5a) The requirement has been satisfied. 5b) The requirement is to be satisfied in Stage _____ Council delegate: _____ Date: / / 6. No-entitlement under section 50(1) of the Subdivision Act 1988. Council Delegate: _____ Date: / /																	
Vesting of Roads and Reserves <table border="1"> <thead> <tr> <th>Modifier</th> <th>Council/Body/Person</th> <th>Resubmission</th> </tr> </thead> <tbody> <tr> <td>ROAD R1</td> <td>WELLINGTON SHIRE COUNCIL</td> <td></td> </tr> <tr> <td>RESERVE No.1</td> <td>WELLINGTON SHIRE COUNCIL</td> <td></td> </tr> <tr> <td>RESERVE No.2</td> <td>CENTRAL GIPPSLAND REGION WATER CORPORATION</td> <td></td> </tr> </tbody> </table>					Modifier	Council/Body/Person	Resubmission	ROAD R1	WELLINGTON SHIRE COUNCIL		RESERVE No.1	WELLINGTON SHIRE COUNCIL		RESERVE No.2	CENTRAL GIPPSLAND REGION WATER CORPORATION				
Modifier	Council/Body/Person	Resubmission																	
ROAD R1	WELLINGTON SHIRE COUNCIL																		
RESERVE No.1	WELLINGTON SHIRE COUNCIL																		
RESERVE No.2	CENTRAL GIPPSLAND REGION WATER CORPORATION																		
THIS IS A SPEAR PLAN Survey: This plan is based on survey The survey has been recorded in permanent marks under PD10, PD45, PD 208, PD 209 & PD201 In Prohibited Survey Area No. -																			
Exemption Information Legend: E - Forwarding Statement of Compliance in Green Sheet in the Name of an Exempt or other Exempted A - Approval Exempted S - Forwarding Statement Sheet				LRS use only Statement of Compliance/Exemption Statement Received <input checked="" type="checkbox"/> Date 21 / 03 / 2013															
<table border="1"> <thead> <tr> <th>Relinquish Land</th> <th>Purpose</th> <th>With Consent</th> <th>Origin</th> <th>Land Acquired/In Possession Of</th> </tr> </thead> <tbody> <tr> <td>2.1 8.1-2</td> <td>PLANS OF AUXILIARY PURPOSES</td> <td>NO CONSENT</td> <td>THE PLAN - 02/10/09 TO OF THE WATER ACT 1988</td> <td>CENTRAL GIPPSLAND REGION WATER CORPORATION</td> </tr> <tr> <td>2.2 8.2-3</td> <td>ROADS</td> <td></td> <td>THE PLAN</td> <td>WELLINGTON SHIRE COUNCIL</td> </tr> </tbody> </table>	Relinquish Land	Purpose	With Consent	Origin	Land Acquired/In Possession Of	2.1 8.1-2	PLANS OF AUXILIARY PURPOSES	NO CONSENT	THE PLAN - 02/10/09 TO OF THE WATER ACT 1988	CENTRAL GIPPSLAND REGION WATER CORPORATION	2.2 8.2-3	ROADS		THE PLAN	WELLINGTON SHIRE COUNCIL	LRS use only PLAN SUBMITTED TIME 2:15PM DATE 03 / 04 / 2013 GARY M ROBERTSON Assistant Registrar of Titles			
Relinquish Land	Purpose	With Consent	Origin	Land Acquired/In Possession Of															
2.1 8.1-2	PLANS OF AUXILIARY PURPOSES	NO CONSENT	THE PLAN - 02/10/09 TO OF THE WATER ACT 1988	CENTRAL GIPPSLAND REGION WATER CORPORATION															
2.2 8.2-3	ROADS		THE PLAN	WELLINGTON SHIRE COUNCIL															
Millar Merrigan <small>1000 St Albans Place, St Albans, VIC 3023 03 9452 2200 www.millar-merrigan.com.au</small>		LICENSED SURVEYOR Brodie Ferguson SIGNATURE DIGITALLY SIGNED REF 1489751		SHEET 1 of 4 SHEETS Date: / / COUNCIL DELEGATE SIGNATURE:															

Report by: David H. Mulligan, Senior Council Clerk, Council Ref: 11489751, 20020117, Report Date/Issue: 20130313, Issue/Revision: 1/01/2013

Unclassified: For Office Use Only

Property Report from www.land.vic.gov.au on 21 May 2016 03:11 PM

Lot and Plan Number: Lot RES2 PS700695
Address: 2 ASHTON STREET SALE 3850
Standard Parcel Identifier (SPI): RES2PS700695
Local Government (Council): WELLINGTON Council Property Number: 424358
Directory Reference: VicRoads 99 C3

This parcel is not in a designated bushfire prone area.
No special bushfire construction requirements apply. Planning provisions may apply.
Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website www.vba.vic.gov.au

State Electorates

Legislative Council: EASTERN VICTORIA
Legislative Assembly: GIPPSLAND SOUTH

Utilities

Regional Urban Water Business: Gippsland Water
Rural Water Business: Southern Rural Water
Melbourne Water: outside drainage boundary
Power Distributor: AUSNET (Information about choosing an electricity retailer)

Planning Zone Summary

Planning Zone: [GENERAL RESIDENTIAL ZONE \(GRZ\)](#)
[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)
Planning Overlays: [DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)
[DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 6 \(DDO6\)](#)
[DEVELOPMENT PLAN OVERLAY \(DPO\)](#)
[DEVELOPMENT PLAN OVERLAY - SCHEDULE 4 \(DPO4\)](#)

Planning scheme data last updated on 16 May 2016.

A planning scheme sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State, local, particular and general provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#).
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For other information about planning in Victoria visit www.planning.vic.gov.au.

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LANDSPR200695-BASIC-PROPERTY-REPORT

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Area Map



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LAND.VIC.GOV.AU/DOC/2017/03/17/170317-000001

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23. Sale

SERVICE	
Asset	Land
Location	30A Stead Street Sale
Anomaly	Gippsland Water owned land zoned PPRZ
SPI	RES1PS704992
Action	Rezone to PUZ1



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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958

VOLUME 11594 FOLIO 132

Security no : 124071816111H
Produced 15/05/2018 02:35 pm

LAND DESCRIPTION

Reserve 1 on Plan of Subdivision 704992E,
PAGEANT TITLE Volume 09467 Folio 047
Created by instrument AM040234F 27/07/2018

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor

CENTRAL GIPPSLAND REGION WATER CORPORATION of KAILWOOD ROAD TRARALGON VIC
3044
[AM040234F](#) 27/07/2018

ENCUMBRANCES, EASES AND NOTICES

Any encumbrances created by Section 88 Transfer of Land Act 1958 or Section 14 Subdivision Act 1958 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE [P8704992E](#) FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

ADMINISTRATIVE NOTICES

NIL

eCF Control 16188Y CENTRAL GIPPSLAND REGION WATER CORPORATION
Effective from
24/10/2016

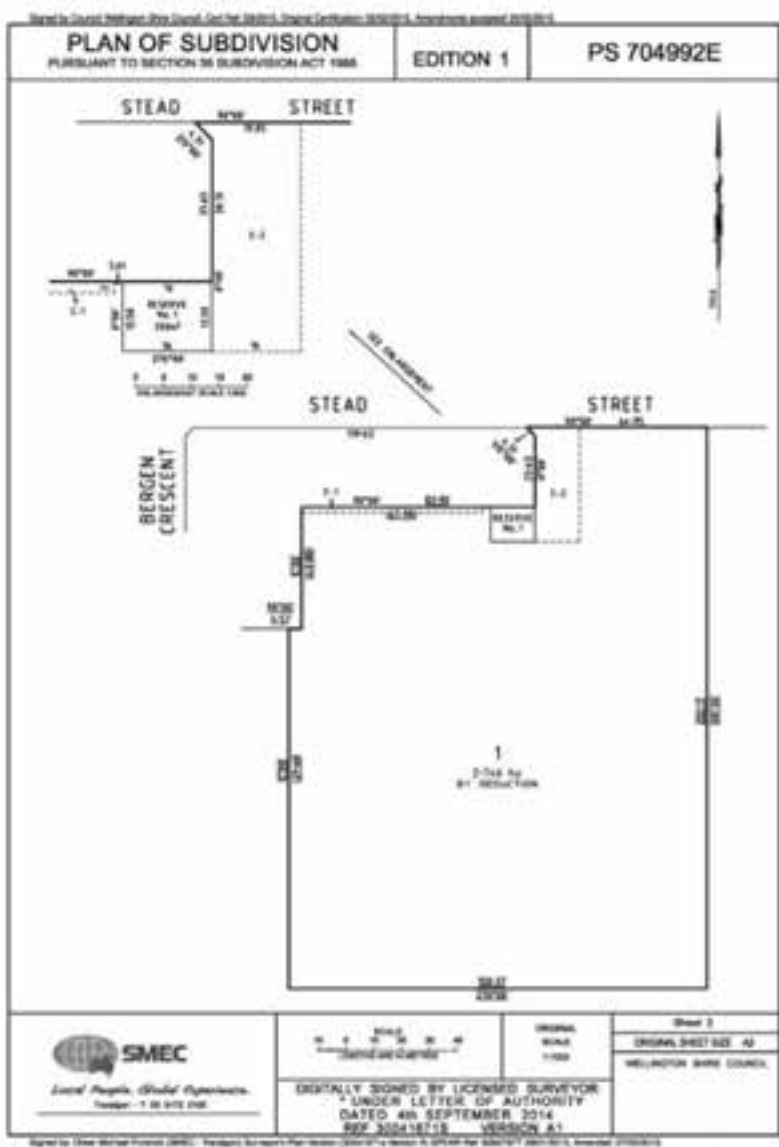
DOCUMENT END

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PLAN OF SUBDIVISION PURSUANT TO SECTION 36 SUBDIVISION ACT 1988		EDITION 2	PS704992E	
LOCATION OF LAND Parish : SALE Township : — Section : 9 Crown Allotment : 33(PT) Crown Portion : — Title Reference : VIC 9487 Pt: 947 Last Plan Reference : TP20342 (LOT 1) Postal Address : STEAD STREET (if one of addresses) SALE 3888 MGA84 Co-Ordinates (if address of land is given) E 887 878 ZONE 95 N 8 182 458 GDA 84		WILLAGTON SHIRE COUNCIL NOTATIONS DEPTH LIMITATION NIL Land to be acquired by compulsory process: — Land to be acquired by agreement: RESERVE 1 All the land to be acquired free from all encumbrances other than any easements specified on this plan. Survey: This plan is based on survey to be completed where applicable. This survey has been commenced by parchment deeds 6022 SALE PD 186 186 488 is Proceeded Survey Area No. — BOUND: This is not a edged subdivision. Planning Point No. — Undefined dimensions are not the result of this survey. Area of Lot 1 has been defined by subdivision title title.		
VEGETATION OF BOUND AND/OR RESERVES BOUND: — RESERVE: — RES No. 1: — CENTRAL GIFFSLAND REGION WATER CORPORATION				
NOTATIONS				
EASEMENT INFORMATION				
LEGEND: A. Acquisition Easement B. Encumbering Easement C. Encumbering Easement (Road)				
Easements marked () are existing easements. Easements marked (x) are created upon registration of this plan. Easements marked () are created when the appropriate vesting date is recorded or transfer registered. Easements marked () are retained when the appropriate vesting date is recorded or transfer registered.				
Easement Reference	Purpose	Map Sheet	Origin	Land Beneficially Enjoyed By
() E-1	DRYSPACE	2	UP02047	LOTS 2 & UP02047
(x) E-2	ELECTRICITY SUPPLY BY UNDERGROUND CABLE	SEE PLAN	THIS PLAN	ALUSNET SERVICES LTD
() E-3	CARRIAGEWAY	SEE PLAN	THIS PLAN	CENTRAL GIFFSLAND REGION WATER CORPORATION
(x) E-4	WATER SUPPLY & SEWERAGE AS SPECIFIED & SET OUT IN MEMORANDUM OF COMMON PROVISIONS No. 84219	SEE PLAN	THIS PLAN	CENTRAL GIFFSLAND REGION WATER CORPORATION
 Local People. Global Experience. Tel: 08 8710 2000		DIGITALLY SIGNED BY LICENSED SURVEYOR * UNDER LETTER OF AUTHORITY DATED 4th SEPTEMBER 2014 REF 300416715 VERSION A1		Sheet 1 of 3 Sheets ORIGINAL SHEET SIZE: A1 PLAN REGISTRATION TIME: 4:39 pm DATE: 13/09/2014 Ian D Thomson Assistant Registrar of Titles

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Agenda Ordinary Meeting 21 April 2020 (For Office Use Only) (Agenda Item 10) (Public Information) (Version 1.0) (Page 1 of 1)

PLAN OF SUBDIVISION PURSUANT TO SECTION 20 SUBDIVISION ACT 1988			EDITION 1		PS704992E			
VESTING DATES & TRANSFER REGISTRATION DATES OF ACQUIRED LAND								
LAND Affected	Land acquired by compulsory process				Land acquired by agreement		LR reference	Assistant Registrar of Titles Signature
	Vesting Date	Government Gazette		Date of recording of vesting date	Date of agreement of transfer			
		Page	Year					
RESERVE No. 1	—	—	—	—	27/01/2015	AMR00287	IT	
 <i>SMEC</i> <i>Local People. Global Experience.</i> Tropic - 1 80 015 010		0. BLOCK "Dundee Islands"		ORIGINAL BLOCK		Sheet 2		
						DIGITALLY SIGNED BY LICENSED SURVEYOR * UNDER LETTER OF AUTHORITY DATED 4th SEPTEMBER 2014 REF 200416713 VERSION A1		
						ORIGINAL SHEET SIZE: A0 WELLINGTON LAND COUNCIL		

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**Plan Pursuant to Section 35 PS704992E
Certification of Acquisition Plans (Form 4)**

SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: 20427871

Plan Number: PS704992E

Responsible Authority Name: Wellington Shire Council

Responsible Authority Certification Ref. No.: SA2015

Surveyor's Plan Version: 20041871a Version A

This is a plan under section 35 of the **Subdivision Act 1988** which does not create any additional lots.

The plan is exempt from Part 3 of the **Subdivision Act 1988**.

Certification

The plan is certified under section 6 of the **Subdivision Act 1988**.

Digitally signed by Council Delegate: John Taa

Organisation: Wellington Shire Council

Date: 03/02/2015

Signed by John Taa (Wellington Shire Council) 03/02/2015

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RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN						
						PLAN NUMBER PS704992E
WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED. NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER						
AFFECTED LANDPARCEL	LANDPARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	EDITOR NUMBER	ASSISTANT REGISTRAR OF VICES
E-C		RECTIFICATION	AMS20117E	10/03/18	2	IT

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Property Report from www.land.vic.gov.au on 21 May 2018 04:08 PM

Lot and Plan Number: Lot RES1 P5704992
 Address: See table below
 Standard Parcel Identifier (SPI): RES1P5704992
 Local Government (Council): WELLINGTON Council Property Number: 54527
 Directory Reference: VicRoads 690 38

Note: There are 2 properties identified for this site. These can include units (or car spaces), shops, or part or whole floors of a building. Dimensions for these individual properties are generally not available.
Note: This parcel is part of a property. For property details get the free Basic Property Report at [Property Report](#).
 This parcel is not in a designated bushfire prone area. No special bushfire construction requirements apply. Planning provisions may apply. Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website www.vba.vic.gov.au

Address Details

These addresses have been found for this property

Address
104 STEAD STREET SALE 3850
104 STEAD STREET SALE 3850

Parcel Details

This is 1 parcel of 2 parcels comprising the property. The parcel searched for is marked with an * in the table below.

Lot/Plan or Crown Description	SPI
Lot 1 P5704992	1P5704992
*Lot RES1 P5704992	RES1P5704992

State Electorates

Legislative Council: EASTERN VICTORIA
 Legislative Assembly: GIPPSLAND SOUTH

Utilities

Regional Urban Water Business: Gippsland Water
 Rural Water Business: Southern Rural Water
 Melbourne Water: outside drainage boundary
 Power Distributor: AUSNET (Information about choosing an electricity retailer)

Planning Zone Summary

Planning Zone: PUBLIC PARK AND RECREATION ZONE (PPRZ)
 SCHEDULE TO THE PUBLIC PARK AND RECREATION ZONE (PPRZ)
 Planning Overlay: DESIGN AND DEVELOPMENT OVERLAY (DDO)
 DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 6 (DDO6)

Planning information continued on next page

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24. Sale


SERVICE	
Asset	Land
Location	69 Cemetery Road Sale
Anomaly	Gippsland Water owned land zoned
SPI	RES7VPS637839
Action	Rezone to PUZ1



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Signed by Council Wellington Shire Council, Original Certificate: 10000011, E.O.C. 11080011

PLAN OF SUBDIVISION		STAGE No	LTS USE ONLY	PLAN NUMBER
		EDITION 4		PS 637839K
LOCATION OF LAND PARCEL SALE SECTION 7 (ORIGIN ALLOTMENT: 74 PARTS, 75 PARTS & 76) TITLE REFERRED: V/L 1967 P/L 70 V/L 1967 P/L 74 LATEST PLAN REFERENCES: SP 1212 D POSTAL ADDRESS: 845 PINEBA LAKE ROAD LAKE VIC, 3024 PCA Co-ordinator: S. 194 RD (SEE PL 2388 70) for further details of: W. S. 194 SAN (see 4-10-10)		COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME: WELLINGTON SHIRE COUNCIL REF: 667 1. This plan is certified under Section 6 of the Subdivision Act 1988. 2. This plan is certified under Section 6(2) of the Subdivision Act 1988. Date of original certification under Section 6: / / 3. This is a statement of compliance issued under Section 6 of the Subdivision Act 1988. SPIN SPACES: (i) A requirement for public open space under Section 6 of the Subdivision Act 1988 has / has not been made. (ii) The requirement has been satisfied. (iii) The requirement is to be satisfied in stage _____. Council Designer Council Seal Date: / / Re-certification under Section 6(2) of the Subdivision Act 1988 Council Designer Council Seal Date: / /		
VESTING OF ROAD AND / OR RESERVE		NOTATIONS		
ROAD BY: WELLINGTON SHIRE COUNCIL RESERVE No 1: WELLINGTON SHIRE COUNCIL RESERVE No 2: WELLINGTON SHIRE COUNCIL RESERVE No 3: WELLINGTON SHIRE COUNCIL RESERVE No 4: WELLINGTON SHIRE COUNCIL RESERVE No 5: WELLINGTON SHIRE COUNCIL RESERVE No 7: CENTRAL SUPPLY AND RESERVE WATER CORPORATION		STAGING This is not a staged subdivision. Planning control No. P/11/2000 DEFINITIONS DOES NOT APPLY LOTS AND SPIN SPACES HAVE BEEN OMITTED FROM THIS PLAN. THIS IS A SPREAD PLAN. SURVEY THIS PLAN IS BASED ON SURVEY THIS SURVEY HAS BEEN COMMITTED TO PERMANENT MARK NO. 241 & IS AN UNPROCLAIMED SURVEY AREA NO. 10		
EASEMENT INFORMATION				
LEGEND A - Appurtenant Easement E - Easement Easement R - Recreational Easement (Rural)				
Easement Reference	Purpose	With (Refused)	Origin	Land Benefited / In Favour Of
E-1, E-2, E-3, E-4	PIPELINE OR AUXILIARY PURPOSES	SEE SHAG	THIS PLAN - Sec. 130 of the WATER ACT 1988	CENTRAL SUPPLY AND RESERVE WATER CORPORATION
E-1, E-5	SEWERAGE	SEE SHAG	THIS PLAN	WELLINGTON SHIRE COUNCIL
				LTS USE ONLY STATEMENT OF COMPLIANCE / EDITION 4 STATEMENT W01149 (2) Date: 21 / 8 / 2011 LTS USE ONLY PLAN REVISIONS: 1993 8/26pm Date 4 / 7 / 2014 A.R.T. Assistant Registrar of Titles DEPT 1 OF 4, 58/11/15
 Beveridge Williams Development & Infrastructure Specialists Suite 101, 100 DUNE STREET		LICENSED SURVEYOR BRANK MATTHEWS SIGNATURE DATE: 20/11/15 REF: 090115-01 VERSION 1		DATE: / / CHANGES RELEASED UNDER: (REVISION, CORRECT, COPY) 24

Signatures: Section Plans (including) Government Websites & Co-Op Ltd - 5800 Brunswick Rd - Melbourne VIC 3101(02)10

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Report to Council Wellington Water Board, Regional Councils, 15/05/2017, 3:24. 11/05/2017

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MODIFICATION TABLE RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN		PLAN NUMBER PS637839K				
WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED. NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.						
AFFECTED LANDPARCEL	LANDPARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	EDITION NUMBER	ASSISTANT RECORDS TEAM OF TOLES
LOT A	NEL	REMOVAL OF EASEMENT	P5637840B	15/9/11	2	OV
LOT A	NEL	REMOVAL OF EASEMENT	P5637841Y	20/10/11	3	M.H.
LOT A	NEL	REMOVAL OF EASEMENT	P5637840W	31/1/11	4	M.H.

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Property Report from www.land.vic.gov.au on 20 May 2016 01:38 PM

Lot and Plan Number: Lot RES7 P5637839
Address: 69 CEMETERY ROAD SALE 3850
Standard Parcel Identifier (SPI): RES7P5637839
Local Government (Council): WELLINGTON Council Property Number: 425561
Directory Reference: VicRoads, 803 N2

This parcel is in a designated bushfire prone area.
Special bushfire construction requirements apply. Planning provisions may apply.
Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website www.vba.vic.gov.au

State Electorates

Legislative Council: EASTERN VICTORIA
Legislative Assembly: GIPPSLAND SOUTH

UTILITIES

Regional Urban Water Business: Gippsland Water
Rural Water Business: Southern Rural Water
Melbourne Water: outside drainage boundary
Power Distributor: AUSNET (information about choosing an electricity retailer)

Planning Zone Summary

Planning Zone: [GENERAL RESIDENTIAL ZONE \(GRZ\)](#)
[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)
Planning Overlays: [DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)
[DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 8 \(DDO8\)](#)
[DEVELOPMENT PLAN OVERLAY \(DPO\)](#)
[DEVELOPMENT PLAN OVERLAY - SCHEDULE 1 \(DPO1\)](#)
[LAND SUBJECT TO FUNDATION OVERLAY \(LSFO\)](#)
[LAND SUBJECT TO FUNDATION OVERLAY SCHEDULE 1 \(LSFO1\)](#)

Areas of Aboriginal Cultural Heritage Sensitivity:
All or part of this parcel is an 'area of cultural heritage sensitivity'.

Planning information continued on next page

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Planning scheme data last updated on 21 May 2018.

A planning scheme sets out policies and requirements for the use, development and protection of land.

This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State, local, particular and general provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#).

This report is NOT a Planning Certificate issued pursuant to Section 100 of the Planning & Environment Act 1987. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to [Titles and Property Certificates](#).

The Planning Property Report includes separate maps of zones and overlays.

For details of adjoining properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit [Planning Maps Online](#).

For other information about planning in Victoria visit [www.planning.vic.gov.au](#).

Areas of Aboriginal Cultural Heritage Sensitivity

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2007, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

Under the Aboriginal Heritage Regulations 2007, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a cultural heritage management plan be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to

<http://www.say.noaa.net.au/say/question/1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2007, can also be found here - <https://www.vic.gov.au/aboriginal-cultural-heritage/planning-and-heritage-management-processes.html>

Area Map



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25. Sale

SERVICE	
Asset	Land
Location	Cobains Road Sale
Anomaly	Gippsland Water owned land zoned C2Z
SPI	RES1VPS537575
Action	Rezone to PUZ1



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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958
VOLUME 10920 FOLIO 734 Security no : 124071781294R
Produced 11/08/2018 11:54 Am

LAND DESCRIPTION
Reserve 1 on Plan of Subdivision 837878B.
PARENT TITLE Volume 08234 Folio 641
Created by Instrument 28837878B 10/01/2006

REGISTERED PROPRIETOR
Estate Fee Simple
Sole Proprietor
CENTRAL GIPPSLAND REGION WATER CORPORATION of KAILWOOD ROAD TRARALGON VIC
3844
[AN248330V](#) 07/11/2016

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

AGREEMENT Section 173 Planning and Environment Act 1987
[T758483L](#) 06/07/1995

DIAGRAM LOCATION
SEE [8337878B](#) FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: COBRINS ROAD SALE VIC 3882

ADMINISTRATIVE NOTICES
NIL

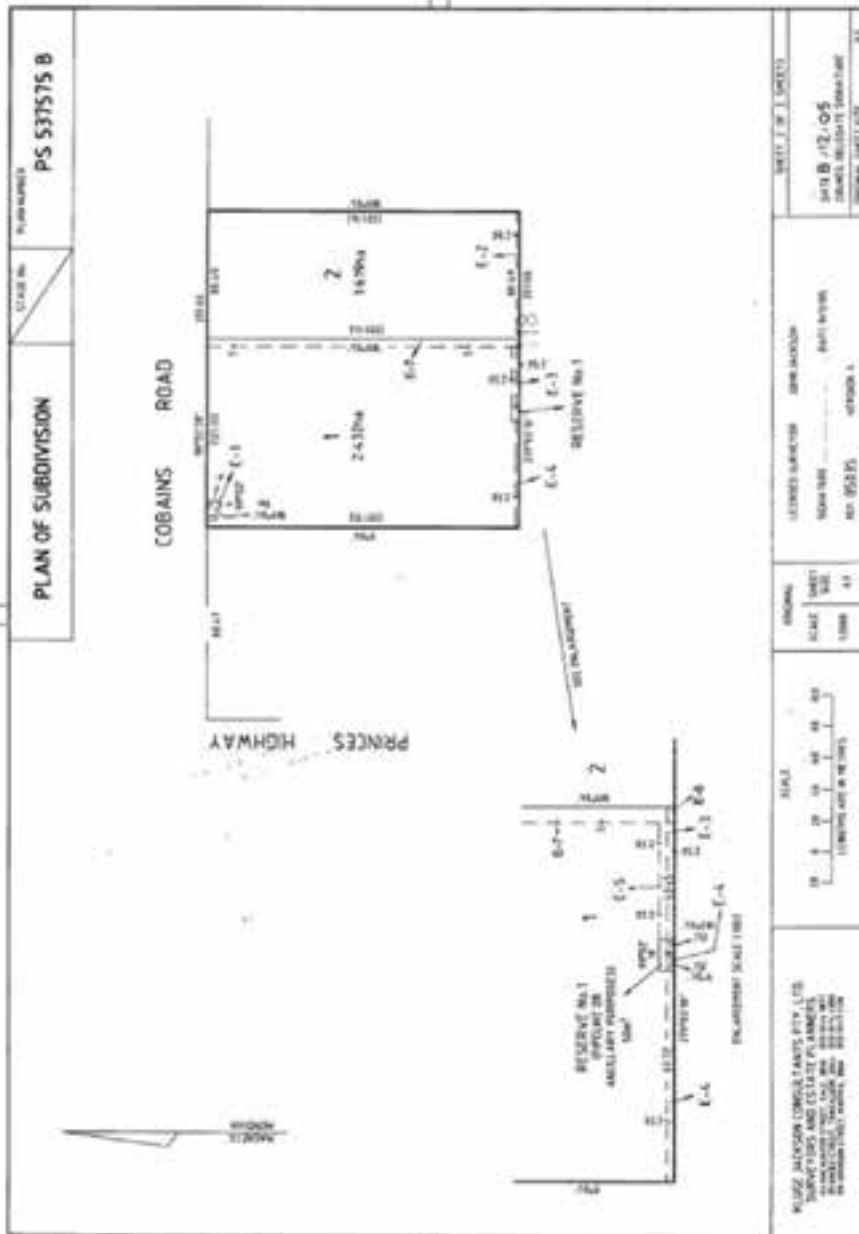
eCT Control 14238Y CENTRAL GIPPSLAND REGION WATER CORPORATION
Effective from
07/11/2016

DOCUMENT END

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PLAN OF SUBDIVISION		STAGE No.	EDITION 2	PLAN NUMBER PS 537575 B
LOCATION OF LAND Suburb: SALES Township: -- SECTION: 1 (OWNER ALLOTMENT: 100 PARCELS) (OWNER PORTION: --) TITLE INSTRUMENTS: VOL. 901A PCL 847 LAST PLAN INSTRUMENTS: POSTAL ADDRESS: ORANGE ROAD SALES VIC 3009 APFC Co. endorsed: S. 100 170 of original copies of: N. 2 100 100 CONC. 10		COUNCIL CERTIFICATION AND ENDORSEMENT COUNCIL NAME: WILSONSHIRE COUNCIL REF: 541/2005 1. - (Registration certified under Section 6 of the Subdivision Act 1988. 2. - This plan is certified under Section 175 of the Subdivision Act 1988. Date of original certification under Section 6, Reg. 175, 2005 3. - This is a statement of compliance issued under Section 21 of the Subdivision Act 1988. OPEN SPACE (i) A requirement for public open space under Section 6 of the Subdivision Act 1988 has/ has not been made. (ii) The requirement has been satisfied: _____ (iii) The requirement is to be satisfied in stages: _____ Council Engineer: Council Seal: Date: _____ No Certification under Section 175 of the Subdivision Act 1988 Council Engineer: Council Seal: Date: 8/12/2005		
VESTING OF ROAD AND / OR RESERVE RESERVED: _____ COUNCIL / BODY / PERSON: _____ RESERVE No. 1: _____ CENTRAL OFFSHORE ROAD WATER AUTHORITY		NOTATIONS STAGING: This is not a staged subdivision. Planning permit No. - 1041/2005 AFFIRMATION: DOES NOT APPLY SURVEY: THIS PLAN IS BASED ON SURVEY THIS SURVEY HAS BEEN CERTIFIED TO PERMANENT MARK No. _____ IN PROPOSED SURVEY AREA No. _____		
EXEMPT INFORMATION LEGEND: 4 - Apartment Complex 5 - Residential Complex 6 - Secondary Apartment Block L10 USE ONLY STATEMENT OF COMPLIANCE / EXEMPTION STATEMENT RECEIVED: _____ DATE: 28/10/05 L10 USE ONLY PLAN REGISTERED DATE: 10/11/06 (Signature) Registrar Register of Titles SHEET 1 OF 2 SHEETS				
Consent Reference E-1 E-2 & E-3 E-4 E-5 & E-6 E-7 & E-8 E-9 & E-10	Purpose WATER SUPPLY SEWERAGE FLOOD OR AUXILIARY PURPOSES FLOOD OR AUXILIARY PURPOSES & SEWERAGE DRAINAGE	With Approval 4 5/6 5/6 5 5	Stage L10 EXEMPT L10 EXEMPT THIS PLAN - SALES OF THE WATER ACT 1988 THIS PLAN - SALES OF THE WATER ACT 1988 ALTERNATE	Land Beneficial / to be Used For CITY OF SALES CITY OF SALES CENTRAL OFFSHORE ROAD WATER AUTHORITY CENTRAL OFFSHORE ROAD WATER AUTHORITY CITY OF WILSONSHIRE
CLIVE JACKSON CONSULTANTS PTY LTD SURVEYORS AND ESTATE AGENTS 10 HANCOCK STREET, SALES VIC 3009 03 9340 0000 10 BRIDGEMAN ROAD, WILSONSHIRE VIC 3009 03 9340 0000		L10 USE ONLY L10 USE ONLY SIGNATURE: _____ DATE: 8/12/05 REF: 53075 VERSION: 1		L10 USE ONLY STATEMENT OF COMPLIANCE / EXEMPTION STATEMENT RECEIVED: _____ DATE: 28/10/05 L10 USE ONLY PLAN REGISTERED DATE: 10/11/06 (Signature) Registrar Register of Titles SHEET 1 OF 2 SHEETS DATE: 8/12/05 COUNCIL ENGINEER SIGNATURE ORIGINAL SHEET SIZE: A1

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MODIFICATION TABLE RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN		PLAN NUMBER PS537575B				
WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED. NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.						
AFFECTED LANDPARCEL	LANDPARCEL IDENTIFIER CREATED	MODIFICATION	DEALING NUMBER	DATE	EDITOR/ALIAS	ASSISTANT REGISTRAR OF TITLES
LOT 1	E 4 & E-7	CREATION OF EASEMENT	ALDRBY00	02/06/15	2	CV

Unclassified: For Office Use Only

Property Report from www.land.vic.gov.au on 22 May 2018 08:45 AM

Lot and Plan Number: Lot RES1 P5537575
 Address: COBAINS ROAD SALE 3850
 Standard Parcel Identifier (SPI): RES1P5537575
 Local Government (Council): WELLINGTON Council Property Number: 399501
 Directory Reference: VicRoads: 693 Q2

This parcel is not in a designated bushfire prone area.
 No special bushfire construction requirements apply. Planning provisions may apply.
 Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website www.vba.vic.gov.au

State Electorates

Legislative Council: EASTERN VICTORIA
 Legislative Assembly: GIPPSLAND SOUTH

Utilities

Regional Urban Water Business: Gippsland Water
 Rural Water Business: Southern Rural Water
 Melbourne Water: outside drainage boundary
 Power Distributor: AUSNET (information about choosing an electricity retailer)

Planning Zone Summary

Planning Zone: [COMMERCIAL 2 ZONE \(C2Z\)](#)
 Planning Overlays: [DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)
[DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 2 \(DDO2\)](#)
[DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 6 \(DDO6\)](#)

Planning scheme (data last updated on 10 May 2018).
 A planning scheme sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State, local, particular and general provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#).
 This report is NOT a Planning Certificate issued pursuant to Section 199 of the Planning & Environment Act 1987. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to [Titles and Property Certificates](#).
 The Planning Property Report includes separate maps of zones and overlays.
 For details of surrounding properties, use this service to get the Reports for properties of interest.
 To view planning zones, overlay and heritage information in an interactive format visit [Planning Maps Online](#).
 For other information about planning in Victoria visit www.planning.vic.gov.au

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26. Sale

SERVICE	
Asset	Land
Location	Cunninghame Street Sale
Anomaly	Gippsland Water owned land zoned FZ
SPI	1\TP956101
Action	Rezone to PUZ1



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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958
VOLUME 11819 FOLIO 710 Security no : 124071843061X
Produced 16/08/2016 02:52 pm

LAND DESCRIPTION
Lot 1 on Title Plan 956101Y.
PARENT TITLES :
Volume 10824 Folio 898 to Volume 10824 Folio 899
Created by instrument AL432411B 20/10/2014

REGISTERED PROPRIETOR
Estate Fee Simple
Sole Proprietor
CENTRAL GIPPSLAND REGION WATER CORPORATION of HAZELWOOD ROAD TRARALGON VIC
3844
[AL432411B](#) 20/10/2014

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 30 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION
SEE [T9556101Y](#) FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 1A CUNNINGHAM STREET SALE VIC 3940

ADMINISTRATIVE NOTICES

NIL

eCT Control 16238Y CENTRAL GIPPSLAND REGION WATER CORPORATION
Effective from
24/10/2016

DOCUMENT END

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TITLE PLAN		EDITION 1	TP 956101Y		
LOCATION OF LAND PARISH: SALE TOWNSHIP: - SECTION: - CROWN ALLOTMENT: 41A, FORMER GOVT ROAD CROWN PORTION LAST PLAN REFERENCE: TP15361Y DERIVED FROM: VOL. 10524 FOL. 898, VOL. 10524 FOL. 899 DEPTH LIMITATION: NIL			NOTATIONS		
EASEMENT INFORMATION E - ENCUMBERING EASEMENT; R - ENCUMBERING EASEMENT (ROAD); A - APPURTENANT EASEMENT				THIS PLAN HAS BEEN PREPARED BY LAND VICTORIA FOR TITLE EXAMINE PURPOSES	
Easement Reference	Project / Authority	Code / Address	Origin	Last modified (to name of)	
E-1	WATER SUPPLY	SEE PLAN	NET 15/01/14	MELBOURNE WATER BOARD	
LENGTHS ARE IN METRES	SCALE	DEALING / FILE No: AL4324118		DEALING CODE: 2076	
		GOVERNMENT GAZETTE No: G27 3/07/2014 p1442		SHEET 1 OF 1	

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Property Report from www.land.vic.gov.au on 22 May 2019 08:52 AM

Lot and Plan Number: Lot 1 TP956101
 Address: 1A CUNNINGHAM STREET SALE 3850
 Standard Parcel Identifier (SPI): 11TP956101
 Local Government (Council): WELLINGTON Council Property Number: 62919 (Part)
 Directory Reference: VicRoads: 693 M7

Note: This parcel is part of a property. For property details get the free Basic Property Report at [Property Reports](#)

This parcel is in a designated bushfire prone area.
 Special bushfire construction requirements apply. Planning provisions may apply.
 Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website www.vba.vic.gov.au

Parcel Details

This is 1 parcel of 8 parcels comprising the property. The parcel searched for is marked with an * in the table below.

Lot/Plan or Crown Description	SPI	Lot/Plan or Crown Description	SPI
Lot 1 TP17937	11TP17937	PARISH OF SALE	
*Lot 1 TP956101	11TP956101	Aliot 420	420PP3488
PARISH OF SALE		Aliot 426	426PP3488
Aliot 2A	2A3PP3488	Aliot 42F	42FPP3488
Aliot 3A	3A3PP3488	Aliot 2026	2026PP3488

State Electorates

Legislative Council: EASTERN VICTORIA
 Legislative Assembly: GIPPSLAND SOUTH

Utilities

Regional Urban Water Business: Gippsland Water
 Rural Water Business: Southern Rural Water
 Melbourne Water: outside drainage boundary
 Power Distributor: AUSNET (Information about choosing an electricity retailer)

Planning information continued on next page

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Planning Zone Summary

Planning Zones: [FARMING ZONE \(FZ\)](#)
[SCHEDULE TO THE FARMING ZONE \(FZ\)](#)
[PUBLIC USE ZONE - SERVICE AND UTILITY \(PUZ\)](#)
[SCHEDULE TO THE PUBLIC USE ZONE - SERVICE AND UTILITY \(PUZ\)](#)

Planning Overlays: [DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)
[DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 4 \(DDO4\)](#)
[FLOODWAY OVERLAY \(FO\)](#)
[FLOODWAY OVERLAY SCHEDULE \(FOS\)](#)
[LAND SUBJECT TO INUNDATION OVERLAY \(LSIO\)](#)
[LAND SUBJECT TO INUNDATION OVERLAY SCHEDULE \(LSIO\)](#)

Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this parcel is an 'area of cultural heritage sensitivity'.

Planning scheme data last updated on 10 May 2018.

A planning scheme sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State, local, particular and general provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#).

This report is NOT a Planning Certificate issued pursuant to Section 199 of the Planning & Environment Act 1987. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to [Zones and Property Certificates](#).

The Planning Property Report includes separate maps of zones and overlays.

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit [Planning Maps Online](#).

For other information about planning in Victoria visit [www.planning.vic.gov.au](#).

Areas of Aboriginal Cultural Heritage Sensitivity

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2007, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

Under the Aboriginal Heritage Regulations 2007, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a cultural heritage management plan be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to

<http://www.avv.com.net.au/ahq/question1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2007, can also be found here - <http://www.avv.com.net.au/aboriginal/victoria/heritage/planning-and-heritage-management-processes.html>

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144-1778863-6463-7920271-047047

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Area Map



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LAND INFORMATION MANAGEMENT SYSTEM

Page 1 of 1

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27. Sale

SERVICE	
Asset	Land
Location	Dawson Street Sale
Anomaly	Gippsland Water owned land zoned GRZ1
SPI	RES3VPS525737
Action	Rezone to PUZ1



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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958
VOLUME 10973 FOLIO 029 Security no : 124071751098
Produced 11/06/2018 11:58 am

LAND DESCRIPTION
Reserve 3 on Plan of Subdivision 525737T.
PASSENT TITLE Volume 09894 Folio 489
Created by instrument P5525737T 04/08/2008

REGISTERED PROPRIETOR
Estate Fee Simple
Sole Proprietor
CENTRAL GIPPSLAND REGION WATER CORPORATION of HAZELWOOD ROAD TRARALGON VIC
3544
[AN246330Y](#) 07/11/2016

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 90 Transfer of Land Act 1958 or Section 14 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION
SEE [P5525737T](#) FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: DANSON STREET SALE VIC 3880

ADMINISTRATIVE NOTICES
NIL

*CT Control 14230Y CENTRAL GIPPSLAND REGION WATER CORPORATION
Effective from
07/11/2016

DOCUMENT END

Unclassified: For Office Use Only



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Property Report from www.land.vic.gov.au on 20 May 2018 11:47 AM

Lot and Plan Number: Lot RES3 P5526737
Address: DAWSON STREET SALE 3050
Standard Parcel Identifier (SPI): RES3P5526737
Local Government (Council): WELLINGTON Council Property Number: 305061
Directory Reference: VicRoads: 603 R3

This parcel is not in a designated bushfire prone area.
No special bushfire construction requirements apply. Planning provisions may apply.
Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website www.vba.vic.gov.au

State Electorates

Legislative Council: EASTERN VICTORIA
Legislative Assembly: GIPPSLAND SOUTH

Utilities

Regional Urban Water Business: Gippsland Water
Rural Water Business: Southern Rural Water
Melbourne Water: outside drainage boundary
Power Distributor: AUSNET (Information about choosing an electricity retailer)

Planning Zone Summary

Planning Zone: [GENERAL RESIDENTIAL ZONE \(GRZ\)](#)
[GENERAL RESIDENTIAL ZONE - SCHEDULE 1 \(GRZ1\)](#)
Planning Overlay: [DESIGN AND DEVELOPMENT OVERLAY \(DDO\)](#)
[DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 6 \(DDO6\)](#)

Planning scheme data last updated on 21 May 2018.

A planning scheme sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State, local, particular and general provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#). This report is NOT a Planning Certificate issued pursuant to Section 100 of the Planning & Environment Act 1987. It does not include information about exhibited planning scheme amendments, or zoning that may affect the land. To obtain a Planning Certificate go to [Titles and Property Certificates](#). The Planning Property Report includes separate maps of zones and overlays. For details of surrounding properties, use this service to get the Reports for properties of interest. To view planning zones, overlay and heritage information in an interactive format visit [Planning Maps Online](#). For other information about planning in Victoria visit www.planning.vic.gov.au.

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LAND365/PROPERTY-BASED/PROPERTY-REPORT

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Area Map



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LAND INFORMATION SYSTEMS PROJECT REPORT

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28. Wurruk

SERVICE	
Asset	Land
Location	7 Drew Court Wurruk
Anomaly	Gippsland Water owned land zoned IN1Z
SPI	8/LP135571
Action	Rezone to PUZ1



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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958
VOLUME 09423 FOLIO 990 Security no : 124071781869R
Produced 11/05/2018 12:07 pm

LAND DESCRIPTION
Lot 8 on Plan of Subdivision 135571.
PARENT TITLE Volume 09396 Folio 750
Created by instrument LP135571 06/06/1991

REGISTERED PROPRIETOR
Estate Fee Simple
Sole Proprietor
CENTRAL GIPPSLAND REGION WATER CORPORATION of HAZELWOOD ROAD TRARALGON VIC
3844
[A:163966A](#) 18/06/2014

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION
SEE [LP135571](#) FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 7 DREW COURT MURRUK VIC 3860

ADMINISTRATIVE NOTICES
NIL

eCT Control 16238Y CENTRAL GIPPSLAND REGION WATER CORPORATION
Effective from
24/10/2016

DOCUMENT END

Unclassified: For Office Use Only

Property Report from www.land.vic.gov.au on 22 May 2018 09:00 AM

Lot and Plan Number: Lot 8 LP135571
Address: 7 DREW COURT WURRUK, 3050
Standard Parcel Identifier (SPI): 8LP135571
Local Government (Council): WELLINGTON Council Property Number: 37206
Directory Reference: VicRoads 592 H8

This parcel is in a designated bushfire prone area.
Special bushfire construction requirements apply. Planning provisions may apply.
Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website www.vba.vic.gov.au

State Electorates

Legislative Council: EASTERN VICTORIA
Legislative Assembly: GIPPSLAND SOUTH

Utilities

Regional Urban Water Business: Gippsland Water
Rural Water Business: Southern Rural Water
Melbourne Water: outside drainage boundary
Power Distributor: AUSNET (Information about choosing an electricity retailer)

Planning Zone Summary

Planning Zone: **INDUSTRIAL 1 ZONE (IN1Z)**
SCHEDULE TO THE INDUSTRIAL 1 ZONE (IN1Z)
Planning Overlays: **DESIGN AND DEVELOPMENT OVERLAY (DDO)**
DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 1 (DDO1)
DESIGN AND DEVELOPMENT OVERLAY - SCHEDULE 2 (DDO2)

Planning scheme data last updated on 16 May 2018.

A planning scheme sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State, local, particular and general provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting Planning Schemes Online. This report is NOT a Planning Certificate issued pursuant to Section 199 of the Planning & Environment Act 1987. It does not include information about exhibited planning scheme amendments, or zonings that may abut the land. To obtain a Planning Certificate go to Titles and Property Certificates. The Planning Property Report includes separate maps of zones and overlays. For details of surrounding properties, use this service to get the Reports for properties of interest. To view planning zones, overlay and heritage information in an interactive format visit Planning Maps Online. For other information about planning in Victoria visit www.planning.vic.gov.au.

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LandLP135571-0000-0000000000000000000000

Page 1 of 1

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29. Heyfield

SERVICE	
Asset	Land
Location	Weir Road Heyfield
Anomaly	Gippsland Water owned land zoned PUZ1
SPI	1\TP880552 and 2\TP880552
Action	Rezone to FZ
Gippsland Water's Response	This land is surplus to Gippsland Water's needs and Gippsland Water intends to dispose of the land. In order to be sold it has to be rezoned to an appropriate planning zone that is not public use.



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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958
VOLUME 05746 FOLIO 161 Security no : 124071954748V
Produced 23/05/2018 11:46 am

LAND DESCRIPTION

Lots 1 and 2 on Title Plan 880552J.
PARENT TITLES :
Volume 00031 Folio 182 Volume 00048 Folio 476
Volume 01464 Folio 774 to Volume 01464 Folio 775
Created by instrument 1486323 06/08/1931

REGISTERED PROPRIETOR

Estate Fee Simple
Sole Proprietor
CENTRAL GIPPSLAND REGION WATER CORPORATION of HAZELWOOD ROAD TRARALGOON VIC
3844
[AN246330V](#) 07/11/2016

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE [TP880552J](#) FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

ADMINISTRATIVE NOTICES

NIL

eCT Control 16238Y CENTRAL GIPPSLAND REGION WATER CORPORATION
Effective from
07/11/2016

DOCUMENT END

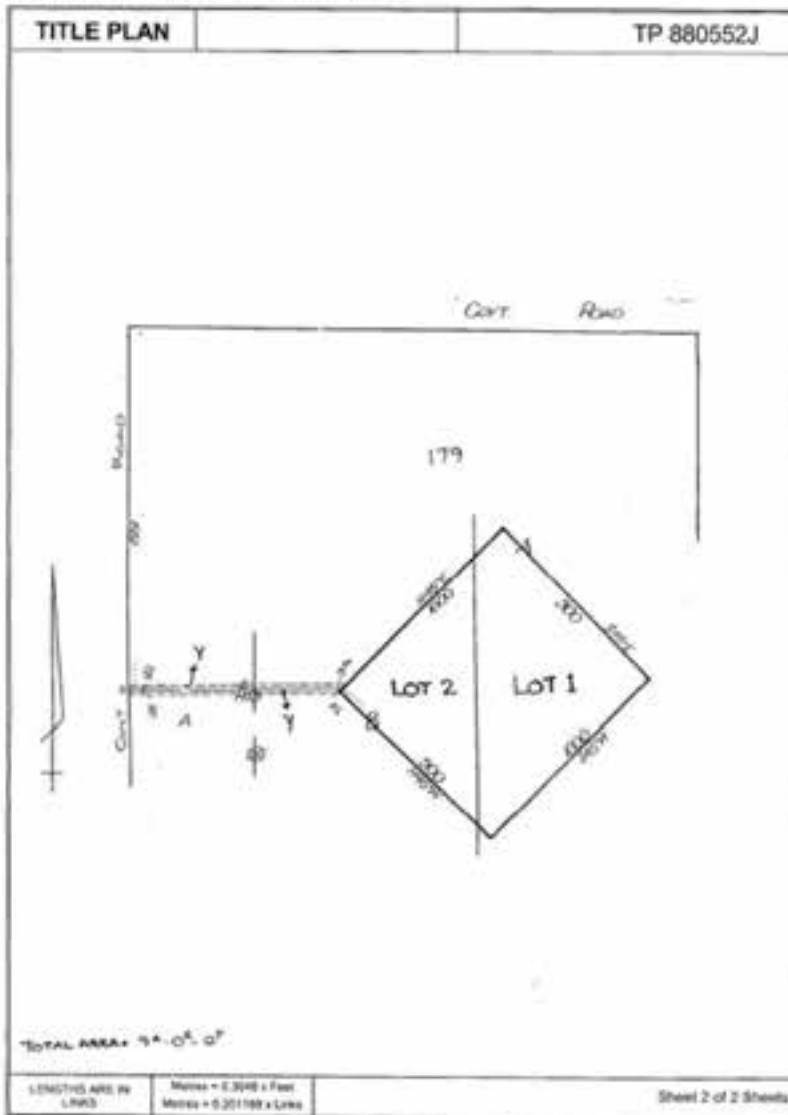
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Created on 2019/03/28 11:47 Page 1 of 2
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TITLE PLAN		EDITION 1	TP 880552J								
Location of Land Area: 1144884 Township: - Section: - Crown Allotment: 176 SUBDIVISION 4 (PT) 181 SUBDIVISION 8 (PT) Crown System: - Last Plan Reference: - Derived From: VOL 5746 FOL 181 Death Limitation: Nil		Reference NOT RECORDED TO MAP IN THE LIST BECAUSE THE DRAWING SHOWS NO NEW TITLE PLAN									
Description of Land Easement Information Together with a right to enter in and upon the land a colour grille on the east side and a road the same of substantially the width and to sit on a concrete the same and to lay or place water pipes within or adjacent to the same and water pipes for all purposes of water supply also to install after the date of issue any such pipes on land or adjacent to the same with electric lines to support or cross any wire to connect on or along the west land colour grille or any part thereof and all other works with access thereof or other appurtenant matter or thing which may be necessary or convenient to carrying the said land colour grille or in the exercise or enjoyment of the said easement and easements or in carrying or enjoying the same and together with a right to do, make and cause to be done and executed anything which is incidental thereto or which is necessary to carry out and along the said land colour grille as aforesaid.		THIS PLAN HAS BEEN PREPARED BY LAND REGISTRY LAND VICTORIA FOR TITLE DRAWING PURPOSES COMPLETED Date: 10/06/17 VERIFIED A. DRILLAD Assistant Registrar of Titles									
		COLOUR CODE 85-9018 0-CROWN 88-901744 1-PRIVATE 0-901808 2-ROAD 0-9018 10-CROWN/RAIL									
FOR DIAGRAM SEE SHEET 2											
<table border="1"> <thead> <tr> <th colspan="2">TABLE OF PARCEL IDENTIFIERS</th> </tr> </thead> <tbody> <tr> <td colspan="2"> REFERRED TO AS PARCELS IDENTIFIED IN THE TITLE PLAN AND FOR THE PURPOSES OF THE STATE OF LAND ACT 1962 </td> </tr> <tr> <td>LOT 1 + SUBDIVISION 4 (PT) CA. 176</td> <td></td> </tr> <tr> <td>LOT 2 + SUBDIVISION 8 (PT) CA. 181</td> <td></td> </tr> </tbody> </table>				TABLE OF PARCEL IDENTIFIERS		REFERRED TO AS PARCELS IDENTIFIED IN THE TITLE PLAN AND FOR THE PURPOSES OF THE STATE OF LAND ACT 1962		LOT 1 + SUBDIVISION 4 (PT) CA. 176		LOT 2 + SUBDIVISION 8 (PT) CA. 181	
TABLE OF PARCEL IDENTIFIERS											
REFERRED TO AS PARCELS IDENTIFIED IN THE TITLE PLAN AND FOR THE PURPOSES OF THE STATE OF LAND ACT 1962											
LOT 1 + SUBDIVISION 4 (PT) CA. 176											
LOT 2 + SUBDIVISION 8 (PT) CA. 181											
LENGTHS ARE IN METRES	AREA = 0.2046 Hectares		Sheet 1 of 2 Sheets								

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Property Report from www.land.vic.gov.au on 23 May 2018 11:48 AM

Lot and Plan Number: Lot 1 TP880552
 Address: WEIR ROAD HEYFIELD 3858
 Standard Parcel Identifier (SPI): 11TP880552
 Local Government (Council): WELLINGTON Council Property Number: NCPR (Part)
 Directory Reference: VicRoads: 695 R8

Note: This parcel is part of a property. For property details get the free Basic Property Report at [Property Reports](#)

This parcel is in a designated bushfire prone area. Special bushfire construction requirements apply. Planning provisions may apply. Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website www.vba.vic.gov.au

Parcel Details

This is 1 parcel of 2 parcels comprising the property. The parcel searched for is marked with an * in the table below.

Lot/Plan or Crown Description	SPI
Lot 1 TP880552	11TP880552
Lot 2 TP880552	21TP880552

State Electorates

Legislative Council: EASTERN VICTORIA
 Legislative Assembly: GIPPSLAND EAST

Utilities

Regional Urban Water Business: Gippsland Water
 Rural Water Business: Southern Rural Water
 Melbourne Water: outside drainage boundary
 Power Distributor: AUSNET (information about [choosing an electricity retailer](#))

Planning Zone Summary

Planning Zone: PUBLIC USE ZONE - SERVICE AND UTILITY (PUZ1)
 SCHEDULE TO THE PUBLIC USE ZONE - SERVICE AND UTILITY (PUZ1)
 Planning Overlay: None
 Areas of Aboriginal Cultural Heritage Sensitivity:
 All or part of this parcel is an 'area of cultural heritage sensitivity'.

Planning information continued on next page

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Lot 1 TP880552 - PROPERTY REPORT

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Planning scheme data last updated on 16 May 2018.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State, local, particular and general provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#).

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To view planning zones, overlay and heritage information in an interactive format visit [Planning Maps Online](#).

For other information about planning in Victoria visit www.planning.vic.gov.au.

Areas of Aboriginal Cultural Heritage Sensitivity

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2007, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

Under the Aboriginal Heritage Regulations 2007, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.slv.vic.gov.au/aboh/aboh/ah/ah-heritage-planning-and-heritage-management-processes.html>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2007, can also be found here - <http://www.slv.vic.gov.au/aboh/aboh/ah/ah-heritage-planning-and-heritage-management-processes.html>

Area Map



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LA-177880-000000-PROSP-14-03-2017



Unclassified: For Office Use Only

Property Report from www.land.vic.gov.au on 23 May 2018 11:50 AM

Lot and Plan Number: Lot 2 TP980552
Address: WEIR ROAD HEYFIELD 3608
Standard Parcel Identifier (SPI): 21TP980552
Local Government (Council): WELLINGTON Council Property Number: NCPR (Part)
Directory Reference: VicRoads 595 R3

Note: This parcel is part of a property. For property details get the free Basic Property Report at [Property Reports](#)

This parcel is in a designated bushfire prone area.
Special bushfire construction requirements apply. Planning provisions may apply.
Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website www.vba.vic.gov.au

Parcel Details

This is 1 parcel of 2 parcels comprising the property. The parcel searched for is marked with an * in the table below:

Lot/Plan or Crown Description	SPI
Lot 1 TP980552	11TP980552
Lot 2 TP980552	21TP980552

State Electorates

Legislative Council: EASTERN VICTORIA
Legislative Assembly: GIPPSLAND EAST

Utilities

Regional Urban Water Business: Gippsland Water
Rural Water Business: Southern Rural Water
Melbourne Water: outside drainage boundary
Power Distributor: AUSNET ([Information about choosing an electricity retailer](#))

Planning Zone Summary

Planning Zone: PUBLIC USE ZONE - SERVICE AND UTILITY (PUZ1)
SCHEDULE TO THE PUBLIC USE ZONE - SERVICE AND UTILITY (PUZ1)
Planning Overlay: None
Areas of Aboriginal Cultural Heritage Sensitivity:
All or part of this parcel is an 'area of cultural heritage sensitivity'.

Planning information continued on next page

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LAND/TP980552/PROPERTY/REPORT

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Unclassified: For Office Use Only

Planning scheme data last updated on 18 May 2018.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State, local, particular and general provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#). This report is NOT a Planning Certificate issued pursuant to Section 150 of the Planning & Environment Act 1987. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to [Titles and Property Certificates](#).

The Planning Property Report includes separate maps of zones and overlays.

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit [Planning Maps Online](#).

For other information about planning in Victoria visit [www.planning.vic.gov.au](#).

Areas of Aboriginal Cultural Heritage Sensitivity

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2007, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

Under the Aboriginal Heritage Regulations 2007, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a cultural heritage management plan to be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.slv.nma.net.au/qip/question1.aspx>.

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2007, can also be found here - <https://www.vic.gov.au/aboriginal-heritage/planning-and-heritage-management-processes.html>

Area Map



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URL: [https://www.land.vic.gov.au/terms/privacy-and-disclaimer](#)

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30. Heyfield

SERVICE	
Asset	Land
Location	Weir Road Heyfield
Anomaly	Central Gippsland Region Water Corporation land zoned PUZ1
SPI	1 & 2 TP880670C
Action	Rezone to FZ
Gippsland Water advice	The land is surplus to Gippsland Water's needs and Gippsland Water intends to dispose of the land. In order to be sold it has to be rezoned to an appropriate planning zone that is not public use.



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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958
 VOLUME 06257 FOLIO 433 Security no : 1240782364425
 Produced 04/07/2019 02:27 PM

LAND DESCRIPTION

Lots 1 and 2 on title Plan 889679C,
 PARENT TITLES :
 Volume 00031 Folio 182 Volume 00048 Folio 476 Volume 01464 Folio 775
 Created by Instrument 4905685 18/02/1968

REGISTERED PROPRIETOR

Estate Fee Simple
 Sole Proprietor
 CENTRAL GIPPSLAND REGION WATER CORPORATION of HAZELMOOD ROAD TRARALGON VIC
 3844
 AB279234X 28/02/2019

ENCUMBRANCES, CAVEATS AND NOTICES

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE [IP888629C](#) FOR FURTHER DETAILS AND BOUNDARIES.

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

ADMINISTRATIVE NOTICES

NIL

eCT Control 16238Y CENTRAL GIPPSLAND REGION WATER CORPORATION
 Effective from 28/02/2019

DOCUMENT END

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Property Report from www.land.vic.gov.au on 26 May 2018 01:18 PM

Lot and Plan Number: Lot 1 TP880670
 Address: WEIR ROAD HEYFIELD 3859
 Standard Parcel Identifier (SPI): 1:TP880670
 Local Government (Council): WELLINGTON Council Property Number: NCPR (Part)
 Directory Reference: VicRoads 82 E9

Note: This parcel is part of a property. For property details get the free Basic Property Report at [Property Reports](#)

This parcel is in a designated bushfire prone area.
 Special bushfire construction requirements apply. Planning provisions may apply.
 Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website www.vba.vic.gov.au

Parcel Details

This is 1 parcel of 2 parcels comprising the property. The parcel searched for is marked with an * in the table below.

Lot/Plan or Crown Description	SPI
Lot 1 TP880670	1:TP880670
Lot 2 TP880670	2:TP880670

State Electorates

Legislative Council: EASTERN VICTORIA
 Legislative Assembly: GIPPSLAND EAST

Utilities

Regional Urban Water Business: Gippsland Water
 Rural Water Business: Southern Rural Water
 Melbourne Water: outside drainage boundary
 Power Distributor: AUSNET (Information about [choosing an electricity retailer](#))

Planning Zone Summary

Planning Zones: FARMING ZONE (FZ)
 SCHEDULE TO THE FARMING ZONE (FZ)
 PUBLIC USE ZONE - SERVICE AND UTILITY (PUZ1)
 SCHEDULE TO THE PUBLIC USE ZONE - SERVICE AND UTILITY (PUZ1)

Planning Overlay: None

Areas of Aboriginal Cultural Heritage Sensitivity:
 All or part of this parcel is an 'area of cultural heritage sensitivity'.

Planning information continued on next page

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Planning scheme data last updated on 21 May 2018.

A planning scheme sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State, local, particular and general provisions of the local planning scheme that may affect the use of the land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#). This report is NOT a Planning Certificate issued pursuant to Section 199 of the Planning & Environment Act 1987. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to [Titles and Property Certificates](#).

The Planning Property Report includes separate maps of zones and overlays.

For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit [Planning Maps Online](#).

For other information about planning in Victoria visit www.planning.vic.gov.au.

Areas of Aboriginal Cultural Heritage Sensitivity

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2007, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

Under the Aboriginal Heritage Regulations 2007, 'areas of cultural heritage sensitivity' are one part of a two part trigger which require a cultural heritage management plan to be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.aar.nms.net.au/aar/question1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2007, can also be found here - <https://www.vic.gov.au/aboriginal-cultural-heritage-planning-and-heritage-management-processes.html>

Area Map



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URL: https://www.land.vic.gov.au/property/14444444

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Property Report from www.land.vic.gov.au on 20 May 2018 01:25 PM

Lot and Plan Number: Lot 2 TP880670
 Address: WEIR ROAD HEYFIELD 3656
 Standard Parcel Identifier (SPI): 2TP880670
 Local Government (Council): WELLINGTON Council Property Number: NCPR (Part)
 Directory Reference: VicRoads: 695 R8

Note: This parcel is part of a property. For property details get the free Basic Property Report at [Property Reports](#)

This parcel is in a designated bushfire prone area. Special bushfire construction requirements apply. Planning provisions may apply. Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website www.vba.vic.gov.au

Parcel Details

This is 1 parcel of 2 parcels comprising the property. The parcel searched for is marked with an * in the table below:

Lot/Plan or Crown Description	SPI
Lot 1 TP880670	1TP880670
*Lot 2 TP880670	2TP880670

State Electorates

Legislative Council: EASTERN VICTORIA
 Legislative Assembly: GIPPSLAND EAST

Utilities

Regional Urban Water Business: Gippsland Water
 Rural Water Business: Southern Rural Water
 Melbourne Water: outside drainage boundary
 Power Distributor: AUSNET ([Information about choosing an electricity retailer](#))

Planning Zone Summary

Planning Zones: FARMING ZONE (FZ)
 SCHEDULE TO THE FARMING ZONE (FZ)
 PUBLIC USE ZONE - SERVICE AND UTILITY (PU(Z))
 SCHEDULE TO THE PUBLIC USE ZONE - SERVICE AND UTILITY (PU(Z))

Planning Overlay: None

Areas of Aboriginal Cultural Heritage Sensitivity:
 All or part of this parcel is an 'area of cultural heritage sensitivity'.

Planning information continued on next page

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LAND70880670ASLL/PROPERTY/REPORT

Page 1 of 2

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Planning scheme data last updated on 21 May 2018.

A **planning scheme** sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State, local, particular and general provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#).

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For details of surrounding properties, use this service to get the Reports for properties of interest.

To view planning zones, overlay and heritage information in an interactive format visit [Planning Maps Online](#).

For other information about planning in Victoria visit www.planning.vic.gov.au.

Areas of Aboriginal Cultural Heritage Sensitivity

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2007, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

Under the Aboriginal Heritage Regulations 2007, 'areas of cultural heritage sensitivity' are one part of a two part trigger which requires a 'cultural heritage management plan' be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to <http://www.asn.nms.net.au/qa/Question1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2007, can also be found here - <https://www.vic.gov.au/aboriginal-cultural-heritage/planning-and-heritage-management-processes.html>

Area Map



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Land | Planning | Property | Titles | Building

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31. Heyfield

SERVICE	
Asset	Land
Location	Weir Road Heyfield
Anomaly	Private land part zoned PUZ1
SPI	4\LP62307
Action	Rezone to FZ
Gippsland Water advice	Gippsland Water seeks to rezone all PUZ1 areas in Lot 4 LP62307 from PUZ1 to FZ. As Gippsland Water (or any other water corporation) does not own the land it seems to be inappropriately zoned.



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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958
VOLUME 10251 FOLIO 818 Security no : 124071988108M
Produced 23/08/2018 11:54 am

LAND DESCRIPTION

Lot 4 on Plan of Subdivision 062307.
PARENT TITLES :
Volume 08525 Folio 619 Volume 09181 Folio 961
Created by instrument T806795B 04/08/1995

REGISTERED PROPRIETOR

Estate Fee Simple
Joint Proprietors

AG829590E 22/10/2009

ENCUMBRANCES, CAVEATS AND NOTICES

MORTGAGE AG829591C 22/10/2009
BENDIGO AND ADELAIDE BANK LTD

Any encumbrances created by Section 88 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION

SEE TP121587A FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: WEIR ROAD HEYFIELD VIC 3658

ADMINISTRATIVE NOTICES

NIL

eCT Control 180675 BENDIGO BANK
Effective from 29/08/2017

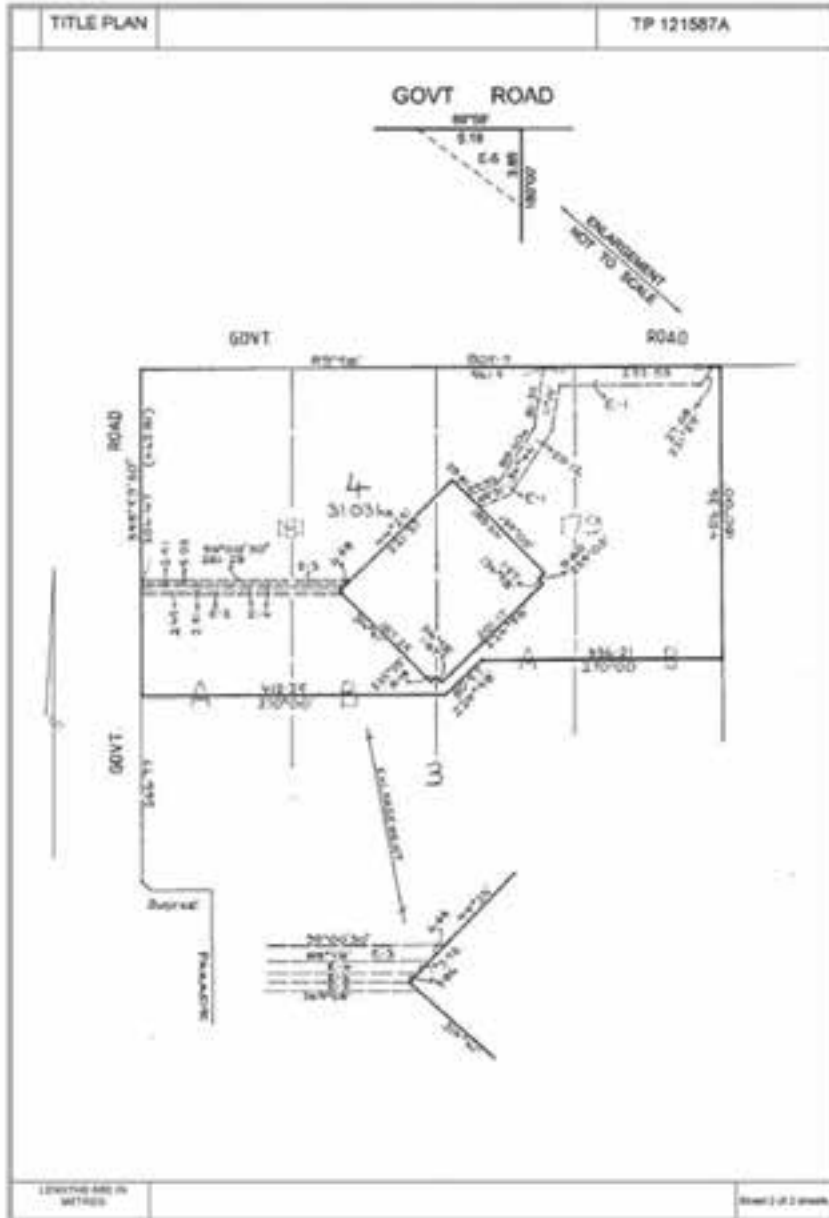
DOCUMENT END

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TITLE PLAN		EDITION 2		TP 121507A	
Location of Land Name: [Blank] Township: [Blank] Section: [Blank] Corner: [Blank] Corner: [Blank]				Name: [Blank]	
Land Reference (if any) Section: [Blank] Section: [Blank]				SEE REFERENCE TO MAP IN THE FOOT NOTE ON THE OPPOSITE SHEET OF THIS PLAN	
EASEMENT INFORMATION					
Legend: A. Non-ferrous Easement B. Encumbering Easement C. Encumbering Easement (Plant)					
Easement Reference	Release	Map (Water)	Single	Land Benefited (in Favor of)	
A-1	WATER SUPPLY & SEWERAGE	240	000	STATE WATER AND WASTE SUPPLY COMMISSION	THIS PLAN HAS BEEN REGISTERED FOR THE LAND REGISTRY LAND VICTORIA, MULTIPLE CHARGE PARTISED AS PART OF THE LAND TITLE AUTOMATIC PROJECT UNDER THE LAND REGISTRY ACT 2000.
B-2	REGULATION OF ELECTRICITY	240	000	STATE ELECTRICITY COMMISSION OF VICTORIA	
B-3	UNDEVELOPED	240	000	STATE WATER AND WASTE SUPPLY COMMISSION	
B-4	WATER EASEMENTS	240	000	STATE WATER AND WASTE SUPPLY COMMISSION	
B-5	WATER SUPPLY & WASTE SUPPLY	240	000	STATE WATER AND WASTE SUPPLY COMMISSION	
SEE SHEET 2 FOR DIAGRAM					
Land Title Act 2000 Section 121				Date of Issue: [Blank]	

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MODIFICATION TABLE RECORD OF ALL ADDITIONS OR CHANGES TO THE PLAN		PLAN NUMBER TP121587A				
WARNING: THE IMAGE OF THIS DOCUMENT OF THE REGISTER HAS BEEN DIGITALLY AMENDED. NO FURTHER AMENDMENTS ARE TO BE MADE TO THE ORIGINAL DOCUMENT OF THE REGISTER.						
AFFECTED LANDPARCELS	LANDPARCEL IDENTIFIER CREATED	MODIFICATION	DEAL NO NUMBER	DATE	EDITION NUMBER	ABBREVIAT REMARKS OF NOTES
LOT 4	E-5	CREATION OF EASEMENT	AQ000000	27/07/17	2	RM

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Department of
Environment, Land,
Water and Planning

Planning Property Report

from www.planning.vic.gov.au on 29 May 2018 01:27 PM

Lot and Plan Number: Lot 4 LP62307

Address: WEIR ROAD HEYFIELD 3858

Local Government (Council): WELLINGTON Council Property Number: 40009

Directory Reference: VicRoads 696 RB

See next page for planning information

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00000000-PLANNING-PROPERTY-REPORT

Page 1 of 1

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Planning Zones

FARMING ZONE (FZ)
SCHEDULE TO THE FARMING ZONE (FT)
PUBLIC USE ZONE - SERVICE AND UTILITY (PUZ)
SCHEDULE TO THE PUBLIC USE ZONE - SERVICE AND UTILITY (PUZ)



Note: Labels for zones may appear outside the actual zone - please compare the labels with the legend.

Zones Legend

AC1 - Activity Centre	BI1 - Industrial 1	RI1 - General Residential
BI2 - Commercial 1	BI2 - Industrial 2	RI2 - General Residential
BI3 - Commercial 1	BI3 - Industrial 3	RI3 - General Residential
BI4 - Commercial 2	LD1 - Low Density Residential	RA1 - Rural Activity
BI5 - Commercial 2	PU1 - Public Use	RC1 - Rural Conservation
BI6 - Commercial 1	NC - Neighbourhood Residential	RD1 - Road - Category 1
CI1 - Commercial 1	PC1 - Public Conservation & Recreation	RD2 - Road - Category 2
CI2 - Commercial 2	PD - Priority Development	RD3 - Road - Category 3
CA - Commonwealth Land	PR1 - Public Park & Recreation	RG1 - Rural Growth
CC - Capital City	PU2 - Public Use - Service & Utility	RL1 - Rural Living
CD - Comprehensive Development	PU3 - Public Use - Education	RL2 - Rural Living
EE - Ecodistrict	PU4 - Public Use - Health Community	RL3 - Rural Living
ER1 - Environmental Rural	PU5 - Public Use - Transport	SL1 - Special Use
FZ - Farming	PU6 - Public Use - Community/Civic/Amenity	T1 - Township
GR1 - General Residential	PU7 - Public Use - Local Government	UP1 - Urban Foodshare
GW1 - Green Wedge A	PU8 - Public Use - Other Public Use	UG1 - Urban Growth
GW2 - Green Wedge	PT - Port	

- - - - - Urban Growth boundary
 + + + + + Railway - - - - - Train - - - - - River, stream - - - - - Linc. waterbody

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Areas of Aboriginal Cultural Heritage Sensitivity

All or part of this parcel is an 'area of cultural heritage sensitivity'.

'Areas of cultural heritage sensitivity' are defined under the Aboriginal Heritage Regulations 2007, and include registered Aboriginal cultural heritage places and land form types that are generally regarded as more likely to contain Aboriginal cultural heritage.

Under the Aboriginal Heritage Regulations 2007, 'areas of cultural heritage sensitivity' are one part of a two part trigger which requires a cultural heritage management plan be prepared where a listed 'high impact activity' is proposed.

If a significant land use change is proposed (for example, a subdivision into 3 or more lots), a cultural heritage management plan may be triggered. One or two dwellings, works ancillary to a dwelling, services to a dwelling, alteration of buildings and minor works are examples of works exempt from this requirement.

Under the Aboriginal Heritage Act 2006, where a cultural heritage management plan is required, planning permits, licences and work authorities cannot be issued unless the cultural heritage management plan has been approved for the activity.

For further information about whether a Cultural Heritage Management Plan is required go to

<http://www.ppa.nms.net.au/ahv/question1.aspx>

More information, including links to both the Aboriginal Heritage Act 2006 and the Aboriginal Heritage Regulations 2007, can also be found here - <https://www.slc.gov.au/aboriginal-cultural-heritage/planning-and-heritage-management-processes.html>



Aboriginal Cultural Heritage Sensitivity Aboriginal Cultural Heritage Sensitivity Selected Land

+++++ Railway - - - - - Bus ———— River, stream Lot, waterbody

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LAND-000007-PLANNING-00000001-00000001

Page 4 of 4

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Department of
Environment, Land,
Water and Planning

Further Planning Information

Planning scheme data last updated on 21 May 2018.

A planning scheme sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State, local, particular and general provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting [Planning Schemes Online](#)

This report is NOT a Planning Certificate issued pursuant to Section 100 of the Planning & Environment Act 1987. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to [Titles and Property Certificates](#)

For details of surrounding properties, use this service to get the Reports for properties of interest

To view planning zones, overlay and heritage information in an interactive format visit [Planning Maps Online](#)

For other information about planning in Victoria visit [www.planning.vic.gov.au](#)

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32. Longford

SERVICE	
Asset	Land
Location	26 High Street Longford
Anomaly	Gippsland Water vested land zoned PUZ1
SPI	1-4/PP5475
Action	Rezone to TZ
Gippsland Water advice	This is Crown land. It is surplus to Gippsland Water's needs and steps are in motion to return it to the Crown. We assume it has to be rezoned to an appropriate planning zone that is not public use to enable the Crown to dispose of it.



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CROWN FOLIO STATEMENT
VOLUME 11800 FOLIO 332
No Coff exists
CROWN FOLIO

Security no : 124071955304R
Produced 23/05/2018 11:55 am

LAND DESCRIPTION

Crown Allotment 1 Section 4 Township of Longford Parish of Longford.
Created by instrument M1271885F 06/08/2016

CROWN LAND ADMINISTRATOR

CENTRAL GIPPSLAND REGION WATER CORPORATION of HAZELWOOD ROAD TRARALGON VIC
3844
[AN244756U](#) 04/11/2016

STATUS, ENCUMBRANCES AND NOTICES

INDIGENOUS LAND USE AGREEMENT [M1300111L](#) 06/08/2016
NATIVE TITLE DETERMINATION VID6007/1998

DIAGRAM LOCATION

SEE [CD104384H](#) FOR FURTHER DETAILS AND BOUNDARIES

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF CROWN FOLIO STATEMENT-----

Additional information: (not part of the Crown Folio Statement)

Street Address: 26-28 HIGH STREET LONGFORD VIC 3851

DOCUMENT END

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33. Maffra

SERVICE	
Asset	Land
Location	Nordens Lane Maffra
Anomaly	Gippsland Water owned land zoned PUZ1
SPI	9CVP3695
Action	Rezone to FZ
Gippsland Water advice	This land is surplus to Gippsland Water's needs and Gippsland Water intends to dispose of the land. In order to be sold it has to be rezoned to an appropriate planning zone that is not public use.



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REGISTER SEARCH STATEMENT (Title Search) Transfer of Land Act 1958
VOLUME 10728 FOLIO 239 Security no : 124072003215P
Produced 25/05/2018 10:58 am

LAND DESCRIPTION
Crown Allotment 9C Parish of Wa-de-lock,
PARENT TITLE Volume 09176 Folio 505
Created by instrument AC102128R 30/05/2003

REGISTERED PROPRIETOR
Estate Fee Simple
Sole Proprietor
CENTRAL GIPPSLAND REGION WATER CORPORATION of HAZELWOOD ROAD TRARALGON VIC
3844
[AN24633GV](#) 07/11/2016

ENCUMBRANCES, CAVEATS AND NOTICES

For details of any other encumbrances see the plan or imaged folio set out under DIAGRAM LOCATION below.

DIAGRAM LOCATION
SEE [TP27662GN](#) FOR FURTHER DETAILS AND BOUNDARIES.

ACTIVITY IN THE LAST 125 DAYS

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: NORDENS LANE MAFFRA VIC 3860

ADMINISTRATIVE NOTICES
NIL

eCT Control 16238Y CENTRAL GIPPSLAND REGION WATER CORPORATION
Effective from
07/11/2016

DOCUMENT END

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TITLE PLAN		EDITION 1	TP 276620N
Location of Land Parcel: 964 00 0204 Township: 10N Section: 28 Power of Attorney: 81 Crown Patent: Land Title Reference Certificate: 955 2176 POL 504 Date of Issue: 15.08.16		Reference NOT REFERENCED TO MAP IN THE TEXT MEANS THE DRAWING SHOWN ON THIS TITLE PLAN	
Description of Land / Encumbrance Information <div style="border: 1px solid black; background-color: #ffffcc; padding: 5px;"> <p>ENCUMBRANCES REFERRED TO</p> <p>is to the land coloured blue and green - respectively -</p> <p>the easements to State Rivers and Waterways Commission respectively reserved by Transfer 520737</p> </div>		THIS PLAN HAS BEEN PREPARED FOR THE LAND REFERRED BY LAND APPLICANT FOR TITLE SHARING PURPOSES AS PART OF THE LAND TITLE AUTOMATION PROJECT COMPILED: 16/08/20 VERIFIED: KJ	
		CLOUR CODE B.L. IN USE IS GREEN	
LAYOUT AND SCALE BY: [blank] DATE: 15/08/2016	DRAWN BY: [blank] DATE: 15/08/2016	SHEET 1 OF 1 SHEETS	

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Property Report from www.land.vic.gov.au on 25 May 2018 10:59 AM

Crown Description: Allot. 9C WA-DE-LOCK
 Address: NORDENG LANE MAFFRA 3950
 Standard Parcel Identifier (SPI): 9C1PP3855
 Local Government (Council): WELLINGTON Council Property Number: 348334
 Directory Reference: VicRoads - 83 B9

This parcel is in a designated bushfire prone area. Special bushfire construction requirements apply. Planning provisions may apply. Further information about the building control system and building in bushfire prone areas can be found in the Building Commission section of the Victorian Building Authority website www.vba.vic.gov.au

State Electorates

Legislative Council: EASTERN VICTORIA
 Legislative Assembly: GIPPSLAND EAST

Utilities

Regional Urban Water Business: Gippsland Water
 Rural Water Business: Southern Rural Water
 Melbourne Water: outside drainage boundary
 Power Distributor: AUGNET (Information about choosing an electricity retailer)

Planning Zone Summary

Planning Zone: PUBLIC USE ZONE - SERVICE AND UTILITY (PUZ1)
 SCHEDULE TO THE PUBLIC USE ZONE - SERVICE AND UTILITY (PUZ1)
 Planning Overlay: None

Planning scheme data last updated on 21 May 2018.
 A planning scheme sets out policies and requirements for the use, development and protection of land. This report provides information about the zone and overlay provisions that apply to the selected land. Information about the State, local, particular and general provisions of the local planning scheme that may affect the use of this land can be obtained by contacting the local council or by visiting Planning Schemes Online.
 This report is NOT a Planning Certificate issued pursuant to Section 199 of the Planning & Environment Act 1987. It does not include information about exhibited planning scheme amendments, or zonings that may affect the land. To obtain a Planning Certificate go to Titles and Property Certificates.
 The Planning Property Report includes separate maps of zones and overlays.
 For details of surrounding properties, use this service to get the Reports for properties of interest.
 To view planning zones, overlay and heritage information in an interactive format visit Planning Maps Online.
 For other information about planning in Victoria visit www.planning.vic.gov.au.

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Area Map



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Page 3 of 3

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Planning and Environment Act 1987

WELLINGTON PLANNING SCHEME

AMENDMENT C102WELL

INSTRUCTION SHEET

The planning authority for this amendment is the Wellington Shire Council.

The Wellington Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 46 attached map sheets.

Zoning Maps

1. Amend Planning Scheme Map Nos 33, 37, 40, 45, 55, 57, 58, 62, 66, 70, 72, 76, 83, 85, 87, 89, 90, 91, 92, 93, 94, 96, 102, 109, 112, 113, 117, 119, 131, 132, 136, 138, 139, 143, 150, 151, 175, 178, 189, 190, 198, 205, 211 in the manner shown on the 43 attached maps marked "Wellington Planning Scheme, Amendment C102".

Overlay Maps

2. Amend Planning Scheme Map Nos 89HO and 119PAO in the manner shown on the 2 attached maps marked "Wellington Planning Scheme, Amendment C102".

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

3. In **Zones** – Clause 37.01, replace Schedule 4 with a new Schedule 4 in the form of the attached document.
4. In **Zones** – Clause 37.02, replace Schedule with a new Schedule in the form of the attached document.
5. In **Overlays** – Clause 43.01, replace Schedule with a new Schedule in the form of the attached document.
6. In **Overlays** – Clause 43.04, replace Schedule 9 with a new Schedule 9 in the form of the attached document.
7. In **Particular Provisions** – Clause 52.17, replace the Schedule with a new Schedule in the form of the attached document.
8. In **Operational Provisions** – Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document.

End of document

20/03/2019 2:11
 6/18/2019 Proposed C102.indd

SCHEDULE TO CLAUSE 52.17 NATIVE VEGETATION

1.0

Scheduled area

Area	Description of native vegetation for which no permit is required to remove, destroy or lop
Land required for the construction of the deviation of the South Gippsland Highway at the Swing Bridge and associated ancillary works, as shown stippled on Map 1 (drawing number SP18813A dated 13-01-94).	All native vegetation
Land associated with the construction of the Princes Highway duplication between Gale and Templeton Road, Kilmory as shown in the map of the Public Acquisition Overlay Schedule 1 or Road Zone Category 1	All native vegetation to the minimum extent necessary, subject to meeting the requirements of the background document Victoria's Native Vegetation Management – A Framework for Action (Department of Natural Resources and Environment, 2002) to the satisfaction of the Department of Environment, Land, Water and Planning.
Land associated with the construction of the South Gippsland Highway upgrade (Stage 3 – Cox's Bridge) between May Street Sale and the Thompson River bridge (constructed as part of South Gippsland Highway upgrade: Stage 1 - Swing Bridge Realignment).	All native vegetation to the minimum extent necessary, subject to meeting the requirements of the background document Victoria's Native Vegetation Management – A Framework for Action (Department of Natural Resources and Environment, 2002) to the satisfaction of the Department of Environment, Land, Water and Planning.
Land associated with the construction of the Hyland Highway overtaking lane between Lays Road and Campbells Road.	All native vegetation to the minimum extent necessary, subject to meeting the requirements of the background document Victoria's Native Vegetation Management – A Framework for Action (Department of Natural Resources and Environment, 2002) to the satisfaction of the Department of Environment, Land, Water and Planning.

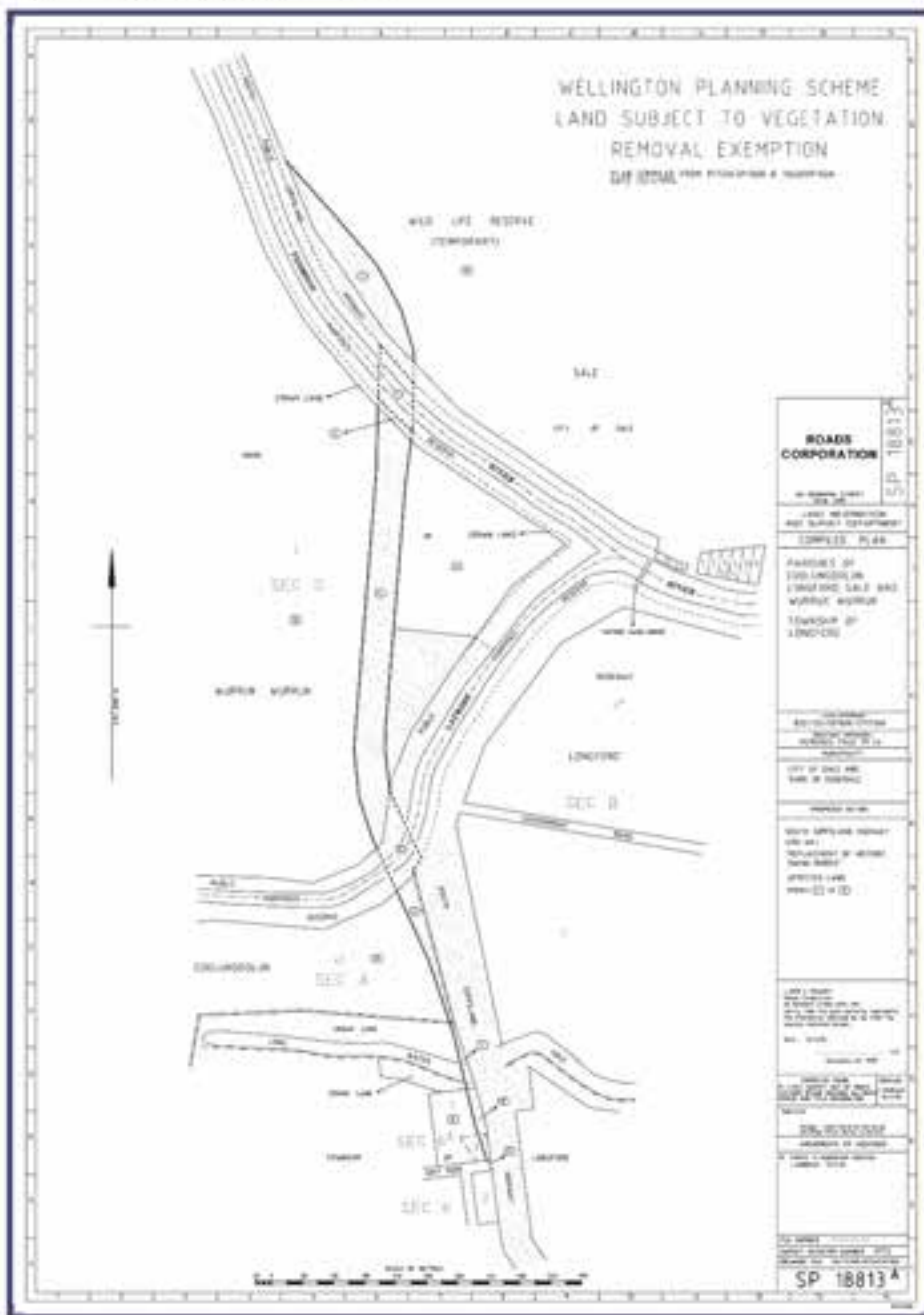
2.0

Scheduled weed

Area	Description of weed
None specified	

WELLINGTON PLANNING SCHEME

Map 1 to the Schedule to Clause 52.17



Proposed C102well

SCHEDULE TO CLAUSE 52.17 NATIVE VEGETATION

1.0

Proposed C102well

Scheduled area

Area	Description of native vegetation for which no permit is required to remove, destroy or lop
Land required for the construction of the deviation of the South Gippsland Highway at the Swing Bridge and associated ancillary works, as shown stippled on Map 1 (drawing number SP18813A, dated 13-01-04).	All native vegetation
Land associated with the construction of the South Gippsland Highway upgrade (Stage 3 – Cox's Bridge) between May Street Sale and the Thompson River bridge (constructed as part of South Gippsland Highway upgrade, Stage 1 – Swing Bridge Realignment).	All native vegetation to the minimum extent necessary, subject to meeting the requirements of the background document <i>Victoria's Native Vegetation Management – A Framework for Action</i> (Department of Natural Resources and Environment, 2002) to the satisfaction of the Department of Environment, Land, Water and Planning.
Land associated with the construction of the Hyland Highway overtaking lane between Lays Road and Campbells Road.	All native vegetation to the minimum extent necessary, subject to meeting the requirements of the background document <i>Victoria's Native Vegetation Management – A Framework for Action</i> (Department of Natural Resources and Environment, 2002) to the satisfaction of the Department of Environment, Land, Water and Planning.

2.0

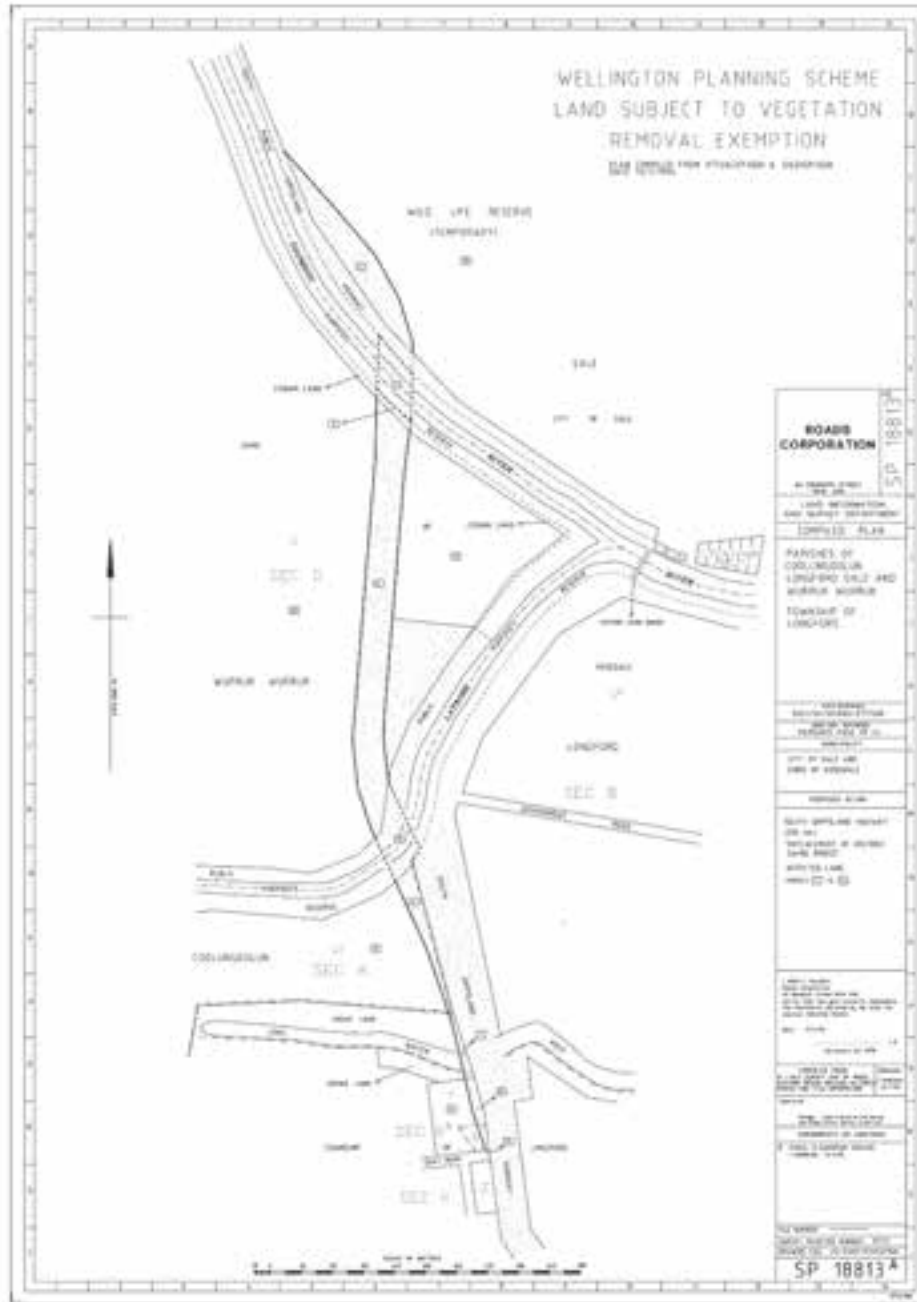
Proposed C102well

Scheduled weed

Area	Description of weed
None specified	

WELLINGTON PLANNING SCHEME

Map 1 to the Schedule to Clause 52.17



SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY

1.0 Application requirements

None specified.

2.0 Heritage places

The requirements of this overlay apply to both the heritage place and its associated land.

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
ALBERTON								
HO3	Maree Banks Street, Alberton (Town Lot 5/2) Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO8	House Danger Street, Alberton Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO11	Eabon Eabon Hawdon Street, Alberton (Part CA 4/17) Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO1	House	Yes	No	No	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Johnson Street (Manns Beach Road), Alberton (Part CA A/2) Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions							
HO2	House 60 Johnson Street (Manns Beach Road), Alberton (CA 6-Section3) Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO7	House Kirkkop Street, Alberton (Town Lot 17/3) Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO22	House Old Port Road, Alberton (CA 87D) Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO12	Alberton Buffer Factory (former) Russell Street, Alberton (Lot 4/17) Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	No	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO6	House Streleski Street, Alberton (Town lots 1 & 2/3) Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO5	Store & residence Turnbull Street, Alberton (Town lot 19/2) Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO9	House Turnbull Street, Alberton (Town lot Part CA 1/7) Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO10	Victoria Hotel 53 Turnbull Street, Alberton (Part CA 3/9) Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO13	Farm House Yarram-Alberton Road (South Gippsland Highway), Alberton (Part CA 63)	Yes	No	No	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions							
HO14	House Yarram-Alberton Road (South Gippsland Highway), Alberton (Part CA 63) Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO15	House Yarram-Alberton Road (South Gippsland Highway), Alberton (Part CA 100) Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO28	Alberton Cemetery 214 Yarram-Port Albert Road, Port Albert Incorporated plan Alberton Cemetery incorporated Plan Heritage Permit Exemptions	No	No	Yes	Yes	No	No	No
BOISDALE								
HO28	St George's Anglican Memorial Church 6 Boisdale-Valencia Creek Road, Boisdale	Yes	Yes	Yes - White Cedar tree (Melia azedarach), 1950s Camellia	Yes - brick fence and gates	No	No	Not assessed

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
				tree & Silver Birch (<i>Betula pendula</i>)				
H0297	Boisdale Uniting Church (former) 1 Main Street, Boisdale	Yes	Yes	Yes	Yes, WC building	No	No	Not assessed
H0298	General Store, Bakery (former) & House 30 & 32-34 Main Street, Boisdale	Yes	Yes - oven & doors in bakery	No	No	No	No	Not assessed
H0299	Stables, Blacksmiths & Wheelwrights and blacksmith's house (former) 35-39 Main Street, Boisdale	Yes	No	No	Yes - fence at no. 35 Main Street	No	No	Not assessed
H0300	Boisdale Public Hall & Memorials 42-44 Main Street, Boisdale	Yes	Yes - entry, stage & hall only	No	No	No	No	Not assessed
BRIAGOLONG								
H0291	St Patrick's Catholic Church 1 Avon Street, Briagolong	Yes	Yes	No	No	No	No	Not assessed
H078	Mechanics' Institute and Collection 9-11 Avon Street, Briagolong	-	-	-	-	Yes Ref No H0550	Yes	No
H0302	ANZAC Park & Fallen Soldiers' Memorial 23 Avon Street, Briagolong	Yes - including cleaning	No	Yes	No	No	No	Not assessed
H0303	RSL Sub Branch Club Room 55-57 Avon Street, Briagolong	Yes	Yes	No	Yes - Gilio's Gate	No	No	Not assessed
H0294	Annie Whitefaw Memorial Grave Briagolong Cemetery, 570 Boundary Road, Briagolong	Yes - including cleaning	No	No	Yes - stone & cast iron fence to the	No	No	Not assessed



WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
					Annie Whitelaw grave			
HO265	<i>Briagolong United Church & Dutch Elm</i> 4 Church Street, Briagolong	Yes	No	Yes - Dutch Elm	No	No	No	Not assessed
HO266	<i>All Saints Anglican Church Complex</i> 14 Church Street, Briagolong	Yes	Yes - 1908 church porch, nave & chancel	Yes - Algerian Oak, Blue Cedar	Yes - 1884 church, 1906 vestry, front fence & gates	No	No	Not assessed
HO267	<i>Coffee Palace (former)</i> 39 Forbes Street, Briagolong	No	No	No	No	No	No	Not assessed
HO79	<i>Mount View</i> Gorge Road, Briagolong Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	Yes	No	No	No	No
BUNDALAGUAH								
HO77	<i>Primary School No. 1107</i> Maffra-Sale Road, Bundalaguah Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	Yes	Yes	No	No	No	No	No
BUSHY PARK								
HO268	<i>Angus McMillan Memorial and Pencil Pines</i> Maffra-Briagolong Road (Road Reserve), Bushy Park	Yes - including cleaning	No	Yes	No	No	No	Not assessed

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
CLYDEBANK								
HO54	<i>Clydebank Bridge Scarred Trees</i> Bengworden Road, Clydebank Comprises the trees and approximately 150 ha of land. Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions.	Yes	No	Yes	No	No	No	No
COWWARR								
HO369	<i>Christ Church and Lock-up</i> 8-10 Church Street, Cowwarr	Yes	Yes	Yes - Elm	Yes - lock-up	No	No	Not assessed
HO300	<i>St Brigit's Catholic Church Complex</i> 13-19 Church Street, Cowwarr	Yes	Yes - church porch, nave & chancel	No	Yes - front fence & gates	No	No	Not assessed
HO67	<i>Homeview</i> Heyfield Road, Cowwarr Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions.	Yes	No	Yes	No	No	No	No
HO301	<i>Cricket Club Hotel</i> 18-20 Main Street, Cowwarr	No	No	No	No	No	No	Not assessed
HO302	<i>Cowwarr Public Hall & Memorials</i> 31-33 Main Street, Cowwarr	No	No	No	Yes - front fence	No	No	Not assessed
HO66	<i>Cowwarr Butter Factory (former)</i> 2730 Traralgon-Maffra Road, Cowwarr	-	-	-	-	Yes - Ref No H1282	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
DARGO/COWA								
HO48	Connelly's Inn (Old Hotel) Dargo High Plains Road, Dargo Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO107	Grant Historic Area McMillans Road, Dargo Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	Yes	No	No	No	No
HO115	Good Hope Quartz Goldmining Precinct Good Hope Spur Track, Grant Historic Area, Wongungarra	-	-	-	-	Yes - Ref No H1268	No	No
HO113	Harrisons Cut Gold Diversion Site Upper Dargo Road, Dargo	-	-	-	-	Yes - Ref No H1263	No	No
HO114	Jungle Creek Gold Mining Diversion Sluice, Grant Historic Area, Hibernia Road, Cowa	-	-	-	-	Yes - Ref No H1258	No	No
FULHAM								
HO59	Fulham Park 413 Myrtlebank Road, Fulham	-	-	-	-	Yes - Ref No H0331	No	No
GLENCAIRN								
HO108	Barkly River Bridge Licola-Glencairn Road, Glencairn	No	No	No	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions							
HEDLEY								
HO81	Gellondale Briquette Plant Coal Pit Road (Lanes Road) and South Gippsland Highway, Hedley	-	-	-	-	Yes - Ref No H1055	No	No
HEYFIELD								
HO003	Heyfield Soldiers' Memorial and Pencil Pines George Street, Heyfield	Yes - including cleaning	No	Yes	No	No	No	Not assessed
HO004	St Michael's Catholic Church 2-6 George Street, Heyfield	Yes	Yes	No	No	No	No	Not assessed
HO005	Railway Hotel 24 George Street, Heyfield	Yes	No	No	No	No	No	Not assessed
HO006	Police Station (former) 6 MacFarlane Street, Heyfield	No	No	No	Yes - stables	No	No	Not assessed
HO007	Heyfield Uniting Church and Memorial 48 Macfarlane Street, Heyfield	Yes	Yes	No	No	No	No	Not assessed
HO008	Post Office (former) 7 Temple Street, Heyfield	Yes	No	No	No	No	No	Not assessed
HO009	St James Anglican Soldiers Memorial Church & Memorials 15 Temple Street, Heyfield	Yes	Yes	No	No	No	No	Not assessed

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO310	Heyfield Primary School & 1875 Church of England (former) 22-40 Temple Street	Yes	No	No	Yes - school entrance gateway & arch	No	No	Not assessed
HO311	Commercial Hotel 66 Temple Street, Heyfield	Yes	No	No	No	No	No	Not assessed
HIAWATHA								
HO110	Hiawatha 'A' Frame Bridge, Little Albert River crossing Albert River Road, Hiawatha	-	-	-	-	Yes - Ref No H2069	No	No
MAFFRA								
HO312	Beet Sugar Factory Office (former) & Weighbridge Apex Park, McMahon Drive, Maffra	Yes	Yes - c1897 building only	No	Yes - weighbridge	No	No	Not assessed
HO53	Strathavon Nurtin RMB 8196, Beet Road via Maffra Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	Yes	No	No	No	No
HO74	Primary School No. 861 Church Street, Maffra	Yes	No	No	No	No	No	No
HO313	St John's Anglican Church Complex 14 Church Street, Maffra	Yes	Yes - church entry, nave, chancel, apse, organ-chamber, Lych Gate	Yes - Turkey Oak	Yes - Lych Gate; 1950s brick columbarium, fence &	No	No	Not assessed

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
					gates; timber & wire fence to rectory			
HO314	St Mary's Catholic Church Complex Duke Street, Maffra	Yes	Yes - 1971 & 1993 Church, 1924 Church	Yes - Canary Island Date Palms	Yes - Callanan grave site & headstone, Bell	No	No	Not assessed
HO315	Maffra Soldiers' Memorial Johnson Street (road reserve), Maffra	Yes - including cleaning	No	Yes	No	No	No	Not assessed
HO316	Macalister Hotel 2 Johnson Street, Maffra	Yes	Yes - to c1863 fabric	No	No	No	No	Not assessed
HO317	Commercial Bank of Australia (former) 50 Johnson Street, Maffra	Yes	No	No	Yes - brick fence along Thomson Street	No	No	Not assessed
HO71	National Bank of Australasia (former) 64 Johnson Street, Maffra	-	-	-	-	Yes - Ref No H0399	No	No
HO72	Court House Johnson Street, Maffra Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	Yes	Yes	No	No	No	No	No
HO352	Foster Building 67-71 Johnson Street, Maffra	-	-	-	-	Yes - Ref No H2308	Yes	No
HO73	Shop 75 Johnson Street, Maffra	Yes	No	Yes	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan Individual Heritage Places (township areas) Permit Exemptions							
HO318	<i>Metropolitan Hotel (former)</i> 95 Johnson Street, Maffra	Yes	No	No	No	No	No	Not assessed
HO319	<i>Maffra Hotel</i> 122 Johnson Street, Maffra	Yes	No	No	No	No	No	Not assessed
HO320	<i>Mechanics Institute, Memorial Hall Complex & Memorials</i> 150-158 Johnson Street & 11-15 Foster Street, Maffra	Yes	Yes - RSL room of the 1922 Great War Peace Memorial Hall only	No	No	No	No	Not assessed
HO321	<i>Young's Arcade</i> 160 Johnson Street, Maffra	Yes	No	No	No	No	No	Not assessed
HO75	<i>Boisdale</i> 494 Maffra-Briagolong Road, Maffra Includes the homestead, garden, outbuildings and water tower Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	Yes	No	No	No	No
HO322	<i>St Andrew's Uniting Church</i> 7 Pearson Street, Maffra	Yes	Yes - nave & tower	No	Yes - fence	No	No	Not assessed
HO76	<i>Meeburn Park</i> Tinamba Road (Traralgon Maffra Road), Maffra	Yes	No	Yes	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Includes the stables Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions							
NEWRY								
HO80	Mechanics' Institute Boisdale-Newry Road, Newry	Yes	No	Yes	No	No	No	No
PALMERSTON/PORT ALBERT								
HO24	House 8 Albany Street (CA 4/1), Palmerston Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO25	House 2-4 Brisbane Street, Palmerston Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO26	House 15 Denison Street (CA 8/5), Palmerston Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO30	Police Station & Immigration Barracks (former)	-	-	-	-	Yes - Ref No HO498	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	6 Denison Street and 5 Colville Street (CA 3, 4/4), Palmerston							
HO28	House 22 Fitzroy Street (CA 6/8), Palmerston Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO23	Tarrawonga 70 Port Albert-Tarraville Road (CA 79A), Palmerston Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	No	No	No	No	No
PORT ALBERT								
HO34	Port Albert Heritage Precinct Incorporated plan Port Albert Heritage Precinct <i>Incorporated Plan</i> Permit Exemptions	No	No	Yes - Norfolk Island Pines	No	No	No	No
HO25	Port Albert Maritime Museum (former Bank of Victoria) Tarraville Road, Port Albert	-	-	-	-	Yes - Ref No H1210	No	No
HO32	Footings of former Powder Magazine (off) Bay Street, near East Street, Port Albert Incorporated plan Port Albert Heritage Precinct <i>Incorporated Plan</i> Permit Exemptions	Yes	No	No	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO35	Old Port foreshore reserve (south of) Old Port Road, Port Albert Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	No	No	No	No	No	No	No
HO119	Roberts' drapers shop (former), residence & tree 63-65 Tarraville Road, Port Albert Incorporated plan Port Albert Heritage Precinct Incorporated Plan Permit Exemptions	No	No	Yes - Cordyline	No	No	No	No
HO135	Ship Inn Hotel (former) & tree 73 Tarraville Road, Port Albert Incorporated plan Port Albert Heritage Precinct Incorporated Plan Permit Exemptions	No	No	Yes - Cordyline	No	No	No	No
HO174	Port Albert Mechanics' Institute 20 Victoria Street, Port Albert Incorporated plan Port Albert Heritage Precinct Incorporated Plan Permit Exemptions	No	Yes	No	No	No	No	No
HO116	Turnbull Orr and Co Bond Store and Office (former) 41-43 Wharf Street, Port Albert	-	-	-	-	Yes - Ref No H1779	No	No
ROSEDALE								

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO58	St Mark's Anglican Church 55-61 Albert Street, Rosedale	-	-	-	-	Yes - Ref No HO589	No	No
HO323	Rosedale Shire Offices (former) and English Elms 1-3 Cansick Street, Rosedale	Yes	No	Yes - English Elms	No	No	No	Not assessed
HO324	McCarthy House 10 Lyons Street, Rosedale	Yes	No	No	No	No	No	Not assessed
HO111	Railway bridge over Latrobe River & floodplain Dandenong-Sale (Main Gippsland) Railway, Rosedale	No	No	No	No	No	No	No
HO325	Lyons Street Beautification Trees and Memorial Reserve Lyons Street (median strip), Rosedale	Yes - including cleaning	No	Yes	No	No	No	Not assessed
HO60	Rosedale Hotel 29-31 Lyons Street, Rosedale	-	-	-	-	Yes - Ref No HO645	No	No
HO57	Primary School (1871 building) Prince Street, Rosedale	Yes	No	Yes	No	No	No	No
HO62	Mechanics' Institute Prince Street, Rosedale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	Yes	No	Yes	No	No	No	No
HO64	Masonic Hall Prince Street, Rosedale	Yes	No	Yes	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan Individual Heritage Places (township areas) Permit Exemptions							
HO65	<i>Old Post Office</i> Prince Street, Rosedale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	Yes	No	Yes	No	No	No	No
HO326	<i>Exchange Hotel (former)</i> 2-10 Prince Street, Rosedale	Yes	No	No	No	No	No	Not assessed
HO327	<i>Bank of Australasia (former)</i> 25-27 Prince Street, Rosedale	Yes	No	No	No	No	No	Not assessed
HO69	<i>Nambrok</i> Princes Highway, Rosedale Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	Yes	No	No	No	No
HO328	<i>St Rose of Lima Catholic Church</i> 4-6 Queen Street, Rosedale	Yes	Yes - church nave, chancel & porch	No	No	No	No	Not assessed
HO329	<i>Presbyterian Manse (former) & Cork Oak</i> 44 Queen St, Rosedale	Yes	No	Yes - Cork Oak	No	No	No	Not assessed
HO330	<i>St Andrews Uniting Church</i> 48-52 Queen St, Rosedale	Yes	Yes - porch, nave & chancel	No	No	No	No	Not assessed
HO63	<i>Ridge Station</i>	Yes	No	Yes	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	29 Rosedale-Hayfield Road, Rosedale Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions							
HO70	Holey Plain Rosedale-Longford Road, Rosedale Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	Yes	No	No	No	No
HO82	Rosedale Railway Station complex 26 Willung Road, Rosedale	-	-	-	-	Yes - Ref No H1589	No	No
SALE								
HO86	Sale Town Centre Precinct Incorporated plan Sale town centre heritage precinct permit exemptions	No	No	Yes	No	No	No	No
HO121	Sale Victoria Park Precinct Incorporated plan Sale residential heritage precinct permit exemptions (amended September 2015)	No	No	Yes – street trees & Victoria Park only	No	No	No	No
HO122	Sale St Mary's Precinct Incorporated plan Sale residential heritage precinct permit exemptions (amended September 2015)	No	No	Yes – street trees only	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO123	<i>Sale Lake Guthridge Landscape Precinct Incorporated plan</i> <i>Sale residential heritage precinct permit exemptions (amended September 2015)</i>	No	No	Yes – streets & public reserves only	No	No	No	No
HO124	<i>Sale Esso Executive Housing Precinct Incorporated plan</i> <i>Sale residential heritage precinct permit exemptions (amended September 2015)</i>	No	No	No	No	No	No	No
HO125	<i>Sale Railway Precinct Incorporated plan</i> <i>Sale residential heritage precinct permit exemptions (amended September 2015)</i>	No	No	No	No	No	No	No
HO126	<i>Sale State Bank Houses Precinct Incorporated plan</i> <i>Sale residential heritage precinct permit exemptions (amended September 2015)</i>	No	No	No	No	No	No	No
HO128	<i>Sale Stawell & Market Streets Precinct Incorporated plan</i> <i>Sale residential heritage precinct permit exemptions (amended September 2015)</i>	No	No	Yes – street trees only	No	No	No	No
HO129	<i>Sale Thomson Street Precinct Incorporated plan</i> <i>Sale residential heritage precinct permit exemptions (amended September 2015)</i>	No	No	No	No	No	No	No
HO131	<i>Sale Netherlands Rural Area Precinct Incorporated plan</i>	No	No	No	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Sale Rural Heritage Precincts Incorporated Plan Precinct Permit Exemptions							
HO97	Sale Cemetery Back Maffra Road & Cemetery Road, Sale	Yes	No	No	No	No	No	No
HO108	Myrtlebank School (former) Lot 1 LP 84352, Back Maffra Road, Sale Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	No	No	No	No	No	No	No
HO242	House & front fence 7 Barkly Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes – front fence	No	No	No
HO120	House & front fence 15 Barkly Street Incorporated plan Sale residential heritage precinct permit exemptions (amended September 2015)	No	No	No	Yes – front fence	No	No	No
HO188	House 18 Codrington Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO99	Bishopscourt 4 Cranwick Crescent, Sale	Yes	No	No	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan Individual Heritage Places (township areas) Permit Exemptions							
HO154	<i>House</i> 5 Cunninghame Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO100	<i>House (Medical Clinic)</i> 38 Cunninghame Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO153	<i>Pipe crossing</i> Cunninghame Street, Sale Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	No	No	No	No	No	No	No
HO96	<i>Remnant trees</i> Cunninghame Street, Sale	No	No	Yes	No	No	No	No
HO100	<i>St Paul's Anglican Cathedral</i> 149 Cunninghame Street, Sale Incorporated plan Sale residential heritage precincts permit exemptions (amended September 2015)	Yes	No	No	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO127	House & front fence 167-69 Cunninghame Street, Sale Incorporated plan Sale residential heritage precincts permit exemptions (amended September 2015)	Yes	No	No	Yes – front fence	No	No	No
HO207	House & tree 175-77 Cunninghame Street, Sale Incorporated plan Sale residential heritage precincts permit exemptions (amended September 2015)	No	No	Yes – Caucasian Fir tree	No	No	No	No
HO144	Municipal Pound (former) 14 Dargo Street, Sale. Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	No	No	No	No	No	No	No
HO138	Drying Barn 50-54 Dargo Street (CA 14), Sale Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	No	No	No	No	No	No	No
HO87	Bon Accord 153-155 Dawson Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO237	Peppercorn trees	No	No	Yes	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Desailly Street, Sale							
HD141	Elm Trees Corner of Desailly & McMillan Streets, Sale	No	No	Yes	No	No	No	No
HC099	House & front fence 29 Desailly Street, Sale Incorporated plan Sale residential heritage precincts permit exemptions (amended September 2015)	Yes	No	No	Yes – front fence	No	No	No
HD250	Presbyterian Manse 30-40 Desailly Street, Sale Incorporated plan Sale town centre heritage precinct permit exemptions	Yes	No	No	No	No	No	No
HD181	House & front fence 185 Desailly Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes – front fence	No	No	No
HD182	House & front fence 190 Desailly Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes – front fence	No	No	No
HD187	The Miners 207 Desailly Street, Sale	No	No	No	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan Individual Heritage Places (township areas) Permit Exemptions							
HO227	<i>St Helen's Private Hospital (former)</i> 37-39 Elgin Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO247	Stables 67-69 Elgin Street (rear of), Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO233	House & front fence 80 Elgin Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes – front fence	No	No	No
HO175	Gay Nor 11 Fitzroy Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes – front fence & garage	No	No	No
HO175	House 47 Fitzroy Street, Sale Incorporated plan	No	No	No	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Individual Heritage Places (township areas) Permit Exemptions							
HO235	House & front fence 148-148 Fitzroy Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes – front fence	No	No	No
HO145	House 3 Foster Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO104	St Mary's Catholic Cathedral, former Convent, organ, and Primary School 47-57 Foster Street, Sale Incorporated plan Sale residential heritage precincts permit exemptions (amended September 2015)	Yes	No	No	No	No	No	No
HO251	House (Diocesan Centre Office) 63-65 Foster Street, Sale Incorporated plan Sale residential heritage precincts permit exemptions (amended September 2015)	Yes	No	No	No	No	No	No
HO143	Former ESSO BHPP Offices (Wellington Shire Council Offices) 66 -70 Foster Street, Sale	No	No	No	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO83	<i>Sale Court House</i> 79-87 Foster Street, Sale	-	-	-	-	Yes - Ref No H1484	No	No
HO252	<i>Borough of Sale Municipal Offices (former)</i> 128-30 Foster Street, Sale Incorporated plan Sale town centre heritage precinct permit exemptions	Yes	Yes	Yes - Schinus molle	No	No	No	No
HO253	<i>House</i> 169 Foster Street, Sale Incorporated plan Sale residential heritage precincts permit exemptions (amended September 2015)	Yes	No	No	No	No	No	No
HO220	<i>House</i> 215 Foster St (corner of Foster & Palmerston Streets), Sale Incorporated plan <i>Individual Heritage Places</i> Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO45	<i>Grassdale</i> 8 Grassdale Road, Sale	-	-	-	-	Yes - Ref No HO261	No	No
HO216	<i>House</i> 22 Guthridge Parade, Sale Incorporated plan <i>Individual Heritage Places</i>	No	No	No	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Individual Heritage Places (township areas) Permit Exemptions							
HO216	House 52 Guthridge Parade, Sale Incorporated plan <i>Individual Heritage Places</i> Individual Heritage Places (township areas) Permit Exemptions	No	No	Yes - Peppercorns	No	No	No	No
HO222	Monenroce 124-126 Guthridge Parade, Sale Incorporated plan <i>Individual Heritage Places</i> Individual Heritage Places (township areas) Permit Exemptions	No	No	Yes	No	No	No	No
HO91	Fitzpatrick House 143-138 Guthridge Parade, Sale Incorporated plan <i>Individual Heritage Places</i> Individual Heritage Places (township areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO223	Plane Tree, Sale Hospital 143-71 Guthridge Parade, Sale	No	No	Yes	No	No	No	No
HO224	The Cottage 146-50 Guthridge Parade, Sale Incorporated plan <i>Individual Heritage Places</i>	No	No	No	No	No	No	No

WELLINGTON PLANNING SCHEME

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	Individual Heritage Places (township areas) Permit Exemptions							
HO231	Sunraysia 218 Guthridge Parade, Sale Incorporated plan <i>Individual Heritage Places</i> Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO225	Blairgowrie House 26 Inglis Street, Sale Incorporated plan <i>Individual Heritage Places</i> Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO235	House 85-88 Lansdowne Street, Sale Incorporated plan <i>Individual Heritage Places</i> Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO230	House 91 Lansdowne Street, Sale Incorporated plan <i>Individual Heritage Places</i> Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO155	Former Woolen Mills (Nylex Factory) 31-47 McGhee Street, Sale	No	No	No	No	No	No	No
HO155	St Patrick's College Footbridge Macalister Street, Sale Incorporated plan Individual Heritage Places Individual Heritage Places (rural areas) Permit Exemptions	No	No	No	No	No	No	No
HO156	House 2 Macalister Street, Sale Incorporated plan Individual Heritage Places Individual Heritage Places (township areas) Permit Exemptions	No	No	Yes	No	No	No	No
HO157	House 6-8 Macalister Street, Sale Incorporated plan Individual Heritage Places Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO158	House 10-12 Macalister Street, Sale Incorporated plan Individual Heritage Places Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO101	Victoria Hall 47-49 Macalister Street, Sale Incorporated plan Sale town centre heritage precinct permit exemptions	Yes	No	No	No	No	No	No
HO254	City of Sale Municipal Offices, Hall & Gallery (former) 82-84 Macalister Street, Sale Incorporated plan Sale town centre heritage precinct permit exemptions	Yes	Yes	No	Yes	No	No	No
HO85	Criterion Hotel 90-94 Macalister Street, Sale	-	-	-	-	Yes - Ref No HO215	Yes	No
HO102	Victoria Park 101-103 Macalister Street, Sale Incorporated plan Sale residential heritage precincts permit exemptions (amended September 2015)	No	No	Yes	No	No	No	No
HO255	House 120 Macalister Street, Sale Incorporated plan Sale residential heritage precincts permit exemptions (amended September 2015)	Yes	No	No	No	No	No	No
HO84	Primary School No. 545 123-35 Macalister Street, Sale Incorporated plan	Yes	Yes	No	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Sale residential heritage precincts permit exemptions (amended September 2015)							
HC256	House & front fence 143 Macalister Street, Sale Incorporated plan Sale residential heritage precincts permit exemptions (amended September 2015)	Yes	No	No	Yes - front fence	No	No	No
HC257	House & tree 152 Macalister Street, Sale Incorporated plan Sale residential heritage precincts permit exemptions (amended September 2015)	Yes	No	Yes - Magnolia grandiflora	No	No	No	No
HC258	House & tree 154 Macalister Street, Sale Incorporated plan Sale residential heritage precincts permit exemptions (amended September 2015)	Yes	No	Yes - Magnolia grandiflora	No	No	No	No
HC259	House 155 Macalister Street, Sale Incorporated plan Sale residential heritage precincts permit exemptions (amended September 2015)	Yes	No	No	Yes - garage	No	No	No
HC260	House & tree 156 Macalister Street, Sale Incorporated plan	Yes	No	Yes - Oak in front yard	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Sale residential heritage precincts permit exemptions (amended September 2015)							
HC001	Oak tree 158 Macalister Street, Sale Incorporated plan Sale residential heritage precincts permit exemptions (amended September 2015)	No	No	Yes - Oak in front yard	No	No	No	No
HC002	House & hedge 159 Macalister Street, Sale Incorporated plan Sale residential heritage precincts permit exemptions (amended September 2015)	Yes	No	Yes - hedge	No	No	No	No
HC003	House & tree 162-64 Macalister Street, Sale Incorporated plan Sale residential heritage precincts permit exemptions (amended September 2015)	Yes	No	Yes - mature Elms	No	No	No	No
HC004	House 166 Macalister Street, Sale Incorporated plan Sale residential heritage precincts permit exemptions (amended September 2015)	Yes	No	No	No	No	No	No
HC005	House 190 Macalister Street, Sale Incorporated plan	Yes	No	No	Yes - front fence	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Sale residential heritage precincts permit exemptions (amended September 2015)							
HO92	Gables 118-120 Macarthur Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO08	House 123 Macarthur Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO30	House 125 Macarthur Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO20	House 133 Macarthur Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO21	House 135 Macarthur Street, Sale Incorporated plan	No	No	No	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Individual Heritage Places (township areas) Permit Exemptions							
HO212	Leslie House 152-56 Macarthur Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	Yes	No	No	No	No
HO229	House 190-92 Macarthur Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO232	House 209 Macarthur Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO284	Pine Tree Maffra-Sale Road, Sale	No	No	Yes	No	No	No	No
HO108	Woodoella Park 1450 Maffra-Sale Road, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	Yes	No	No	No	No
HO105	Giebe 1406 Maffra-Sale Road (CA 04) - Sale	Yes	No	No	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan <i>Individual Heritage Places (township areas)</i> <i>Permit Exemptions</i>							
HO197	<i>Myrtledowns</i> 1500 Maffra-Sale Road, Sale Incorporated plan <i>Individual Heritage Places (township areas)</i> <i>Permit Exemptions</i>	No	No	No	No	No	No	No
HO186	<i>Sale Showgrounds</i> Part CA 92, Maffra-Sale Road, Sale Incorporated plan <i>Sale & District Agricultural Society Showgrounds Heritage Permit Exemptions</i>	No	No	Yes	No	No	No	No
HO214	<i>House</i> 11 Market Street, Sale Incorporated plan <i>Individual Heritage Places (township areas)</i> <i>Permit Exemptions</i>	No	No	Yes	No	No	No	No
HO205	<i>Annie Pain Memorial Kindergarten Hall</i> 61-63 Market Street, Sale Incorporated plan <i>Sale residential heritage precincts permit exemptions (amended September 2015)</i>	Yes	Yes	No	No	No	No	No
HO213	<i>House</i> 15 Marley Street, Sale Incorporated plan	No	No	No	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Individual Heritage Places (township areas) Permit Exemptions							
HO257	House & front fence 45 Marley Street, Sale Incorporated plan Sale residential heritage precincts permit exemptions (amended September 2015)	Yes	No	No	Yes - front fence	No	No	No
HO281	Delbridge Hall 64-68 Marley Street, Sale Incorporated plan Sale residential heritage precincts permit exemptions (amended September 2015)	Yes	Yes	No	No	No	No	No
HO266	House, garden & front fence 90-94 Marley Street, Sale Incorporated plan Sale residential heritage precincts permit exemptions (amended September 2015)	Yes	No	Yes	Yes - front fence	No	No	No
HO221	House 13 Palmerston Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO66	Charles and Elizabeth Ayres Memorial Nurses Home 36-48 Palmerston Street, Sale	Yes	No	No	No	No	No	No
HO228	House	No	No	No	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	51 Palmerston Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions							
HC004	House 83-85 Palmerston Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HD137	Redgate Reserve CA 7A, Park Street, Sale Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	No	No	No	No	No	No	No
HC008	House 88 Patten Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HC009	Diocese of Sale Bishop's Office & front fence 8-10 Pearson Street, Sale Incorporated plan Sale residential heritage precincts permit exemptions (amended September 2015)	Yes	No	No	Yes - front fence	No	No	No
HD108	St Patrick's College	Yes	No	No	No	No	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	29-41 Pearson Street, Sale Incorporated plan Sale residential heritage precincts permit exemptions (amended September 2015)							
HO179	House 155 Pearson Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO180	House & Trees 166 Pearson Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	Yes - Pomegranate, Pear & Oak trees	No	No	No	No
HO200	Pooley's Bridge Pooley's Road, Sale	No	No	No	No	No	No	No
HO106	King George V Jubilee Avenue Princes Highway, Sale	No	No	Yes	No	No	No	No
HO147	Bridges & Road Alignment Princes Highway, Sale	No	No	No	No	No	No	No
HO139	Boaf Shed Part CA 23E, Punt Lane, Sale Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	No	No	No	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO190	House 1 Raglan Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO191	House 5 Raglan Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO192	Brick Works (former) 7 Raglan Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO199	House 8 Raglan Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO188	House 22 Raglan Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO193	Muralinga	No	No	Yes	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	31 Raglan Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions							
HC184	Lyndhurst 67-69 Raglan Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	Yes	No	No	No	No
HC245	House 100 Raglan Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HC246	House 105-07 Raglan Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HC243	House 150 Raglan Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HC239	House 174 Raglan Street, Sale	No	No	No	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan Individual Heritage Places (township areas) Permit Exemptions							
HO241	<i>House, front fence & trees</i> 197 Raglan Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	Yes	Yes - front fence	No	No	No
HO96	<i>St Anne's and Gippsland Grammar School</i> 52-66 Raymond Street, Sale	Yes	No	No	No	No	No	No
HO80	<i>Sale High School (former)</i> 63-67 Raymond Street, Sale	Yes	No	No	No	No	No	No
HO270	<i>Beaurepaire Tyre Service Pty Ltd (former)</i> 80-88 Raymond Street, Sale Incorporated plan Sale town centre heritage precinct permit exemptions	Yes	No	No	No	No	No	No
HO271	<i>Bank of Australasia (former)</i> 104-08 Raymond Street, Sale Incorporated plan Sale town centre heritage precinct permit exemptions	Yes	No	No	No	No	No	No
HO272	<i>AMP Society offices (1930 - former)</i> 118-24 Raymond Street, Sale Incorporated plan	Yes	No	No	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Sale town centre heritage precinct permit exemptions							
HO273	Commercial Bank (former) 123-25 Raymond Street, Sale Incorporated plan Sale town centre heritage precinct permit exemptions	Yes	No	No	No	No	No	No
HO274	St Columba's church complex & Loggin Reserve 131-71 Raymond Street, Sale Incorporated plan Sale town centre heritage precinct permit exemptions	Yes	No	Yes	No	No	No	No
HO275	Shop 142 Raymond Street, Sale Incorporated plan Sale town centre heritage precinct permit exemptions	Yes	No	No	No	No	No	No
HO276	AMP Society building (1919 – former) 164-66 Raymond Street, Sale Incorporated plan Sale town centre heritage precinct permit exemptions	Yes	No	No	No	No	No	No
HO277	Star Hotel 173-85 Raymond Street, Sale Incorporated plan	Yes	No	No	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Sale town centre heritage precinct permit exemptions							
HO89	Cobb & Co Stables 199 Raymond Street, Sale Incorporated plan Sale town centre heritage precinct permit exemptions	Yes	No	No	No	No	No	No
HO278	Miss Paton's Arcade (former) 229-239 Raymond Street, Sale Incorporated plan Sale town centre heritage precinct permit exemptions	Yes	No	No	No	No	No	No
HO167	House 456 Raymond Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO169	Hawthorne Dairy & House 462-64 Raymond Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO172	House 478 Raymond Street, Sale Incorporated plan	No	No	No	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Individual Heritage Places (township areas) Permit Exemptions							
HO166	House 479-81 Raymond Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO283	House (Loofee) 483 Raymond Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes - garage	No	No	No
HO170	House 493 Raymond Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	Yes	No	No	No	No
HO171	House 499-501 Raymond Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO185	Lalrope Hotel (former) 511 Raymond Street, Sale Incorporated plan	No	No	No	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Individual Heritage Places (township areas) Permit Exemptions							
HO184	House 517 Raymond Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO183	House, outbuildings & well 525-27 Raymond Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes - stables & dairy	No	No	No
HO219	Benacre 1-3 Rebecca Drive, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	Yes	No	No	No	No
HO145	HM Prison Sale (former) 13-15 Reeve Street, Sale	No	No	No	No	No	No	No
HO159	House 39 Reeve Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO177	House 138 Reeve Street, Sale	No	No	No	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan Individual Heritage Places (township areas) Permit Exemptions							
HO61	<i>Lalrope River Swing Bridge</i> Swing Bridge Drive, Sale and Longford	-	-	-	-	Yes - Ref No H1438	No	No
HO133	<i>Thomson River Jetty</i> South Gippsland Highway, Sale Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	No	No	No	No	No	No	No
HO134	<i>Robinson Park Trees</i> CA 18C, 23F, & 23G, South Gippsland Highway, Sale	No	No	Yes	No	No	No	No
HO136	<i>Sale Canal</i> CA 3 & 18A, South Gippsland Highway & Canal Road, Sale Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	No	No	No	No	No	No	No
HO163	<i>House</i> 38 Stawell Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO164	<i>House</i> 40-42 Stawell Street, Sale	No	No	No	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan Individual Heritage Places (township areas) Permit Exemptions							
HO185	House 44 Stawell Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO188	House 77 Stawell Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO279	House, garden & front fence 154-56 Stawell Street, Sale Incorporated plan Sale residential heritage precincts permit exemptions (amended September 2015)	Yes	No	Yes	Yes - front fence	No	No	No
HO95	Powder Magazine (former) 37-45 Stephenson Street, Sale Incorporated plan Sale Rural Heritage Precincts Permit Exemptions	Yes	No	No	No	No	No	No
HO132	La Trobe Wharf, Swan Hotel, & Victoria Hotel Site Swing Bridge Drive, Sale	No	No	No	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions							
HO181	House 46 Thomson Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO200	House 62 Thompson Street, Sale Incorporated plan Sale Residential Heritage Precincts Permit Exemptions	No	Yes	No	No	No	No	No
HO178	Teray 122 Thomson Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO152	Sale Waterworks Pumping Station and Treatment Plant Part CA 42D, Waterworks Road, Sale	No	No	No	No	No	No	No
HO215	Post Box Corner York & Macalister Streets, Sale	No	No	No	No	No	No	No
HO140	House 8 York Street, Sale Incorporated plan	No	No	No	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Individual Heritage Places (rural areas) Permit Exemptions							
HO142	House 57-59 York Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	Yes	No	No	No	No
HO93	<i>Mechanics' Institute Group</i> 125-141 York Street, Sale	Yes	No	No	No	No	No	No
HO201	<i>Milk Dairy</i> 178 York Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO202	Shop 184 York Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO203	<i>Fire Station (former)</i> 203-07 York Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO204	Baptist Church 209-13 York Street, Sale	No	No	No	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan Individual Heritage Places (township areas) Permit Exemptions							
HO205	Gentofte 222-30 York Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO206	Laurie 304-06 York Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO94	<i>Our Lady of Sion Convent</i> 341-49 York Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	Yes	No	No	No	No	No	No
SALEWURRUK								
HO140	<i>Wurruk Primary School No. 2518</i> 15-19 Fisk Street, Wurruk	No	No	No	No	No	No	No
HO150	Tom's Cottage 10-12 Otway Street, Wurruk Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO14B	House 2 (Part CA 3) Riverview Road (Princes Highway), Warruk Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	No	No	No	No	No	No	No
HO08	Kilmory Park 1613 Settlement Road, 148A, 148B, 148C, 148D and 148E Reid Drive, 148E and 148F Reid Drive, and part Amup Drive, Warruk	Yes	Yes, Mansion and Meat house only	Yes, mature exotic trees	Yes, Meat house, 3 underground water tanks, Men's quarters, stables, school, Sloyd Room, Recreation Centre, McClelland Memorial Gate posts and plaque.	No	No	Not assessed
HO15I	Oak Tree Settlement Road & Reid Drive, Warruk Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	No	No	Yes	No	No	No	No
STRATFORD & PERRY BRIDGE								
HO353	Avon River Rail Bridge Avon River, Stratford	-	-	-	-	Yes - Ref No H2369	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO50	<i>Stratford Post Office, Court House (former) & Council Chambers (former)</i> 64-66 Tyers Street (Princes Highway), Stratford	Yes	No	No	Yes - the fence section under the porch on the south elevation	No	No	No
HO52	<i>Wesleyan Methodist Church (former)</i> 14 Hobson Street, Stratford	Yes	No	Yes	No	No	No	No
HO331	<i>Mechanics Institute and Boer Memorial Plaque</i> 17 Hobson St, Stratford	Yes	Yes - original fabric of entry hall, hall & stage & Boer memorial plaque	No	No	No	No	Not assessed
HO332	<i>Holy Trinity Anglican Church, Hall, Rectory & Memorials</i> Lot 6 (LP215327) & 28 McFarlane Street, Stratford	Yes	Yes, church	No	No	No	No	Not assessed
HO333	<i>St Patrick's Catholic Church</i> 2 Merrick Street, Stratford	Yes	Yes	No	No	No	No	Not assessed
HO55	<i>Knob Reserve</i> Old Redbank Road, Stratford Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	Yes	No	No	No	No
HO334	<i>Stratford Railway Station and Crane</i> Railway Reserve Road & McFarlane Street, Stratford	Yes	No	No	Yes - crane	No	No	Not assessed
HO56	<i>Ramahyuck Cemetery Reserve</i>	Yes	No	Yes	No	No	No	Yes

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Ramahyuck Road, Perry Bridge, via Stratford							
HO40	Strathfieldsaye 324 Strathfieldsaye Road, Perry Bridge, via Stratford	-	-	-	-	Yes - Ref No HO202	No	No
HO35	Stratford Soldiers' Park and Soldiers' Memorial Tyers Street, Stratford	Yes - including cleaning	No	Yes	Yes	No	No	Not assessed
HO36	Bakery (former), Shop and Residence 20 Tyers Street, Stratford	Yes	No	No	No	No	No	Not assessed
HO37	Carter's Corner and Residence 23 Tyers Street, Stratford	Yes	No	No	Yes - large timber hipped roof building attached to the SW corner of the house	No	No	Not assessed
HO38	State Savings Bank (former) 58 Tyers Road, Stratford	Yes	No	No	Yes - front fence	No	No	Not assessed
TARRAVILLE								
HO37	House Bridge Street, Tarraville (CA 2/4) Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO41	Farm House	Yes	No	No	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Loughnan Street, Tarraville (Lot E of Block 13) Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions							
HO18	Woodcot Park Tannery Road (Manns Beach Road), Myrtle Point/Tarraville (CA 29)	-	-	-	-	Yes - Ref No HO549	-	-
HO19	Farm house Tannery Road (Manns Beach Road), Myrtle Point (CA 30) Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO21	House Tannery Road (Manns Beach Road), Myrtle Point/Tarraville (CA 105 D&E) Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO36	Christ Anglican Church Tyers Street, Tarraville (CA 3-6/1)	-	-	-	-	Yes - Ref No HO999	No	No
HO39	Residence Stawell Street, Tarraville	-	-	-	-	Yes - Ref No H2272	No	No
HO42	Green Hills Ray's Road, Tarraville (Lot 18a) Incorporated plan	Yes	No	No	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Individual Heritage Places (rural areas) Permit Exemptions							
HO40	House (former Commercial Hotel) 20 Reeve Street, Tarraville (Section 1) Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO44	Farm complex Shaws Road, Tarraville (CA 7) Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO38	State School Stewart Street, Robertsons Beach Road, and McCrae Street, Tarraville (CA 9-10/6)	Yes	No	No	No	No	No	No
TINAMBA								
HO39	St Matthews Anglican Memorial Church, Memorials & Trees 11 Tinamba-Seaton Road, Tinamba	Yes	Yes	Yes - those planted in 1985	No	No	No	Not assessed
YARRAM								
HO30	St Mary's Catholic Church and Presbytery 5 Buckley Street, Yarram	Yes	Yes - church	No	No	No	No	Not assessed
HO31	Mechanics Institute 2-4 Church Road, Yarram	Yes	Yes - hall only	No	No	No	No	Not assessed

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO342	Yarram Soldiers' Memorials Commercial Road (road reserve), Yarram	Yes - including cleaning	No	No	Yes - fence	No	No	Not assessed
HO333	Court House 170 Commercial Road, Yarram	-	-	-	-	Yes - Ref No H1491	No	No
HO343	Holy Trinity Anglican Memorial Church & Memorials 95-99 Commercial Road, Yarram	Yes	Yes - church nave, chancel, narthex, south porch	No	No	No	No	Not assessed
HO344	St Andrews Uniting Church and Hall 109-113 Commercial Road	Yes	Yes, church tower & bell, nave & chancel	No	No	No	No	Not assessed
HO345	Ventnor house and former surgery, and Palms 135 Commercial Road, Yarram	Yes	No	Yes - 5 Canary Island Date Palms	No	No	No	Not assessed
HO346	Regent Theatre 208-212 Commercial Road, Yarram	Yes	Yes	No	No	No	No	Not assessed
HO347	Yarram Post Office 216 Commercial Road, Yarram	Yes	No	No	No	No	No	Not assessed
HO348	Stockwell's Building 275-281 Commercial Road, Yarram	Yes	No	No	No	No	No	Not assessed
HO349	Yarram Club Hotel 287 Commercial Road, Yarram	Yes	No	No	No	No	No	Not assessed
HO350	Union Bank of Australia (former) 290-292 Commercial Road, Yarram	Yes	No	No	No	No	No	Not assessed

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO27	<i>Yarram Butter Factory</i> Commercial Road (South Gippsland Highway), Yarram Statement of Significance: Yarram Butter Factory	Yes	Yes	No	No	No	Yes	Not assessed
HO43	<i>Hawthorn Bank</i> Pound Road, Yarram	-	-	-	-	Yes - Ref No H0256	-	-
HO361	<i>Federal Coffee Palace (former)</i> 303-305 Commercial Road, Yarram	Yes	No	No	No	No	No	Not assessed
OTHER								
HO112	<i>Morning Star Gold Battery Site</i> Morning Star Creek (Donnelly Creek Goldfields), Yangourra	-	-	-	-	Yes - Ref No H1265	No	No
HO117	<i>Goodwood Sawmill</i> Mullungdung State Forest, South Gippsland Highway, Darriman	-	-	-	-	Yes - Ref No H2011	No	No
HO118	<i>Vallejo Gantner Hut</i> Mount Howitt Walking Track, Howitt Plains	-	-	-	-	Yes - Ref No H0046	No	No

WELLINGTON PLANNING SCHEME

Proposed C102well

SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY

1.0 Application requirements

Proposed C102well

None specified.

2.0 Heritage places

Proposed C102well

The requirements of this overlay apply to both the heritage place and its associated land.

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
ALBERTON								
HO3	Maree Banks Street, Alberton (Town Lot 5/2) Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO8	House Danger Street, Alberton Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO11	Eabon Eabon Hawdon Street, Alberton (Part CA 4/17) Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO1	House	Yes	No	No	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Johnson Street (Manns Beach Road), Alberton (Part CA A/2) Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions							
HO2	House 60 Johnson Street (Manns Beach Road), Alberton (CA 6-Section3) Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO7	House Kirkkop Street, Alberton (Town Lot 17/3) Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO22	House Old Port Road, Alberton (CA 87D) Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO12	Alberton Buffer Factory (former) Russell Street, Alberton (Lot 4/17) Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	No	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO6	House Streleski Street, Alberton (Town lots 1 & 2/3) Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO5	Store & residence Turnbull Street, Alberton (Town lot 19/2) Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO9	House Turnbull Street, Alberton (Town lot Part CA 1/7) Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO10	Victoria Hotel 53 Turnbull Street, Alberton (Part CA 3/9) Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO13	Farm House Yarram-Alberton Road (South Gippsland Highway), Alberton (Part CA 63)	Yes	No	No	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions							
HO14	House Yarram-Alberton Road (South Gippsland Highway), Alberton (Part CA 63) Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO15	House Yarram-Alberton Road (South Gippsland Highway), Alberton (Part CA 100) Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO28	Alberton Cemetery 214 Yarram-Port Albert Road, Port Albert Incorporated plan Alberton Cemetery Heritage Permit Exemptions	No	No	Yes	Yes	No	No	No
BOISDALE								
HO29	St George's Anglican Memorial Church 6 Boisdale-Valencia Creek Road, Boisdale	Yes	Yes	Yes - White Cedar tree (Melia azedarach), 1950s Camellia	Yes - brick fence and gates	No	No	Not assessed

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
				tree & Silver Birch (<i>Betula pendula</i>)				
HO097	Boisdale Uniting Church (former) 1 Main Street, Boisdale	Yes	Yes	Yes	Yes, WC building	No	No	Not assessed
HO098	General Store, Bakery (former) & House 30 & 32-34 Main Street, Boisdale	Yes	Yes - oven & doors in bakery	No	No	No	No	Not assessed
HO099	Stables, Blacksmiths & Wheelwrights and blacksmith's house (former) 35-39 Main Street, Boisdale	Yes	No	No	Yes - fence at no. 35 Main Street	No	No	Not assessed
HO090	Boisdale Public Hall & Memorials 42-44 Main Street, Boisdale	Yes	Yes - entry, stage & hall only	No	No	No	No	Not assessed
BRIAGOLONG								
HO091	St Patrick's Catholic Church 1 Avon Street, Briagolong	Yes	Yes	No	No	No	No	Not assessed
HO78	Mechanics' Institute and Collection 9-11 Avon Street, Briagolong	-	-	-	-	Yes Ref No H0550	Yes	No
HO092	ANZAC Park & Fallen Soldiers' Memorial 23 Avon Street, Briagolong	Yes - including cleaning	No	Yes	No	No	No	Not assessed
HO093	RSL Sub Branch Club Room 55-57 Avon Street, Briagolong	Yes	Yes	No	Yes - Gilio's Gate	No	No	Not assessed
HO094	Annie Whitefaw Memorial Grave Briagolong Cemetery, 570 Boundary Road, Briagolong	Yes - including cleaning	No	No	Yes - stone & cast iron fence to the	No	No	Not assessed

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
					Annie Whitelaw grave			
HO265	<i>Briagolong United Church & Dutch Elm</i> 4 Church Street, Briagolong	Yes	No	Yes - Dutch Elm	No	No	No	Not assessed
HO266	<i>All Saints Anglican Church Complex</i> 14 Church Street, Briagolong	Yes	Yes - 1908 church porch, nave & chancel	Yes - Algerian Oak, Blue Cedar	Yes - 1884 church, 1906 vestry, front fence & gates	No	No	Not assessed
HO267	<i>Coffee Palace (former)</i> 39 Forbes Street, Briagolong	No	No	No	No	No	No	Not assessed
HO79	<i>Mounf View</i> Gorge Road, Briagolong Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	Yes	No	No	No	No
BUNDALAGUAH								
HO77	<i>Primary School No. 1107</i> Maffra-Sale Road, Bundalaguah Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	Yes	Yes	No	No	No	No	No
BUSHY PARK								
HO268	<i>Angus McMillan Memorial and Pencil Pines</i> Maffra-Briagolong Road (Road Reserve), Bushy Park	Yes - including cleaning	No	Yes	No	No	No	Not assessed

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
CLYDEBANK								
HO54	<i>Clydebank Bridge Scarred Trees</i> Bengworden Road, Clydebank Comprises the trees and approximately 150 ha of land. Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions.	Yes	No	Yes	No	No	No	No
COWWARR								
HO369	<i>Christ Church and Lock-up</i> 8-10 Church Street, Cowwarr	Yes	Yes	Yes - Elm	Yes - lock-up	No	No	Not assessed
HO300	<i>St Brigit's Catholic Church Complex</i> 13-19 Church Street, Cowwarr	Yes	Yes - church porch, nave & chancel	No	Yes - front fence & gates	No	No	Not assessed
HO67	<i>Homeview</i> Heyfield Road, Cowwarr Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions.	Yes	No	Yes	No	No	No	No
HO301	<i>Cricket Club Hotel</i> 18-20 Main Street, Cowwarr	No	No	No	No	No	No	Not assessed
HO302	<i>Cowwarr Public Hall & Memorials</i> 31-33 Main Street, Cowwarr	No	No	No	Yes - front fence	No	No	Not assessed
HO66	<i>Cowwarr Butter Factory (former)</i> 2730 Traralgon-Maffra Road, Cowwarr	-	-	-	-	Yes - Ref No H1282	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
DARGO/COWA								
HO48	Connelly's Inn (Old Hotel) Dargo High Plains Road, Dargo Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO107	Grant Historic Area McMillans Road, Dargo Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	Yes	No	No	No	No
HO115	Good Hope Quartz Goldmining Precinct Good Hope Spur Track, Grant Historic Area, Wongungarra	-	-	-	-	Yes - Ref No H1268	No	No
HO113	Harrisons Cut Gold Diversion Site Upper Dargo Road, Dargo	-	-	-	-	Yes - Ref No H1263	No	No
HO114	Jungle Creek Gold Mining Diversion Sluice, Grant Historic Area, Hibernia Road, Cowa	-	-	-	-	Yes - Ref No H1258	No	No
FULHAM								
HO59	Fulham Park 413 Myrtlebank Road, Fulham	-	-	-	-	Yes - Ref No H0331	No	No
GLENCAIRN								
HO106	Barkly River Bridge Licola-Glencairn Road, Glencairn	No	No	No	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions							
HEDLEY								
HO81	Gellondale Briquette Plant Coal Pit Road (Lanes Road) and South Gippsland Highway, Hedley	-	-	-	-	Yes - Ref No H1055	No	No
HEYFIELD								
HO003	Heyfield Soldiers' Memorial and Pencil Pines George Street, Heyfield	Yes - including cleaning	No	Yes	No	No	No	Not assessed
HO004	St Michael's Catholic Church 2-6 George Street, Heyfield	Yes	Yes	No	No	No	No	Not assessed
HO005	Railway Hotel 24 George Street, Heyfield	Yes	No	No	No	No	No	Not assessed
HO006	Police Station (former) 6 MacFarlane Street, Heyfield	No	No	No	Yes - stables	No	No	Not assessed
HO007	Heyfield Uniting Church and Memorial 48 Macfarlane Street, Heyfield	Yes	Yes	No	No	No	No	Not assessed
HO008	Post Office (former) 7 Temple Street, Heyfield	Yes	No	No	No	No	No	Not assessed
HO009	St James Anglican Soldiers Memorial Church & Memorials 15 Temple Street, Heyfield	Yes	Yes	No	No	No	No	Not assessed

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO310	<i>Heyfield Primary School & 1875 Church of England (former)</i> 22-40 Temple Street	Yes	No	No	Yes - school entrance gateway & arch	No	No	Not assessed
HO311	<i>Commercial Hotel</i> 66 Temple Street, Heyfield	Yes	No	No	No	No	No	Not assessed
HIAWATHA								
HO110	<i>Hiawatha 'A' Frame Bridge, Little Albert River crossing</i> Albert River Road, Hiawatha	-	-	-	-	Yes - Ref No H2069	No	No
MAFFRA								
HO312	<i>Beet Sugar Factory Office (former) & Weighbridge</i> Apex Park, McMahon Drive, Maffra	Yes	Yes - c1897 building only	No	Yes - weighbridge	No	No	Not assessed
HO53	<i>Strathavon Nurtin</i> RMB 8196, Beet Road via Maffra Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	Yes	No	No	No	No
HO74	<i>Primary School No. 861</i> Church Street, Maffra	Yes	No	No	No	No	No	No
HO313	<i>St John's Anglican Church Complex</i> 14 Church Street, Maffra	Yes	Yes - church entry, nave, chancel, apse, organ-chamber, Lych Gate	Yes - Turkey Oak	Yes - Lych Gate; 1950s brick columbarium, fence &	No	No	Not assessed

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
					gates; timber & wire fence to rectory			
HO314	St Mary's Catholic Church Complex Duke Street, Maffra	Yes	Yes - 1971 & 1993 Church, 1924 Church	Yes - Canary Island Date Palms	Yes - Callanan grave site & headstone, Bell	No	No	Not assessed
HO315	Maffra Soldiers' Memorial Johnson Street (road reserve), Maffra	Yes - including cleaning	No	Yes	No	No	No	Not assessed
HO316	Macalister Hotel 2 Johnson Street, Maffra	Yes	Yes - to c1863 fabric	No	No	No	No	Not assessed
HO317	Commercial Bank of Australia (former) 50 Johnson Street, Maffra	Yes	No	No	Yes - brick fence along Thomson Street	No	No	Not assessed
HO71	National Bank of Australasia (former) 64 Johnson Street, Maffra	-	-	-	-	Yes - Ref No H0399	No	No
HO72	Court House Johnson Street, Maffra Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	Yes	Yes	No	No	No	No	No
HO352	Foster Building 67-71 Johnson Street, Maffra	-	-	-	-	Yes - Ref No H2308	Yes	No
HO73	Shop 75 Johnson Street, Maffra	Yes	No	Yes	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan Individual Heritage Places (township areas) Permit Exemptions							
HO318	<i>Metropolitan Hotel (former)</i> 95 Johnson Street, Maffra	Yes	No	No	No	No	No	Not assessed
HO319	<i>Maffra Hotel</i> 122 Johnson Street, Maffra	Yes	No	No	No	No	No	Not assessed
HO320	<i>Mechanics Institute, Memorial Hall Complex & Memorials</i> 150-158 Johnson Street & 11-15 Foster Street, Maffra	Yes	Yes - RSL room of the 1922 Great War Peace Memorial Hall only	No	No	No	No	Not assessed
HO321	<i>Young's Arcade</i> 160 Johnson Street, Maffra	Yes	No	No	No	No	No	Not assessed
HO75	<i>Boisdale</i> 494 Maffra-Briagolong Road, Maffra Includes the homestead, garden, outbuildings and water tower Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	Yes	No	No	No	No
HO322	<i>St Andrew's Uniting Church</i> 7 Pearson Street, Maffra	Yes	Yes - nave & tower	No	Yes - fence	No	No	Not assessed
HO76	<i>Meeburn Park</i> Tinamba Road (Traralgon Maffra Road), Maffra	Yes	No	Yes	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Includes the stables Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions							
NEWRY								
HO80	Mechanics' Institute Boisdale-Newry Road, Newry	Yes	No	Yes	No	No	No	No
PALMERSTON/PORT ALBERT								
HO24	House 8 Albany Street (CA 4/1), Palmerston Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO25	House 2-4 Brisbane Street, Palmerston Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO26	House 15 Denison Street (CA 8/5), Palmerston Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO30	Police Station & Immigration Barracks (former)	-	-	-	-	Yes - Ref No HO498	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	6 Denison Street and 5 Colville Street (CA 3, 4/4), Palmerston							
HO28	House 22 Fitzroy Street (CA 6/8), Palmerston Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO23	Tarrawonga 70 Port Albert-Tarraville Road (CA 79A), Palmerston Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	No	No	No	No	No
PORT ALBERT								
HO34	Port Albert Heritage Precinct Incorporated plan Port Albert Heritage Precinct Permit Exemptions	No	No	Yes - Norfolk Island Pines	No	No	No	No
HO265	Port Albert Maritime Museum (former Bank of Victoria) Tarraville Road, Port Albert	-	-	-	-	Yes - Ref No H1210	No	No
HO32	Footings of former Powder Magazine (off) Bay Street, near East Street, Port Albert Incorporated plan Port Albert Heritage Precinct Permit Exemptions	Yes	No	No	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO35	<i>Old Port foreshore reserve</i> (south of) Old Port Road, Port Albert Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	No	No	No	No	No	No	No
HO119	<i>Roberts' drapers shop (former), residence & tree</i> 63-65 Tarraville Road, Port Albert Incorporated plan Port Albert Heritage Precinct Permit Exemptions	No	No	Yes - Cordyline	No	No	No	No
HO135	<i>Ship Inn Hotel (former) & tree</i> 73 Tarraville Road, Port Albert Incorporated plan Port Albert Heritage Precinct Permit Exemptions	No	No	Yes - Cordyline	No	No	No	No
HO174	<i>Port Albert Mechanics' Institute</i> 20 Victoria Street, Port Albert Incorporated plan Port Albert Heritage Precinct Permit Exemptions	No	Yes	No	No	No	No	No
HO116	<i>Turnbull Orr and Co Bond Store and Office (former)</i> 41-43 Wharf Street, Port Albert	-	-	-	-	Yes - Ref No H1779	No	No
ROSEDALE								

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO58	St Mark's Anglican Church 55-61 Albert Street, Rosedale	-	-	-	-	Yes - Ref No HO589	No	No
HO33	Rosedale Shire Offices (former) and English Elms 1-3 Cansick Street, Rosedale	Yes	No	Yes - English Elms	No	No	No	Not assessed
HO34	McCarthy House 10 Lyons Street, Rosedale	Yes	No	No	No	No	No	Not assessed
HO111	Railway bridge over Latrobe River & floodplain Dandenong-Sale (Main Gippsland) Railway, Rosedale	No	No	No	No	No	No	No
HO35	Lyons Street Beautification Trees and Memorial Reserve Lyons Street (median strip), Rosedale	Yes - including cleaning	No	Yes	No	No	No	Not assessed
HO60	Rosedale Hotel 29-31 Lyons Street, Rosedale	-	-	-	-	Yes - Ref No HO645	No	No
HO57	Primary School (1871 building) Prince Street, Rosedale	Yes	No	Yes	No	No	No	No
HO62	Mechanics' Institute Prince Street, Rosedale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	Yes	No	Yes	No	No	No	No
HO64	Masonic Hall Prince Street, Rosedale	Yes	No	Yes	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan Individual Heritage Places (township areas) Permit Exemptions							
HO65	<i>Old Post Office</i> Prince Street, Rosedale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	Yes	No	Yes	No	No	No	No
HO326	<i>Exchange Hotel (former)</i> 2-10 Prince Street, Rosedale	Yes	No	No	No	No	No	Not assessed
HO327	<i>Bank of Australasia (former)</i> 25-27 Prince Street, Rosedale	Yes	No	No	No	No	No	Not assessed
HO69	<i>Nambrok</i> Princes Highway, Rosedale Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	Yes	No	No	No	No
HO328	<i>St Rose of Lima Catholic Church</i> 4-6 Queen Street, Rosedale	Yes	Yes - church nave, chancel & porch	No	No	No	No	Not assessed
HO329	<i>Presbyterian Manse (former) & Cork Oak</i> 44 Queen St, Rosedale	Yes	No	Yes - Cork Oak	No	No	No	Not assessed
HO330	<i>St Andrews Uniting Church</i> 48-52 Queen St, Rosedale	Yes	Yes - porch, nave & chancel	No	No	No	No	Not assessed
HO63	<i>Ridge Station</i>	Yes	No	Yes	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	29 Rosedale-Heyfield Road, Rosedale Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions							
HO70	Holey Plain Rosedale-Longford Road, Rosedale Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	Yes	No	No	No	No
HO82	Rosedale Railway Station complex 26 Willung Road, Rosedale	-	-	-	-	Yes - Ref No H1589	No	No
SALE								
HO86	Sale Town Centre Precinct Incorporated plan Sale town centre heritage precinct permit exemptions	No	No	Yes	No	No	No	No
HO121	Sale Victoria Park Precinct Incorporated plan Sale residential heritage precinct permit exemptions (amended September 2015)	No	No	Yes – street trees & Victoria Park only	No	No	No	No
HO122	Sale St Mary's Precinct Incorporated plan Sale residential heritage precinct permit exemptions (amended September 2015)	No	No	Yes – street trees only	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO123	<i>Sale Lake Guffridge Landscape Precinct</i> Incorporated plan Sale residential heritage precinct permit exemptions (amended September 2015)	No	No	Yes – streets & public reserves only	No	No	No	No
HO124	<i>Sale Esso Executive Housing Precinct</i> Incorporated plan Sale residential heritage precinct permit exemptions (amended September 2015)	No	No	No	No	No	No	No
HO125	<i>Sale Railway Precinct</i> Incorporated plan Sale residential heritage precinct permit exemptions (amended September 2015)	No	No	No	No	No	No	No
HO126	<i>Sale State Bank Houses Precinct</i> Incorporated plan Sale residential heritage precinct permit exemptions (amended September 2015)	No	No	No	No	No	No	No
HO128	<i>Sale Stawell & Market Streets Precinct</i> Incorporated plan Sale residential heritage precinct permit exemptions (amended September 2015)	No	No	Yes – street trees only	No	No	No	No
HO129	<i>Sale Thomson Street Precinct</i> Incorporated plan Sale residential heritage precinct permit exemptions (amended September 2015)	No	No	No	No	No	No	No
HO131	<i>Sale Netherlands Rural Area Precinct</i> Incorporated plan	No	No	No	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Sale Rural Heritage Precinct Permit Exemptions							
HO97	Sale Cemetery Back Maffra Road & Cemetery Road, Sale	Yes	No	No	No	No	No	No
HO198	Myrtlebank School (former) Lot 1 LP 84352, Back Maffra Road, Sale Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	No	No	No	No	No	No	No
HO342	House & front fence 7 Barkly Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes – front fence	No	No	No
HO120	House & front fence 15 Barkly Street Incorporated plan Sale residential heritage precinct permit exemptions (amended September 2015)	No	No	No	Yes – front fence	No	No	No
HO186	House 18 Codrington Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO99	Bishopscourt 4 Cranwick Crescent, Sale	Yes	No	No	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan Individual Heritage Places (township areas) Permit Exemptions							
HO154	<i>House</i> 5 Cunninghame Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO160	<i>House (Medical Clinic)</i> 36 Cunninghame Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO153	<i>Pipe crossing</i> Cunninghame Street, Sale Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	No	No	No	No	No	No	No
HO96	<i>Remnant trees</i> Cunninghame Street, Sale	No	No	Yes	No	No	No	No
HO100	<i>St Paul's Anglican Cathedral</i> 148 Cunninghame Street, Sale Incorporated plan Sale residential heritage precincts permit exemptions (amended September 2015)	Yes	No	No	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO127	House & front fence 167-69 Cunninghame Street, Sale Incorporated plan Sale residential heritage precincts permit exemptions (amended September 2015)	Yes	No	No	Yes – front fence	No	No	No
HO207	House & tree 175-77 Cunninghame Street, Sale Incorporated plan Sale residential heritage precincts permit exemptions (amended September 2015)	No	No	Yes – Caucasian Fir tree	No	No	No	No
HO144	Municipal Pound (former) 14 Dargo Street, Sale Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	No	No	No	No	No	No	No
HO138	Drying Barn 50-54 Dargo Street (CA 14), Sale Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	No	No	No	No	No	No	No
HO87	Bon Accord 153-155 Dawson Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO237	Peppercorn trees	No	No	Yes	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Desailly Street, Sale							
HD141	Elm Trees Corner of Desailly & McMillan Streets, Sale	No	No	Yes	No	No	No	No
HD099	House & front fence 29 Desailly Street, Sale Incorporated plan Sale residential heritage precincts permit exemptions (amended September 2015)	Yes	No	No	Yes – front fence	No	No	No
HD250	Presbyterian Manse 30-40 Desailly Street, Sale Incorporated plan Sale town centre heritage precinct permit exemptions	Yes	No	No	No	No	No	No
HD181	House & front fence 185 Desailly Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes – front fence	No	No	No
HD182	House & front fence 190 Desailly Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes – front fence	No	No	No
HD187	The Minters 207 Desailly Street, Sale	No	No	No	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan Individual Heritage Places (township areas) Permit Exemptions							
HO227	<i>St Helen's Private Hospital (former)</i> 37-39 Elgin Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO247	Stables 67-69 Elgin Street (rear of), Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO233	House & front fence 80 Elgin Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes – front fence	No	No	No
HO175	Gay Nor 11 Fitzroy Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes – front fence & garage	No	No	No
HO175	House 47 Fitzroy Street, Sale Incorporated plan	No	No	No	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Individual Heritage Places (township areas) Permit Exemptions							
HC238	House & front fence 148-148 Fitzroy Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes – front fence	No	No	No
HD148	House 3 Foster Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HD104	St Mary's Catholic Cathedral, former Convent, organ, and Primary School 47-57 Foster Street, Sale Incorporated plan Sale residential heritage precincts permit exemptions (amended September 2015)	Yes	No	No	No	No	No	No
HC251	House (Diocesan Centre Office) 63-65 Foster Street, Sale Incorporated plan Sale residential heritage precincts permit exemptions (amended September 2015)	Yes	No	No	No	No	No	No
HD143	Former ESSO BHPP Offices (Wellington Shire Council Offices) 66 -70 Foster Street, Sale	No	No	No	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO83	<i>Sale Court House</i> 79-87 Foster Street, Sale	-	-	-	-	Yes - Ref No H1484	No	No
HO252	<i>Borough of Sale Municipal Offices (former)</i> 128-30 Foster Street, Sale Incorporated plan Sale town centre heritage precinct permit exemptions	Yes	Yes	Yes - Schinus molle	No	No	No	No
HO253	<i>House</i> 169 Foster Street, Sale Incorporated plan Sale residential heritage precincts permit exemptions (amended September 2015)	Yes	No	No	No	No	No	No
HO220	<i>House</i> 215 Foster St (corner of Foster & Palmerston Streets), Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO45	<i>Grassdale</i> 8 Grassdale Road, Sale	-	-	-	-	Yes - Ref No HO261	No	No
HO216	<i>House</i> 22 Guthridge Parade, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO218	House 52 Guthridge Parade, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	Yes - Peppercorns	No	No	No	No
HO222	Monterroe 124-128 Guthridge Parade, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	Yes	No	No	No	No
HO891	Fitzpatrick House 143-138 Guthridge Parade, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO223	Plane Tree, Sale Hospital 143-71 Guthridge Parade, Sale	No	No	Yes	No	No	No	No
HO224	The Cottage 148-50 Guthridge Parade, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO231	Sunraysia 218 Guthridge Parade, Sale Incorporated plan	No	No	No	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Individual Heritage Places (township areas) Permit Exemptions							
HO225	Blairgowrie House 26 Inglis Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO235	House 86-88 Lansdowne Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO236	House 91 Lansdowne Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO195	Former Woollen Mills (Nyltex Factory) 31-47 McGhee Street, Sale	No	No	No	No	No	No	No
HO155	St Patrick's College Footbridge Macalister Street, Sale Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	No	No	No	No	No	No	No
HO156	House 2 Macalister Street, Sale	No	No	Yes	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan Individual Heritage Places (township areas) Permit Exemptions							
HO157	House 6-8 Macalister Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO158	House 10-12 Macalister Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO101	Victoria Hall 47-49 Macalister Street, Sale Incorporated plan Sale town centre heritage precinct permit exemptions	Yes	No	No	No	No	No	No
HO254	City of Sale Municipal Offices, Hall & Gallery (former) 62-64 Macalister Street, Sale Incorporated plan Sale town centre heritage precinct permit exemptions	Yes	Yes	No	Yes	No	No	No
HO85	Criterion Hotel 90-94 Macalister Street, Sale	-	-	-	-	Yes - Ref No H0215	Yes	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO102	<i>Victoria Park</i> 101-103 Macalister Street, Sale Incorporated plan Sale residential heritage precincts permit exemptions (amended September 2015)	No	No	Yes	No	No	No	No
HO255	<i>House</i> 120 Macalister Street, Sale Incorporated plan Sale residential heritage precincts permit exemptions (amended September 2015)	Yes	No	No	No	No	No	No
HO84	<i>Primary School No. 545</i> 123-35 Macalister Street, Sale Incorporated plan Sale residential heritage precincts permit exemptions (amended September 2015)	Yes	Yes	No	No	No	No	No
HO256	<i>House & front fence</i> 143 Macalister Street, Sale Incorporated plan Sale residential heritage precincts permit exemptions (amended September 2015)	Yes	No	No	Yes - front fence	No	No	No
HO257	<i>House & tree</i> 152 Macalister Street, Sale Incorporated plan Sale residential heritage precincts permit exemptions (amended September 2015)	Yes	No	Yes - Magnolia grandiflora	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HC028	House & tree 154 Macalister Street, Sale Incorporated plan Sale residential heritage precincts permit exemptions (amended September 2015)	Yes	No	Yes - Magnolia grandiflora	No	No	No	No
HC029	House 155 Macalister Street, Sale Incorporated plan Sale residential heritage precincts permit exemptions (amended September 2015)	Yes	No	No	Yes - garage	No	No	No
HC030	House & tree 156 Macalister Street, Sale Incorporated plan Sale residential heritage precincts permit exemptions (amended September 2015)	Yes	No	Yes - Oak in front yard	No	No	No	No
HC031	Oak tree 158 Macalister Street, Sale Incorporated plan Sale residential heritage precincts permit exemptions (amended September 2015)	No	No	Yes - Oak in front yard	No	No	No	No
HC032	House & hedge 159 Macalister Street, Sale Incorporated plan Sale residential heritage precincts permit exemptions (amended September 2015)	Yes	No	Yes - hedge	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO263	House & tree 162-64 Macalister Street, Sale Incorporated plan Sale residential heritage precincts permit exemptions (amended September 2015)	Yes	No	Yes - mature Elms	No	No	No	No
HO264	House 186 Macalister Street, Sale Incorporated plan Sale residential heritage precincts permit exemptions (amended September 2015)	Yes	No	No	No	No	No	No
HO265	House 190 Macalister Street, Sale Incorporated plan Sale residential heritage precincts permit exemptions (amended September 2015)	Yes	No	No	Yes - front fence	No	No	No
HO92	Gables 118-120 Macarthur Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO268	House 123 Macarthur Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO269	House	No	No	No	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	125 Macarthur Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions							
HO210	House 133 Macarthur Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO211	House 135 Macarthur Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO212	Leslie House 152-56 Macarthur Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	Yes	No	No	No	No
HO229	House 190-92 Macarthur Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO232	House 209 Macarthur Street, Sale	No	No	No	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan Individual Heritage Places (township areas) Permit Exemptions							
HO284	<i>Pine Tree</i> Maffra-Sale Road, Sale	No	No	Yes	No	No	No	No
HO198	<i>Woodella Park</i> 1460 Maffra-Sale Road, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	Yes	No	No	No	No
HO187	<i>Myrtledowns</i> 1500 Maffra-Sale Road, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO196	<i>Sale Showgrounds</i> Part CA 92, Maffra-Sale Road, Sale Incorporated plan Sale & District Agricultural Society Showgrounds Heritage Permit Exemptions	No	No	Yes	No	No	No	No
HO214	<i>House</i> 11 Market Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	Yes	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HC005	<i>Annie Pain Memorial Kindergarten Hall</i> 61-63 Market Street, Sale Incorporated plan Sale residential heritage precincts permit exemptions (amended September 2015)	Yes	Yes	No	No	No	No	No
HC013	<i>House</i> 18 Marley Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HC007	<i>House & front fence</i> 45 Marley Street, Sale Incorporated plan Sale residential heritage precincts permit exemptions (amended September 2015)	Yes	No	No	Yes - front fence	No	No	No
HC001	<i>Delbridge Hall</i> 64-68 Marley Street, Sale Incorporated plan Sale residential heritage precincts permit exemptions (amended September 2015)	Yes	Yes	No	No	No	No	No
HC008	<i>House, garden & front fence</i> 90-94 Marley Street, Sale Incorporated plan Sale residential heritage precincts permit exemptions (amended September 2015)	Yes	No	Yes	Yes - front fence	No	No	No
HC021	<i>House</i>	No	No	No	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	13 Palmerston Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions							
HO88	Charles and Elizabeth Ayres Memorial Nurses Home 36-48 Palmerston Street, Sale	Yes	No	No	No	No	No	No
HO228	House 51 Palmerston Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO234	House 83-85 Palmerston Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO137	Redgate Reserve CA 7A, Park Street, Sale Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	No	No	No	No	No	No	No
HO226	House 85 Patten Street, Sale Incorporated plan	No	No	No	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Individual Heritage Places (township areas) Permit Exemptions							
HO009	Diocese of Sale Bishop's Office & front fence 8-10 Pearson Street, Sale Incorporated plan Sale residential heritage precincts permit exemptions (amended September 2015)	Yes	No	No	Yes - front fence	No	No	No
HO103	St Patrick's College 29-41 Pearson Street, Sale Incorporated plan Sale residential heritage precincts permit exemptions (amended September 2015)	Yes	No	No	No	No	No	No
HO179	House 155 Pearson Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO180	House & Trees 166 Pearson Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	Yes - Pomegranate, Pear & Oak trees	No	No	No	No
HO000	Pooley's Bridge Pooley's Road, Sale	No	No	No	No	No	No	No
HO106	King George V Jubilee Avenue	No	No	Yes	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Princes Highway, Sale							
HD147	Bridges & Road Alignment Princes Highway, Sale	No	No	No	No	No	No	No
HD139	Boat Shed Part CA 23E, Punt Lane, Sale Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	No	No	No	No	No	No	No
HD100	House 1 Raglan Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HD101	House 5 Raglan Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HD102	Brick Works (former) 7 Raglan Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HD100	House 8 Raglan Street, Sale	No	No	No	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan Individual Heritage Places (township areas) Permit Exemptions							
HO188	House 22 Raglan Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO189	Maralinga 31 Raglan Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	Yes	No	No	No	No
HO194	Lyndhurst 67-69 Raglan Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	Yes	No	No	No	No
HO205	House 100 Raglan Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO206	House 105-07 Raglan Street, Sale Incorporated plan	No	No	No	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Individual Heritage Places (township areas) Permit Exemptions							
HO243	House 150 Raglan Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO239	House 174 Raglan Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO241	House, front fence & trees 197 Raglan Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	Yes	Yes - front fence	No	No	No
HO96	St Anne's and Gippsland Grammar School 52-66 Raymond Street, Sale	Yes	No	No	No	No	No	No
HO90	Sale High School (former) 63-67 Raymond Street, Sale	Yes	No	No	No	No	No	No
HO270	Beaurepaire Tyre Service Pty Ltd (former) 80-88 Raymond Street, Sale Incorporated plan Sale town centre heritage precinct permit exemptions	Yes	No	No	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO271	Bank of Australasia (former) 104-08 Raymond Street, Sale Incorporated plan Sale town centre heritage precinct permit exemptions	Yes	No	No	No	No	No	No
HO272	AMP Society offices (1930 – former) 118-24 Raymond Street, Sale Incorporated plan Sale town centre heritage precinct permit exemptions	Yes	No	No	No	No	No	No
HO273	Commercial Bank (former) 123-25 Raymond Street, Sale Incorporated plan Sale town centre heritage precinct permit exemptions	Yes	No	No	No	No	No	No
HO274	St Columba's church complex & Logie Reserve 131-71 Raymond Street, Sale Incorporated plan Sale town centre heritage precinct permit exemptions	Yes	No	Yes	No	No	No	No
HO275	Shop 142 Raymond Street, Sale Incorporated plan Sale town centre heritage precinct permit exemptions	Yes	No	No	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO276	AMP Society building (1919 – former) 164-66 Raymond Street, Sale Incorporated plan Sale town centre heritage precinct permit exemptions	Yes	No	No	No	No	No	No
HO277	Star Hotel 173-85 Raymond Street, Sale Incorporated plan Sale town centre heritage precinct permit exemptions	Yes	No	No	No	No	No	No
HO889	Cobb & Co Stables 199 Raymond Street, Sale Incorporated plan Sale town centre heritage precinct permit exemptions	Yes	No	No	No	No	No	No
HO278	Miss Plator's Arcade (former) 229-239 Raymond Street, Sale Incorporated plan Sale town centre heritage precinct permit exemptions	Yes	No	No	No	No	No	No
HO167	House 456 Raymond Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO180	Hawthorne Dairy & House	No	No	No	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	452-64 Raymond Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions							
HO172	House 478 Raymond Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO166	House 479-81 Raymond Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO263	House (Lochee) 483 Raymond Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes - garage	No	No	No
HO170	House 493 Raymond Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	Yes	No	No	No	No
HO171	House 499-501 Raymond Street, Sale	No	No	No	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan Individual Heritage Places (township areas) Permit Exemptions							
HO185	Lalrobe Hotel (former) 511 Raymond Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO184	House 517 Raymond Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO183	House, outbuildings & well 525-27 Raymond Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes - stables & dairy	No	No	No
HO219	Benacre 1-3 Rebecca Drive, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	Yes	No	No	No	No
HO145	HM Prison Sale (former) 13-15 Reeve Street, Sale	No	No	No	No	No	No	No
HO159	House	No	No	No	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	39 Reeve Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions							
HD177	House 138 Reeve Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HD61	Lalrobe River Swing Bridge Swing Bridge Drive, Sale and Longford	-	-	-	-	Yes - Ref No H1438	No	No
HD133	Thomson River Jetty South Gippsland Highway, Sale Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	No	No	No	No	No	No	No
HD134	Robinson Park Trees CA 18C, 23F, & 23G, South Gippsland Highway, Sale	No	No	Yes	No	No	No	No
HD136	Sale Canal CA 3 & 18A, South Gippsland Highway & Canal Road, Sale Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	No	No	No	No	No	No	No
HD163	House	No	No	No	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	38 Stawell Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions							
HO164	House 40-42 Stawell Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO165	House 44 Stawell Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO168	House 77 Stawell Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO279	House, garden & front fence 154-56 Stawell Street, Sale Incorporated plan Sale residential heritage precincts permit exemptions (amended September 2015)	Yes	No	Yes	Yes - front fence	No	No	No
HO95	Powder Magazine (former) 37-45 Stephenson Street, Sale	Yes	No	No	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan Sale Rural Heritage Precincts Permit Exemptions							
HO132	<i>Latrobe Wharf, Swan Hotel, & Victoria Hotel Site</i> Swing Bridge Drive, Sale Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	No	No	No	No	No	No	No
HO101	<i>House</i> 46 Thomson Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO080	<i>House</i> 62 Thompson Street, Sale Incorporated plan Sale Residential Heritage Precincts Permit Exemptions	No	Yes	No	No	No	No	No
HO178	<i>Terray</i> 122 Thomson Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO152	<i>Sale Waterworks Pumping Station and Treatment Plant</i> Part CA 42D, Waterworks Road, Sale	No	No	No	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO215	Post Box Corner York & Macalister Streets, Sale	No	No	No	No	No	No	No
HO140	House 8 York Street, Sale Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	No	No	No	No	No	No	No
HO142	House 57-59 York Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	Yes	No	No	No	No
HO93	Mechanics' Institute Group 125-141 York Street, Sale	Yes	No	No	No	No	No	No
HO201	Milk Dairy 178 York Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO202	Shop 184 York Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO203	Fire Station (former)	No	No	No	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	203-07 York Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions							
HO004	Baptist Church 209-13 York Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO005	Gentofte 222-30 York Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO006	Laurie 304-06 York Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HO094	Our Lady of Sion Convent 341-49 York Street, Sale Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	Yes	No	No	No	No	No	No
SALEWURRUK								
HO148	Wurruk Primary School No. 2518	No	No	No	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	15-19 Fisk Street, Wurruk							
HD150	Tom's Cottage 10-12 Otway Street, Wurruk Incorporated plan Individual Heritage Places (township areas) Permit Exemptions	No	No	No	No	No	No	No
HD148	House 2 (Part CA 3) Riverview Road (Princes Highway), Wurruk Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	No	No	No	No	No	No	No
HD68	Kilmany Park 1613 Settlement Road, 148A, 148B, 148C, 148D, 148E and 148F Reid Drive, and part Annup Drive, Wurruk	Yes	Yes, Mansion and Meat house only	Yes, mature exotic trees	Yes, Meat house, 3 underground water tanks, Men's quarters, stables, school, Sloyd Room, Recreation Centre, McClelland Memorial Gate posts and plaque.	No	No	Not assessed
HD151	Oak Tree Settlement Road & Reid Drive, Wurruk Incorporated plan	No	No	Yes	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Individual Heritage Places (rural areas) Permit Exemptions							
STRATFORD & PERRY BRIDGE								
HO353	Avon River Rail Bridge Avon River, Stratford	-	-	-	-	Yes - Ref No H2389	No	No
HO50	Stratford Post Office, Court House (former) & Council Chambers (former) 64-66 Tyers Street (Princes Highway), Stratford	Yes	No	No	Yes - the fence section under the porch on the south elevation	No	No	No
HO52	Wesleyan Methodist Church (former) 14 Hobson Street, Stratford	Yes	No	Yes	No	No	No	No
HO331	Mechanics Institute and Boer Memorial Plaque 17 Hobson St, Stratford	Yes	Yes - original fabric of entry hall, hall & stage & Boer memorial plaque	No	No	No	No	Not assessed
HO332	Holy Trinity Anglican Church, Hall, Rectory & Memorials Lot 5 (LP215327) & 28 McFarlane Street, Stratford	Yes	Yes, church	No	No	No	No	Not assessed
HO333	St Patricks Catholic Church 2 Merrick Street, Stratford	Yes	Yes	No	No	No	No	Not assessed
HO55	Knob Reserve Old Redbank Road, Stratford Incorporated plan	Yes	No	Yes	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Individual Heritage Places (rural areas) Permit Exemptions							
HO334	Stratford Railway Station and Crane Railway Reserve Road & McFarlane Street, Stratford	Yes	No	No	Yes - crane	No	No	Not assessed
HO336	Ramahyuck Cemetery Reserve Ramahyuck Road, Perry Bridge, via Stratford	Yes	No	Yes	No	No	No	Yes
HO46	Strathfieldsaye 324 Strathfieldsaye Road, Perry Bridge, via Stratford	-	-	-	-	Yes - Ref No HO262	No	No
HO335	Stratford Soldiers' Park and Soldiers' Memorial Tyers Street, Stratford	Yes - including cleaning	No	Yes	Yes	No	No	Not assessed
HO338	Bakery (former), Shop and Residence 20 Tyers Street, Stratford	Yes	No	No	No	No	No	Not assessed
HO337	Carter's Corner and Residence 23 Tyers Street, Stratford	Yes	No	No	Yes - large timber hipped roof building attached to the SW corner of the house	No	No	Not assessed
HO338	State Savings Bank (former) 58 Tyers Road, Stratford	Yes	No	No	Yes - front fence	No	No	Not assessed
	TARRAVILLE							
HO37	House	Yes	No	No	No	No	No	No

WELLINGTON PLANNING SCHEME

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Bridge Street, Tarraville (CA 2/4) Incorporated plan Individual Heritage Places (township areas) Permit Exemptions							
HO41	<i>Farm House</i> Loughnan Street, Tarraville (Lot E of Block 13) Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO18	<i>Woodcot Park</i> Tannery Road (Manns Beach Road), Myrtle Point/Tarraville (CA 29)	-	-	-	-	Yes - Ref No HO549	-	-
HO19	<i>Farm house</i> Tannery Road (Manns Beach Road), Myrtle Point (CA 30) Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO21	<i>House</i> Tannery Road (Manns Beach Road), Myrtle Point/Tarraville (CA 105 D&E) Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO36	<i>Christ Anglican Church</i> Tyers Street, Tarraville (CA 3-6/1)	-	-	-	-	Yes - Ref No HO999	No	No

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO39	Residence Stawell Street, Tarraville	-	-	-	-	Yes - Ref No H2272	No	No
HO42	Green Hills Ray's Road, Tarraville (Lot 18a) Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO40	House (former Commercial Hotel) 20 Reeve Street, Tarraville (Section 1) Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO44	Farm complex Shaws Road, Tarraville (CA 7) Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	No	No	No	No	No
HO38	State School Stewart Street, Robertsons Beach Road, and McCrae Street, Tarraville (CA 9-10/6)	Yes	No	No	No	No	No	No
TINAMBA								
HO39P	St Matthews Anglican Memorial Church, Memorials & Trees 11 Tinamba-Seaton Road, Tinamba	Yes	Yes	Yes - those planted in 1965	No	No	No	Not assessed
YARRAM								

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO340	<i>St Mary's Catholic Church and Presbytery</i> 5 Buckley Street, Yarram	Yes	Yes - church	No	No	No	No	Not assessed
HO341	<i>Mechanics Institute</i> 2-4 Church Road, Yarram	Yes	Yes - hall only	No	No	No	No	Not assessed
HO342	<i>Yarram Soldiers' Memorials</i> Commercial Road (road reserve), Yarram	Yes - including cleaning	No	No	Yes - fence	No	No	Not assessed
HO333	<i>Court House</i> 170 Commercial Road, Yarram	-	-	-	-	Yes - Ref No H1491	No	No
HO343	<i>Holy Trinity Anglican Memorial Church & Memorials</i> 95-99 Commercial Road, Yarram	Yes	Yes - church nave, chancel, narthex, south porch	No	No	No	No	Not assessed
HO344	<i>St Andrews Uniting Church and Hall</i> 109-113 Commercial Road	Yes	Yes, church tower & bell, nave & chancel	No	No	No	No	Not assessed
HO345	<i>Ventnor house and former surgery, and Palms</i> 135 Commercial Road, Yarram	Yes	No	Yes - 5 Canary Island Date Palms	No	No	No	Not assessed
HO346	<i>Regent Theatre</i> 208-212 Commercial Road, Yarram	Yes	Yes	No	No	No	No	Not assessed
HO347	<i>Yarram Post Office</i> 216 Commercial Road, Yarram	Yes	No	No	No	No	No	Not assessed
HO348	<i>Stockwell's Building</i> 275-281 Commercial Road, Yarram	Yes	No	No	No	No	No	Not assessed

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PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO349	<i>Yarram Club Hotel</i> 287 Commercial Road, Yarram	Yes	No	No	No	No	No	Not assessed
HO350	<i>Union Bank of Australia (former)</i> 290-292 Commercial Road, Yarram	Yes	No	No	No	No	No	Not assessed
HO27	<i>Yarram Butter Factory</i> Commercial Road (South Gippsland Highway), Yarram Statement of Significance: Yarram Butter Factory	Yes	Yes	No	No	No	Yes	Not assessed
HO43	<i>Hawthorn Bank</i> Pound Road, Yarram	-	-	-	-	Yes - Ref No HO256	-	-
HO361	<i>Federal Coffee Palace (former)</i> 303-305 Commercial Road, Yarram	Yes	No	No	No	No	No	Not assessed
OTHER								
HO112	<i>Morning Star Gold Battery Site</i> Morning Star Creek (Donnelly Creek Goldfields), Yangourra	-	-	-	-	Yes - Ref No H1265	No	No
HO117	<i>Goodwood Sawmill</i> Mullungdung State Forest, South Gippsland Highway, Darriman	-	-	-	-	Yes - Ref No HO2011	No	No
HO118	<i>Vallejo Gartner Hut</i> Mount Howitt Walking Track, Howitt Plains	-	-	-	-	Yes - Ref No HO046	No	No

SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME
1.0
Incorporated documents

Name of document	Introduced by:
Australian Standard AS2021-2015, Acoustics – Aircraft Noise Intrusion – Building Siting and Construction, Standards Australia Limited, 2015	VC107
Basslink – Land Use and Development Controls, 2002	C15
Hollands Landing Estate Restructure Plan Sheet 1 of 2 and Sheet 2 of 2, 15 June 2000	NPS1
‘Ninety Mile Beach Development and Subdivision Controls Golden Beach to Glomar Beach, Incorporated Document, March 2012’ comprising: <ul style="list-style-type: none"> • Stage R7, DRG No 3421019-00-001 • Stage R8, DRG No 3421019-00-002 • Stage R9, DRG No 3421019-00-003 • Stage R10, DRG No 3421019-00-004 • Stage R11, DRG No 3421019-00-005 • Stage R12, DRG No 3421019-00-006 • Stage R13, DRG No 3421019-00-007 • Stage R14, DRG No 3421019-00-008 • Stage R15, DRG No 3421019-00-009 • Stage R16, DRG No 3421019-00-010A • Stage R17, DRG No 3421019-00-011 • Stage R18, DRG No 3421019-00-012 • Stage R19, DRG No 3421019-00-013A • Stage R20, DRG No 3421019-00-014A • Stage R21, DRG No 3421019-00-015A • Stage R22, DRG No 3421019-00-016 • Index Sheet, DRG No 3421019-00-017 	C71
Ninety Mile Beach Restructure Plan Stage R1 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R2 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R3 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R4 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R5 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R6 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R23 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R24 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R25 & R26 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R27 & R28 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R29 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R30 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R31 (15 June 2000)	NPS1

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Name of document	Introduced by:
Ninety Mile Beach Restructure Plan Stage R32 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R33 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R34 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R35 & R36 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R37 Sheet 1 of 2 and Sheet 2 of 2 (15 June 2000)	NPS1
Princes Highway Duplication, Traralgon to Kilmory, Incorporated Document (November 2012)	C76
Sale Golf Club Re Development Concept Masterplan (March 2006)	C69
Sale Golf Club Re-Development Landscape Strategy Plan (June 2006)	C69
Wellington Shire Heritage Controls comprising:	
• Alberton Cemetery Heritage Permit Exemptions	C26(Part 1)
• Individual Heritage Places (Rural areas) Permit Exemptions	C26(Part 1)
• Individual Heritage Places (Township areas) Permit Exemptions	C26(Part 1)
• Port Albert Heritage Precinct Permit Exemptions	C26(Part 1)
• Sale & District Agricultural Society Showgrounds Heritage Permit Exemptions	C26(Part 2)
• Sale Residential Heritage Precincts Permit Exemptions (amended September 2015)	C69
• Sale Rural Heritage Precinct Permit Exemptions	C26(Part 1)
• Sale Town Centre Heritage Precinct Permit Exemptions	C26(Part 1)
■ Wellington Shire Heritage Place Citations 2007 (amended June 2016) Wellington Shire Heritage Place Citations 2007 (amended June 2018)	C100
Wellington Shire Stage 2 Heritage Study, Volume 2: Citations, September 2016 (amended August 2017)	C02(Part 2)

WELLINGTON PLANNING SCHEME

Proposed C102well

SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME

1.0

Incorporated documents

Proposed C102well

Name of document	Introduced by:
Australian Standard AS2021-2015, Acoustics – Aircraft Noise Intrusion – Building Siting and Construction, Standards Australia Limited, 2015	VC107
Basslink – Land Use and Development Controls, 2002	C15
Hollands Landing Estate Restructure Plan Sheet 1 of 2 and Sheet 2 of 2, 15 June 2000	NPS1
<p data-bbox="405 627 1114 676">"Ninety Mile Beach Development and Subdivision Controls Golden Beach to Glomar Beach, Incorporated Document, March 2012" comprising:</p> <ul style="list-style-type: none"> <li data-bbox="405 687 756 712">• Stage R7, DRG No 3421019-00-001 <li data-bbox="405 723 756 748">• Stage R8, DRG No 3421019-00-002 <li data-bbox="405 759 756 784">• Stage R9, DRG No 3421019-00-003 <li data-bbox="405 795 767 819">• Stage R10, DRG No 3421019-00-004 <li data-bbox="405 831 767 855">• Stage R11, DRG No 3421019-00-005 <li data-bbox="405 866 767 891">• Stage R12, DRG No 3421019-00-006 <li data-bbox="405 902 767 927">• Stage R13, DRG No 3421019-00-007 <li data-bbox="405 938 767 963">• Stage R14, DRG No 3421019-00-008 <li data-bbox="405 974 767 999">• Stage R15, DRG No 3421019-00-009 <li data-bbox="405 1010 783 1034">• Stage R16, DRG No 3421019-00-010A <li data-bbox="405 1046 767 1070">• Stage R17, DRG No 3421019-00-011 <li data-bbox="405 1081 767 1106">• Stage R18, DRG No 3421019-00-012 <li data-bbox="405 1117 783 1142">• Stage R19, DRG No 3421019-00-013A <li data-bbox="405 1153 783 1178">• Stage R20, DRG No 3421019-00-014A <li data-bbox="405 1189 783 1214">• Stage R21, DRG No 3421019-00-015A <li data-bbox="405 1225 767 1249">• Stage R22, DRG No 3421019-00-016 <li data-bbox="405 1261 767 1285">• Index Sheet, DRG No 3421019-00-017 	C71
Ninety Mile Beach Restructure Plan Stage R1 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R2 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R3 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R4 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R5 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R6 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R23 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R24 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R25 & R26 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R27 & R28 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R29 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R30 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R31 (15 June 2000)	NPS1

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Name of document	Introduced by:
Ninety Mile Beach Restructure Plan Stage R32 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R33 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R34 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R35 & R36 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R37 Sheet 1 of 2 and Sheet 2 of 2 (15 June 2000)	NPS1
Princes Highway Duplication, Traralgon to Kilmany, Incorporated Document (November 2012)	C76
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• Sale & District Agricultural Society Showgrounds Heritage Permit Exemptions	C26(Part 2)
• Sale Residential Heritage Precincts Permit Exemptions (amended September 2015)	C93
• Sale Rural Heritage Precinct Permit Exemptions	C26(Part 1)
• Sale Town Centre Heritage Precinct Permit Exemptions	C26(Part 1)
Wellington Shire Heritage Place Citations 2007 (amended June 2018)	C100
Wellington Shire Stage 2 Heritage Study, Volume 2. Citations, September 2016 (amended August 2017)	C92(Part 2)

<small>04/04/2019 2:17:00 PM 6/10/2019 Proposed C102000</small>	<p>SCHEDULE 9 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY</p> <p>Shown on the planning scheme map as DPO9.</p>	
	<p>SALE WESTERN WURRUUK GROWTH AREA WURRUUK</p>	
<p>1.0 Objectives</p> <small>04/04/2019 2:17:00 PM 6/10/2019 Proposed C102000</small>	<p>None specified.</p>	
<p>2.0 Requirement before a permit is granted</p> <small>04/04/2019 2:17:00 PM 6/10/2019 Proposed C102000</small>	<p>A permit may be granted to construct or carry out minor works to an existing building prior to the approval of a development plan if the responsible authority is satisfied that the granting of a permit does not prejudice the intended outcomes of the development plan.</p> <p>A permit for subdivision must be considered against the staging plan identified in the approved development plan.</p>	
<p>3.0 Conditions and requirements for permits</p> <small>04/04/2019 2:17:00 PM 6/10/2019 Proposed C102000</small>	<p>The following conditions and/or requirements apply to permits:</p> <ul style="list-style-type: none"> • A permit application for subdivision must include: <ul style="list-style-type: none"> • A subdivision plan. • A Stormwater Management Plan. • Any permit for subdivision and development must include conditions reflecting guidelines, requirements and conditions as stated in the approved development plan. • Any permit regarding land containing a native tree where retention is required or deemed achievable, must contain a condition giving effect to tree protection (including canopy and root system) during subdivision construction. The existing agreement under Section 173 of the <i>Planning and Environment Act 1987</i> for specific trees within the development plan area will lapse once the tree protection strategy is fully implemented. • Any permit regarding land where at least 25 per cent of the perennial understory is made up of native grasses must contain a condition requiring an approved Offset Management Strategy prior to Statement of Compliance. • Any permit regarding land where onsite waste water management systems are used must show the building and effluent disposal envelopes on the subdivision plan. • Any permit regarding land containing a designated waterway must contain a condition requiring a Water Management Plan. • Any permit regarding land containing or abutting a place of cultural heritage significance (including Kilmany Park Estate) must contain a condition which gives effect to any recommendations for the protection, enhancement and interpretation of the place as referred to in the approved development plan. • Any permit regarding land containing the two existing oak trees at the existing Settlement Road entrance to the Kilmany Park Estate must include an agreement under Section 173 of the <i>Planning and Environment Act 1987</i> between the landowner and the responsible authority to protect the oak trees for the duration of their practical lifespan. • Any permit for subdivision must include an agreement under Section 173 of the <i>Planning and Environment Act 1987</i> between the landowners and the responsible authority to acknowledge the arrangements (e.g. payments or works-in-lieu) of infrastructure contributions identified in 	

the development plan. If such an agreement already exists providing for the required infrastructure contributions, the landowner(s) are not required to enter into a new agreement. The agreement will lapse once all specified requirements of the agreement have been satisfied.

4.0 Requirements for development plan

4.0.1 A development plan must include the following requirements:

There must be a single development plan for the whole development plan area to which this schedule applies.

Concept plan and design principles

The development plan must be generally in accordance with the concept plan shown in Map 1 below and address the following design principles:

- A distinctive neighbourhood with a strong sense of place through:
 - Utilising the natural topography of the area to create rural views and vistas from key public areas and roads to its surroundings.
 - Enhancing and protecting heritage features such as Kilmany Park Estate, significant Aboriginal sites and other objects of cultural or historical significance.
 - Retaining significant native vegetation, particularly scattered trees.
- A connected and integrated movement network by providing:
 - A permeable, sealed and safe road network based on a practical road hierarchy, directly connected with abutting residential areas. Cul-de-sacs are to be used sparingly.
 - Continuous and direct routes for pedestrians and cyclists between proposed and established residential areas and the neighbourhood activity centre, public open space, Wurruk Primary School, Sale CBD, public transport and other key public areas.
 - Opportunities for the provision of public transport services within the area in particular to service the Neighbourhood Activity Centre.
- A centrally located and accessible community area for use of the whole Wurruk community, capable of containing:
 - A district open space not less than five hectares with at least a regional playground; Open Age Premier/regional cricket oval; cricket training facilities; fit for purpose building including change rooms; shelter with barbeque and public toilets.
 - A neighbourhood activity centre with total building footprint of not less than 1,500 square metres for commercial and community uses such as child care centre, convenience store and take-away.
 - Opportunities to facilitate formal and informal community gathering and social interaction.
- An attractive and safe neighbourhood through:
 - Distinctive neighbourhood entrances from the Princes Highway and Settlement Road.
 - A prominent highway frontage that provides an attractive entrance into Sale.
 - Appropriate interfaces with Kilmany Park Estate, existing low density residential areas and the neighbourhood activity centre.
 - Lots fronting to major roads, shared paths, waterways, flood plains, public open space and reserves.
 - Natural surveillance to create a sense of safety and security.

Specialist reports required to inform development plan

The development plan must be accompanied by and incorporate recommendations of the following specialist reports, and others as requested by the responsible authority:

- A Transport Impact Assessment Report (TIAR) which as a minimum must address traffic and access issues arising from the proposed development, predicted traffic generation and the impact of the development on the existing arterial road network in all relevant peak periods, in particular its impact on the following intersections with Princes Highway; Reid Drive, Hunt Place, The Ridge and Settlement Road.
- A Pedestrian and Cyclist Movement Traffic Study including the proposed linkages with the established residential areas and the path network north of the Princes Highway.
- An updated South Wairarapa Stormwater Plan 2016 including the impact of increased stormwater volume on downstream farming land and pumping costs, and a review of the proposed stormwater quality infrastructure to ensure the impacts of increased volume are addressed.
- A Native Vegetation Assessment including a Biodiversity Assessment Report.
- A Cultural Heritage Management Plan, if required.

The specialist reports must address the design principles and concept plan included in this schedule and any relevant background studies previously undertaken.

Development plan

The development plan must incorporate the road reserve west of Lot 6 PS702630.

The development plan must be informed and accompanied by a detailed design response based on an analysis of the natural, cultural and strategic context of the site and reflecting the recommendations of all specialist reports.

The development plan must contain:

- A description of the proposed neighbourhood vision and character enhancing the existing heritage, cultural and natural features.
- A site responsive and functional subdivision lay-out including the identification of:
 - Lots in a variety of sizes and densities.
 - All public open space and land to be used for drainage or conservation purposes.
 - The neighbourhood activity centre.
 - The road network, integrated with surrounding residential areas including:
 - (shared) path network for pedestrians and cyclists including arterial road crossings;
 - bus capable roads within the precinct; and
 - the direct accesses from the arterial network via existing intersections and a fourth leg of the Hunt Place roundabout. No other direct access points from the arterial road network are permitted
 - View corridors and heritage features.
- A landscape strategy with a consistent theme based on the proposed vision and character for the whole development including guidelines to support water sensitive urban design, details of street furniture; entrance statements from the Princes Highway and Settlement Road, and the native vegetation to be retained in public open space.
- A draft concept plan for the neighbourhood activity centre and district open space, including location of a sports oval, play space, general footprint of building(s), vehicle access points, location of parking; areas for delivery and waste disposal, integration with the pedestrian and bicycle path network, provision of bus services and interfaces with abutting development.

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- Urban design guidelines for the whole development providing for high quality built form, heritage recognition, active frontages, sense of place and security, and all ability access.
- Urban design guidelines and concept plans for interfaces with the Princes Highway, established residential areas, the existing industrial area north of the Princes Highway, Kilmany Park Estate, Settlement Road and the flood plain at the southern boundary.

Development plan implementation

The development plan must be accompanied by:

- A Land Budget, including lot yield targets for each stage.
- A Staging Plan identifying the required interim and ultimate infrastructure requirements based on an indicative Servicing Plan showing all required utilities, services and infrastructure.
- A Developer Contributions Plan addressing anticipated timing and details of all required infrastructure associated with the development, including interim and ultimate infrastructure requirements.

Assessment of the development plan or amendment to the development plan

In assessing the development plan or an amendment to the development plan, the responsible authority must be satisfied that it:

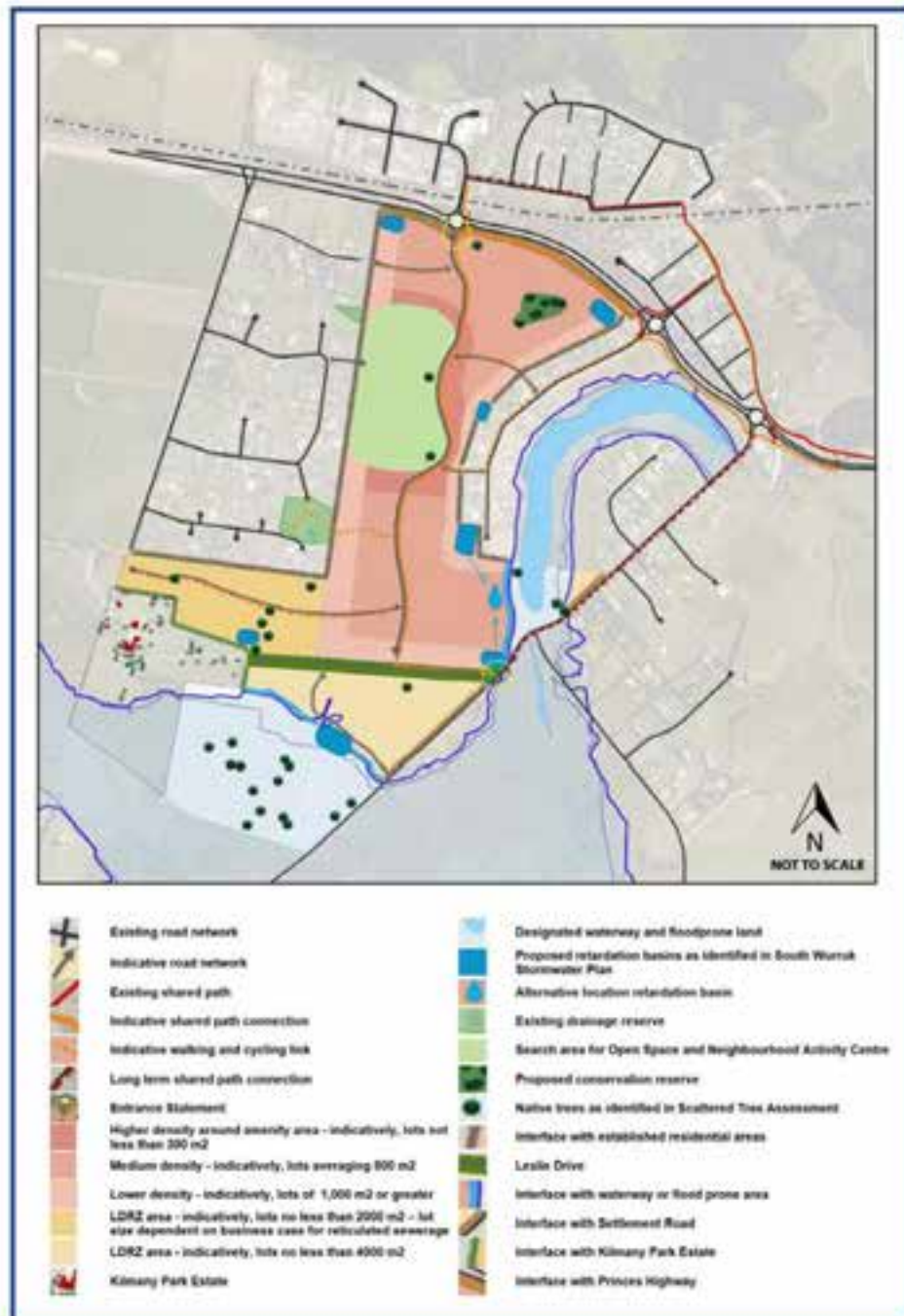
- Achieves the design principles specified in this Clause.
- Is consistent with the background document Sale, Wurruk and Longford Structure Plan (2010), Scattered Tree Assessment (June 2014), Land Capability Assessment (March 2016) and any other specialist reports.
- Provides all essential services, community facilities, pedestrian and cycling links and roads.
- Is prepared to the satisfaction of the responsible and external authorities including EPA, CFA, VicRoads, Public Transport Victoria, Department of Economic Development, Jobs, Transport and Resources – Transport Group, West Gippsland Catchment Management Authority, Gippsland Water, Aboriginal Affairs Victoria, Department of Environment Land Water and Planning and relevant service authorities.
- Is developed with the appropriate level of community participation as determined by the responsible authority.
- Implements development requirements as set out in the:
 - Background document Infrastructure Design Manual (IDM);
 - Background document Guidelines for Transport Impact Assessment Reports for Major Use and Development Proposals;
 - Background document Austroads Guidelines: Guide to Traffic Management Part 12: Traffic Impacts of Development, "Safe System" philosophy and "Smart Roads" plans;
 - VicRoads Tree Planting Policy; and
 - other requirements as determined by relevant authorities.
- Supports design and development principles as set out in:
 - Supportive Environments for Physical Activity (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)

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- Water Sensitive Urban Design (WSUD), including recycling infrastructure and use of treated water;
- Crime Prevention Through Environmental Design (CPTED)
- Is in accordance with any relevant agreement prepared under Section 173 of the *Planning and Environment Act 1987*.

WELLINGTON PLANNING SCHEME

Map 1: to the Schedule to Clause 43.04



advisory
Proposed C102well

SCHEDULE 9 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO9.

WURRUK GROWTH AREA

1.0 Objectives

advisory
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None specified.

2.0 Requirement before a permit is granted

advisory
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A permit may be granted to construct or carry out minor works to an existing building prior to the approval of a development plan if the responsible authority is satisfied that the granting of a permit does not prejudice the intended outcomes of the development plan.

A permit for subdivision must be considered against the staging plan identified in the approved development plan.

3.0 Conditions and requirements for permits

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The following conditions and/or requirements apply to permits:

- A permit application for subdivision must include:
 - A subdivision plan.
 - A Stormwater Management Plan.
- Any permit for subdivision and development must include conditions reflecting guidelines, requirements and conditions as stated in the approved development plan.
- Any permit regarding land containing a native tree where retention is required or deemed achievable, must contain a condition giving effect to tree protection (including canopy and root system) during subdivision construction. The existing agreement under Section 173 of the *Planning and Environment Act 1987* for specific trees within the development plan area will lapse once the tree protection strategy is fully implemented.
- Any permit regarding land where at least 25 per cent of the perennial understory is made up of native grasses must contain a condition requiring an approved Offset Management Strategy prior to Statement of Compliance.
- Any permit regarding land where onsite waste water management systems are used must show the building and effluent disposal envelopes on the subdivision plan.
- Any permit regarding land containing a designated waterway must contain a condition requiring a Water Management Plan.
- Any permit regarding land containing or abutting a place of cultural heritage significance (including Kilmany Park Estate) must contain a condition which gives effect to any recommendations for the protection, enhancement and interpretation of the place as referred to in the approved development plan.
- Any permit regarding land containing the two existing oak trees at the existing Settlement Road entrance to the Kilmany Park Estate must include an agreement under Section 173 of the *Planning and Environment Act 1987* between the landowner and the responsible authority to protect the oak trees for the duration of their practical lifespan.
- Any permit for subdivision must include an agreement under Section 173 of the *Planning and Environment Act 1987* between the landowners and the responsible authority to acknowledge the arrangements (e.g. payments or works-in-lieu) of infrastructure contributions identified in

the development plan. If such an agreement already exists providing for the required infrastructure contributions, the landowner(s) are not required to enter into a new agreement. The agreement will lapse once all specified requirements of the agreement have been satisfied.

4.0

and
Proposed C102well

Requirements for development plan

A development plan must include the following requirements:

There must be a single development plan for the whole development plan area to which this schedule applies.

Concept plan and design principles

The development plan must be generally in accordance with the concept plan shown in Map 1 below and address the following design principles:

- A distinctive neighbourhood with a strong sense of place through:
 - Utilising the natural topography of the area to create rural views and vistas from key public areas and roads to its surroundings.
 - Enhancing and protecting heritage features such as Kilmany Park Estate, significant Aboriginal sites and other objects of cultural or historical significance.
 - Retaining significant native vegetation, particularly scattered trees.
- A connected and integrated movement network by providing:
 - A permeable, sealed and safe road network based on a practical road hierarchy, directly connected with abutting residential areas. Cul-de-sacs are to be used sparingly.
 - Continuous and direct routes for pedestrians and cyclists between proposed and established residential areas and the neighbourhood activity centre, public open space, Wurruk Primary School, Sale CBD, public transport and other key public areas.
 - Opportunities for the provision of public transport services within the area in particular to service the Neighbourhood Activity Centre.
- A centrally located and accessible community area for use of the whole Wurruk community, capable of containing:
 - A district open space not less than five hectares with at least a regional playground; Open Age Premier/regional cricket oval; cricket training facilities; fit for purpose building including change rooms; shelter with barbeque and public toilets.
 - A neighbourhood activity centre with total building footprint of not less than 1,500 square metres for commercial and community uses such as child care centre, convenience store and take-away.
 - Opportunities to facilitate formal and informal community gathering and social interaction.
- An attractive and safe neighbourhood through:
 - Distinctive neighbourhood entrances from the Princes Highway and Settlement Road.
 - A prominent highway frontage that provides an attractive entrance into Sale.
 - Appropriate interfaces with Kilmany Park Estate, existing low density residential areas and the neighbourhood activity centre.
 - Lots fronting to major roads, shared paths, waterways, flood plains, public open space and reserves.
 - Natural surveillance to create a sense of safety and security.

Specialist reports required to inform development plan

The development plan must be accompanied by and incorporate recommendations of the following specialist reports, and others as requested by the responsible authority:

- A Transport Impact Assessment Report (TIAR) which as a minimum must address traffic and access issues arising from the proposed development, predicted traffic generation and the impact of the development on the existing arterial road network in all relevant peak periods, in particular its impact on the following intersections with Princes Highway; Reid Drive, Hunt Place, The Ridge and Settlement Road.
- A Pedestrian and Cyclist Movement Traffic Study including the proposed linkages with the established residential areas and the path network north of the Princes Highway.
- An updated South Wairarapa Stormwater Plan 2016 including the impact of increased stormwater volume on downstream farming land and pumping costs, and a review of the proposed stormwater quality infrastructure to ensure the impacts of increased volume are addressed.
- A Native Vegetation Assessment including a Biodiversity Assessment Report.
- A Cultural Heritage Management Plan, if required.

The specialist reports must address the design principles and concept plan included in this schedule and any relevant background studies previously undertaken.

Development plan

The development plan must incorporate the road reserve west of Lot 6 PS702630.

The development plan must be informed and accompanied by a detailed design response based on an analysis of the natural, cultural and strategic context of the site and reflecting the recommendations of all specialist reports.

The development plan must contain:

- A description of the proposed neighbourhood vision and character enhancing the existing heritage, cultural and natural features.
- A site responsive and functional subdivision lay-out including the identification of:
 - Lots in a variety of sizes and densities.
 - All public open space and land to be used for drainage or conservation purposes.
 - The neighbourhood activity centre.
 - The road network, integrated with surrounding residential areas including:
 - (shared) path network for pedestrians and cyclists including arterial road crossings;
 - bus capable roads within the precinct; and
 - the direct accesses from the arterial network via existing intersections and a fourth leg of the Hunt Place roundabout. No other direct access points from the arterial road network are permitted
 - View corridors and heritage features.
- A landscape strategy with a consistent theme based on the proposed vision and character for the whole development including guidelines to support water sensitive urban design, details of street furniture; entrance statements from the Princes Highway and Settlement Road, and the native vegetation to be retained in public open space.
- A draft concept plan for the neighbourhood activity centre and district open space, including location of a sports oval, play space, general footprint of building(s), vehicle access points, location of parking; areas for delivery and waste disposal, integration with the pedestrian and bicycle path network, provision of bus services and interfaces with abutting development.

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- Urban design guidelines for the whole development providing for high quality built form, heritage recognition, active frontages, sense of place and security, and all ability access.
- Urban design guidelines and concept plans for interfaces with the Princes Highway, established residential areas, the existing industrial area north of the Princes Highway, Kilmany Park Estate, Settlement Road and the flood plain at the southern boundary.

Development plan implementation

The development plan must be accompanied by:

- A Land Budget, including lot yield targets for each stage.
- A Staging Plan identifying the required interim and ultimate infrastructure requirements based on an indicative Servicing Plan showing all required utilities, services and infrastructure.
- A Developer Contributions Plan addressing anticipated timing and details of all required infrastructure associated with the development, including interim and ultimate infrastructure requirements.

Assessment of the development plan or amendment to the development plan

In assessing the development plan or an amendment to the development plan, the responsible authority must be satisfied that it:

- Achieves the design principles specified in this Clause.
- Is consistent with the background document Sale, Wurruk and Longford Structure Plan (2010), Scattered Tree Assessment (June 2014), Land Capability Assessment (March 2016) and any other specialist reports.
- Provides all essential services, community facilities, pedestrian and cycling links and roads.
- Is prepared to the satisfaction of the responsible and external authorities including EPA, CFA, VicRoads, Public Transport Victoria, Department of Economic Development, Jobs, Transport and Resources – Transport Group, West Gippsland Catchment Management Authority, Gippsland Water, Aboriginal Affairs Victoria, Department of Environment Land Water and Planning and relevant service authorities.
- Is developed with the appropriate level of community participation as determined by the responsible authority.
- Implements development requirements as set out in the:
 - Background document Infrastructure Design Manual (IDM);
 - Background document Guidelines for Transport Impact Assessment Reports for Major Use and Development Proposals;
 - Background document Austroads Guidelines: Guide to Traffic Management Part 12: Traffic Impacts of Development, "Safe System" philosophy and "Smart Roads" plans;
 - VicRoads Tree Planting Policy; and
 - other requirements as determined by relevant authorities.
- Supports design and development principles as set out in:
 - Supportive Environments for Physical Activity (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)













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- Water Sensitive Urban Design (WSUD), including recycling infrastructure and use of treated water;
- Crime Prevention Through Environmental Design (CPTED)
- Is in accordance with any relevant agreement prepared under Section 173 of the *Planning and Environment Act 1987*.

WELLINGTON PLANNING SCHEME

Map 1: to the Schedule to Clause 43.04



- | | | | |
|---|--|---|---|
|  | Existing road network |  | Designated waterway and floodprone land |
|  | Indicative road network |  | Proposed retention basins as identified in South Wairua Stormwater Plan |
|  | Existing shared path |  | Alternative location retention basin |
|  | Indicative shared path connection |  | Existing drainage reserve |
|  | Indicative walking and cycling link |  | Search area for Open Space and Neighbourhood Activity Centre |
|  | Long term shared path connection |  | Proposed conservation reserve |
|  | Entrance Statement |  | Native trees as identified in Scattered Tree Assessment |
|  | Higher density around amenity area - indicatively, lots not less than 300 m ² |  | Interface with established residential areas |
|  | Medium density - indicatively, lots averaging 800 m ² |  | Leak Drive |
|  | Lower density - indicatively, lots of 1,300 m ² or greater |  | Interface with waterway or flood prone area |
|  | LDR2 area - indicatively, lots no less than 2000 m ² - lot size dependent on business case for reticulated sewerage |  | Interface with Settlement Road |
|  | LDR2 area - indicatively, lots no less than 4000 m ² |  | Interface with Kilmurry Park Estate |
|  | Kilmurry Park Estate |  | Interface with Princess Highway |

2019/2020
 2019/2020 Proposed C102

SCHEDULE 4 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as SUZ4.

FIREBRACE ROAD TRANSITION ZONE

Purpose

To implement the Municipal Planning Strategy and Planning Policy Framework.

To implement the long term transition of this area from Industrial 1 Zone to predominantly residential, while not compromising all industrial operations operating from 63 – 97 Firebrace Road (see map 1) in the short to medium term.

To provide for light industries and other appropriate uses, which do not affect the safety and amenity of adjacent, sensitive land uses.

To allow dwellings and caretakers houses to establish within this zone on land outside the threshold distance of all industrial operations operating from 63 – 97 Firebrace Road (see map 1).

1.0

2019/2020
 2019/2020 Proposed C102

Table of uses (†)

Section 1 - Permit not required

Use	Condition
Boat and caravan storage Convenience shop	
Animal keeping (other than Domestic animal husbandry (other than Domestic animal boarding)) Boat and caravan storage	Must be no more than 2 animals
Convenience shop Home based business Informal outdoor recreation Minor utility installation	
Racing dog husbandry	Must be no more than 2 animals
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Accommodation (other than Bed and breakfast and Dependent person's unit)	Must be outside the threshold distance (pursuant to Clause 53.10 from all industrial operations operating from 63 – 97 Firebrace Road (see map 1)
Animal Keeping (other than Animal Boarding) if the Section 1 condition is not met	Must be no more than 5 animals
Bed and breakfast	No more than 10 persons may be accommodated away from their normal place of residence At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence Must be outside the threshold distance (pursuant to Clause 53.10 from all industrial operations operating from 63 – 97 Firebrace Road (see map 1)
Dependent person's unit	Must be the only dependent person's unit on the lot

WELLINGTON PLANNING SCHEME

Use	Condition
	Must be outside the threshold distance (pursuant to Clause 53.10 from all industrial operations operating from 63 – 97 Firebrace Road (see map 1)
Domestic animal husbandry (other than Domestic animal boarding) - if the Section 1 condition is not met	Must be no more than 5 animals
Education centre	Must not be a primary or secondary school
Industry (other than Materials recycling and Transfer station) Leisure and recreation (other than Informal outdoor recreation, Major sports and recreation facility, and Motor racing track)	
Office	The leasable floor area must not exceed 200 square metres
Place of Assembly (other than Amusement Parlour, Carnival, Circus and Nightclub) Utility installation (other than Minor utility installation and Telecommunications facility)	
Racing dog husbandry	Must be no more than 5 animals
Utility installation (other than Minor utility installation and Telecommunications facility)	
Warehouse (other than fuel depot and milk depot)	The leasable floor area must not exceed 200 square metres
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Animal breeding training
Animal training
Amusement parlour
Brothel
Nightclub
Cinema based entertainment facility
Domestic animal boarding
Fuel depot
Hospital
Intensive animal husbandry production
Materials recycling and Transfer Station
Major sports and recreation facility
Milk depot
Motor racing track
Shop (other than Convenience shop)
Service station
Use in Section 2 when a condition is not met

2.0

Use of land (++)

Subsidiary Use
 Controlled Purpose of C1000000

**Amenity of the neighbourhood**

A non-residential use must not adversely affect the amenity of the surrounding sensitive land uses, including through the:

- Transport of materials, goods or commodities to or from the land.
- Appearance of any stored goods or materials.
- Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.

Application requirements

A residential use must not adversely affect the operations of the surrounding non-residential land uses and must consider:

- The siting and orientation of the activity relative to any non-residential activity.
- The design and materials of the building to assist in mitigating the effect of emissions from non-residential activities.

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

An application to use land for any use listed in Section 2 must be accompanied by the following information, as appropriate:

- The purpose of the use and the types of processes to be utilised.
- The type and quantity of goods to be stored, processed or produced.
- How land not required for immediate use is to be maintained.
- Whether a Works Approval or Waste Discharge Licence is required from the Environment Protection Authority.
- Whether a notification under the *Occupational Health and Safety (Major Hazard Facilities) Regulations 2000* is required, a licence under the *Dangerous Goods Act 1985* is required, or a fire protection quantity under the *Dangerous Goods (Storage and Handling) Regulations 2000* is exceeded.
- The likely effects, if any, on the neighbourhood, including:
 - Noise levels.
 - Air-borne emissions.
 - Emissions to land or water.
 - Traffic, including the hours of delivery and despatch.
 - Light spill or glare.

3.0

Subdivision (++)

Subsidiary Use
 Controlled Purpose of C1000000



The minimum lot size is 2000 square metres.

Each lot must be connected to reticulated supply of water, electricity, reticulated sewerage and a drainage system.

Each lot must have access to a road constructed to the requirements of the responsible authority.

Application requirements

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

An application for subdivision must demonstrate that the lot size and configuration has had regard to the land use requirements and the purpose of the zone.

An application must include a drainage plan to the satisfaction of the Responsible Authority and relevant Catchment Management Authority.

4.0 Buildings and works

Subsidiary
Proposed Clause

A permit is required to construct a building or construct or carry out works.

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A Site Analysis, which must show the boundaries and dimensions of the site, relevant ground levels, the location and cross section of adjoining roads, the location of any existing vegetation, drainage lines, water features, retarding basins and flood ways, sites of biological, heritage or archaeological significance, sites that are potentially contaminated and any other relevant features;
- A plan, drawn to scale, showing:
 - Is responsive to the features identified in the Site Analysis.
 - Has regard to the purpose of the zone and adjoining uses.
 - Contains details of required buffer treatment where mitigation measures are necessary to protect the amenity and surrounding properties and the safety of the public.
 - The location, height and purpose of existing and proposed buildings and works
 - Driveway, access, parking areas and any loading areas, including a Parking and Access management plan.
 - Elevations of all buildings indicating materials, finishes and colours;
 - Details of existing and proposed landscaping, along with a Vegetation Management Plan to explain how the existing and proposed landscaping will be maintained;
 - External storage
 - The drainage discharge plan
- A Sustainability Management Plan which outlines sustainable building and design techniques proposed. The plan must provide for but is not limited to energy use and efficiency, waste management, water conservation and reuse.
- Other details as required by the responsible authority.

5.0 Signs

Subsidiary
Proposed Clause

None specified.

6.0 Decision guidelines

Before deciding on an application to use or subdivide land or to construct a building or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must be satisfied that the plan has regard to the following information:

WELLINGTON PLANNING SCHEME

- Structure plans, policy, strategy or guidelines adopted by the Responsible Authority that relate to the subject land.
- 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).
- The applicable State Protection Policy or relevant guidelines of the Environment Protection Authority.
- The purpose of the zone.
- The longer term vision for Firebrace Road (as set out in 21.04 - Settlement) and whether the development supports the transition of this area, while protecting both all industrial operations operating from 63 – 97 Firebrace Road (see map 1) and the amenity of sensitive activities in the short to medium term.
- The nature of the proposed use and its proximity to existing industrial activities and the effect these industries may have on the proposed use.
- The effect that the use may have on nearby existing or proposed residential areas or other uses which are sensitive to industrial off-site effects, having regard to any comments or directions of the referral authorities.
- The provision of building setbacks and landscaping.
- The ability of the activity to be appropriately serviced.
- The effect of traffic to be generated on roads.
- The interim use of those parts of the land not required for the proposed use.
- The interface and connectivity with adjoining existing and future areas.
- The storage of rubbish and materials for recycling.

Map 1 to Schedule 4 to Clause 37.01



Proposed C102well

SCHEDULE 4 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as SUZ4.

FIREBRACE ROAD TRANSITION ZONE

Purpose

To implement the Municipal Planning Strategy and Planning Policy Framework.

To implement the long term transition of this area from Industrial 1 Zone to predominantly residential, while not compromising all industrial operations operating from 63 – 97 Firebrace Road (see map 1) in the short to medium term.

To provide for light industries and other appropriate uses, which do not affect the safety and amenity of adjacent, sensitive land uses.

To allow dwellings and caretakers houses to establish within this zone on land outside the threshold distance of all industrial operations operating from 63 – 97 Firebrace Road (see map 1).

1.0

Proposed C102well

Table of uses

Section 1 - Permit not required

Use	Condition
Boat and caravan storage	
Convenience shop	
Domestic animal husbandry (other than Domestic animal boarding)	Must be no more than 2 animals
Home based business	
Informal outdoor recreation	
Minor utility installation	
Racing dog husbandry	Must be no more than 2 animals
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Accommodation (other than Bed and breakfast and Dependent person's unit)	Must be outside the threshold distance (pursuant to Clause 53.10 from all industrial operations operating from 63 – 97 Firebrace Road (see map 1)
Bed and breakfast	No more than 10 persons may be accommodated away from their normal place of residence At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence Must be outside the threshold distance (pursuant to Clause 53.10 from all industrial operations operating from 63 – 97 Firebrace Road (see map 1)
Dependent person's unit	Must be the only dependent person's unit on the lot Must be outside the threshold distance (pursuant to Clause 53.10 from all industrial operations operating from 63 – 97 Firebrace Road (see map 1)

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Use	Condition
Domestic animal husbandry (other than Domestic animal boarding) - if the Section 1 condition is not met	Must be no more than 5 animals
Education centre	Must not be a primary or secondary school
Industry (other than Materials recycling and Transfer station) Leisure and recreation (other than Informal outdoor recreation, Major sports and recreation facility, and Motor racing track)	
Office	The leasable floor area must not exceed 200 square metres
Place of Assembly (other than Amusement Parlour, Carnival, Circus and Nightclub)	
Racing dog husbandry	Must be no more than 5 animals
Utility installation (other than Minor utility installation and Telecommunications facility)	
Warehouse (other than fuel depot and milk depot)	The leasable floor area must not exceed 200 square metres
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Animal training
Amusement parlour
Brothel
Nightclub
Cinema based entertainment facility
Domestic animal boarding
Fuel depot
Hospital
Intensive animal production
Materials recycling and Transfer Station
Major sports and recreation facility
Milk depot
Motor racing track
Shop (other than Convenience shop)
Service station
Use in Section 2 when a condition is not met

2.0

Proposed C102well

Use of land

Amenity of the neighbourhood

A non-residential use must not adversely affect the amenity of the surrounding sensitive land uses, including through the:

- Transport of materials, goods or commodities to or from the land.

WELLINGTON PLANNING SCHEME

- Appearance of any stored goods or materials.
- Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.

Application requirements

A residential use must not adversely affect the operations of the surrounding non-residential land uses and must consider:

- The siting and orientation of the activity relative to any non-residential activity.
- The design and materials of the building to assist in mitigating the effect of emissions from non-residential activities.

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

An application to use land for any use listed in Section 2 must be accompanied by the following information, as appropriate:

- The purpose of the use and the types of processes to be utilised.
- The type and quantity of goods to be stored, processed or produced.
- How land not required for immediate use is to be maintained.
- Whether a Works Approval or Waste Discharge Licence is required from the Environment Protection Authority.
- Whether a notification under the *Occupational Health and Safety (Major Hazard Facilities) Regulations 2000* is required, a licence under the *Dangerous Goods Act 1985* is required, or a fire protection quantity under the *Dangerous Goods (Storage and Handling) Regulations 2000* is exceeded.
- The likely effects, if any, on the neighbourhood, including:
 - Noise levels.
 - Air-borne emissions.
 - Emissions to land or water.
 - Traffic, including the hours of delivery and despatch.
 - Light spill or glare.

3.0

Proposed C122well

Subdivision

The minimum lot size is 2000 square metres.

Each lot must be connected to reticulated supply of water, electricity, reticulated sewerage and a drainage system.

Each lot must have access to a road constructed to the requirements of the responsible authority.

Application requirements

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

An application for subdivision must demonstrate that the lot size and configuration has had regard to the land use requirements and the purpose of the zone.

An application must include a drainage plan to the satisfaction of the Responsible Authority and relevant Catchment Management Authority.

4.0

Proposed C102well

Buildings and works

A permit is required to construct a building or construct or carry out works.

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A Site Analysis, which must show the boundaries and dimensions of the site, relevant ground levels, the location and cross section of adjoining roads, the location of any existing vegetation, drainage lines, water features, retarding basins and flood ways, sites of biological, heritage or archaeological significance, sites that are potentially contaminated and any other relevant features;
- A plan, drawn to scale, showing:
 - Is responsive to the features identified in the Site Analysis.
 - Has regard to the purpose of the zone and adjoining uses.
 - Contains details of required buffer treatment where mitigation measures are necessary to protect the amenity and surrounding properties and the safety of the public.
 - The location, height and purpose of existing and proposed buildings and works
 - Driveway, access, parking areas and any loading areas, including a Parking and Access management plan.
 - Elevations of all buildings indicating materials, finishes and colours;
 - Details of existing and proposed landscaping, along with a Vegetation Management Plan to explain how the existing and proposed landscaping will be maintained;
 - External storage
 - The drainage discharge plan
- A Sustainability Management Plan which outlines sustainable building and design techniques proposed. The plan must provide for but is not limited to energy use and efficiency, waste management, water conservation and reuse.
- Other details as required by the responsible authority.

5.0

Proposed C102well

Signs

None specified.

6.0**Decision guidelines**

Before deciding on an application to use or subdivide land or to construct a building or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must be satisfied that the plan has regard to the following information:

- Structure plans, policy, strategy or guidelines adopted by the Responsible Authority that relate to the subject land.
- 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).
- The applicable State Protection Policy or relevant guidelines of the Environment Protection Authority.
- The purpose of the zone.

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- The longer term vision for Firebrace Road (as set out in 21.04 - Settlement) and whether the development supports the transition of this area, while protecting both all industrial operations operating from 63 – 97 Firebrace Road (see map 1) and the amenity of sensitive activities in the short to medium term.
- The nature of the proposed use and its proximity to existing industrial activities and the effect these industries may have on the proposed use.
- The effect that the use may have on nearby existing or proposed residential areas or other uses which are sensitive to industrial off-site effects, having regard to any comments or directions of the referral authorities.
- The provision of building setbacks and landscaping.
- The ability of the activity to be appropriately serviced.
- The effect of traffic to be generated on roads.
- The interim use of those parts of the land not required for the proposed use.
- The interface and connectivity with adjoining existing and future areas.
- The storage of rubbish and materials for recycling.

Map 1 to Schedule 4 to Clause 37.01



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SCHEDULE 1 TO CLAUSE 37.02 COMPREHENSIVE DEVELOPMENT ZONE

Shown on the planning scheme map as CDZ1.

SALE GOLF CLUB REDEVELOPMENT COMPREHENSIVE DEVELOPMENT PLAN

The *Sale Golf Club Redevelopment Comprehensive Development Plan 2006* comprises the *Sale Golf Club Re-Development Concept Masterplan* (Thomson Perrett, Revised 23 March 2006) and the *Sale Golf Club Re-Development Landscape Strategy Plan* (Thomson Perrett, Revised 15 June 2006).

Land

The existing Sale Golf Club, Longford-Rosedale Road, Longford, comprising Certificates of Title Vol. 8557 Fol. 616, Vol. 8617 Fol. 424, Vol. 8537 Fol. 607, Vol. 9522 Fol. 870 and Vol. 7880 Fol. 119, and land to the west of the existing golf course comprising part of Certificates of Title Vol. 9021 Fol. 067 and Vol. 9485 Fol. 976.

Purpose

To establish an integrated, fully serviced, recreational, tourism and residential use and development focused on a high quality golf course generally in accordance with the *Sale Golf Club Redevelopment Comprehensive Development Plan 2006*.

To provide for golf facilities and associated tourism, accommodation and resort development.

To ensure development is compatible with the landscape character of the area.

To ensure use and development has regard to natural values of the land and nearby land or natural processes.

To ensure that use and development has regard to the cultural heritage values of the land.

To ensure use and development has regard to the amenity of adjacent properties and the surrounding area.

To ensure that the land is developed in an orderly manner.

1.0

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Table of uses

Section 1 - Permit not required

Use	Condition
Agriculture (other than Animal-keeping; Animal training, Apiculture, Aquaculture, Crop raising and intensive animal , Domestic animal husbandry, Intensive animal production and Racing dog husbandry)	
Apiculture	Must meet the requirements of the <i>Apiary Code of Practice, May 1997</i>
Car park	Must be generally in accordance with the <i>Sale Golf Club Redevelopment Comprehensive Development Plan 2006</i>
Carnival	Must meet the requirements of A <i>'Good Neighbour' Code of Practice for a Circus or Carnival, October 1997</i>
Circus	Must meet the requirements of A <i>'Good Neighbour' Code of Practice for a Circus or Carnival, October 1997</i>
Convenience shop	Must be associated with leisure and recreation or accommodation facilities of the <i>Sale Golf Club Redevelopment</i>
Dependent person's unit	Must be the only dependent person's unit on the lot

WELLINGTON PLANNING SCHEME

Use	Condition
Dwelling (other than Bed and breakfast)	Must be the only dwelling on the lot Must be generally in accordance with the Sale Golf Club Redevelopment Comprehensive Development Plan 2006
Food and drink premises (other than Hotel and Tavern)	Must be associated with leisure and recreation or accommodation facilities of the Sale Golf Club Redevelopment
Group accommodation	Must be generally located on the site nominated as "Resort" on the Sale Golf Club Redevelopment Comprehensive Development Plan 2006
Home based business	
Informal outdoor recreation	
Mineral exploration	
Mining	Must meet the requirements of Clause 52.08-2
Minor utility installation	
Motel	Must be generally located on the site nominated as "Resort" on the Sale Golf Club Redevelopment Comprehensive Development Plan 2006
Natural systems	
Office	Must be associated with leisure and recreation or accommodation facilities of the Sale Golf Club Redevelopment
Outdoor recreation facility (other than Paintball games facility, Amusement park and Zoo)	Must be generally in accordance with the Sale Golf Club Redevelopment Comprehensive Development Plan 2006
Place of assembly (other than Amusement parlour, Carnival, Cinema, Circus, Drive-in theatre, Nightclub, Place of worship and Restricted place of assembly)	Must be associated with leisure and recreation or accommodation facilities of the Sale Golf Club Redevelopment
Road	
Search for stone	Must not be costeaning or bulk sampling
Telecommunications facility	Buildings and works must meet the requirements of Clause 52.19
Tramway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Accommodation (other than Corrective institution, Dwelling, Group accommodation and Motel)	
Bed and breakfast	
Child care centre	
Display home	
Hotel	
Medical centre	

WELLINGTON PLANNING SCHEME

Use	Condition
Mineral, stone, or soil extraction (other than Extractive industry, Mineral exploration, Mining, and Search for stone)	
Restricted place of assembly	
Rural industry (other than Abattoir and Sawmill)	
Service industry (other than Panel beating)	
Store	
Tavern	
Utility installation (other than minor utility installation and Telecommunications facility)	
Any other use not in Section 1 or 3	
Any use in Section 1 if the condition is not met	

Section 3 - Prohibited

Use	Condition
Abattoir	
Amusement parlour	
Animal-keeping	I
Brothel	
Corrective institution	
Domestic animal husbandry	I
Extractive industry	
Industry (other than Rural industry and Service industry)	
Intensive animal husbandry production	II
Motor racing track	
Paintball games facility	
Panel beating	
Racing dog husbandry	I
Retail premises (other than Convenience shop and Food and drink premises)	
Saleyard	
Sawmill	
Transport terminal	
Warehouse (other than Store)	

2.0

Use of land

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Use of land must be generally in accordance with the *Sale Golf Club Redevelopment Comprehensive Development Plan 2006*.

The following application requirements apply to an application for a permit under Clause 37.02, in addition to those specified in Clause 37.02 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

Application requirements

- An application to use land must be accompanied by the following information, as appropriate:
 - The purpose of the use and the types of activities which will be carried out.

WELLINGTON PLANNING SCHEME

- The likely effects, if any, on adjoining land including noise levels, traffic, the hours of delivery and dispatch of goods and materials, hours of operation and light spill, solar access and glare.
- Maintenance of areas not required for immediate use.
- Details of consistency with the *Sale Golf Club Redevelopment Comprehensive Development Plan 2006*.

Exemption from notice and appeal

An application for the use of land is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act if it is generally in accordance with the *Sale Golf Club Redevelopment Comprehensive Development Plan 2006*.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.02, in addition to those specified in Clause 37.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The contents and intent of the *Sale Golf Club Redevelopment Comprehensive Development Plan 2006*.
- The protection and enhancement of the natural environment and the character of the area including the retention of vegetation and faunal habitat and the need to plant vegetation along waterways, gullies, ridgelines and property boundaries.
- The protection of cultural heritage values, including the *Sale Golf Club Redevelopment Cultural Heritage Assessment prepared by Tardis Enterprises (Feb. 2006)*.
- The availability and provision of utility services, including sewerage, water, drainage, electricity and telecommunications.
- The *Guidelines for the Protection of Water Quality* (NEPRC, 2001) and the *Urban Stormwater Best Practice Environmental Management Guidelines* (CSIRO, 1999).

3.0

Subdivision

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A subdivision must be generally in accordance with the *Sale Golf Club Redevelopment Comprehensive Development Plan 2006*.

Not more than 300 residential lots shall be created.

Subdivision may occur in stages.

No public open space requirement will be required under either Section 18 of the *Subdivision Act 1988* or Clause 53.01 of the planning scheme.

The owner of the land to be subdivided may, and must if the responsible authority so requires, enter into an agreement under Section 173 of the Act to provide for:

- design guidelines in relation to the use and development of the land;
- the provision of infrastructure or services required for any use or development of the land; and
- native vegetation management measures to ensure 'net gain' under the background document *Victoria's Native Vegetation Management – A Framework for Action* (Department of Natural Resources and Environment, 2002).

A notation must be placed on any planning permit issued for the creation of residential lots on the land, stating:

This land is identified as subject to aircraft noise associated with the operation of RAAF Base East Sale.

WELLINGTON PLANNING SCHEME

The following application requirements apply to an application for a permit under Clause 37.02, in addition to those specified in Clause 37.02 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

Application requirements

An application to subdivide land must be accompanied by the following information, as appropriate:

- A plan drawn to scale which shows:
 - The boundaries and dimensions of the site.
 - Adjoining roads.
 - Relevant ground levels.
 - Subdivision layout, including roads, reserves and any areas of common property.
 - Staging of subdivision.
- An Environmental Management Plan for the proposed subdivision or stage addressing potential impacts on the site and on adjoining areas in terms of:
 - Vegetation and habitat.
 - Groundwater and drainage.
 - Soil disturbance, erosion and sedimentation.
 - Public safety.
 - Turf management.
 - Any sites of archaeological significance.
- A detailed Landscape Plan which includes the description of vegetation to be planted, the surfaces to be constructed, site works specification and method of preparing, draining, watering, maintaining and monitoring the landscape area. The Landscape Plan must be generally in accordance with the *Sale Golf Club Re-Development Landscape Strategy Plan 2006*.
- Details of the provision of utility services, including sewerage, water supply and drainage.
- Details of the provision of at least one playground within the overall subdivision.
- Details of consistency with the *Sale Golf Club Redevelopment Comprehensive Development Plan 2006*.
- The potential extent of flooding on the land, which must be established by ground level survey to AHD. The floor levels of future buildings must be constructed at least 300 millimetres above the applicable 100-year ARI flood level.

Exemption from notice and appeal

An application for the subdivision of land is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act if it is generally in accordance with the *Sale Golf Club Redevelopment Comprehensive Development Plan 2006*.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.02, in addition to those specified in Clause 37.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The contents and intent of the *Sale Golf Club Redevelopment Comprehensive Development Plan 2006*.

- The protection and enhancement of the natural environment and the character of the area including the retention of vegetation and faunal habitat and the need to plant vegetation along waterways, gullies, ridgelines and property boundaries.
- The protection of cultural heritage values, including *the Sale Golf Club Redevelopment Cultural Heritage Assessment prepared by Tardis Enterprises (Feb. 2006)*.
- The availability and provision of utility services, including sewerage, water, drainage, electricity and telecommunications.
- *The Guidelines for the Protection of Water Quality (NEPRC, 2001) and the Urban Stormwater Best Practice Environmental Management Guidelines (CSIRO, 1999).*

4.0 Buildings and works

Multi-Proposed
 100m² Proposed Dwelling

A permit is not required for the construction or extension of one dwelling on a residential lot of at least 300 square metres within the zone provided the dwelling is connected to a reticulated sewerage system and a reticulated potable water supply, and is in accordance with any design guidelines approved by the responsible authority. The development of a dwelling must be in accordance with any housing design guidelines approved by the responsible authority.

The floor levels of future buildings must be constructed at least 300 millimetres above the applicable 100-year ARI flood level.

The collection and discharge of drainage waters shall be to the satisfaction of the responsible authority.

Any works within the bed or banks of Boggy Creek, which is a declared waterway, will require the approval of the West Gippsland Catchment Management Authority under Bylaw No. 1.

Any development for a use, which will produce wastewater or effluent, must be provided with reticulated sewerage to the satisfaction of the responsible authority.

The construction or extension of a dwelling on a lot of less than 300 square metres must meet the requirements of Clause 54. The construction of two or more dwellings on a lot must meet the requirements of Clause 55.

The following application requirements apply to an application for a permit under Clause 37.02, in addition to those specified in Clause 37.02 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

Application requirements

An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:

- A plan drawn to scale which shows:
 - The boundaries and dimensions of the site.
 - Adjoining roads.
 - The location, height and purpose of buildings and works on adjoining land.
 - Relevant ground levels.
 - The layout of existing and proposed uses.
 - Proposed landscape areas.
 - All external storage and waste treatment areas.
 - Areas not required for immediate use.
 - All driveways, vehicle parking and loading areas.
- Scaled elevation drawings to identify the colour and materials of all buildings and works.

WELLINGTON PLANNING SCHEME

- An Environmental Management Plan that addresses the impacts of the buildings and works on the site and on adjoining areas in terms of:
 - Vegetation and habitat.
 - Groundwater and drainage.
 - Soil disturbance, erosion and sedimentation.
 - Public safety.
 - Turf management.
 - Any sites of archaeological significance.
- A detailed Landscape Plan which includes the description of vegetation to be planted, the surfaces to be constructed, site works specification and method of preparing, draining, watering, maintaining and monitoring the landscape area. The Landscape Plan must be generally in accordance with the *Sale Golf Club Re-Development Landscape Strategy Plan 2006*.
- Details of the provision of utility services, including sewerage, water and drainage.
- Details of consistency with the *Sale Golf Club Redevelopment Comprehensive Development Plan 2006* and any design guidelines approved by the responsible authority.

Exemption from notice and appeal

An application to construct a building or construct or carry out works is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act if it is generally in accordance with the *Sale Golf Club Redevelopment Comprehensive Development Plan 2006*.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.02, in addition to those specified in Clause 37.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The contents and intent of the *Sale Golf Club Redevelopment Comprehensive Development Plan 2006*.
- Any design guidelines approved by the responsible authority.
- Any Environmental Management Plan for the land approved by the responsible authority.
- The protection and enhancement of the natural environment and the character of the area including the retention of vegetation and faunal habitat and the need to plant vegetation along waterways, gullies, ridgelines and property boundaries.
- The availability and provision of utility services, including sewerage (to buildings requiring wastewater disposal), water, drainage, electricity and telecommunications.
- The protection of cultural heritage values, including the *Sale Golf Club Redevelopment Cultural Heritage Assessment prepared by Tardis Enterprises (Feb. 2006)*.
- The *Guidelines for the Protection of Water Quality (NEPRC, 2001)* and the *Urban Stormwater Best Practice Environmental Management Guidelines (CSIRO, 1999)*.

5.0

Signs

 None specified.



Proposed C102well

SCHEDULE 1 TO CLAUSE 37.02 COMPREHENSIVE DEVELOPMENT ZONE

Shown on the planning scheme map as CDZ1.

SALE GOLF CLUB REDEVELOPMENT COMPREHENSIVE DEVELOPMENT PLAN

The *Sale Golf Club Redevelopment Comprehensive Development Plan 2006* comprises the *Sale Golf Club Re-Development Concept Masterplan* (Thomson Perrett, Revised 23 March 2006) and the *Sale Golf Club Re-Development Landscape Strategy Plan* (Thomson Perrett, Revised 15 June 2006).

Land

The existing Sale Golf Club, Longford-Rosedale Road, Longford, comprising Certificates of Title Vol. 8557 Fol. 616, Vol. 8617 Fol. 424, Vol. 8537 Fol. 607, Vol. 9522 Fol. 870 and Vol. 7880 Fol. 119, and land to the west of the existing golf course comprising part of Certificates of Title Vol. 9021 Fol. 067 and Vol. 9485 Fol. 976.

Purpose

To establish an integrated, fully serviced, recreational, tourism and residential use and development focused on a high quality golf course generally in accordance with the *Sale Golf Club Redevelopment Comprehensive Development Plan 2006*.

To provide for golf facilities and associated tourism, accommodation and resort development.

To ensure development is compatible with the landscape character of the area.

To ensure use and development has regard to natural values of the land and nearby land or natural processes.

To ensure that use and development has regard to the cultural heritage values of the land.

To ensure use and development has regard to the amenity of adjacent properties and the surrounding area.

To ensure that the land is developed in an orderly manner.

1.0

Proposed C102well

Table of uses

Section 1 - Permit not required

Use	Condition
Agriculture (other than Animal training, Apiculture, Aquaculture, Crop raising, Domestic animal husbandry, Intensive animal production and Racing dog husbandry)	
Apiculture	Must meet the requirements of the <i>Aplary Code of Practice, May 1997</i>
Car park	Must be generally in accordance with the <i>Sale Golf Club Redevelopment Comprehensive Development Plan 2006</i>
Carnival	Must meet the requirements of A <i>'Good Neighbour' Code of Practice for a Circus or Carnival, October 1997</i>
Circus	Must meet the requirements of A <i>'Good Neighbour' Code of Practice for a Circus or Carnival, October 1997</i>
Convenience shop	Must be associated with leisure and recreation or accommodation facilities of the Sale Golf Club Redevelopment
Dependent person's unit	Must be the only dependent person's unit on the lot

WELLINGTON PLANNING SCHEME

Use	Condition
Dwelling (other than Bed and breakfast)	Must be the only dwelling on the lot Must be generally in accordance with the Sale Golf Club Redevelopment Comprehensive Development Plan 2006
Food and drink premises (other than Hotel and Tavern)	Must be associated with leisure and recreation or accommodation facilities of the Sale Golf Club Redevelopment
Group accommodation	Must be generally located on the site nominated as "Resort" on the Sale Golf Club Redevelopment Comprehensive Development Plan 2006
Home based business	
Informal outdoor recreation	
Mineral exploration	
Mining	Must meet the requirements of Clause 52.06-2
Minor utility installation	
Motel	Must be generally located on the site nominated as "Resort" on the Sale Golf Club Redevelopment Comprehensive Development Plan 2006
Natural systems	
Office	Must be associated with leisure and recreation or accommodation facilities of the Sale Golf Club Redevelopment
Outdoor recreation facility (other than Paintball games facility, Amusement park and Zoo)	Must be generally in accordance with the Sale Golf Club Redevelopment Comprehensive Development Plan 2006
Place of assembly (other than Amusement parlour, Carnival, Cinema, Circus, Drive-in theatre, Nightclub, Place of worship and Restricted place of assembly)	Must be associated with leisure and recreation or accommodation facilities of the Sale Golf Club Redevelopment
Road	
Search for stone	Must not be costeering or bulk sampling
Telecommunications facility	Buildings and works must meet the requirements of Clause 52.19
Tramway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Accommodation (other than Corrective institution, Dwelling, Group accommodation and Motel)	
Bed and breakfast	
Child care centre	
Display home	
Hotel	
Medical centre	

WELLINGTON PLANNING SCHEME

Use	Condition
Mineral, stone, or soil extraction (other than Extractive industry, Mineral exploration, Mining, and Search for stone)	
Restricted place of assembly	
Rural industry (other than Abattoir and Sawmill)	
Service industry (other than Panel beating)	
Store	
Tavern	
Utility installation (other than minor utility installation and Telecommunications facility)	
Any other use not in Section 1 or 3	
Any use in Section 1 if the condition is not met	

Section 3 - Prohibited

Use
Abattoir
Amusement parlour
Brothel
Corrective institution
Domestic animal husbandry
Extractive industry
Industry (other than Rural industry and Service industry)
Intensive animal production
Motor racing track
Paintball games facility
Panel beating
Racing dog husbandry
Retail premises (other than Convenience shop and Food and drink premises)
Saleyard
Sawmill
Transport terminal
Warehouse (other than Store)

2.0

Proposed C102well

Use of land

Use of land must be generally in accordance with the *Sale Golf Club Redevelopment Comprehensive Development Plan 2006*.

The following application requirements apply to an application for a permit under Clause 37.02, in addition to those specified in Clause 37.02 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

Application requirements

- An application to use land must be accompanied by the following information, as appropriate:
 - The purpose of the use and the types of activities which will be carried out.

WELLINGTON PLANNING SCHEME

- The likely effects, if any, on adjoining land including noise levels, traffic, the hours of delivery and dispatch of goods and materials, hours of operation and light spill, solar access and glare.
- Maintenance of areas not required for immediate use.
- Details of consistency with the *Sale Golf Club Redevelopment Comprehensive Development Plan 2006*.

Exemption from notice and appeal

An application for the use of land is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act if it is generally in accordance with the *Sale Golf Club Redevelopment Comprehensive Development Plan 2006*.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.02, in addition to those specified in Clause 37.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The contents and intent of the *Sale Golf Club Redevelopment Comprehensive Development Plan 2006*.
- The protection and enhancement of the natural environment and the character of the area including the retention of vegetation and faunal habitat and the need to plant vegetation along waterways, gullies, ridgelines and property boundaries.
- The protection of cultural heritage values, including the *Sale Golf Club Redevelopment Cultural Heritage Assessment prepared by Tardis Enterprises (Feb. 2006)*.
- The availability and provision of utility services, including sewerage, water, drainage, electricity and telecommunications.
- The *Guidelines for the Protection of Water Quality* (NEPRC, 2001) and the *Urban Stormwater Best Practice Environmental Management Guidelines* (CSIRO, 1999).

3.0

Proposed C102well

Subdivision

A subdivision must be generally in accordance with the *Sale Golf Club Redevelopment Comprehensive Development Plan 2006*.

Not more than 300 residential lots shall be created.

Subdivision may occur in stages.

No public open space requirement will be required under either Section 18 of the *Subdivision Act 1988* or Clause 53.01 of the planning scheme.

The owner of the land to be subdivided may, and must if the responsible authority so requires, enter into an agreement under Section 173 of the Act to provide for:

- design guidelines in relation to the use and development of the land;
- the provision of infrastructure or services required for any use or development of the land; and
- native vegetation management measures to ensure 'net gain' under the background document *Victoria's Native Vegetation Management – A Framework for Action* (Department of Natural Resources and Environment, 2002).

A notation must be placed on any planning permit issued for the creation of residential lots on the land, stating:

This land is identified as subject to aircraft noise associated with the operation of RAAF Base East Sale.

WELLINGTON PLANNING SCHEME

The following application requirements apply to an application for a permit under Clause 37.02, in addition to those specified in Clause 37.02 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

Application requirements

An application to subdivide land must be accompanied by the following information, as appropriate:

- A plan drawn to scale which shows:
 - The boundaries and dimensions of the site.
 - Adjoining roads.
 - Relevant ground levels.
 - Subdivision layout, including roads, reserves and any areas of common property.
 - Staging of subdivision.
- An Environmental Management Plan for the proposed subdivision or stage addressing potential impacts on the site and on adjoining areas in terms of:
 - Vegetation and habitat.
 - Groundwater and drainage.
 - Soil disturbance, erosion and sedimentation.
 - Public safety.
 - Turf management.
 - Any sites of archaeological significance.
- A detailed Landscape Plan which includes the description of vegetation to be planted, the surfaces to be constructed, site works specification and method of preparing, draining, watering, maintaining and monitoring the landscape area. The Landscape Plan must be generally in accordance with the *Sale Golf Club Re-Development Landscape Strategy Plan 2006*.
- Details of the provision of utility services, including sewerage, water supply and drainage.
- Details of the provision of at least one playground within the overall subdivision.
- Details of consistency with the *Sale Golf Club Redevelopment Comprehensive Development Plan 2006*.
- The potential extent of flooding on the land, which must be established by ground level survey to AHD. The floor levels of future buildings must be constructed at least 300 millimetres above the applicable 100-year ARI flood level.

Exemption from notice and appeal

An application for the subdivision of land is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act if it is generally in accordance with the *Sale Golf Club Redevelopment Comprehensive Development Plan 2006*.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.02, in addition to those specified in Clause 37.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The contents and intent of the *Sale Golf Club Redevelopment Comprehensive Development Plan 2006*.

WELLINGTON PLANNING SCHEME

- The protection and enhancement of the natural environment and the character of the area including the retention of vegetation and faunal habitat and the need to plant vegetation along waterways, gullies, ridgelines and property boundaries.
- The protection of cultural heritage values, including *the Sale Golf Club Redevelopment Cultural Heritage Assessment prepared by Tardis Enterprises (Feb. 2006)*.
- The availability and provision of utility services, including sewerage, water, drainage, electricity and telecommunications.
- *The Guidelines for the Protection of Water Quality (NEPRC, 2001) and the Urban Stormwater Best Practice Environmental Management Guidelines (CSIRO, 1999)*.

4.0

Proposed C102001

Buildings and works

A permit is not required for the construction or extension of one dwelling on a residential lot of at least 300 square metres within the zone provided the dwelling is connected to a reticulated sewerage system and a reticulated potable water supply, and is in accordance with any design guidelines approved by the responsible authority. The development of a dwelling must be in accordance with any housing design guidelines approved by the responsible authority.

The floor levels of future buildings must be constructed at least 300 millimetres above the applicable 100-year ARI flood level.

The collection and discharge of drainage waters shall be to the satisfaction of the responsible authority.

Any works within the bed or banks of Boggy Creek, which is a declared waterway, will require the approval of the West Gippsland Catchment Management Authority under Bylaw No. 1.

Any development for a use, which will produce wastewater or effluent, must be provided with reticulated sewerage to the satisfaction of the responsible authority.

The construction or extension of a dwelling on a lot of less than 300 square metres must meet the requirements of Clause 54. The construction of two or more dwellings on a lot must meet the requirements of Clause 55.

The following application requirements apply to an application for a permit under Clause 37.02, in addition to those specified in Clause 37.02 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

Application requirements

An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:

- A plan drawn to scale which shows:
 - The boundaries and dimensions of the site.
 - Adjoining roads.
 - The location, height and purpose of buildings and works on adjoining land.
 - Relevant ground levels.
 - The layout of existing and proposed uses.
 - Proposed landscape areas.
 - All external storage and waste treatment areas.
 - Areas not required for immediate use.
 - All driveways, vehicle parking and loading areas.
- Scaled elevation drawings to identify the colour and materials of all buildings and works.

WELLINGTON PLANNING SCHEME

- An Environmental Management Plan that addresses the impacts of the buildings and works on the site and on adjoining areas in terms of:
 - Vegetation and habitat.
 - Groundwater and drainage.
 - Soil disturbance, erosion and sedimentation.
 - Public safety.
 - Turf management.
 - Any sites of archaeological significance.
- A detailed Landscape Plan which includes the description of vegetation to be planted, the surfaces to be constructed, site works specification and method of preparing, draining, watering, maintaining and monitoring the landscape area. The Landscape Plan must be generally in accordance with the *Sale Golf Club Re-Development Landscape Strategy Plan 2006*.
- Details of the provision of utility services, including sewerage, water and drainage.
- Details of consistency with the *Sale Golf Club Redevelopment Comprehensive Development Plan 2006* and any design guidelines approved by the responsible authority.

Exemption from notice and appeal

An application to construct a building or construct or carry out works is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act if it is generally in accordance with the *Sale Golf Club Redevelopment Comprehensive Development Plan 2006*.

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.02, in addition to those specified in Clause 37.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The contents and intent of the *Sale Golf Club Redevelopment Comprehensive Development Plan 2006*.
- Any design guidelines approved by the responsible authority.
- Any Environmental Management Plan for the land approved by the responsible authority.
- The protection and enhancement of the natural environment and the character of the area including the retention of vegetation and faunal habitat and the need to plant vegetation along waterways, gullies, ridgelines and property boundaries.
- The availability and provision of utility services, including sewerage (to buildings requiring wastewater disposal), water, drainage, electricity and telecommunications.
- The protection of cultural heritage values, including the *Sale Golf Club Redevelopment Cultural Heritage Assessment prepared by Tardis Enterprises (Feb. 2006)*.
- The *Guidelines for the Protection of Water Quality (NEPRC, 2001)* and the *Urban Stormwater Best Practice Environmental Management Guidelines (CSIRO, 1999)*.

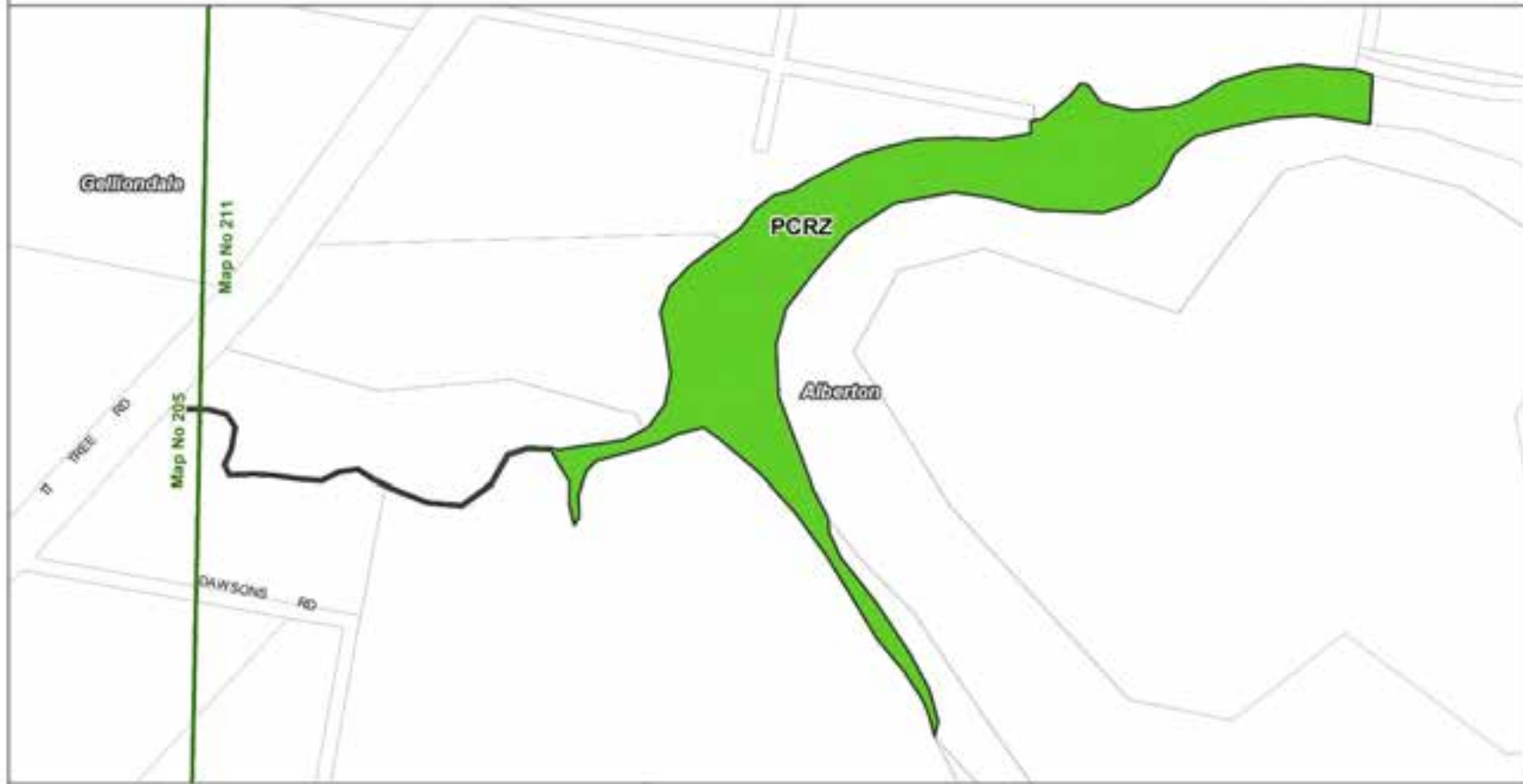
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Proposed C100well



Signs

None specified.

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AMENDMENT C102



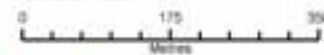
LEGEND

-  PCRZ - Public Conservation and Resource Zone
-  Local Government Area

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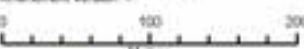


LEGEND
 PUZ1 - Public Use Zone-Service and Utility
 Local Government Area

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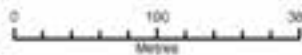
LEGEND
 FZ - Farming Zone
 Local Government Area



Part of Planning Scheme Maps 175 & 189

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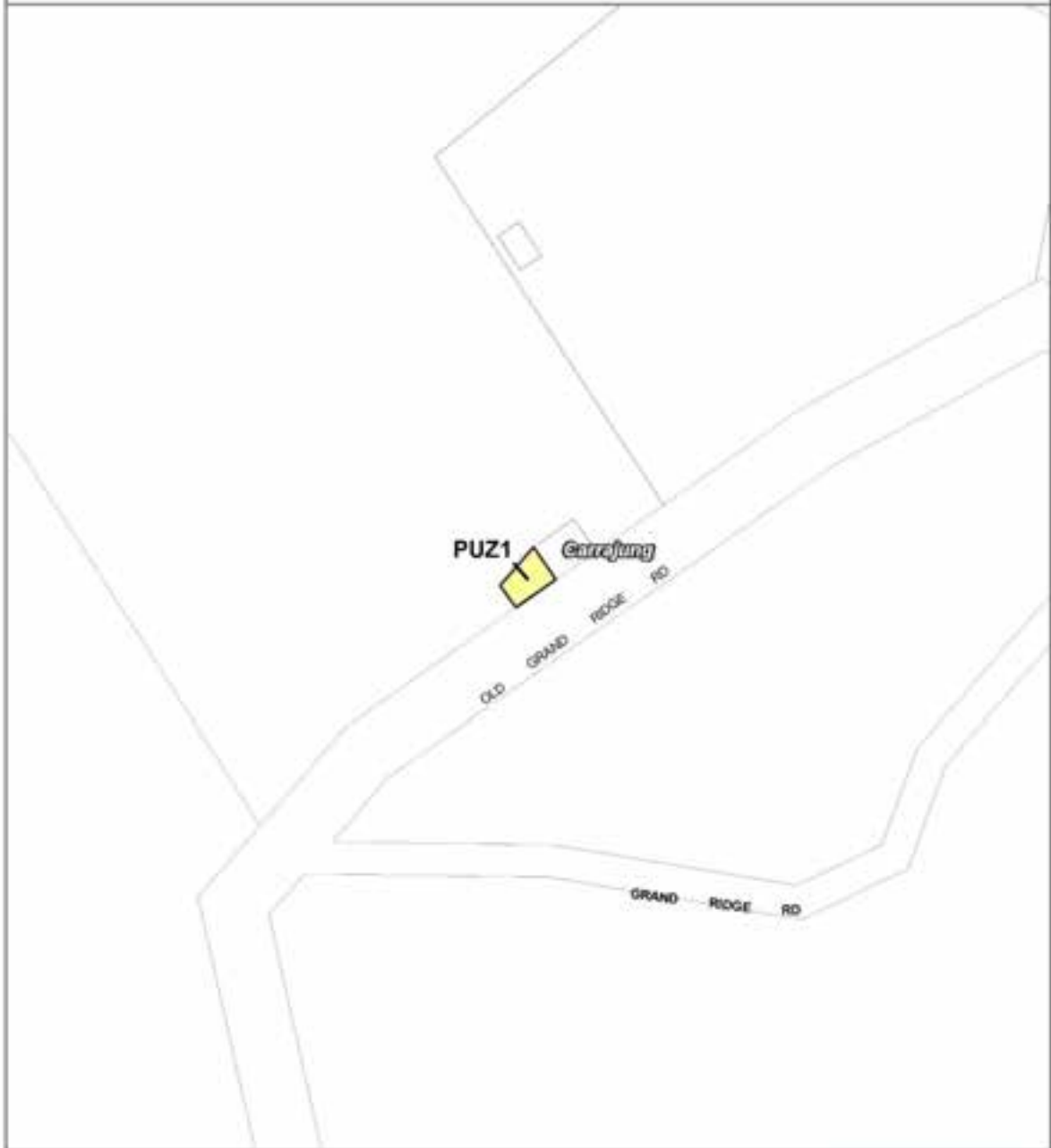


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LEGEND

-  PUZ1 - Public Use Zone (Service and Utility)
-  Local Government Area



Part of Planning Scheme Map 175

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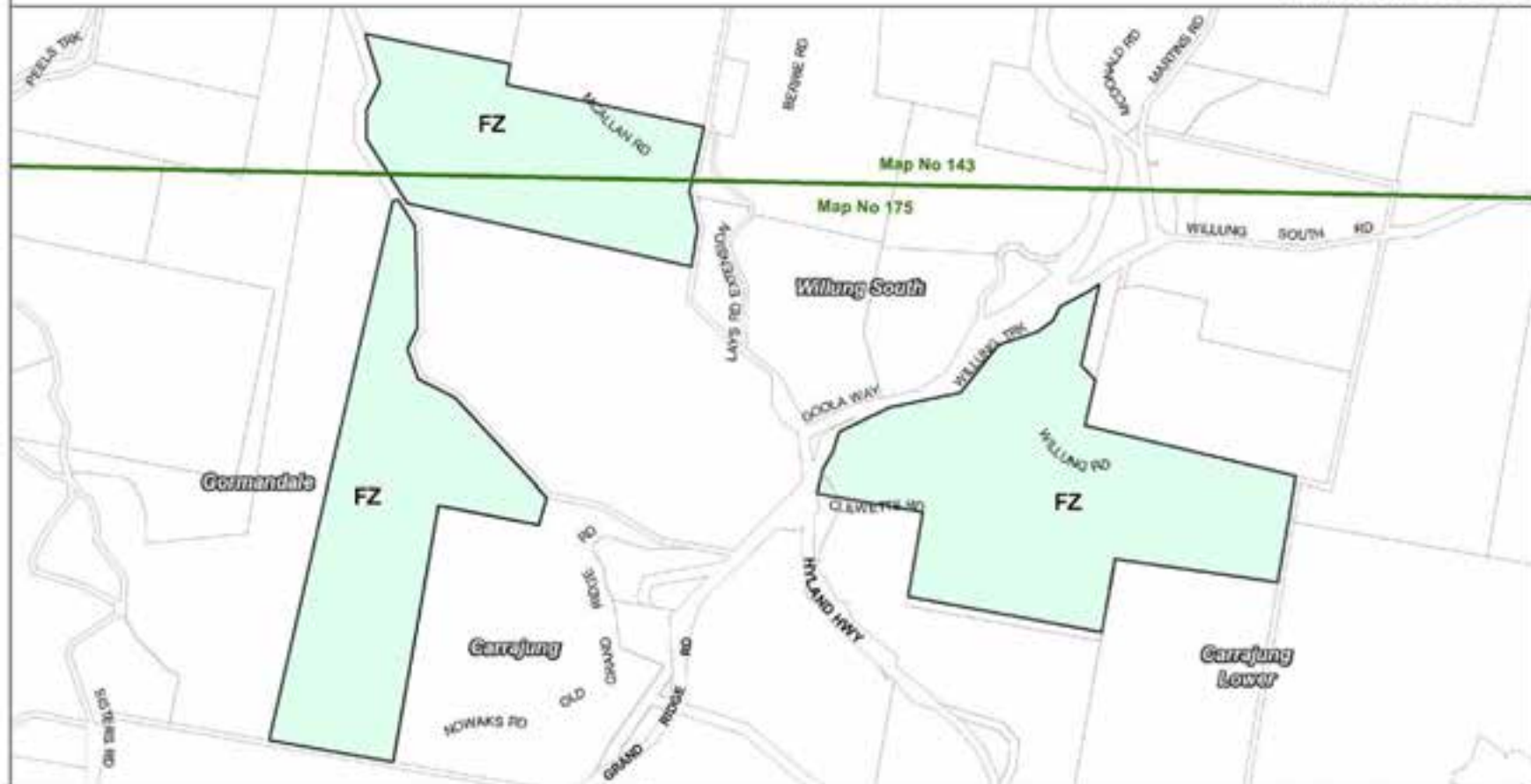
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LEGEND

 FZ - Farming Zone
 Local Government Area

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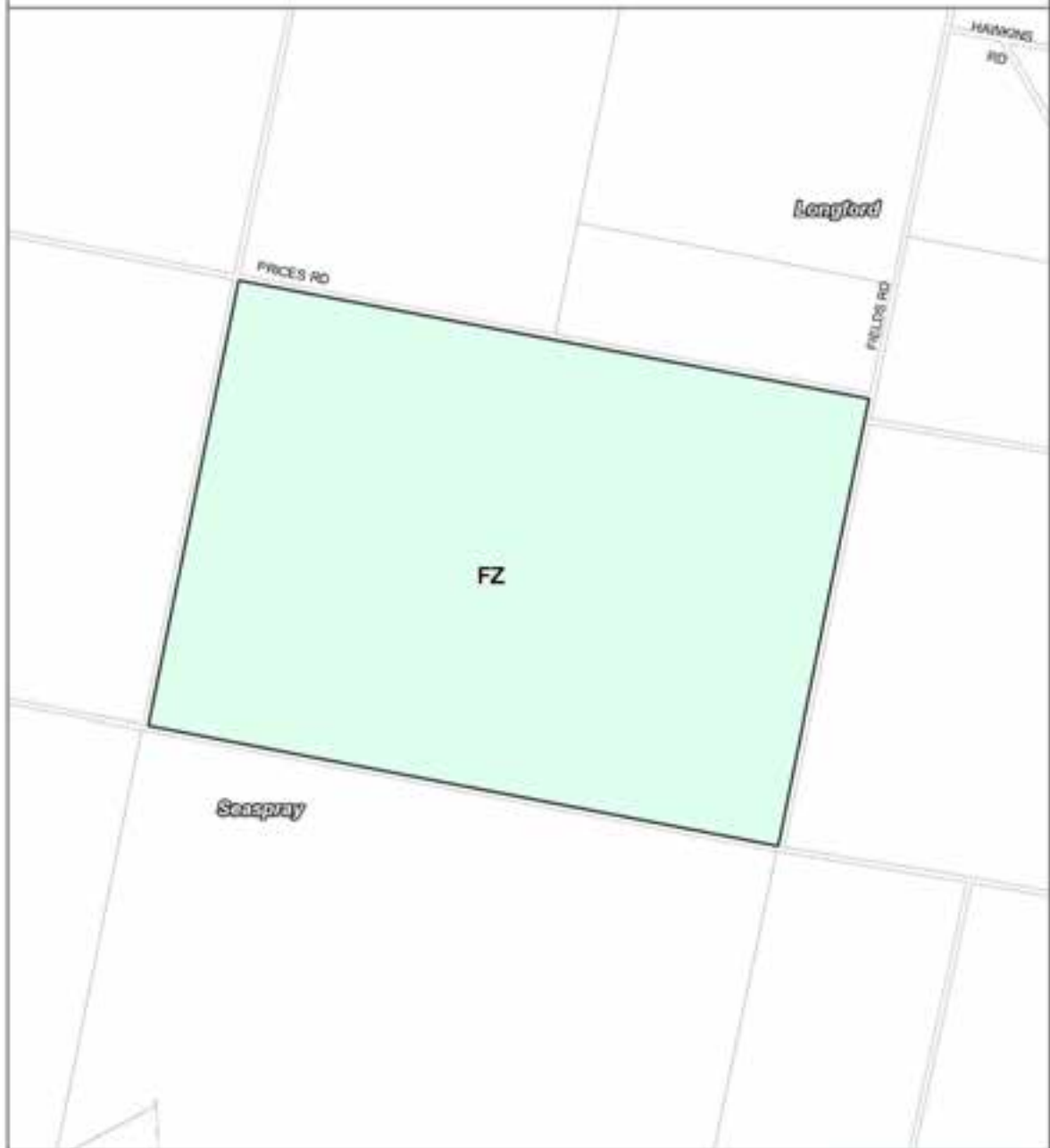


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LEGEND
 FZ - Farming Zone
 Local Government Area



Part of Planning Scheme Map 150

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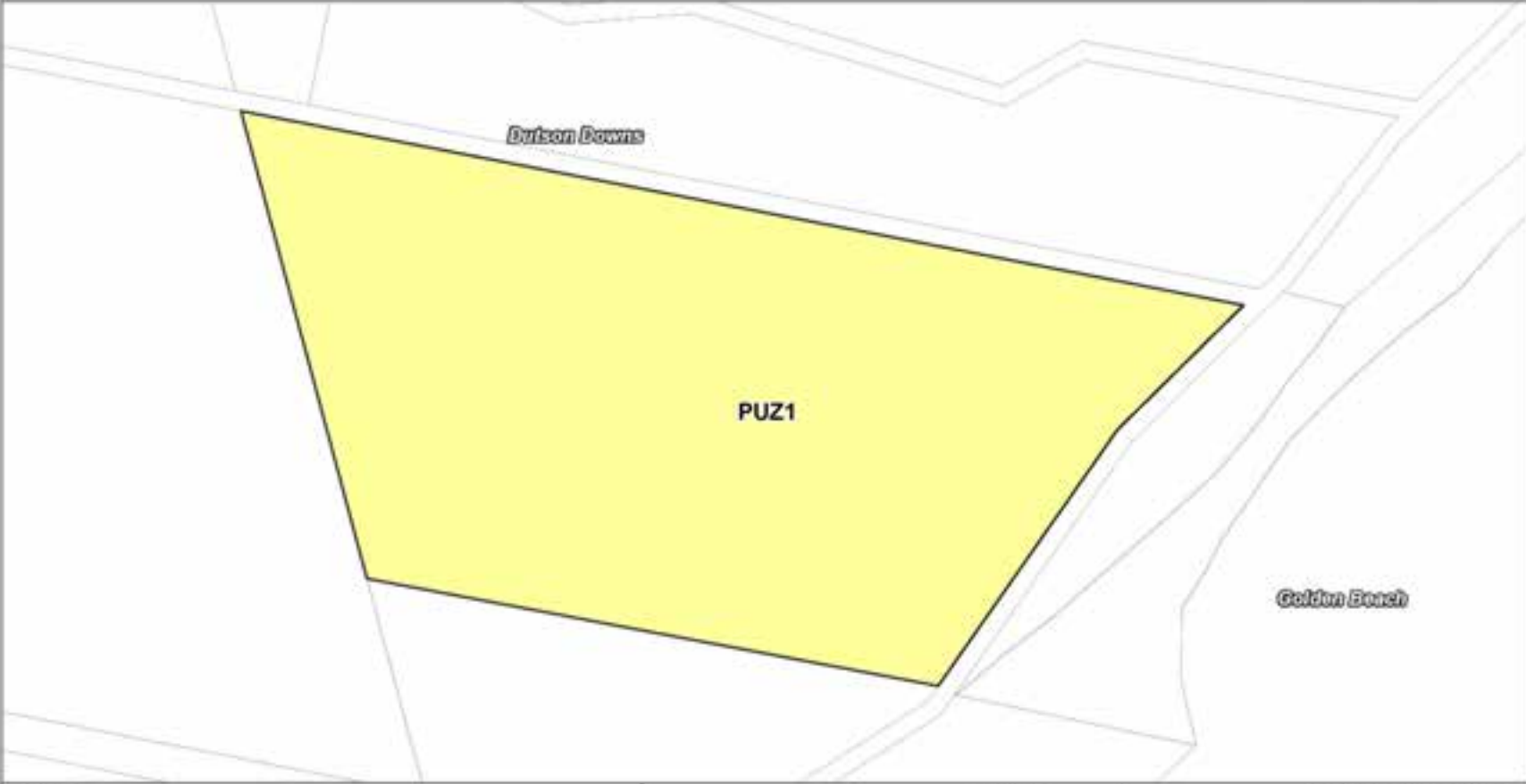
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LEGEND
■ PUZ1 - Public Use Zone-Service and Utility
--- Local Government Area

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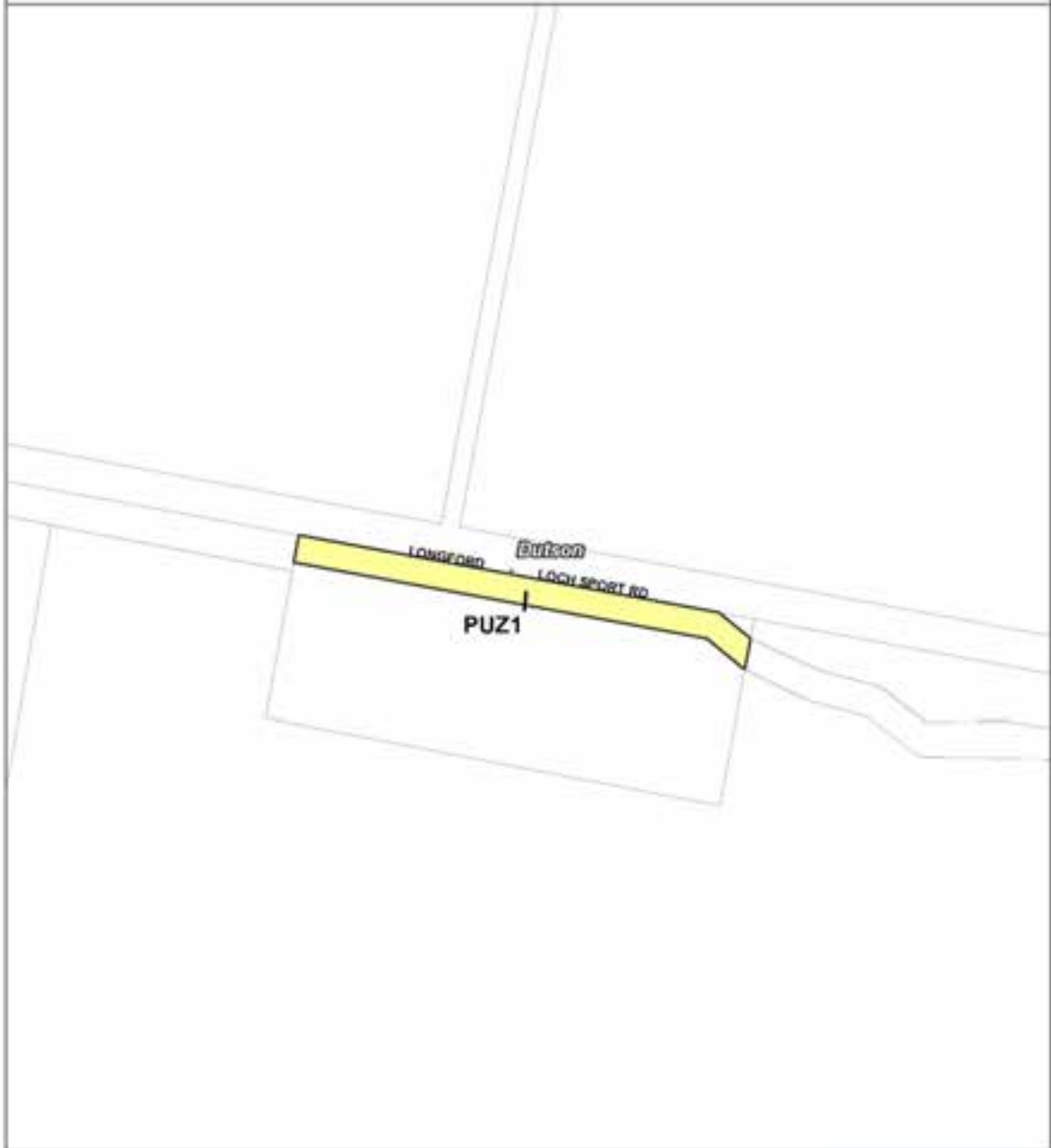
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Part of Planning Scheme Map 151



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LEGEND

-  PUZ1 - Public Use Zone - Service and Utility
-  Local Government Area



Part of Planning Scheme Map 138

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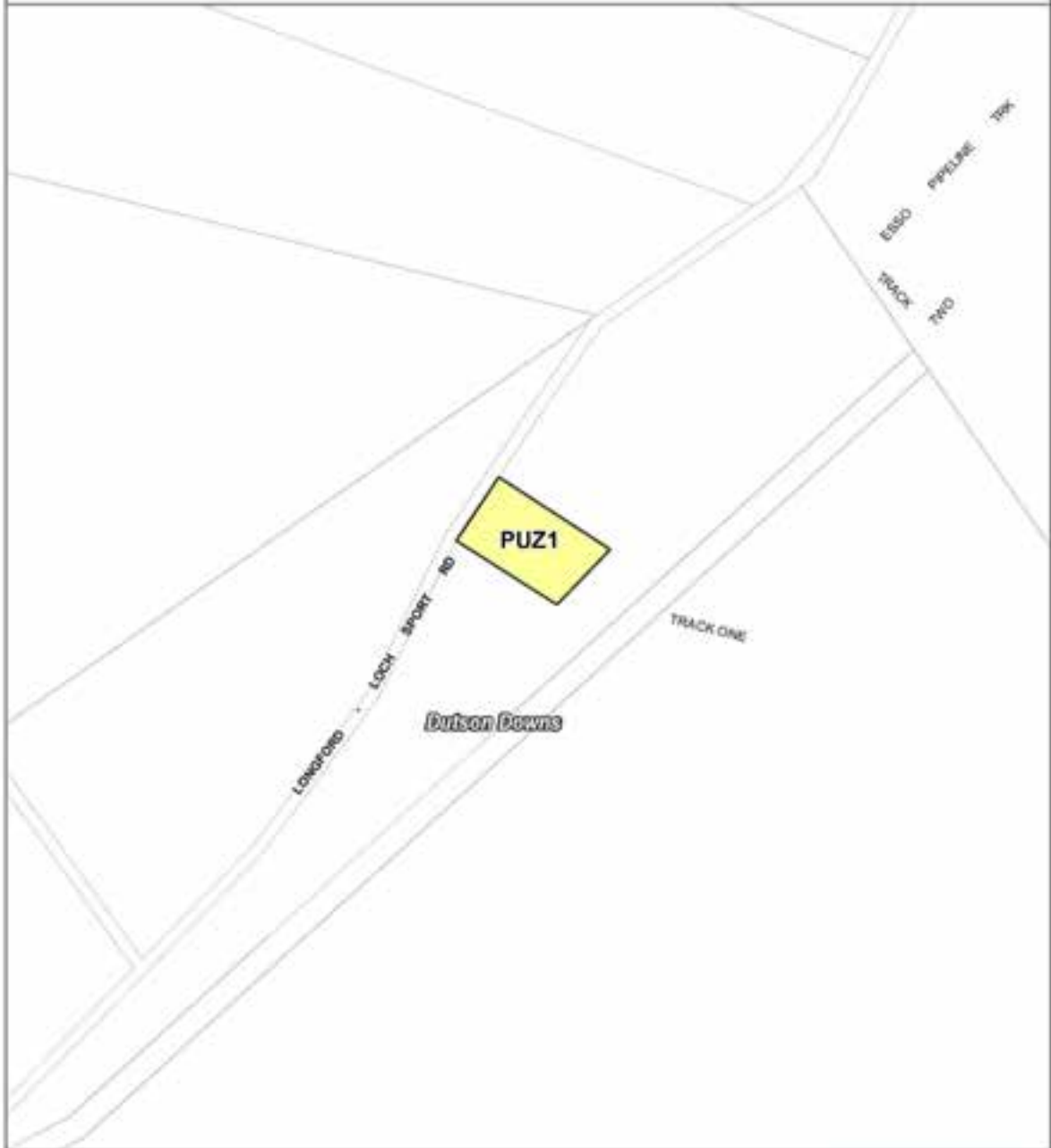
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LEGEND

-  PUZ1 - Public Use Zone (Service and Utility)
-  Local Government Area



Part of Planning Scheme Map 139

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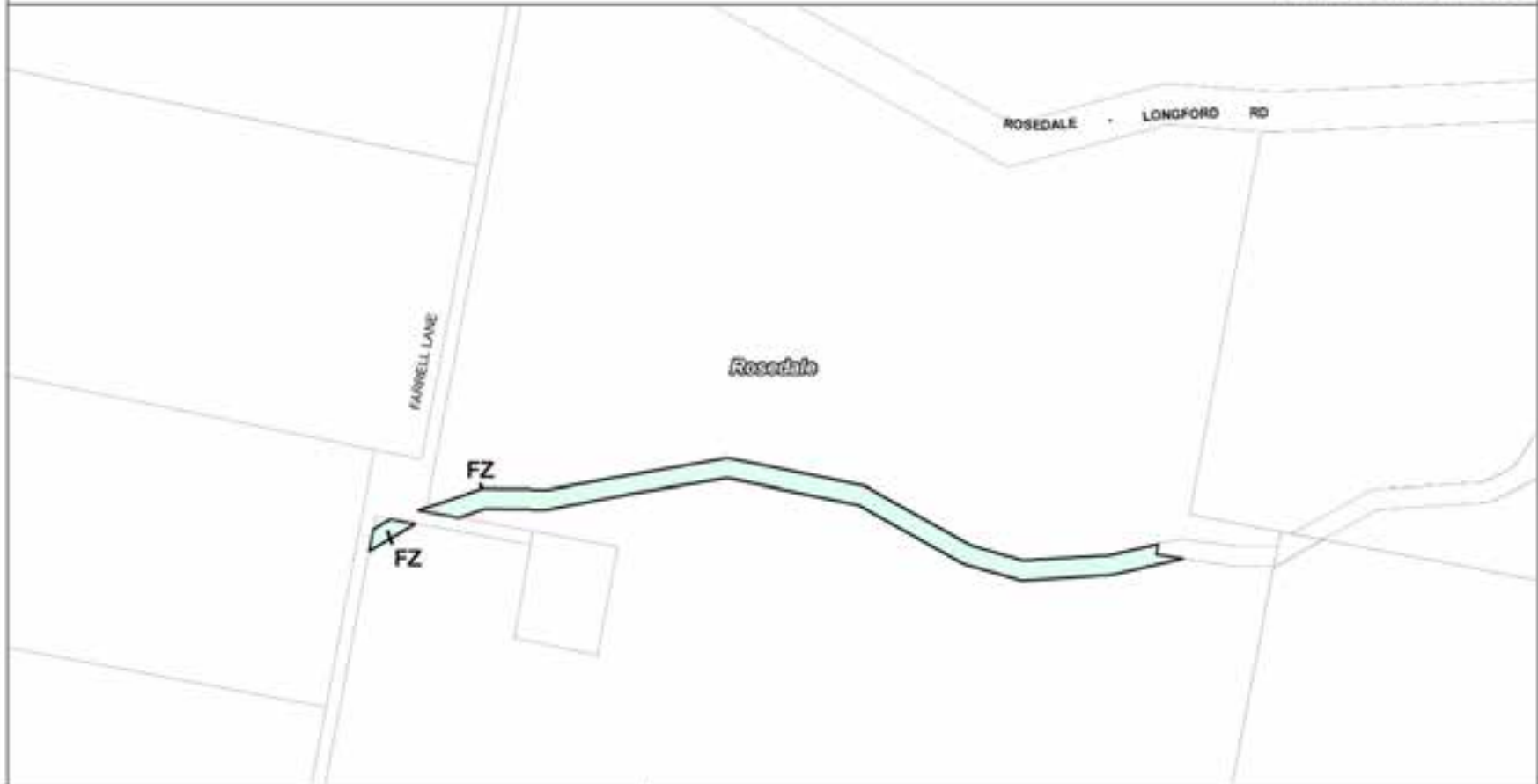
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LEGEND
 FZ - Farming Zone
 Local Government Area

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- LEGEND**
- FZ - Farming Zone
 - PUZ1 - Public Use Zone-Service and Utility
 - Local Government Area

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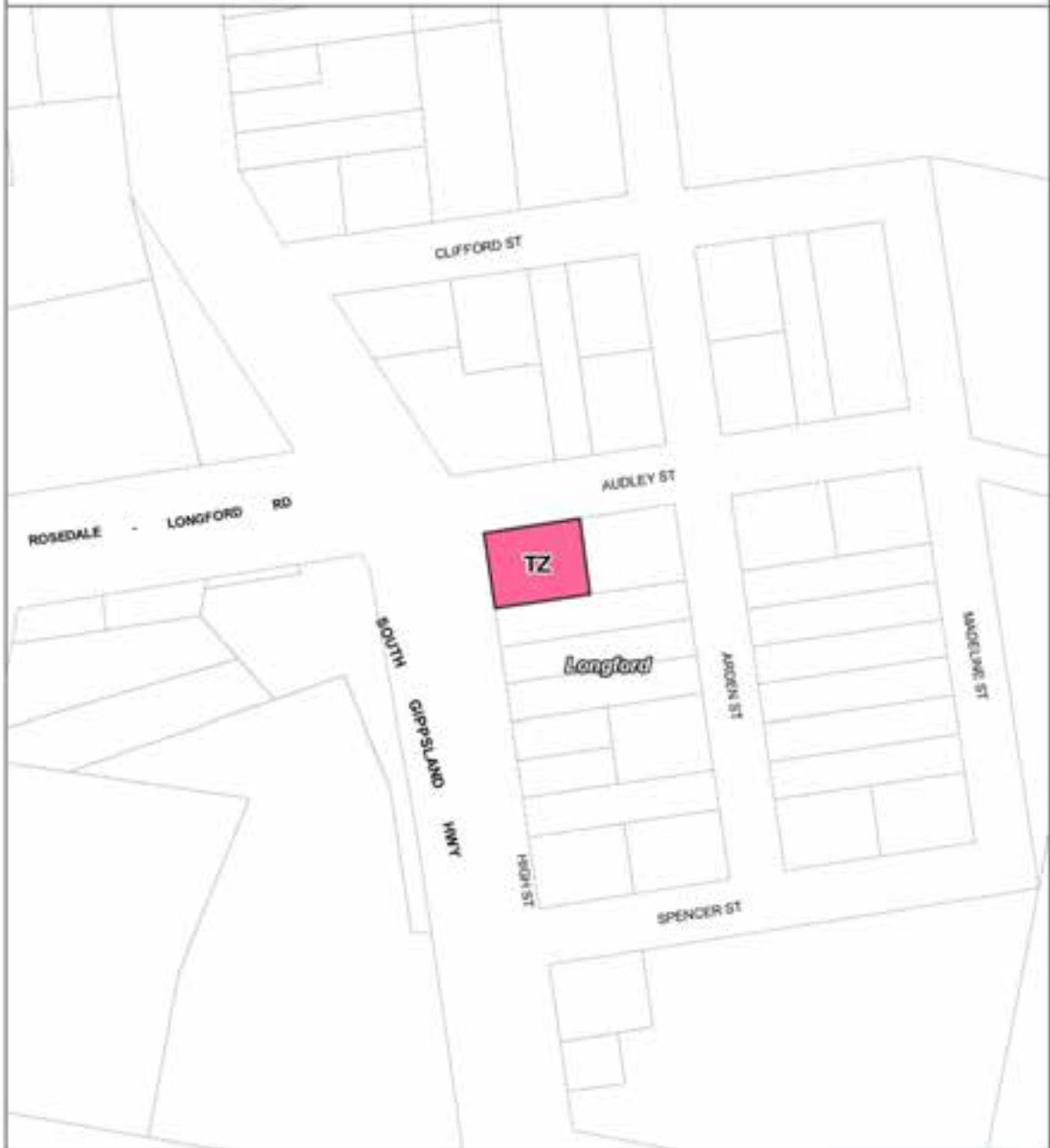


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LEGEND

-  TZ - Township Zone
-  Local Government Area



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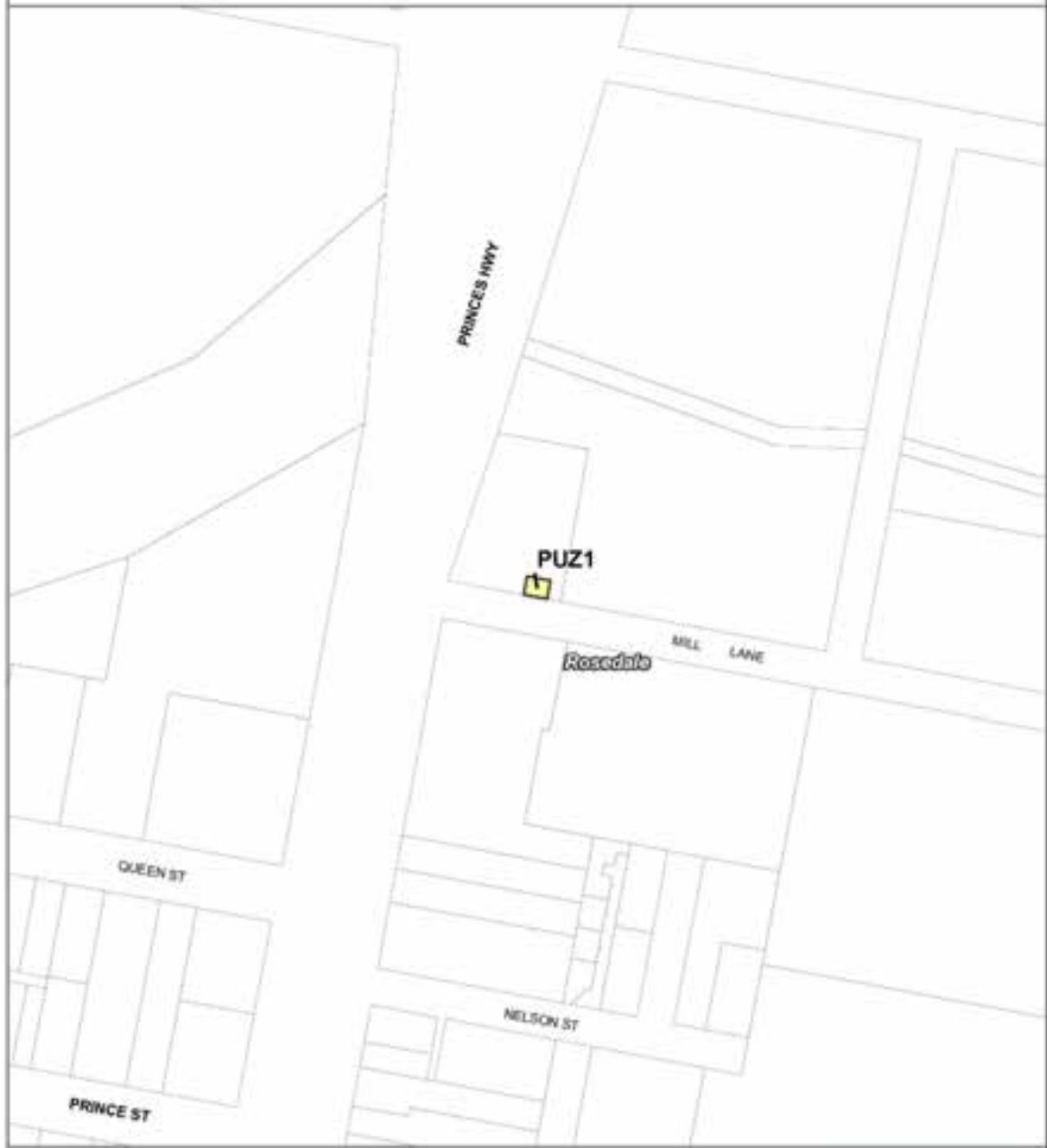
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LEGEND

-  PUZ1 - Public Use Zone Service and Utility
-  Local Government Area



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LEGEND

-  PUZ1 - Public Use Zone Service and Utility
-  Local Government Area



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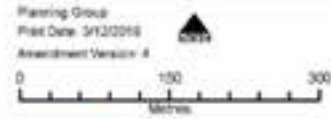
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- LEGEND**
- PCRZ - Public Conservation and Resource Zone
 - PUZ1 - Public Use Zone-Service and Utility
 - Local Government Area

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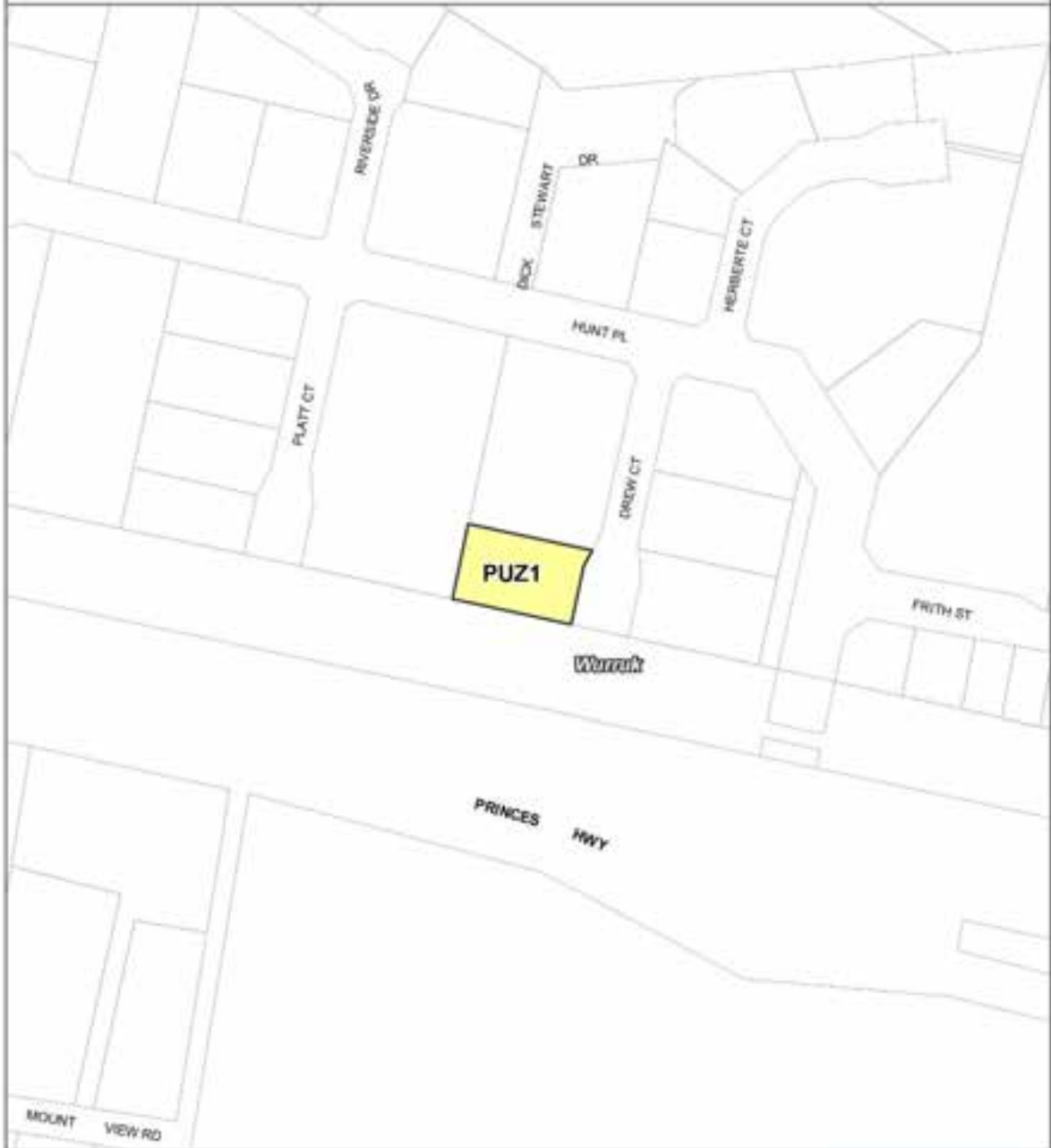
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LEGEND

-  PUZ1 - Public Use Zone (Service and Utility)
-  Local Government Area



Part of Planning Scheme Map 92

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LEGEND
 PUZ1 - Public Use Zone-Service and Utility
 Local Government Area

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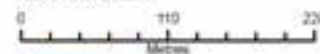


LEGEND
 PCRZ - Public Conservation and Resource Zone
 Local Government Area

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LEGEND

-  IN1Z - Industrial 1 Zone
-  PUZ1 - Public Use Zone-Service and Utility
-  Local Government Area



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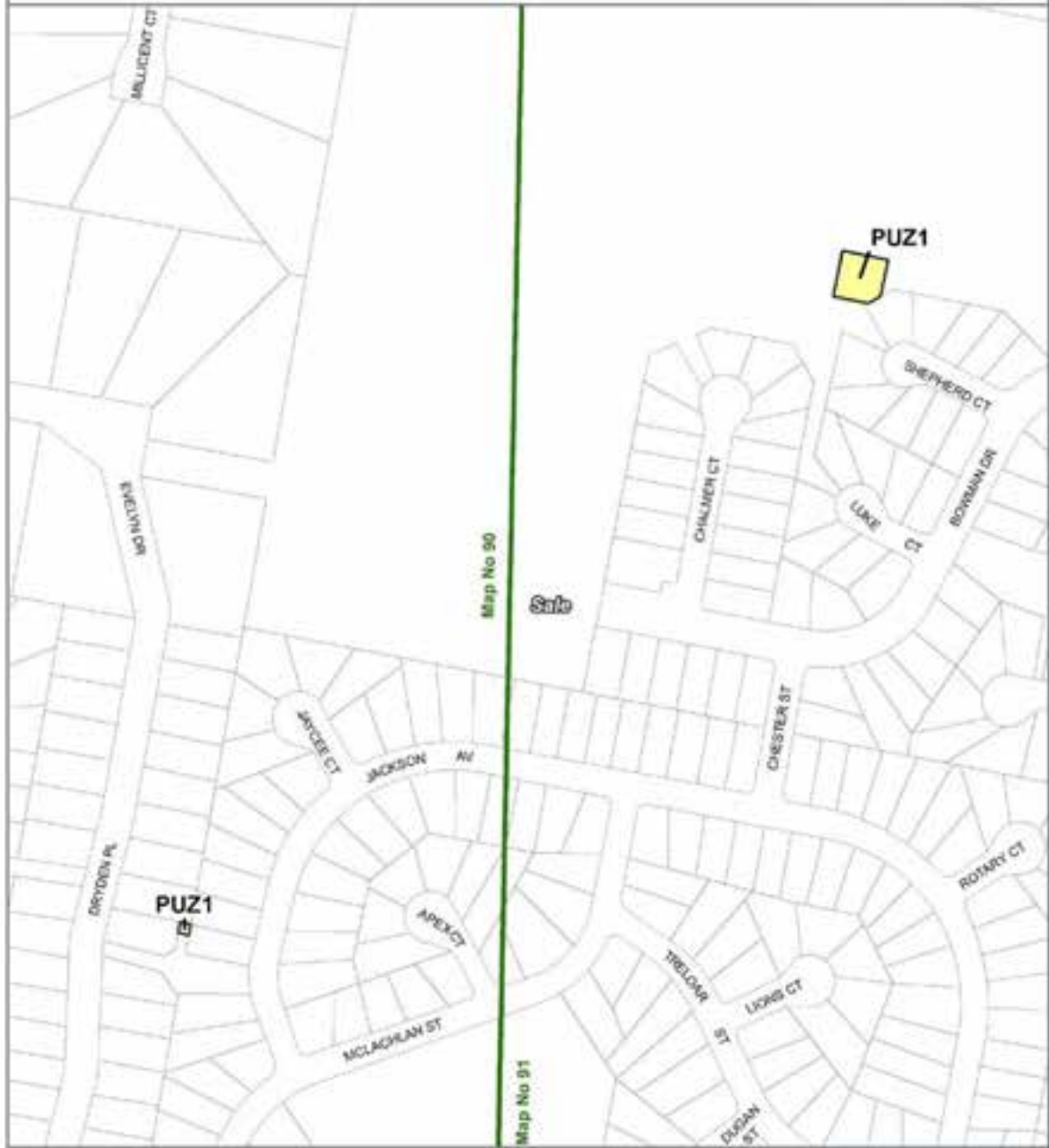
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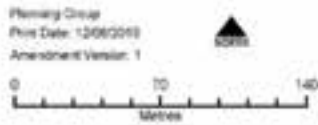


LEGEND
 PUZ1 - Public Use Zone-Service and Utility
 Local Government Area



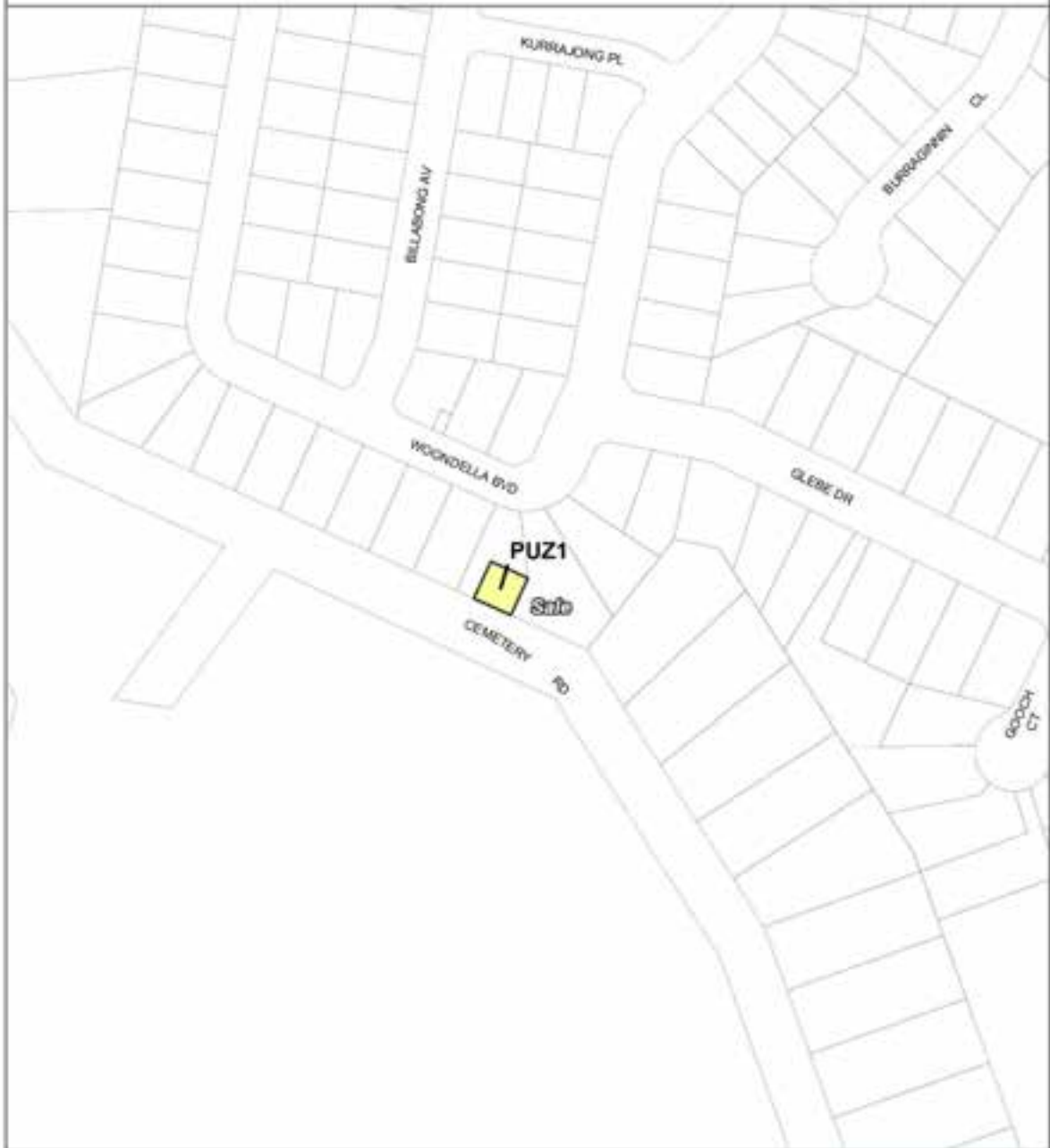
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LEGEND

-  PUZ1 - Public Use Zone (Service and Utility)
-  Local Government Area



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LEGEND

-  PUZ1 - Public Use Zone Service and Utility
-  Local Government Area



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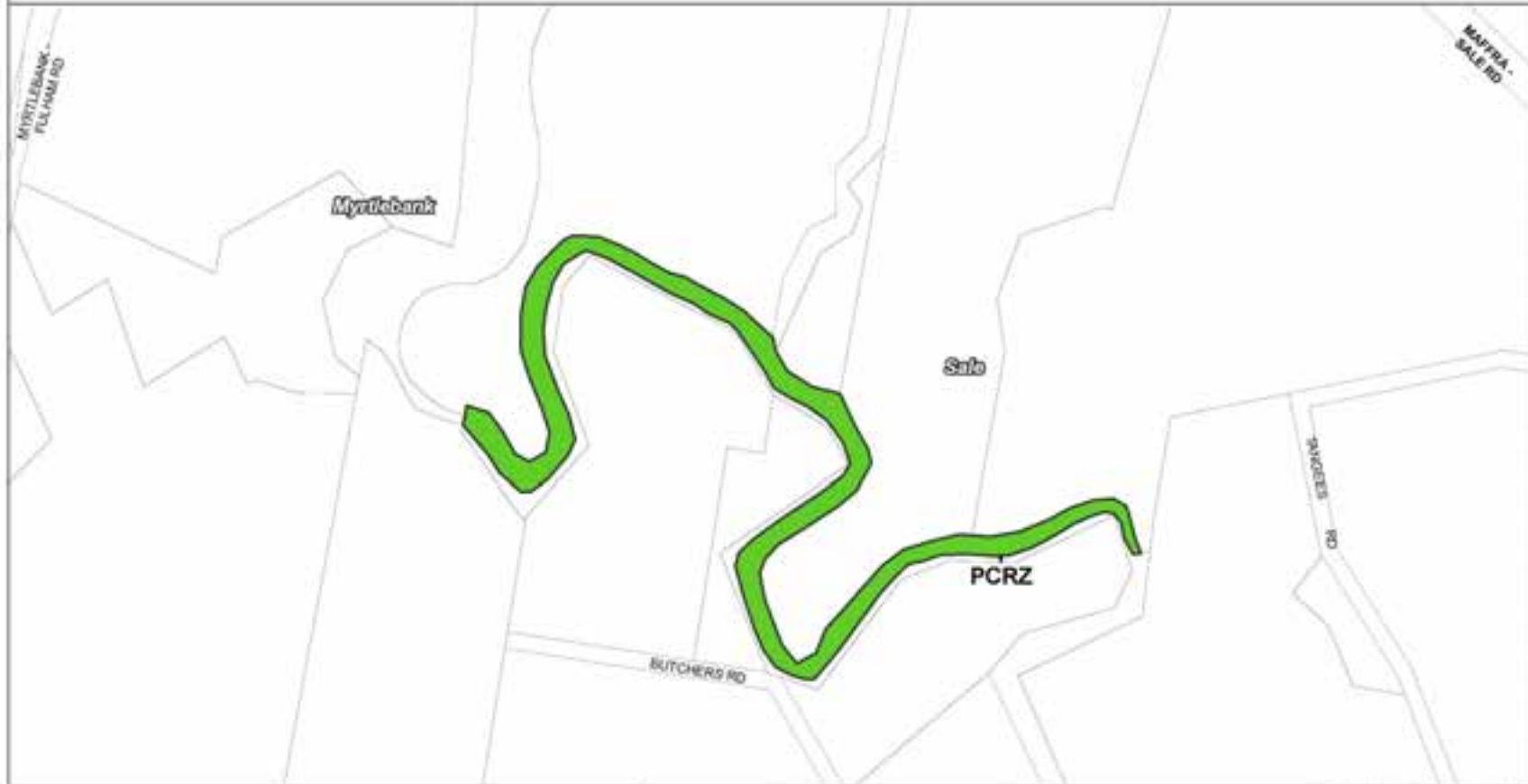
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- LEGEND**
-  PCRZ - Public Conservation and Resource Zone
 -  Local Government Area

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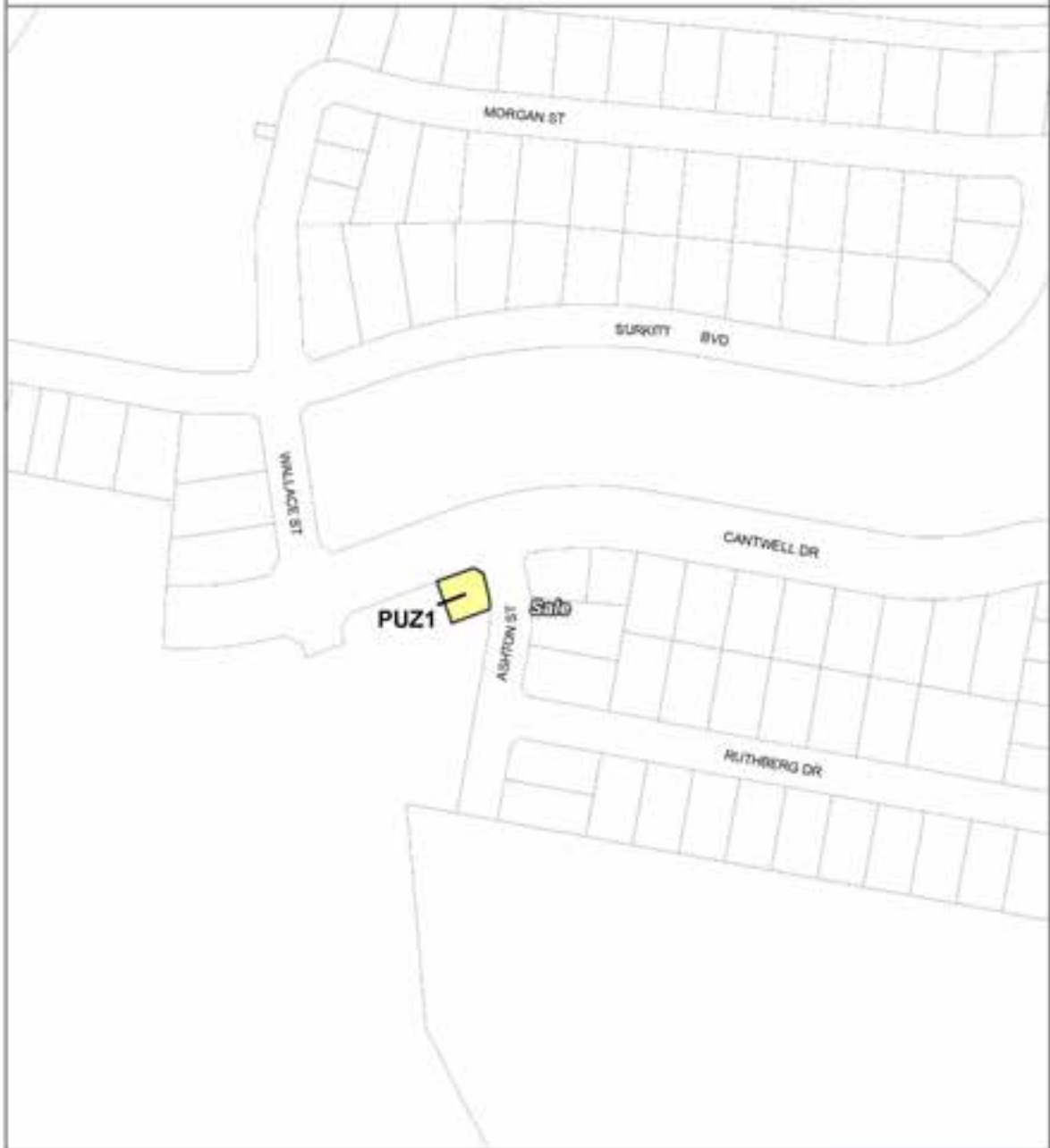


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LEGEND

-  PUZ1 - Public Use Zone (Service and Utility)
-  Local Government Area



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LEGEND

-  FZ - Farming Zone
-  Local Government Area



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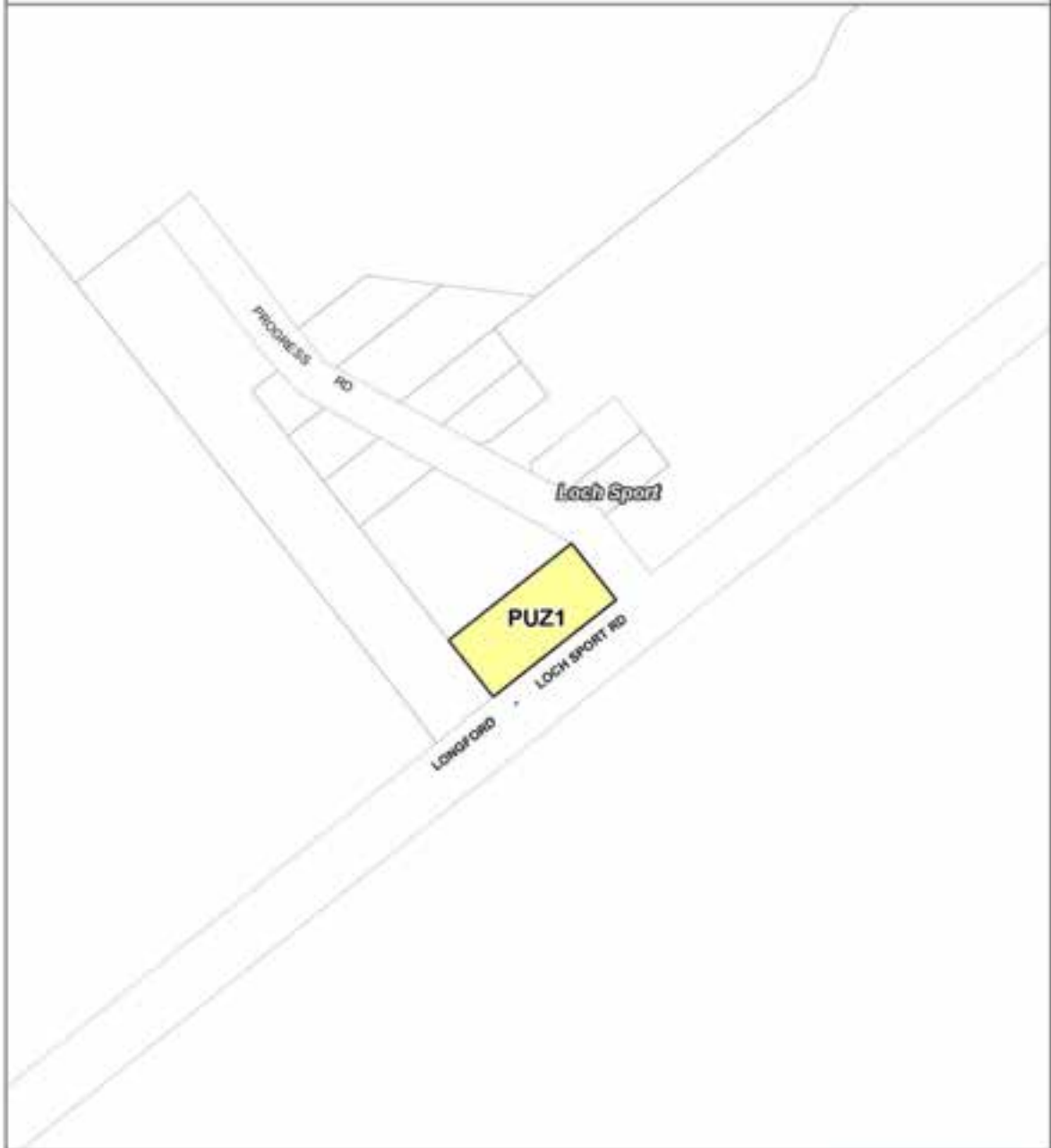
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LEGEND

-  PUZ1 - Public Use Zone - Service and Utility
-  Local Government Area



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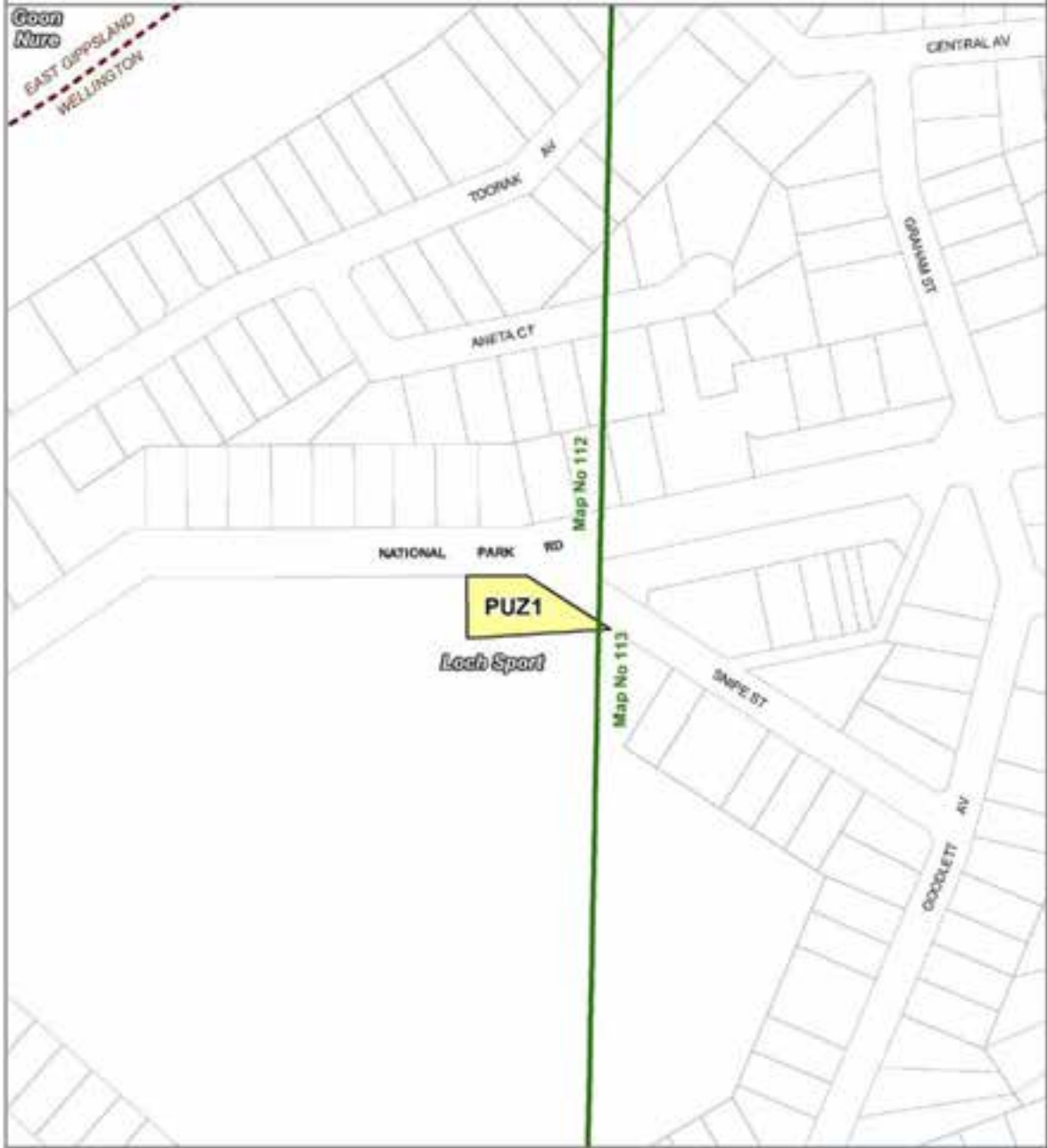
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LEGEND
 PUZ1 - Public Use Zone-Service and Utility
 Local Government Area



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LEGEND

-  FZ - Farming Zone
-  Local Government Area



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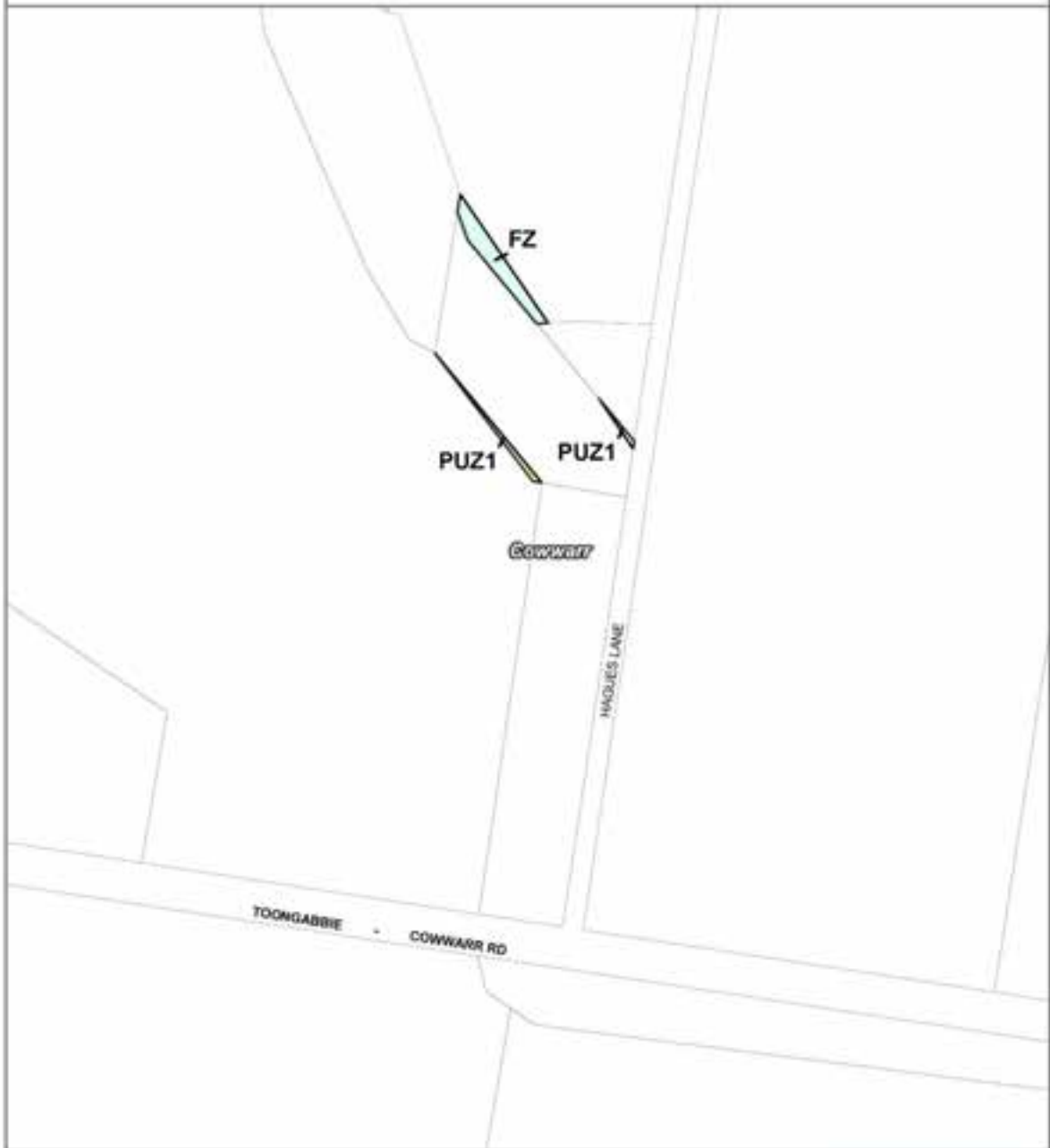
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LEGEND

-  FZ - Farming Zone
-  PUZ1 - Public Use Zone - Service and Utility
-  Local Government Area



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- LEGEND**
- PCRZ - Public Conservation and Resource Zone
 - PPRZ - Public Park and Recreation Zone
 - RLZ - Rural Living Zone
 - Local Government Area

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LEGEND
 PPRZ - Public Park and Recreation Zone
 Local Government Area



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LEGEND

-  PUZ1 - Public Use Zone (Service and Utility)
-  Local Government Area



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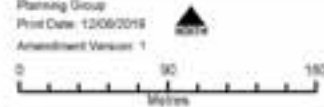


LEGEND
 FZ - Farming Zone
 Local Government Area

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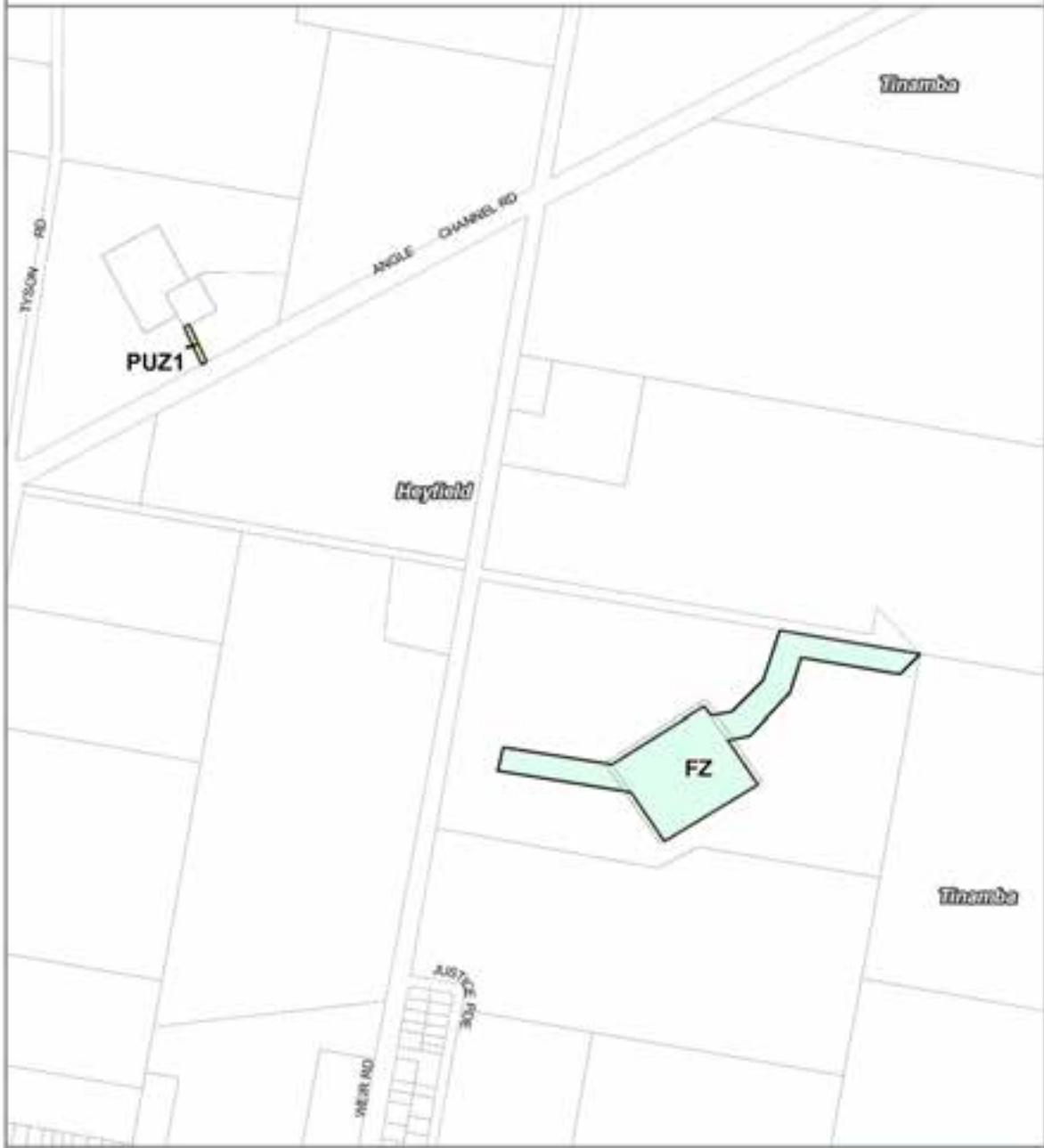


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Part of Planning Scheme Map 57



WELLINGTON PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C102



LEGEND

- FZ - Farming Zone
- PUZ1 - Public Use Zone-Service and Utility
- Local Government Area



Part of Planning Scheme Map 45

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Planning Group
 First Date: 13/08/2019
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WELLINGTON PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C102



- LEGEND**
-  PPRZ - Public Park and Recreation Zone
 -  Local Government Area



Part of Planning Scheme Map 58

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AMENDMENT C102



LEGEND

-  PCRZ - Public Conservation and Resource Zone
-  Local Government Area



Part of Planning Scheme Map 33

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AMENDMENT C102



LEGEND

-  PCRZ - Public Conservation and Resource Zone
-  Local Government Area

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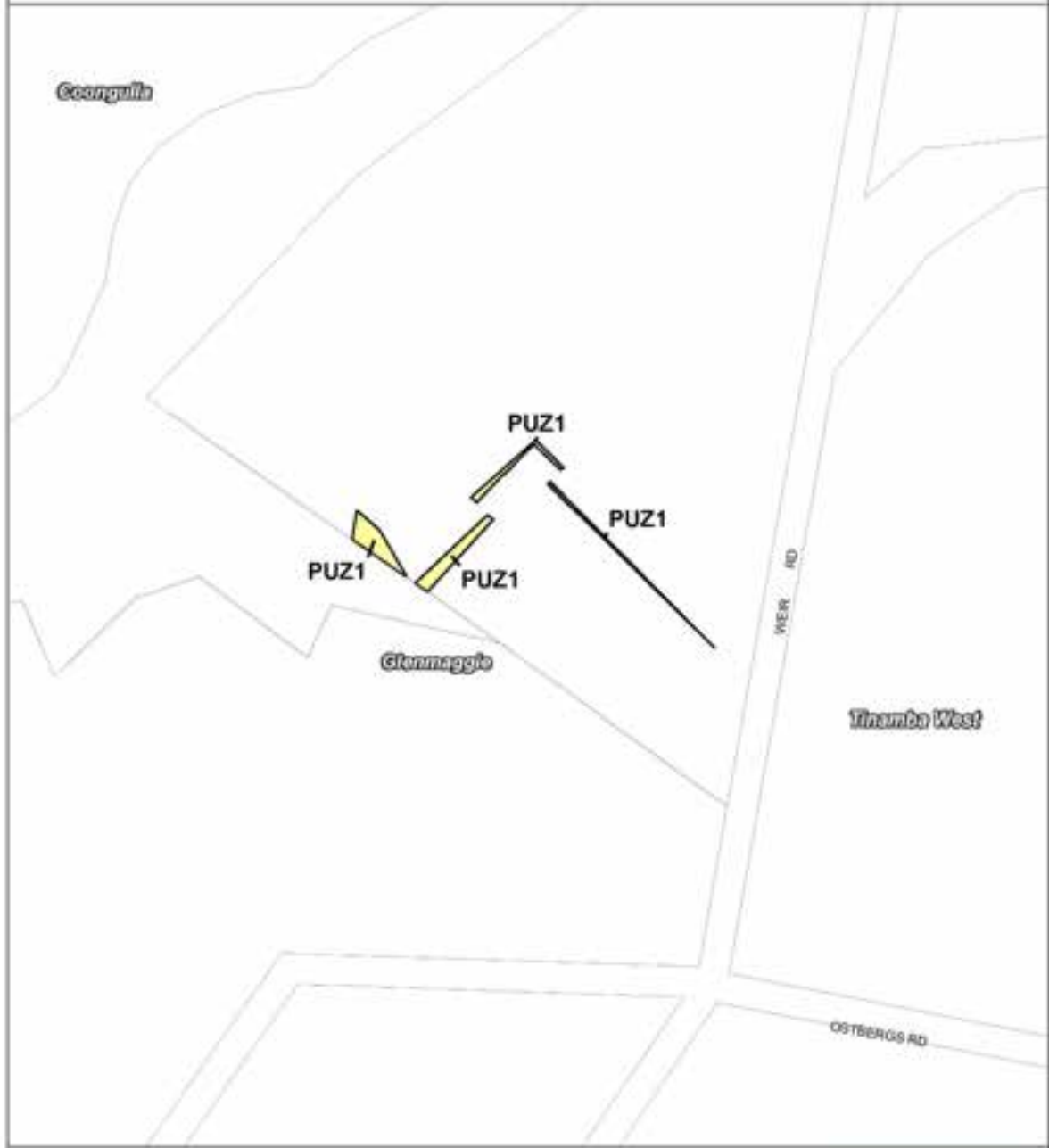
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Part of Planning Scheme Map 45





040

WELLINGTON PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C102



LEGEND

-  PUZ1 - Public Use Zone (Service and Utility)
-  Local Government Area



Part of Planning Scheme Map 37

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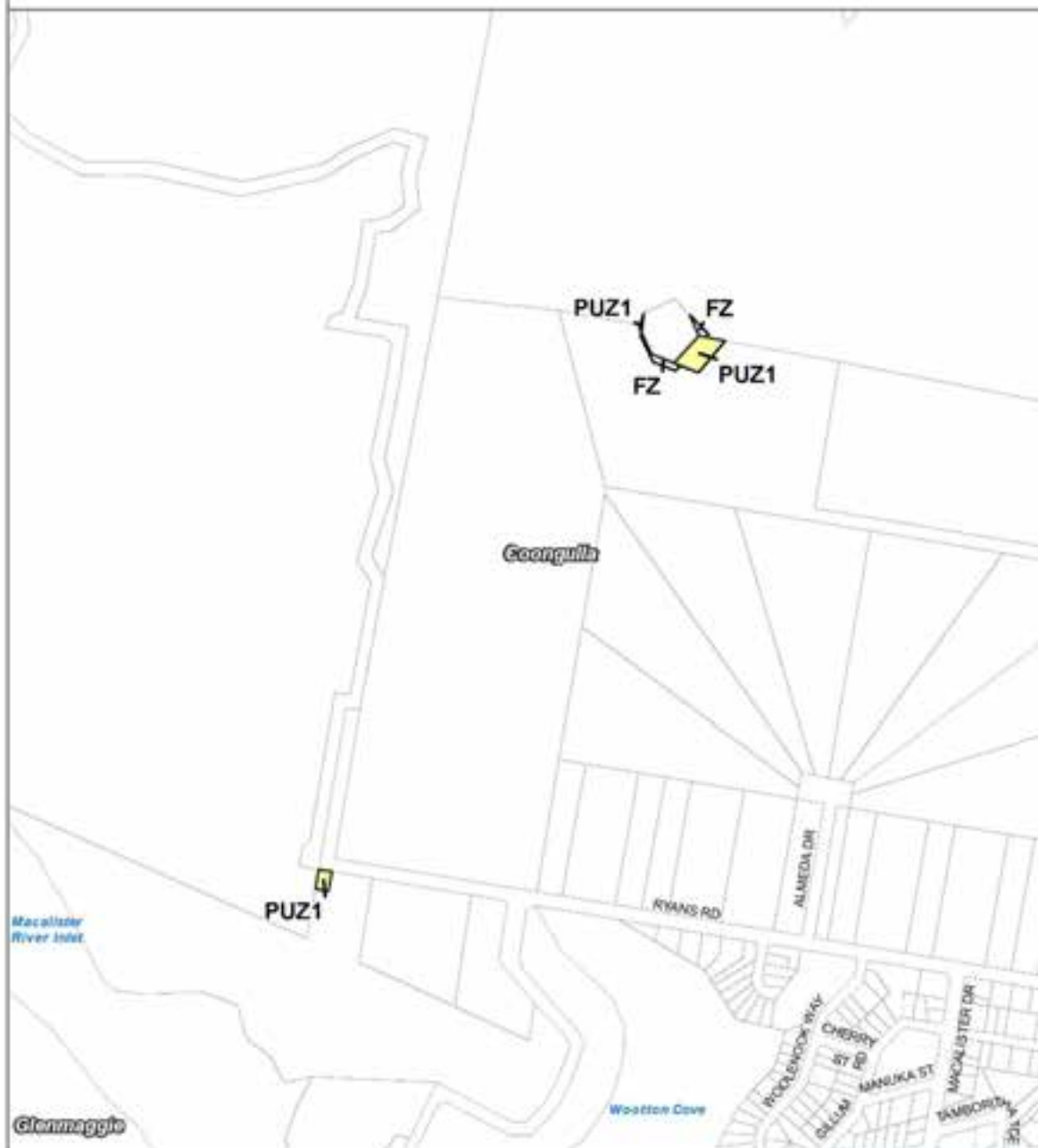
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 First Date: 2011/02/19
 Amendment Version: 4



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WELLINGTON PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C102



LEGEND

-  FZ - Farming Zone
-  PUZ1 - Public Use Zone - Service and Utility
-  Local Government Area



Part of Planning Scheme Map 37

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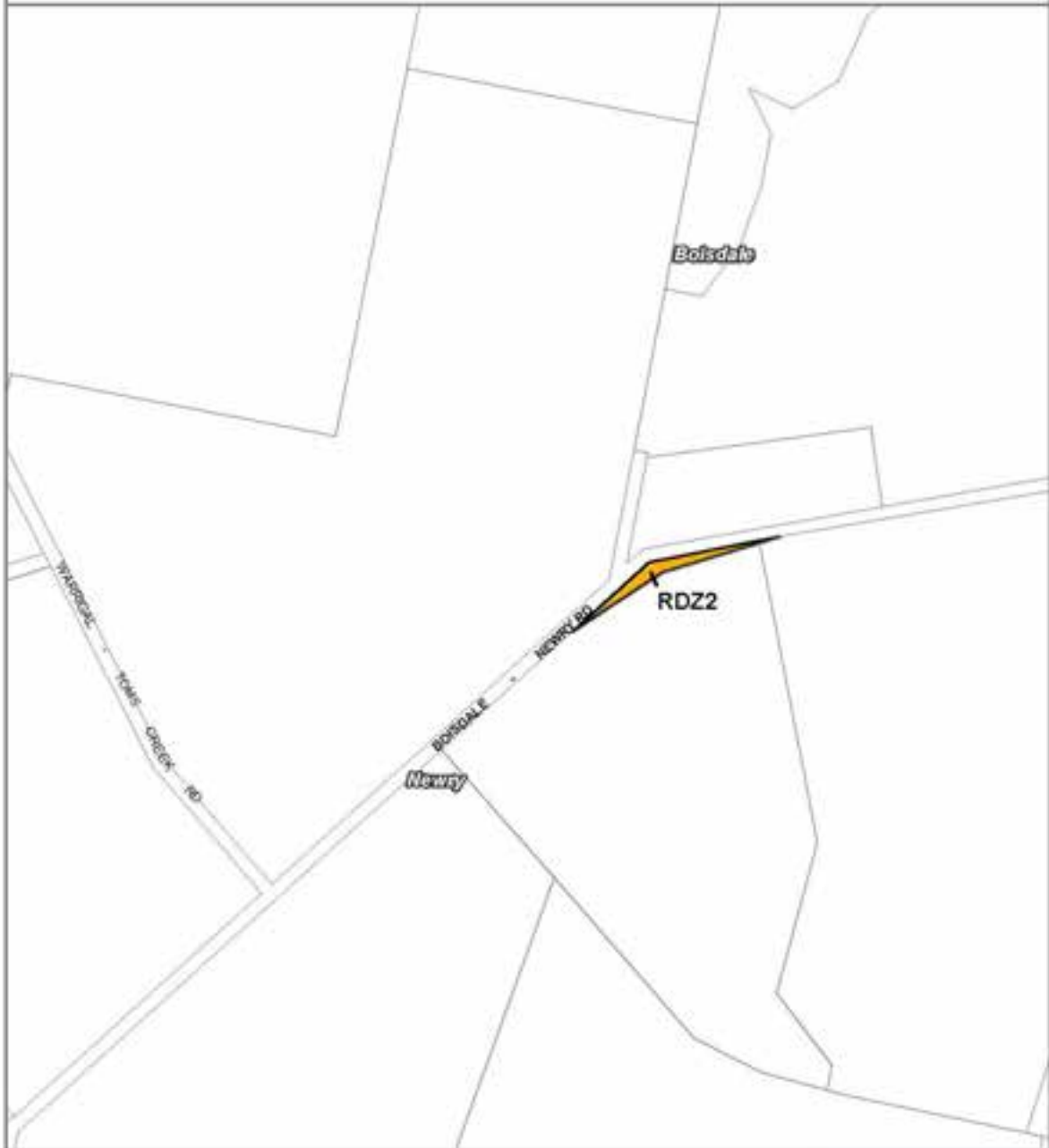
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WELLINGTON PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C102



LEGEND

-  RDZ2 - Road Zone Category 2
-  Local Government Area



Part of Planning Scheme Map 40

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AMENDMENT C102



LEGEND
 FZ - Farming Zone
 Local Government Area



Part of Planning Scheme Map 40

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 Amendment Version: 1

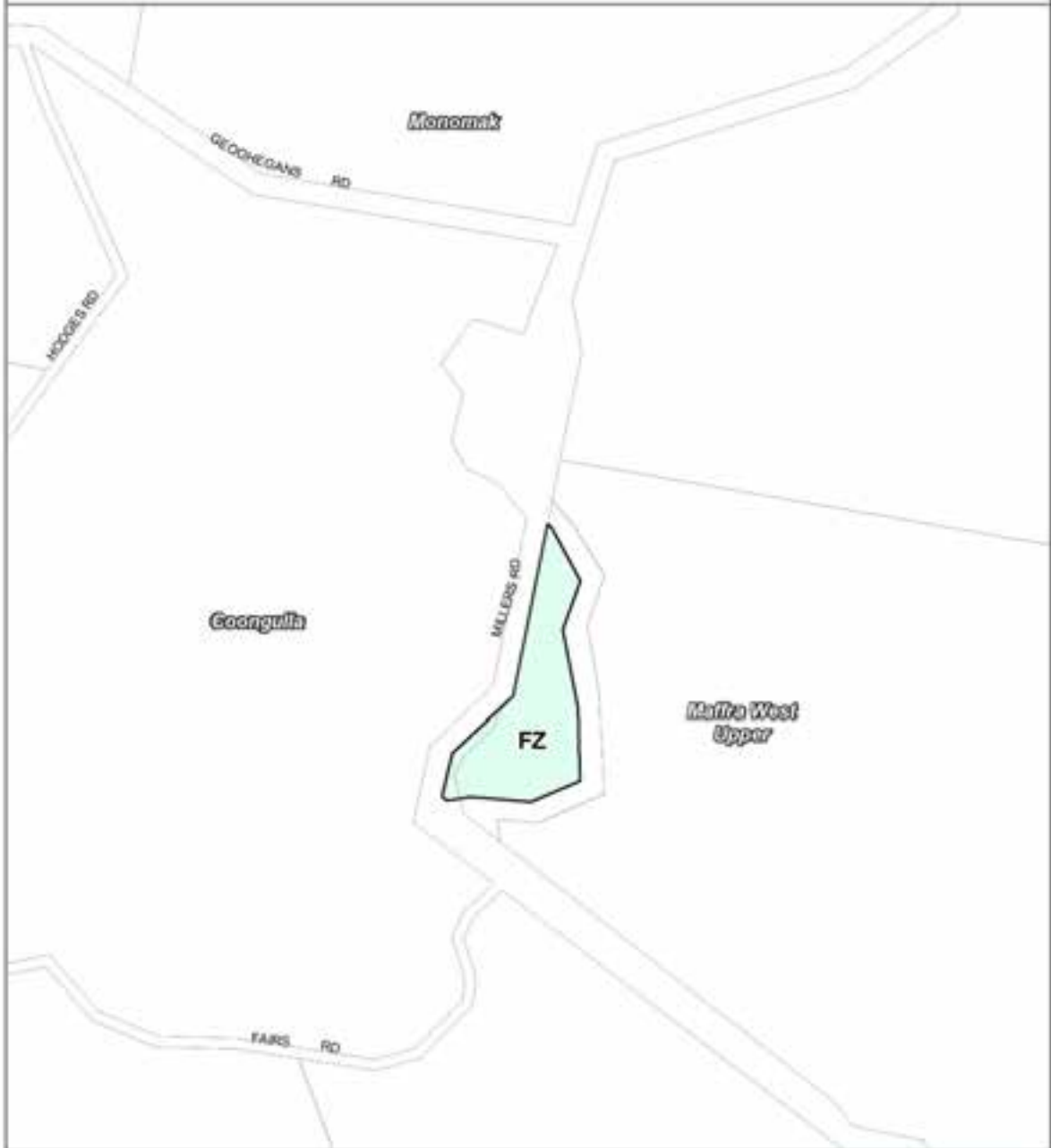


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048

WELLINGTON PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C102



LEGEND

-  FZ - Farming Zone
-  Local Government Area



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WELLINGTON PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C102



LEGEND

-  D-HO - Area to be deleted from a Heritage Overlay
-  Local Government Area



Part of Planning Scheme Map 89HO

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AMENDMENT C102



LEGEND
 D-PAO - Area to be deleted from a Public Acquisition Overlay
 Local Government Area



Part of Planning Scheme Map 110PAD

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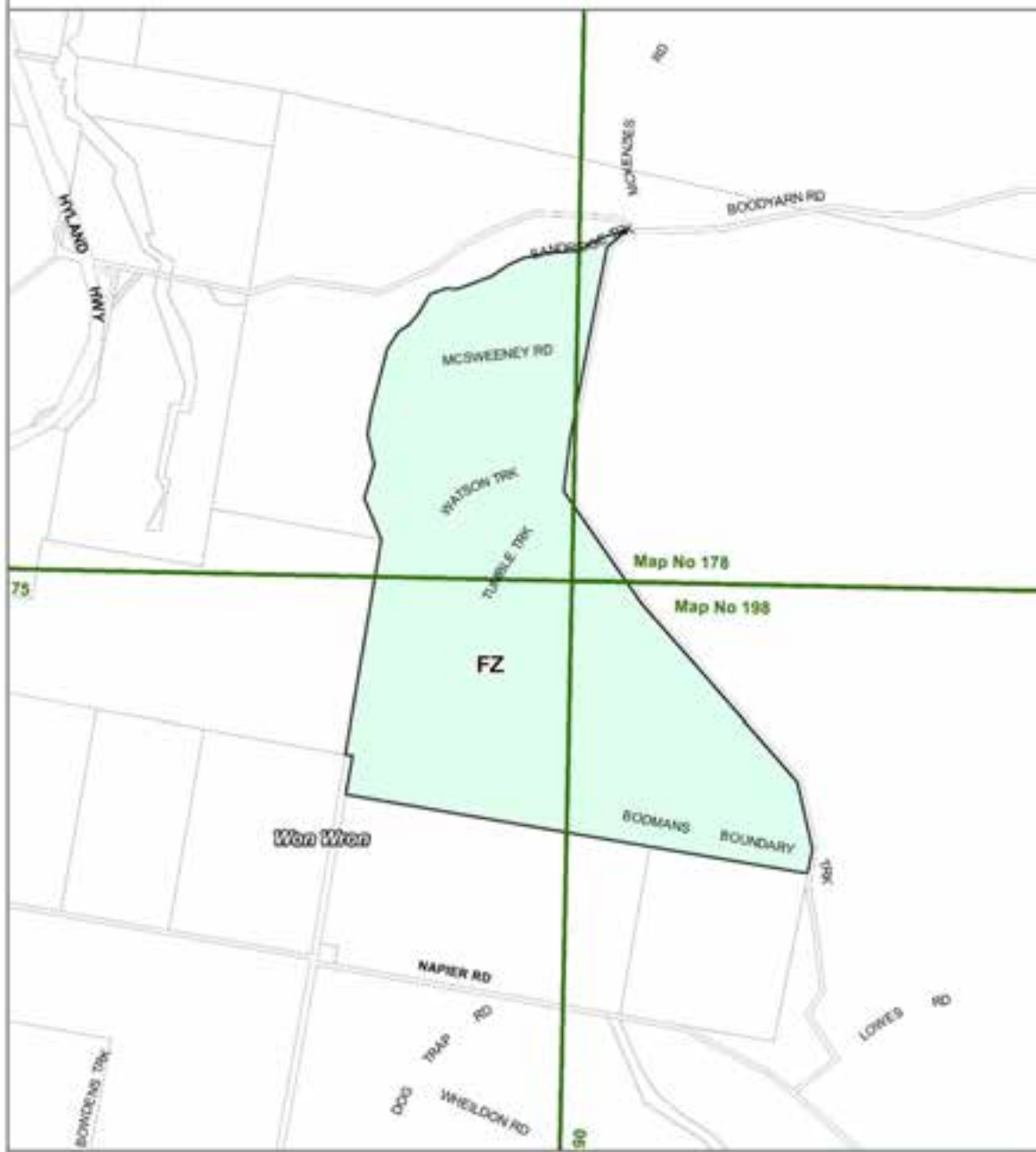
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WELLINGTON PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C102



LEGEND
 FZ - Farming Zone
 Local Government Area



Part of Planning Scheme Maps 175, 178, 190 & 198

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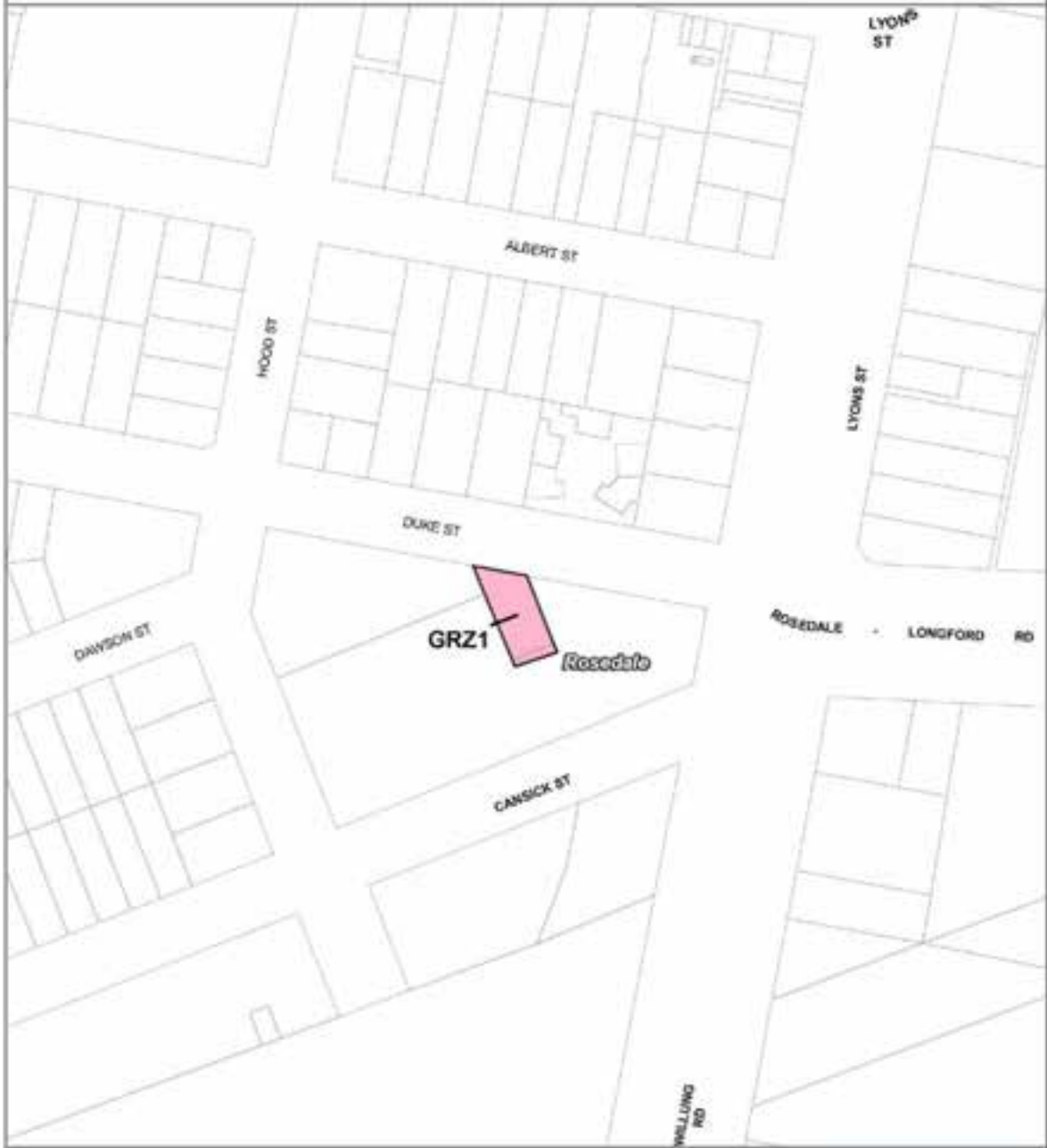
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 First Date: 13/08/2019
 Amendment Version: 1



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WELLINGTON PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C102



- LEGEND**
- GRZ - General Residential Zone
 - Local Government Area



Part of Planning Scheme Map 119

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Planning Group
 First Date: 2011/02/03
 Amendment Version: 4



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C4 - REPORT

GENERAL MANAGER BUILT AND NATURAL ENVIRONMENT

ITEM C4.1**BOGGY CREEK SPECIAL CHARGE STREET CONSTRUCTION SCHEME - SUBMISSION COMMITTEE HEARING REPORT**

DIVISION: BUILT AND NATURAL ENVIRONMENT

ACTION OFFICER: MANAGER ASSETS AND PROJECTS

DATE: 21 APRIL 2020

IMPACTS									
Financial	Communication	Legislative	Council Policy	Council Plan	Resources & Staff	Community	Environmental	Engagement	Risk Management
		✓		✓					

PURPOSE

The purpose of this report is for Council to receive and consider the report from the Submissions Committee hearing for the Boggy Creek Road Special Charge Street Construction Scheme.

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY**RECOMMENDATION*****That:***

- 1. Council receive and consider the report from the Submissions Committee in relation to the Boggy Creek Road Special Charge Street Construction Scheme; and***
- 2. Having regard to the written objection opposing the proposed Street Construction Scheme and the Submission Committee finding that the proposed Special Charge Street Construction Scheme for Boggy Creek Road has been prepared in accordance with the provisions of the Local Government Act 1989, Council determines that the objection should not stop the scheme being considered for adoption; and***
- 3. The Chief Executive Officer write to the submitter and advise of the Council decision and the reason for that decision and advise the objector of Wellington Shire Council's Hardship Provisions and invite an application from the objector; and***
- 4. The information contained in the confidential document at Item F1.1 Boggy Creek Road Special Charge Scheme Construction Scheme of this Council Meeting be designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the General Manager Built & Natural Environment because it relates to the following grounds under Section 89(2) of the Local Government Act 1989: (h) any other matter which the Council or Special Committee considers would prejudice the Council or any person.***

BACKGROUND

Following the resolution of Council of the intention to declare the Boggy Creek Road Street Construction Scheme at its 17 December 2019 meeting, Public Notices and copies of the notice were served on all owners of property intended to be included under the scheme on 13 January

2020. Written submissions were invited up until 7 February 2020 for anyone objecting to the scheme being declared, with one written objection being received by the Chief Executive Officer.

OPTIONS

Council has the following options available:

1. That Council receive and consider the report from the Submissions Committee in relation to the Boggy Creek Road Special Charge Street Construction Scheme;
2. That Council does not receive the report from the Submissions Committee in relation to the Boggy Creek Road Special Charge Street Construction Scheme.

PROPOSAL

That:

1. Council receive and consider the report from the Submissions Committee in relation to the Boggy Creek Road Special Charge Street Construction Scheme; and
2. Having regard to the written objections opposing the proposed Street Construction Scheme and the Submission Committee finding that the proposed Special Charge Street Construction Scheme for Boggy Creek Road has been prepared in accordance with the provisions of the *Local Government Act 1989*, Council determines that the objection should not stop the scheme being considered for adoption; and
3. The Chief Executive Officer write to the submitter and advise of the Council decision and the reason for that decision and advise the objectors of Wellington Shire Council's Hardship Provisions and invite an application from the objector; and
4. The information contained in the confidential document at Item F1.1 Boggy Creek Road Special Charge Scheme Construction Scheme of this Council Meeting be designated under Section 77 Clause (2)(c) of the *Local Government Act 1989* as confidential by the General Manager Built & Natural Environment because it relates to the following grounds under Section 89(2) of the *Local Government Act 1989*: (h) any other matter which the Council or Special Committee considers would prejudice the Council or any person.

CONFLICT OF INTEREST

No staff and/or contractors involved in the compilation of this report have declared a Conflict of Interest.

LEGISLATIVE IMPACT

A written submission was considered by the Submission Committee of Council in accordance with Section 223 of the *Local Government Act 1989*. The Committee report is provided in Attachment 1.

COUNCIL PLAN IMPACT

The Council Plan 2017-21 Theme 2 Services & Infrastructure states the following strategic objective and related strategy:

Strategic Objective 2.2: "Council assets are responsibly, socially, economically and sustainably managed."

Strategy 2.2.2: *"Ensure that community facilities within the municipality continue to meet the expectations and service needs of all current and future residents."*

Strategy 2.2.3: *"Continue to maintain and enhance Council's built environment for public amenity and long-term sustainability."*

This report supports the above Council Plan strategic objective and strategy.

**BOGGY CREEK ROAD SPECIAL CHARGE STREET CONSTRUCTION SCHEME –
SUBMISSIONS COMMITTEE HEARING REPORT****SUBMISSIONS COMMITTEE RECOMMENDATION*****That:***

The Submissions Committee of Council set up to hear the objections in relation to the Boggy Creek Road Special Charge Street Construction Scheme and having regard to the objection opposing the proposed scheme, find that the proposed Special Charge Street Construction Scheme for Boggy Creek Road has been prepared in accordance with the provisions of the Local Government Act 1989 and determines that the objection should not stop the scheme being considered for adoption by Council; and

When the Chief Executive Officer writes to the objector and advises of the Council decision and the reason for that decision; and that if the scheme is to proceed then the objector should be notified of Wellington Shire Council's Hardship Provisions and invite an application from the objector.

BACKGROUND

Council resolved its intention to declare the Boggy Creek Road Special Charge Street Construction Scheme at its 17 December 2019 meeting for the construction of Boggy Creek Road in the Township of Longford.

The proposed special charge is for the road construction of Boggy Creek Road between Rosedale Longford Road and Abels Road. This section of Boggy Creek Road is classified as Local Access A in the Wellington Shire Council Register of Public Roads.

A Public Notice was placed in the Gippsland Times on Tuesday 7 January 2020 as well as the Wellington Shire Council website. A copy of the notice was served on all owners of property intended to be included under the scheme on 13 January 2020. The final date for the receipt of written submissions/objections was Friday 7 February 2020.

One written objection was received by the Chief Executive Officer.

A Submissions Committee was appointed at Council's 17 December 2019 meeting to hear the submissions/objections in accordance with Section 223 of the *Local Government Act 1989*.

The members of the Submissions Committee are: Cr Bye, Cr McCubbin and Cr Rossetti.

In accordance with Section 223 of the Act a hearing date was set for 5.00pm on 4 March 2020 to hear the submissions/objections.

CONSIDERATION OF SUBMISSIONS/OBJECTIONS

There was one submission/objection lodged and the person who lodged the submission was offered the opportunity to present their submission to the Submissions Committee on 4 March 2020. The submitter declined and did not attend.

The submission is provided in the Confidential Attachment.

The principal objection raised in relation to the proposed special charge scheme may be summarised as:

- hardship in payments
- the road upgrade is not a priority now or in the foreseeable future

The following information is provided in response to the principal objections raised.

Hardship in Paying for Works

Where ratepayers can demonstrate significant financial hardship, Council may, on application, vary payment arrangements.

PROPOSAL

The Submissions Committee of Council set up to hear the objections in relation to the Boggy Creek Road Special Charge Street Construction Scheme and having regard to the objection opposing the proposed scheme, find that the proposed Special Charge Street Construction Scheme for Boggy Creek Road has been prepared in accordance with the provisions of the Local Government Act 1989 and determines that the objection should not stop the scheme being considered for adoption by Council; and

When the Chief Executive Officer writes to the objector and advises of the Council decision and the reason for that decision; and that if the scheme is to proceed then the objector should be notified of Wellington Shire Council's Hardship Provisions and invite an application from the objector.

Special Charge Submissions Committee of Council

Chair – Councillor Bye

Councillor Rossetti

Councillor McCubbin

4 March 2020

ITEM C4.2**BOGGY CREEK ROAD SPECIAL CHARGE STREET CONSTRUCTION SCHEME - DECLARATION OF SCHEME**

DIVISION: BUILT AND NATURAL ENVIRONMENT

ACTION OFFICER: MANAGER ASSETS AND PROJECTS

DATE: 21 APRIL 2020

IMPACTS									
Financial	Communication	Legislative	Council Policy	Council Plan	Resources & Staff	Community	Environmental	Engagement	Risk Management
✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

PURPOSE

The purpose of this report is for Council to consider to formally proceed with the proposed 'Boggy Creek Road Special Charge Street Construction Scheme Number 1901' by way of formal declaration as a Special Charge Scheme under section 163(1) of the Act for the construction of Boggy Creek Road in Longford, and related works, including drainage.

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY**RECOMMENDATION*****That:***

- 1. Council, having considered all submissions received and taken account of all objections lodged and having complied with the requirements of sections 163A, 163B and 223 of the Local Government Act 1989 (the Act), and otherwise according to law, and having, so far as can be ascertained from available records and can reasonably be concluded, ascertained that Boggy Creek Road, Longford (Road) or any component of the Road has not previously been constructed by way of a special rate or charge], hereby proceeds to declare a Special Charge Scheme under section 163(1) of the Act (Scheme) in accordance with the Declaration of Special Charge (Declaration) attached to and forming a part of this Report, such Declaration being for the purposes of constructing the Road and providing all and any ancillary works, including surface drainage.***
- 2. Council directs that, under cover of a letter, a written notice, enclosing a notice of levy, be sent to all owners of properties included in the Scheme, including those who have made a submission and/or lodged an objection in writing, of the decision of Council to make the Declaration, and the reasons for the decision.***
- 3. For the purposes of resolution 2, the reasons of Council for making the Declaration are that –***
 - (a) There is minimal objection to the Scheme and it is otherwise considered that there is a broad level of support for the Scheme from property owners;***
 - (b) Council considers that it is acting in accordance with the functions, powers and objectives conferred on it under the Act, particularly in relation to the provision of proper, safe and suitable roads and property services in and for the Scheme area;***

- (c) *All property owners who are liable or required to pay the Special Charge and the properties respectively owned and occupied by them will receive a special benefit in the form of an enhancement or maintenance in land values and/or a maintenance or enhancement in the use, occupation and enjoyment of the properties;*
- (d) *The basis of distribution of the Special Charge amongst the property owners who are liable or required to pay the Special Charge is considered to be fair and reasonable;*
- (e) *The works proposed by the Scheme are consistent with all and any policies and/or objectives set out in the planning scheme for the area; and*
- (f) *The works proposed for the construction and drainage of the Road are necessary, reasonable, not excessive, sufficient, suitable and not costly, having regard to the locality or environment and the probable use of the Road.*
4. *The Chief Executive Officer (or any person for the time being acting in that position) be authorised to carry out any and all other administrative procedures necessary to enable Council to give effect to this resolution, including in relation to the levying of the Special Charge.*

BACKGROUND

Boggy Creek Road in Longford is located within the rural residential area of Longford (**Road**). Currently, the Road consists of a formed but unsealed gravel pavement of approximately 800m in length, with irregular table drains. This Road is primarily a 'rural type road', with the unsealed section extending for its full length. The full length of the Road is, and has been, managed and maintained by the Wellington Shire Council.

A formal investigation of a Special Charge Scheme (**Scheme**) was commenced following ongoing property owner concerns in relation to the maintenance grading regime which applied to the Road, and this included a site survey and the preparation of concept designs and a cost estimation.

The proposed Boggy Creek Road Street Construction Scheme would provide for the construction and sealing of the road to a 6.2m seal width. Barrier kerbing is proposed at bends and improved surface drainage and stormwater management would also form part of the proposed works.

The construction and sealing of Boggy Creek Road would also reduce Council's need for maintenance intervention, while providing a higher level of service and safety for abutting properties, and the general public.

Specifically, it is considered that the properties which abut this section of Boggy Creek Road will derive a special benefit by the proposed upgrade works, as a result of and including –

- A reduction in dust;
- An enhancement in the amenity and value of the area;
- The creation of improved riding surfaces;
- An improvement in access and egress from the properties; and
- An improvement in drainage.

Following what had been the further investigation of potential methods to facilitate the proposed construction and improvement works in Boggy Creek Road, it was concluded that a Special

Charge Scheme, generally in line with Council's 'Residential Road and Street Construction Plan', was the preferred approach, as this process required public advertising and community engagement, and was otherwise considered to be an open and transparent process which informed the community of Council's financial contribution.

An initial public meeting was held on 25 June 2019 to generally outline the proposal. After this, on 9 July 2019, a follow-up letter, with a survey form, was sent to each property owner, along with an estimated apportionment cost, and a concept plan, to assess support for, or objection to, the Scheme.

The results of this initial, informal, survey was that 85% of the property owners replied, and 79% of those replies were in favour of the proposed Scheme.

	SUPPORT SCHEME		OPPOSE SCHEME		DID NOT REPLY	
	Count	Percentage	Count	Percentage	Count	Percentage
Property Owners (33)	26	79%	2	6%	5	15%
Properties (35)	26	74%	4	12%	5	14%

Based on the survey results, it was considered that there was a sufficient level of initial support for the proposed Special Charge Scheme. It is noted that one property owner owns three properties in the Scheme. Of the 30 survey results returned, there was a 63% level of support for the Scheme to proceed.

FORMAL AND STATUTORY SUBMISSIONS AND OBJECTIONS

Following Council's previous resolution in relation to its intention to commence the statutory process to declare the Special Charge Scheme, public notice was given in a newspaper circulating generally in the municipal district, and separate written notice was given to all property owners concerning Council's proposal.

As a result of this, Council received one (1) written submission/objection from one of the property owners in the Scheme area.

Council has, by resolution, earlier determined its position in relation to the submission and objection.

This Report now addresses whether or not Council wishes to proceed with the proposed 'Boggy Creek Road Special Charge Street Construction Scheme Number 1901' by way of formal declaration as a Special Charge Scheme under section 1639(1) of the Act for the construction of Boggy Creek Road in Longford, and related works, including drainage.

OPTIONS

Council has the following options available:

1. To progress the proposed Special Charge Scheme through a full cost recovery apportionment method, by advertising the declaration of the Special Charge Scheme; or
2. Having first trialed and considered other methods of apportionment, to progress the proposed Scheme through the 'fixed fee method' as outlined in 'Council's Residential Road and Street Construction Plan', by advertising the declaration of the Special Charge Scheme; or
3. To not progress the declaration of the Special Charge Scheme.

PROPOSAL

The proposal, which is now presented for Council's determination, is for Council (following what has been a consideration of the submission and objection) to proceed with the proposed Special Charge Scheme generally through (and in accordance with) the funding framework outlined in Council's 'Residential Road and Street Construction Plan' and to proceed to declare a Special Charge Scheme for the construction of the Boggy Creek Road in Longford and for the provision of road construction and ancillary works, as outlined in this and the previous Reports which have been considered by Council.

CONFLICT OF INTEREST

No Staff and/or Contractors involved in the compilation of this report have declared a Conflict of Interest.

FINANCIAL IMPACT

The total costs applicable to the Special Charge Scheme are estimated to be \$316,400. The amounts to be recovered under the Scheme do not include GST.

Based on the funding framework within the 'Residential Road and Street Construction Plan' (and as otherwise considered by Council officers to be fair and reasonable based on the total special benefits and community benefits to be provided by the works), \$115,308.00 of the costs are to be apportioned to properties within the Special Charge Scheme area, with the balance being funded by Council.

On this basis, the following figures are presented for Council's approval –

Amount apportioned to properties within the Scheme:	\$115,308.00
Portion of costs to be recovered from Council as direct costs:	\$201,092.00
Total estimated cost of the Scheme:	\$316,400.00

As previously noted, there is one multiple property owner of three properties, and there is no Crown land or other non-rateable land located within the Scheme boundary.

The resultant financial impact is a cost to Council estimated at \$201,092, and this is to be funded through the 'Roads to Recovery Program'.

The preferred method of apportioning the costs for this Scheme is uniform and is based primarily on access.

To confirm the reasonableness, fairness and appropriateness of the funding framework outlined in Council's 'Residential Road and Street Construction Plan' and otherwise (as being the fairest and most reasonable method of distributing the proposed Special Charge amongst all of the property owners in the Scheme), Council officers first trialed and considered a number of different methods of apportionment of the Special Charge. See **Schedule 2 of Declaration of Special Charge**.

This included the completion of property apportionment charges based on access only, as well as a combination of access and frontage in the distribution of the 'Maximum Total Levy Amount' as that amount has been separately calculated using the 'Benefit Ratio' calculations for the proposed Special Charge Scheme. See **Maximum Total Levy**.

On this basis, the cost per property under such other apportionment methods would have been between either \$4,480 and \$6,687 or \$3,236 to \$18,696, considerably more, on an average per

property owner basis, than the method of distribution which is being proposed for Council's present consideration.

Accordingly, and in light of this 'comparative' work undertaken by Council officers, it is recommended to Council that the method of distributing the Special Charge amongst the property owners, as set out in this Report (being **Method 3 in Schedule 2 of Declaration of Special Charge**), is considered to be fair and reasonable.

Property owners who are liable to pay under the Special Charge Scheme will only be invoiced following satisfactory completion of works. Options for payment include full payment within 45 days or 20 quarterly instalments (five years), including an interest component aligned to Council's cost of finance.

COMMUNICATION IMPACT

A comprehensive public consultation process has been entered into with affected property owners including information letters, surveys and meetings. If the scheme progresses, then ongoing communication will continue with the recommendations of this report.

LEGISLATIVE IMPACT

This scheme has been prepared in accordance with Section 163, 163A, 163B of the *Local Government Act 1989*. Public notification will be in accordance with Sections 163 and 223 of the *Local Government Act 1989*. Submissions and objections to the scheme will be considered in accordance with Sections 163A, 163B and 223 of the *Local Government Act 1989*.

Section (2) of Section 163 of the *Local Government Act 1989* requires Council to determine:

- (a) The total amount of the Special Charge to be levied; and
- (b) The criteria to be used as the basis for declaring the special charge.

Section (2A) of Section 163 of the *Local Government Act 1989* provides that for the purpose of Section (2) (a) the total amount of the Special Charge to be levied must not exceed the amount "S" where $S = R \times C$ and;

S = is the maximum total amount that may be levied from all the persons who are liable to pay the special rates or special charges.

R = is the benefit ratio determined by the Council in accordance with sub-section (2B).

C = is the total cost of the performance of the function or the exercise of the power under sub-section (1).

A determination for the purposes of complying with the requirements of sections 163(2)(a), (2A) and (2B) of the Act (which also satisfies the requirements of the Ministerial Guidelines) is included in this report as **Maximum Total Levy**.

COUNCIL POLICY IMPACT

The scheme has been prepared in accordance with Council's Special Charge Schemes – Roads, Street and Drainage Development Policy 4.2.4 and the 2019 Residential Road and Street Construction Plan.

COUNCIL PLAN IMPACT

The Council Plan 2017-21 Theme 2 Services and Infrastructure states the following strategic objective and related strategy:

Strategic Objective 2.4: *“Continued improvement to Wellington Shire's connectivity with further developed, accessible transport networks.”*

Strategy 2.4.2: *“Continue to maintain and enhance Council's road assets infrastructure.”*

This report supports the above Council Plan strategic objective and strategy.

RESOURCES AND STAFF IMPACT

Implementation of the scheme can be undertaken within the resources of the Assets and Projects unit with the assistance of external contract engineering support for the survey and design of the scheme. In the event the scheme is adopted by Council, construction will be carried out by an approved contractor via a tender process.

COMMUNITY IMPACT

Implementation of this Scheme will have a general community impact as it will result in Boggy Creek Road, Longford being fully sealed in line with current service standards. Community benefit is reflected in Council's contribution towards the works outcome.

ENVIRONMENTAL IMPACT

Implementation of this scheme will have a positive environmental impact arising from the reduction of dust generated by vehicles as well as improved quality of storm water runoff.

ENGAGEMENT IMPACT

A comprehensive public consultation process has been entered into with affected property owners including:

- Initial Information letter advising property owners of street works proposal;
- Public meeting held at Longford, 25 June 2019;
- Mail out survey of all property owners, 9 July 2019;
- Follow up phone calls and emails requesting replies to the survey; and
- Formal public notice under sections 163B and 223 of the *Local Government Act 1989*.

RISK MANAGEMENT IMPACT

Implementation of the scheme will produce a substantial reduction in risk to motorists, cyclists and other road users through improved visibility (reduction of dust), improved road surfacing, properly identified through lanes and markings.

DECLARATION OF SPECIAL CHARGE

'Boggy Creek Road, Longford - Special Charge Street Construction Scheme Number 1901'

1. Wellington Shire Council (*Council*) declares a Special Charge (*Special Charge or Scheme*) under section 163(1) of the *Local Government Act 1989 (Act)* for the purpose (to be decided by Council) of defraying any expenses or repaying (with interest) any advance made to or any debt incurred or loan to be raised by Council in relation to the construction of Boggy Creek Road in Longford (*Road*) and for providing all and any necessary ancillary works associated with the construction of the Road, including drainage (*Declaration*). The Scheme is to be known as the 'Boggy Creek Road, Longford - Special Charge Street Construction Scheme Number 1901'.
2. The criteria which form the basis of the Declaration of the Special Charge are the ownership of rateable properties in the area of the Scheme (being properties within the 'rural residential area' of Longford) and, based on the application of access benefit units (including having regard to the driveway access of those properties in the Scheme to Boggy Creek Road) (as those properties are set out in paragraphs 7 and 8 of this Declaration), the overall benefits which it is considered the properties in the Scheme (based on their physical and other benefits) will receive from the works to be provided under the Scheme.
3. In declaring the Special Charge, Council is performing functions and exercising powers in relation to the peace, order and good government of the municipal district of the Shire of Wellington, in particular the provision of proper, safe and suitable roads and property services within the area for which the proposed Special Charge is declared (*Works*).
4. The total cost of the performance of the function and the exercise of the power by Council (in relation to the Works) is \$316,400 and this amount is the total estimated cost of the Works to be undertaken by the Scheme.
5. The total amount to be levied under the Scheme as the Special Charge is \$115,308.
6. The Special Charge will commence on the date on which it is levied by Council and will remain in force for a period of 5 years.
7. The area for which the Special Charge is declared is all of the land shown on the plan set out in the Schedule forming a part of this Declaration (being **Schedule 1** to this Declaration).
8. The land in relation to which the Special Charge is declared is all that rateable land described in the listing of rateable properties set in the Schedule forming a part of this Declaration of Special Charge (being **Schedule 2** to this Declaration).
9. The Special Charge will be assessed and levied in accordance with the amounts set out alongside each property in the Schedule forming a part of this Declaration (being

Schedule 2 to this Declaration ('Method 3')), such amounts having been assessed and determined by Council as (and are based on) a fixed charge for each property having regard to access, including and in particular driveway access. Properties which have a shared driveway access to the street to be constructed, via common property, will have their access benefits calculated on the basis of 100% for the first property and 50% for each additional property (with access being apportioned to each of the properties so as to equal the sum of the percentages divided by the number of properties with common property access), and any other benefits.

(More particularly, the Special Charge is apportioned to properties included in the Scheme on the basis of each property having a driveway access to the street to be upgraded under the Scheme, these properties being apportioned one (1) Access Benefit Unit (ABU) and properties within an Owners Corporation with a shared driveway access to the street via common property being apportioned an Access Benefit Unit calculated on the basis of 100% for the first property and 50% for each additional property. The Access Benefit Unit is otherwise to be apportioned to each of these properties equaling the sum of the percentages divided by the number of properties with common property access.)

10. Subject to any further resolution of Council, the Special Charge will be levied by Council sending a notice in the prescribed form to the owners of the properties in the Scheme by which the Special Charge is to be paid –
 - (a) In full amount within 45 days of the notice; or
 - (b) By way of quarterly instalments in the manner set out in paragraph 11.
11. Because the performance of the function and the exercise of the power in respect of which the Special Charge is declared and levied relates substantially to the provision of capital works, special ratepayers will be given an instalment plan under which –
 - (a) Quarterly instalments are to be paid over a 5 year period, or other such period as negotiated; and
 - (b) Quarterly instalments will include a component for reasonable interest costs, the total of which will not exceed the estimated borrowing costs of Council in respect of the construction of the Road by more than 1 per cent.
12. Council will consider cases of financial and other hardship, and may consider other payment options for the Special Charge.
13. No incentives will be given for the payment of the Special Charge before the due date for payment.
14. Council considers that there will be a special benefit to the persons required to pay the Special Charge because there will be a benefit to those persons over and above, or greater than, the benefit that is available to persons who are not subject to the proposed Special Charge, and directly and indirectly as a result of the expenditure proposed by the Special Charge, the value and the use, occupation and enjoyment of the properties included in the Scheme will be maintained or enhanced through the provision of proper, safe and suitable roads and property services. Without limitation, Council considers that the Works will –

- (a) Reduce dust;
- (b) Enhance the amenity and character of the land, and local area;
- (c) Create improved riding surfaces for the Road;
- (d) Improve access and egress from properties;
- (e) Improve road drainage; and
- (f) Improve road safety for motorists, cyclists.

15. For the purposes of having determined the total amount of the Special Charge to be levied under the Scheme, Council further considers and formally determines for the purposes of sections 163(2)(a), (2A) and (2B) of the Act that the estimated proportion of the total benefits of the Scheme to which the performance of the function and the exercise of the power relates (including all special and community benefits) that will accrue as special benefits to all persons who are liable to pay the Special Charge is in a ratio of 0.677 or 67.7%, noting however that, in the exercise of its discretions, Council has chosen to make a further contribution to the cost of the Works so as to arrive at a Revised Maximum Total Levy Amount of \$115,308.

SCHEDULES TO DECLARATION

Schedule 1 - Scheme plan area

Schedule 2 - Listing of all properties with amount of special charges payable and showing manner of calculation of special charge apportionment;

Method 1 - Maximum Levy at 50% Access Benefit & 50% Frontage

Method 2 - Maximum Levy at 100% Access Benefit

Method 3 - Fixed Fee

Schedule 2

Method 1 - Maximum Levy at 50% Access Benefit & 50% Frontage

WELLINGTON SHIRE COUNCIL

BOGGY CREEK ROAD, LONGFORD (ESTIMATED COST) - MAX LEVY - 50% ACCESS & 50% FRONTAGE

ASSESS. NO.	PARCEL NO.	TITLE DETAILS	STREET ADDRESS	ACCESS BENEFIT UNITS	FRONTAGE	SIDEAGE	TOTAL APPORTIONED LENGTH	ESTIMATED COST
BOGGY CREEK ROAD								
1	487612	86638 Lot 2 P0739388	54 Buggy Creek Road LONGFORD VIC 3601	1	2.4	0.00	2.40	\$3,236
2	487660	86638 Lot 3 P0739390	56 Buggy Creek Road LONGFORD VIC 3601	1	2.4	0.00	2.40	\$3,236
3	487664	86638 Lot 1 P0739392	58 Buggy Creek Road LONGFORD VIC 3601	1	2.4	0.00	2.40	\$3,236
4	482489	29034 Lot 1 P0716913	7 Buggy Creek Road LONGFORD VIC 3601	1	37.30	0.00	37.30	\$5,867
5	489211	29037 Lot 4 P0716914	94 Buggy Creek Road LONGFORD VIC 3601	1	3.33	0.00	3.33	\$3,365
6	489215	29036 Lot 5 P0716915	96 Buggy Creek Road LONGFORD VIC 3601	1	3.33	0.00	3.33	\$3,365
7	489211	29036 Lot 3 P0716916	92 Buggy Creek Road LONGFORD VIC 3601	1	3.33	0.00	3.33	\$3,365
8	482423	29030 Lot 2 P0716917	11 Buggy Creek Road LONGFORD VIC 3601	1	191	0.00	191.00	\$17,080
9	489212	80622 Lot 3 P0743726	21A Buggy Creek Road LONGFORD VIC 3601	1	3.33	0.00	3.33	\$3,365
10	487129	80623 Lot 4 P0743727	21B Buggy Creek Road LONGFORD VIC 3601	1	3.33	0.00	3.33	\$3,365
11	487127	80624 Lot 5 P0743728	21C Buggy Creek Road LONGFORD VIC 3601	1	3.33	0.00	3.33	\$3,365
12	489247	80630 Lot 1 P0743729	23 Buggy Creek Road LONGFORD VIC 3601	1	54.22	0.00	54.22	\$7,844
13	391730	71839 Lot 1 P0318802	34 Buggy Creek Road LONGFORD VIC 3601	1	68.51	0.00	68.51	\$8,094
14	482780	80621 Lot 2 P0743731	23 Buggy Creek Road LONGFORD VIC 3601	1	54.22	0.00	54.22	\$7,844
15	391783	71834 Lot 2 P0318802	36 Buggy Creek Road LONGFORD VIC 3601	1	64.47	0.00	64.47	\$7,797
16	482418	8939 Lot 1 P0318808	31 Buggy Creek Road LONGFORD VIC 3601	1	75.02	0.00	75.02	\$8,968
17	391771	71830 Lot 3 P0318802	32 Buggy Creek Road LONGFORD VIC 3601	1	64.39	0.00	64.39	\$7,791
18	484182	93294 Lot 1 P0318807	38 Buggy Creek Road LONGFORD VIC 3601	1	8	0.00	8.00	\$3,648
19	383211	46170 Lot 2 P0318808	41 Buggy Creek Road LONGFORD VIC 3601	1	42.42	0.00	42.42	\$6,177
20	391789	33219 Lot 1 P0410484	49 Buggy Creek Road LONGFORD VIC 3601	1	71.85	0.00	71.85	\$8,348
21	400937	34847 Lot 2 P0802237	48 Buggy Creek Road LONGFORD VIC 3601	1	10	0.00	10.00	\$3,795
22	391797	34844 Lot 1 P0802237	42 Buggy Creek Road LONGFORD VIC 3601	1	65	0.00	65.00	\$7,838
23	409466	36036 Lot 7 P0423608	49A Buggy Creek Road LONGFORD VIC 3601	1	58.59	0.00	58.59	\$7,365
24	402542	34217 Lot 8 P0423608	49B Buggy Creek Road LONGFORD VIC 3601	1	10	0.00	10.00	\$3,795
25	409470	36037 Lot 6 P0423608	49C Buggy Creek Road LONGFORD VIC 3601	1	10	0.00	10.00	\$3,795
26	483685	97029 Lot 6 P0427644	40B Buggy Creek Road LONGFORD VIC 3601	1	58.77	0.00	58.77	\$7,378
27	403040	34846 Lot 1 P0802238	50 Buggy Creek Road LONGFORD VIC 3601	1	60	0.00	60.00	\$7,489
28	391805	34849 Lot 2 P0802238	48 Buggy Creek Road LONGFORD VIC 3601	1	10	0.00	10.00	\$3,795
29	391818	33744 Lot 1 P0418430	61A Buggy Creek Road LONGFORD VIC 3601	1	49.19	0.00	49.19	\$6,675
30	483685	97028 Lot 8 P0427644	42 Buggy Creek Road LONGFORD VIC 3601	1	159.41	191.20	212.80	\$18,096
31	483684	33746 Lot 3 P0418430	61B Buggy Creek Road LONGFORD VIC 3601	1	10	0.00	10.00	\$3,795
32	487611	89746 Lot 2 P0418430	48 Buggy Creek Road LONGFORD VIC 3601	1	47.76	0.00	47.76	\$6,568
33	489734	29737 Lot 1 P0427681	74 Buggy Creek Road LONGFORD VIC 3601	1	10	0.00	10.00	\$3,795
34	487630	29738 Lot 2 P0427681	76 Buggy Creek Road LONGFORD VIC 3601	1	50.31	0.00	50.31	\$6,757
ROSDALE - LONGFORD ROAD								
35	208294	12259 Lot 1 LP168961	2620 Rosedale Longford Road	1	0	117.24	35.17	\$5,645
				35	1367.99	298.53	1457.55	\$214,263
TOTAL ESTIMATED COST OF SCHEME					\$318,400			
COUNCIL CONTRIBUTION					\$102,107			
ESTIMATED APPORTIONABLE AMOUNT					\$214,263			
AMOUNT APPORTIONED TO ACCESS - 50%					\$107,102			
AMOUNT APPORTIONED TO FRONTAGE - 50%					\$107,102			
Apportioned Rate - (Access Benefit Units)					\$3,000	per Access Benefit Unit		
Apportioned Rate - (Abutment Length)					\$73	per Metre		
Contribution Wellington Shire Council					\$221,400	70%		
Contribution Property Owners					\$7,277	30%		

Method 3 – Fixed Fee

WELLINGTON SHIRE COUNCIL

BOGGY CREEK ROAD CONSTRUCTION SCHEME - APPORTIONMENT OF COST - REVISED MAX LEVY - ACCESS ONLY

ADDRESS NO.	PARCEL NO.	TITLE DETAILS	STREET ADDRESS	ACCESS BENEFIT UNIT (ABU)	ABU FACTOR APPLIED FOR COMMON PROPERTY	APPORTIONED ABU's	SCHEME CONTRIBUTION RATE	AMOUNT DUE
BOGGY CREEK ROAD								
1	437012	59620 Lot 2 P1270270	5A Boggly Creek Road LONGFORD VIC 3031	1	0.47	0.47	\$1,800.00	\$1,412.00
3	437020	59621 Lot 3 P1270270	5B Boggly Creek Road LONGFORD VIC 3031	1	0.47	0.47	\$1,800.00	\$1,412.00
5	437066	59628 Lot 1 P1270270	5C Boggly Creek Road LONGFORD VIC 3031	2	0.47	0.47	\$1,800.00	\$1,412.00
7	437439	59634 Lot 1 P1274854	7 Boggly Creek Road LONGFORD VIC 3031	1		1	\$1,800.00	\$1,800.00
9	438051	59637 Lot 4 P1274854	9A Boggly Creek Road LONGFORD VIC 3031	1	0.47	0.47	\$1,800.00	\$1,412.00
11	438051	59636 Lot 5 P1274854	9B Boggly Creek Road LONGFORD VIC 3031	1	0.47	0.47	\$1,800.00	\$1,412.00
13	438051	59635 Lot 6 P1274854	9C Boggly Creek Road LONGFORD VIC 3031	1	0.47	0.47	\$1,800.00	\$1,412.00
15	438412	59635 Lot 2 P1274857	11 Boggly Creek Road LONGFORD VIC 3031	1		1	\$1,800.00	\$1,800.00
17	440412	60651 Lot 3 P1274878	13A Boggly Creek Road LONGFORD VIC 3031	1	0.47	0.47	\$1,800.00	\$1,412.00
19	437129	60650 Lot 4 P1274878	13B Boggly Creek Road LONGFORD VIC 3031	1	0.47	0.47	\$1,800.00	\$1,412.00
21	437127	60650 Lot 5 P1274878	13C Boggly Creek Road LONGFORD VIC 3031	1	0.47	0.47	\$1,800.00	\$1,412.00
23	440347	60650 Lot 1 P1274878	13 Boggly Creek Road LONGFORD VIC 3031	1		1	\$1,800.00	\$1,800.00
25	391756	51285 Lot 1 P1212802	21 Boggly Creek Road LONGFORD VIC 3031	1		1	\$1,800.00	\$1,800.00
27	442700	60651 Lot 1 P1274878	21 Boggly Creek Road LONGFORD VIC 3031	1		1	\$1,800.00	\$1,800.00
29	391748	51286 Lot 2 P1212802	23 Boggly Creek Road LONGFORD VIC 3031	1		1	\$1,800.00	\$1,800.00
31	440413	61000 Lot 1 P1212805	23 Boggly Creek Road LONGFORD VIC 3031	1		1	\$1,800.00	\$1,800.00
33	391771	51285 Lot 3 P1212802	23 Boggly Creek Road LONGFORD VIC 3031	1		1	\$1,800.00	\$1,800.00
35	404052	51286 Lot 1 P1212805	25 Boggly Creek Road LONGFORD VIC 3031	2		1	\$1,800.00	\$1,800.00
37	342571	44177 Lot 1 P1212805	25 Boggly Creek Road LONGFORD VIC 3031	1		1	\$1,800.00	\$1,800.00
39	391739	51295 Lot 1 P1212804	27 Boggly Creek Road LONGFORD VIC 3031	1		1	\$1,800.00	\$1,800.00
41	440357	54645 Lot 1 P1212807	27 Boggly Creek Road LONGFORD VIC 3031	1		1	\$1,800.00	\$1,800.00
43	391797	54644 Lot 1 P1212807	29 Boggly Creek Road LONGFORD VIC 3031	1		1	\$1,800.00	\$1,800.00
45	409466	54626 Lot 7 P1212808	49A Boggly Creek Road LONGFORD VIC 3031	1		1	\$1,800.00	\$1,800.00
47	405542	54627 Lot 8 P1212808	49B Boggly Creek Road LONGFORD VIC 3031	1		1	\$1,800.00	\$1,800.00
49	406452	54615 Lot 5 P1212808	49C Boggly Creek Road LONGFORD VIC 3031	1		1	\$1,800.00	\$1,800.00
51	102185	57258 Lot 4 P1417948	69D Boggly Creek Road LONGFORD VIC 3031	1		1	\$1,800.00	\$1,800.00
53	402949	54642 Lot 1 P1212808	51 Boggly Creek Road LONGFORD VIC 3031	1		1	\$1,800.00	\$1,800.00
55	391800	54649 Lot 1 P1412048	61 Boggly Creek Road LONGFORD VIC 3031	1		1	\$1,800.00	\$1,800.00
57	391813	53764 Lot 1 P1412048	63A Boggly Creek Road LONGFORD VIC 3031	1		1	\$1,800.00	\$1,800.00
59	102185	57260 Lot 5 P1417948	63 Boggly Creek Road LONGFORD VIC 3031	1		1	\$1,800.00	\$1,800.00
61	408304	53768 Lot 1 P1412048	65 Boggly Creek Road LONGFORD VIC 3031	1		1	\$1,800.00	\$1,800.00
63	407411	53745 Lot 2 P1412048	65 Boggly Creek Road LONGFORD VIC 3031	1		1	\$1,800.00	\$1,800.00
65	408714	54727 Lot 1 P1417951	71 Boggly Creek Road LONGFORD VIC 3031	1		1	\$1,800.00	\$1,800.00
67	187130	58731 Lot 1 P1417951	73 Boggly Creek Road LONGFORD VIC 3031	1		1	\$1,800.00	\$1,800.00
ROSEDALE - LONGFORD ROAD								
69	206894	11209 Lot 1 L1548890	2622 Rosedale Longford Road	1		1	\$1,800.00	\$1,800.00
TOTAL				33		32.00		\$118,308.00

TOTAL ESTIMATED COST OF SCHEME \$118,400
 COUNCIL CONTRIBUTION \$101,062
 APPORTIONED AMOUNT \$17,338

Apportioned Rate (ARU) \$1,800 (per access benefit)

ABU FACTOR CALCULATION FOR COMMON PROPERTY

Calculation - First property at 100% with 50% for each additional property divided by number of properties

Address	First Property	Additional Properties	Total no of Properties	Factor
5A, 5B, 5C Boggly Creek Rd	1	2	3	0.47
9A, 9B, 9C Boggly Creek Rd	1	2	3	0.47
13A, 13B, 13C Boggly Creek Rd	1	2	3	0.47

**BOGGY CREEK ROAD, LONGFORD – SPECIAL CHARGE STREET CONSTRUCTION
SCHEME NUMBER 1901**

Determination under Sections 163(2)(a), (2A) and (2B) of the *Local Government Act 1989* – Calculation of Total Amount of Special Charges to be Levied ('Maximum Total Levy')

Introduction

Wellington Shire Council (*Council*) has a legacy of being required to deal with a number of issues associated with sub-standard roads and streets throughout the Shire. A key objective of Council is to renew and improve roads and streets within residential environments with a view to providing proper community infrastructure and improved amenity and liveability, and overall resident satisfaction.

Council has (following a review of its 'Residential Road and Street Construction Plan 2014') adopted the 'Residential Road and Street Construction Plan 2019' (*Plan*). As a strategic policy document, the Plan seeks to provide a sustainable budgetary response to the renewal and improvement of sub-standard roads and streets within residential environments throughout the Shire.

The proposed special charge scheme for the construction and improvement of Boggy Creek Road in Longford (to be known as the 'Boggy Creek Road - Special Charge Street Construction Scheme Number 1901') (*Special Charge or Scheme*) is consistent with, and otherwise supports, the Plan.

This determination is made by Council under and for the purposes of sections 163(2)(a), (2A) and (2B) of the *Local Government Act 1989 (Act)*. It addresses the calculation of the 'benefit ratio' in order to determine the total amount of the special charges that may be levied on those property owners who it is considered will receive a benefit from the proposed works through the imposition of the Special Charge (*Maximum Total Levy*).

The calculation of the Maximum Total Levy requires Council to –

- Calculate the total cost of the works; and
- Calculate the 'benefit ratio' based on reasonable estimates being made of –
 - i. The 'total special benefits' to the properties included in the Scheme (TSB(in));
 - ii. The 'total special benefits' to the properties not included in the Scheme (if any) (TSB(out)); and
 - iii. The 'total community benefits' (if any) to be provided by the Scheme (TCB).

A. Define Purpose

The purpose of the Special Charge Scheme is to defray an expense or to repay (with interest) an advance made to or a debt or loan to be raised by Council in connection with the construction, improvement and drainage of Boggy Creek Road, Longford.

Boggy Creek Road is located within a rural residential area and currently consists of a formed (but unsealed) gravel pavement of approximately 800m in length, with irregular table drains.

The road is primarily a rural-type road, with the unsealed section extending for the full length of the road. The road is managed and maintained by Council.

A formal investigation of the proposed Special Charge Scheme was commenced following ongoing property owner concerns and complaints in relation to Council's maintenance grading regime, which applied to the road. The initial work undertaken by Council in response to these concerns included a site survey, the preparation of concept designs and an estimate of costs. Property owners were advised that, if implemented, the Scheme would provide for the construction and sealing of the road to a 6.2m width, with barrier kerbing being proposed at bends in the road, and improved drainage and stormwater management.

The construction and sealing of Boggy Creek Road will reduce Council's need for ongoing maintenance intervention, while providing a higher level of service for property owners and the general public. Under Council's Road Management Plan, Boggy Creek Road is designated as a 'Local Access A Road' and (as required by the Plan) 60% or more of property owners have expressed support for its construction.

Consistent with the Plan, it is considered that the 35 rateable properties which it is proposed will be included in the Scheme (and the general public) will benefit from the proposed works in the following ways –

- Improved amenity and liveability for residents and community through quality infrastructure and streetscape;
- Removal of dust and health related issues currently experienced in unsealed streets;
- Improved safety for motorists and pedestrians with modern road and path infrastructure, that is less exposed to rapid degradation;
- Decreased maintenance costs incurred by Council, through reduced demand associated with upkeep of poorly constructed roads, streets, drains and paths;
- Increased community satisfaction via the provision of infrastructure that meets expectations;
- Improved high density development opportunities in existing urban environments.

Following further investigation of potential methods to facilitate the construction works in Boggy Creek Road, a further consideration of survey results and further meetings with property owners (who continue to show support for the Scheme), it has been concluded that a Special Charge Scheme, generally in accordance with and supported by the Plan, is the preferred approach to facilitate the project outcomes.

B. Ensure Coherence

The proposed road and drainage improvement works to be located within the Scheme area will provide a special benefit to the 35 rateable property owners located within the Scheme boundaries, and are otherwise physically connected to the purpose set out in A.

C. Calculate Total Costs

The implementation of the Special Charge is regulated by section 163 of Act. Ministerial Guidelines made pursuant to the Act require Councils to be transparent about how they calculate the 'Maximum Total Levy'.

For this project, the Maximum Total Levy has been calculated in accordance with the Act and the Guidelines. The Maximum Total Levy, and other relevant information, is summarised in the table below.

Total Scheme Cost	\$316,400
'Benefit Ratio' Determination	0.677 or 67.7%
Maximum Total Levy Amount	\$214,203
Further Council Contribution	\$98,895
Revised Maximum Total Levy Amount	\$115,308

D. Identify Special Beneficiaries

It is considered that all 35 rateable properties in the Scheme (as they are listed in the apportionment spreadsheet) will receive both road- and drainage-related special benefits from the proposed works.

The relevant special benefits which it is considered each property will receive are –

- Reduction in dust;
- Enhancement of the amenity and character of the land and local area;
- Creation of improved riding surfaces for the street;
- Improvement in access and egress from properties;
- Improved road drainage; and
- Improved road safety for motorists and cyclists.

The Scheme area (showing the 35 properties and the location of the road to be constructed) is shown in on the plan below.



E. Determine Properties to Include

For the purposes of calculating the Benefit Ratio, a notional benefit value – to be called a Benefit Unit (BU) – will be used. A BU is a deemed benefit equal to the average benefit for each and every property included in the Scheme. This average benefit is considered to comprise *both* access and amenity benefits.

It is considered that that all of the properties included within the Scheme will receive a benefit from the works to be provided under the Scheme (being 1 BU for each property), regardless (for the purposes of calculating the Benefit Ratio but not for the purposes of the final distribution of the Special Charge amongst the Special Charge contributors) and regardless of whether or not particular properties have subdivision or other development potential (or, in some cases, further subdivision or development potential). The BU so chosen has been broken up equally into both access benefit and amenity benefit (viz., 0.5 BU for 'improved access' and 0.5 BU for 'improved amenity').

F. Estimate Total Special Benefits

Total Special Benefit Units are defined as follows –

Total Special Benefits = Total Special Benefits In + Total Special Benefits Out, that is –

$$(TSB = TSB_{(in)} + TSB_{(out)})$$

$TSB_{(in)}$ has been calculated as follows –

Total Special Benefit Units In ($TSB_{(in)}$)	Access (50%)	Amenity (50%)
Total number of Rateable Properties in Scheme receiving Special Benefit and being required to pay the Special Charge (35)	$0.5 \times 35 = 17.5$ BU	$0.5 \times 35 = 17.5$ BU
$TSB_{(in)}$ =	35 BU	

$TSB_{(out)}$ has been calculated as follows –

Because –

- All of the properties in the Scheme (including common property) are rateable; and
- There are no properties in the Scheme receiving a special benefit which are not required to pay the Special Charge –

there are no $TSB_{(out)}$ properties.

G. Estimate Total Community Benefit

In addition to establishing the Total Special Benefits for the Scheme, an assessment of any Community Benefit is also required to be undertaken in order to calculate the Maximum Total Levy.

In terms of assessing the level of any Community Benefit, it is generally considered that the works included in the Scheme will primarily benefit only those properties which are included within the Scheme boundary, and that accordingly the level of benefit to the broader community will be limited.

It is considered that the Community Benefit attributable to the proposed Scheme works will be generated from the broader community receiving some benefits which benefits (in the interest of fairness and equity) Council should be pay for (and not the special charge contributors).

The community benefits are considered to be –

- A wider use of Boggy Creek Road following its construction;
- Improved drainage and water quality; and
- Reduced ongoing maintenance costs for Council.

Broader traffic use

To calculate the level of Community Benefit which it is considered will be attributable to persons who are not accessing or servicing the properties within the Scheme boundary (but who will nevertheless use the road for wider access purposes), an assessment of vehicle movements has been undertaken. It is estimated that there are 250 vehicle movements per day on the road (in its present form).

Based on these traffic movements, it is considered that the majority (if not all) of these vehicle movements relate to use by persons who are accessing or servicing the Special Benefit (in) properties the (based on an average of 6 vehicle movements per day). Therefore, the Total Special Benefits for 'road access' by the Special Benefit (in) properties is determined to be 17.5 BU (this is based on approximately 210 vehicle movements per day (35 x 6) (averaged out and give or take)).

Based on current traffic volumes (and any projected increases in traffic following construction of the road by persons not receiving special benefits), it is anticipated that the overall traffic on Boggy Creek Road would not significantly increase, meaning that it is anticipated that there will no additional vehicle movements per day following construction of the road. Despite this, an allowance is made for what may be some increase in traffic movements and, accordingly, any projected increase in external traffic will account for the Total Community Benefit, and this will result in the calculation of the following BU's for any such traffic by the broader community.

Total Community Benefit Units for any broader traffic use of the road is calculated as follows –

$$TCB_{\text{traffic}} = 17.5 \times (210 / 250)$$

$$TCB_{\text{traffic}} = 14.7$$

Improved drainage and water quality

Sealing of the roads will result in improved drainage and better water quality: It is recommended therefore that 1 BU be allowed for this benefit, which is however considered to be a marginal benefit.

$$TCB_{\text{drainage}} = 1$$

Reduced ongoing maintenance costs

There will be less ongoing maintenance costs for Council in having to care for and manage a sealed road, rather than an unsealed road: It is recommended therefore that 1 BU be allowed for this benefit, which again is considered to be a marginal benefit.

$$TCB_{\text{maintenance}} = 1$$

Therefore,

$$TCB_{\text{total}} = TCB_{\text{traffic}} + TCB_{\text{drainage}} + TCB_{\text{maintenance}}$$

$$= 14.7 + 1 + 1$$

$$TCB_{\text{total}} = 16.7$$

H. Calculating the 'Benefit Ratio'

The Benefit Ratio is calculated as follows –

$$\begin{aligned} R &= \frac{\text{TSB}_{(\text{int})}}{\text{TSB}_{(\text{int})} + \text{TSB}_{(\text{out})} + \text{TCB}} \\ &= 35 / (35 + 0 + 16.7) \\ &= 35 / 51.7 \end{aligned}$$

$$\text{Benefit Ratio} = 0.677$$

I. Calculating the Maximum Total Levy

The following formula, as set out in the Act, is used to determine the Maximum Total Levy –

$$R \times C = S$$

where –

R is the Benefit Ratio determined by Council;

C is the total Scheme cost; and

S is the Maximum Total Levy

Maximum Total Levy Amount (R x C = S)
0.677 x \$316,400 = \$214,203

Council may levy up to 67.7% of total costs, or **\$214,203**.

J. Other relevant considerations

Council notes that if it levies the Maximum Total Levy Amount of \$214,603 the special charge contributors would be required to pay by way of special charges amounts which exceed the amounts set out in Council's Residential Road and Street Construction Plan 2019¹.

In the exercise of its discretions, and otherwise in accordance with the Plan (and the objectives which the Plan seeks to achieve), Council chooses to allocate a further amount of \$98,695 in and towards the cost of the Scheme works, meaning that the Maximum Levy Amount to be charged to the Scheme will be \$115,308 (*Revised Maximum Total Levy Amount*).

The Revised Maximum Total Levy Amount is to be apportioned amongst the property owners within the scheme area in accordance with the method of distribution of the Special Charge to be determined by Council in the declaration of the Special Charge.

¹ Refer to section 6.2 of the Plan by which a fixed rate contribution model of \$3,600 has been proposed and adopted by Council for Small and Coastal Towns (like Longford) where sealed roads are to be provided.

ITEM C4.3**COOPER CRESCENT SPECIAL CHARGE STREET CONSTRUCTION SCHEME - DECLARATION OF SCHEME**

DIVISION: BUILT AND NATURAL ENVIRONMENT

ACTION OFFICER: MANAGER ASSETS AND PROJECTS

DATE: 21 APRIL 2020

IMPACTS									
Financial	Communication	Legislative	Council Policy	Council Plan	Resources & Staff	Community	Environmental	Engagement	Risk Management
✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

PURPOSE

The purpose of this report is for Council to consider the proposed Cooper Crescent Special Charge Street Construction Scheme Number 2001 for declaration as a Special Charge Scheme for the construction of Cooper Crescent in Maffra.

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY**RECOMMENDATION***That:*

- 1. Council commence the statutory process under the Local Government Act 1989 (the Act) to declare a Special Charge Scheme for the purposes of constructing Cooper Crescent in Maffra and providing all and any ancillary works, including drainage and vehicle crossings; and**
- 2. Council in accordance with sections 163(1A) and 163B(3) of the Act, direct that a public notice be given in the Gippsland Times newspaper and on Council's website of the intention of Council to declare the scheme at its ordinary meeting to be held on 21 July 2020 in accordance with the Proposed Declaration of Special Charge Scheme Number 2001 in the form of the attachment to this report for the construction of Cooper Crescent in Maffra (Proposed Declaration of Special Charge); and**
- 3. Council direct that in accordance with section 163(1C) of the Act, separate letters enclosing a copy of the public notice be sent to the owners of the properties referred to and set out in the schedule of properties forming a part of the Proposed Declaration of Special Charge, advising of the intention of Council to declare the Special Charge at its ordinary meeting to be held on 21 July 2020, the basis of the calculation and distribution of the Special Charge and notifying such persons that submissions and/or objections in writing in relation to the Proposed Declaration of Special Charge will be considered and/or taken into account by Council in accordance with sections 163A, 163B and 223 of the Act; and**
- 4. Council appoint three Councillors as determined by Council plus an alternative representative to form the 'Cooper Crescent Special Charge Scheme Submissions Committee' that is established by Council under section 223(1)(b)(i) of the Act, to consider written submissions/objections and to hear any persons who in their written submissions under Section 223 of the Act have requested that they are heard in support of their submissions; and**

- 5. The Chief Executive Officer or the person for the time being acting in that position, be authorised to give public notice of the Proposed Declaration of Special Charge in accordance with Sections 163B and 223 of the Local Government Act 1989; and**
- 6. The Chief Executive Officer, the General Manager Built & Natural Environment or the Manager Assets and Projects (or any person for the time being acting in any of those positions), each be authorised to carry out any and all other administrative procedures necessary to enable Council to carry out its functions under section 163A and sections 163(1A), (1B) and (1C) and sections 163B and 223 of the Act; and**
- 7. Council modify the Residential Road and Street Construction Plan to include the construction of driveways within the fixed fee model.**

BACKGROUND

Cooper Crescent in Maffra is located within the residential area of Maffra. Currently the street (or court) north of Princess Street consists of an ill formed and unsealed gravel pavement of approximately 100m in length with irregular table drains and surface drainage, with no formalised underground drainage system. The street is primarily a rural type road in appearance with the unsealed section extending for its full length. The street is managed and maintained by Wellington Shire Council.

A formal investigation of a special charge scheme was commenced following ongoing property owner concerns in relation to dust, rutting and the maintenance grading regime and has included preparation of concept design and a cost estimation. The proposed Cooper Crescent Construction Scheme would provide for the construction and sealing of the road to a 7.3m width including a court bowl for turning traffic. Kerbing, footpath and underground drainage will all form part of the proposed works.

The construction and sealing of Cooper Crescent would reduce Council's need for maintenance intervention, while providing a higher level of service and safety for these adjacent properties.

It is considered that the properties which abut this section of Cooper Crescent will derive a special benefit by the proposed upgrade works, as a result of:

- reduction in dust;
- enhance the amenity of the area;
- creation of improved riding surfaces;
- improved access and egress from properties;
- improved drainage.

Following further investigation of potential methods to facilitate construction works in Cooper Crescent, it was concluded that a Special Charge Scheme, generally in line with Council's Residential Road and Street Construction Plan, was the preferred approach, as this process requires public advertising and is a transparent process that informs the community of Council's contribution.

A public meeting was held on 28 November 2019 to outline the proposal. A follow up letter with a survey form was sent to each property owner following this public meeting, along with an estimated

apportionment cost, to assess support for, or objection to, the scheme was mailed out 16 January 2020.

Results of the survey:

All of the property owners replied to the survey and 75% of these replies were in favour of the proposed scheme.

	SUPPORT SCHEME		OPPOSE SCHEME		DID NOT REPLY	
Property Owners (8)	6	75%	2	25%	0	0%
Properties (9)	7	78%	2	22%	0	0%

One property owner in Cooper Crescent owns two properties and overall there is a 78% level of support for the scheme to proceed. There are no Council or exempt non-rateable properties.

OPTIONS

Council has the following options available:

1. Progress the proposed special charge scheme through a full cost recovery apportionment method, by advertising the intention to declare the Special Charge Scheme; or
2. Having trialed and considered other methods of apportionment, progress the proposed scheme through the 'fixed fee method' as outlined in Council's Residential Road and Street Construction Plan, by advertising the intention to declare the Special Charge Scheme; or
3. Not progress the intention to declare the Special Charge Scheme.

PROPOSAL

That Council progress the proposed scheme through the funding framework generally outlined in Council's Residential Road and Street Construction Plan and advertise its intention to declare a Special Charge Scheme for the construction of Cooper Crescent in Maffra for the provision of road construction and ancillary works as outlined.

CONFLICT OF INTEREST

No Staff and/or Contractors involved in the compilation of this report have declared a Conflict of Interest.

FINANCIAL IMPACT

Total costs applicable to the Special Charge Scheme are estimated to be \$185,000. The amount to be recovered under the scheme does not include GST.

Based on the funding framework within the Residential Road and Street Construction Plan and as otherwise considered by Council officers to be fair and reasonable based on total special benefits and community benefits to be provided by the works, \$54,000.00 of the costs are to be apportioned to properties within the Special Charge scheme, with the balance funded by Council.

Amount apportioned to properties within scheme:	\$ 54,000.00
Portion of cost to be recovered from Council as direct costs:	\$131,000.00
Total estimated cost of scheme:	\$185,000.00

There is one multiple property owner. There is no Crown Land or other non-rateable land located within the scheme boundary.

The resultant financial impact is a cost to Council estimated at \$131,000, to be funded through the Roads to Recovery Program.

The method of apportioning the costs for this scheme is uniform and is based on access.

To confirm the reasonableness, fairness and appropriateness of the funding framework outlined in Council's Residential Road and Street Construction Plan and otherwise (as being the fairest and most reasonable method of distributing the proposed Special Charge amongst all of the property owners in the Scheme), Council Officers first trialed and considered a number of different methods of apportionment of the **Special Charge Proposed Declaration of Special Charge - Schedule 2 (Methods 1 & 2)**, and this has included the completion of a property apportionment based on access only and a combination of access and frontage to the Maximum Total Levy Amount as calculated using the Benefit Ratio calculated for this proposed special charge scheme **Maximum Total Levy**.

On this basis, the cost per property under such apportionment methods would have been between either \$8,823 and \$15,383 or \$13,155 considerably more on an average per property owner basis than the method of distribution which is being proposed for Council's present consideration. Accordingly, and in light of this 'comparative' work undertaken by Council officers, it is recommended to Council that the method of distributing the Special Charge amongst the property owners, as set out in this report (**Method 3 in Schedule 2 of Proposed Declaration of Special Charge**), is considered to be fair and reasonable.

Property owners liable to pay under the Special Charge scheme will only be invoiced following satisfactory completion of works. Options for payment include full payment within 45 days or 40 quarterly instalments (over ten years), including an interest component aligned to Council's cost of finance.

COMMUNICATION IMPACT

A comprehensive public consultation process has been entered into with affected property owners including information letters, surveys and meetings. If the scheme progresses, then ongoing communication will continue with the recommendations of this report.

LEGISLATIVE IMPACT

This scheme has been prepared in accordance with Section 163, 163A, 163B of the *Local Government Act 1989*. Public notification will be in accordance with Sections 163 and 223 of the *Local Government Act 1989*. Submissions and objections to the scheme will be considered in accordance with Sections 163A, 163B and 223 of the *Local Government Act 1989*.

Section (2) of Section 163 of the *Local Government Act 1989* requires Council to determine:

- (c) The total amount of the Special Charge to be levied; and
- (d) The criteria to be used as the basis for declaring the special charge.

Section (2A) of Section 163 of the *Local Government Act 1989* provides that for the purpose of Section (2) (a) the total amount of the Special Charge to be levied must not exceed the amount "S" where $S = R \times C$ and;

S = is the maximum total amount that may be levied from all the persons who are liable to pay the special rates or special charges.

R = is the benefit ratio determined by the Council in accordance with sub-section (2B).

C = is the total cost of the performance of the function or the exercise of the power under sub-section (1).

A determination for the purposes of complying with the requirements of sections 163(2)(a), (2A) and (2B) of the Act (which also satisfies the requirements of the Ministerial Guidelines) is included in this report as **Maximum Total Levy**.

COUNCIL POLICY IMPACT

The scheme has been prepared in accordance with Council's Special Charge Schemes – Roads, Street and Drainage Development Policy 4.2.4 and the 2019 Residential Road and Street Construction Plan.

COUNCIL PLAN IMPACT

The Council Plan 2017-21 Theme 2 Services & Infrastructure states the following strategic objective and related strategy:

Strategic Objective 2.4: *"Continued improvement to Wellington Shire's connectivity with further developed, accessible transport networks."*

Strategy 2.4.2: *"Continue to maintain and enhance Council's road assets infrastructure."*

This report supports the above Council Plan strategic objective and strategy.

RESOURCES AND STAFF IMPACT

Implementation of the scheme can be undertaken within the resources of the Assets and Projects unit with the assistance of external contract engineering support for the survey and design of the scheme. In the event the scheme is adopted by Council, construction will be carried out by an approved contractor via a tender process.

COMMUNITY IMPACT

Implementation of this scheme will have a general positive community impact as it will result in Cooper Crescent, Maffra being fully sealed in line with current service standards. Community benefit is reflected in Council contribution toward the works outcome.

ENVIRONMENTAL IMPACT

Implementation of this scheme will have a positive environmental impact arising from the reduction of dust generated by vehicles as well as improved quality of storm water runoff.

ENGAGEMENT IMPACT

A comprehensive public consultation process has been entered into with affected property owners including:

- Information letter advising property owners of street works proposal
- Public meeting held at Maffra, 28 November 2019
- Mail out survey of all property owners, 16 January 2020
- Follow up phone calls and emails requesting replies to the survey.

Ongoing consultation will be carried out through recommendations 2 and 3 of this report.

RISK MANAGEMENT IMPACT

Implementation of the scheme will produce a substantial reduction in risk to motorists, cyclists and other road users through improved visibility (reduction of dust), improved road surfacing, properly identified through lanes and markings.

PROPOSED DECLARATION OF SPECIAL CHARGE

'Coopers Crescent, Maffra - Special Charge Street Construction Scheme Number 2001'

1. Wellington Shire Council (*Council*) proposes to declare a Special Charge (*Special Charge* or *Scheme*) under section 163(1) of the *Local Government Act 1989 (Act)* for the purpose of defraying any expenses or repaying (with interest) any advance made to or any debt incurred or loan to be raised by Council in relation to the construction of Coopers Crescent in Maffra (*Street*) and for providing all and any necessary ancillary works associated with the construction of the Road, including drainage. The Scheme, if declared, is to be known as the 'Coopers Crescent - Special Charge Street Construction Scheme Number 2001'.
2. The criteria which will form the basis of the proposed declaration of the Special Charge are the ownership of rateable properties in the area of the Scheme (being properties within the 'residential area' of Maffra) and, based on the application of access benefit units, including having regard to the driveway access of those properties in the Scheme to Coopers Crescent (as the properties are set out in paragraphs 7 and 8 of the proposed declaration), the overall benefits which it is considered the properties in the Scheme (based on the physical and other benefits) will receive from the works to be provided under the Scheme.
3. In proposing the declaration of the Special Charge, Council is performing functions and exercising powers in relation to the peace, order and good government of the municipal district of the Shire of Wellington, in particular the provision of proper, safe and suitable roads and property services within the area for which the proposed Special Charge is to be declared (*Works*).
4. The total cost of the performance of the function and the exercise of the power by Council (in relation to the Works) is \$185,000 and this amount is the total estimated cost of the Works to be undertaken by the Scheme.
5. The total amount to be levied under the Scheme as the Special Charge is \$54,000.
6. The Special Charge will commence on the date on which it is levied by Council and will remain in force for a period of 10 years.
7. The area for which the proposed Special Charge is to be declared is all of the land shown on the plan set out in the Schedule forming a part of this proposed declaration (being Schedule 1).
8. The land in relation to which the proposed Special Charge is to be declared is all that rateable land described in the listing of rateable properties set in the Schedule forming a part of this proposed declaration of Special Charge (being Schedule 2).

9. The proposed Special Charge will be assessed and levied in accordance with the amounts set out alongside each property in the Schedule forming a part of this proposed declaration (being **Schedule 2**), such amounts having been assessed and determined by Council as (and are based on) a fixed charge for each property having regard to access, including and in particular driveway access. Properties which have a shared driveway access to the street to be constructed via common property will have their access benefits calculated on the basis of 100% for the first property and 50% for each additional property (with access being apportioned to each of the properties so as to equal the sum of the percentages divided by the number of properties with common property access), and any other benefits.

(More particularly, the Special Charge is to be apportioned to properties included in the Scheme on the basis of each property having a driveway access to the street to be constructed under the Scheme being apportioned one (1) Access Benefit Unit (ABU) and properties within an Owners Corporation with a shared driveway access to the street via common property being apportioned an Access Benefit Unit calculated on the basis of 100% for the first property and 50% for each additional property. The Access Benefit Unit is otherwise to be apportioned to each of these properties equaling the sum of the percentages divided by the number of properties with common property access.)

10. Subject to any further resolution of Council, the Special Charge will be levied by Council sending a notice in the prescribed form to the owners of the properties in the Scheme by which the Special Charge is to be paid –
 - (a) In full amount within 45 days of the notice; or
 - (b) By way of quarterly instalments in the manner set out in paragraph 11.
11. Because the performance of the function and the exercise of the power in respect of which the proposed Special Charge is to be declared and levied relates substantially to the provision of capital works, special ratepayers will be given an instalment plan under which –
 - (a) Quarterly instalments are to be paid over a 10 year period, or other such period as negotiated; and
 - (b) Quarterly instalments will include a component for reasonable interest costs, the total of which will not exceed the estimated borrowing costs of Council in respect of the construction of the Road by more than 1 per cent.
12. Council will consider cases of financial and other hardship, and may consider other payment options for the Special Charge.
13. No incentives will be given for the payment of the Special Charge before the due date for payment.
14. Council considers that there will be a special benefit to the persons required to pay the Special Charge because there will be a benefit to those persons over and above, or greater than, the benefit that is available to persons who are not subject to the

proposed Special Charge, and directly and indirectly as a result of the expenditure proposed by the Special Charge, the value and the use, occupation and enjoyment of the properties included in the Scheme will be maintained or enhanced through the provision of proper, safe and suitable roads and property services. Without limitation, Council considers that the Works will –

- (a) Reduce dust;
 - (b) Enhance the amenity and character of the land, and local area;
 - (c) Create improved riding surfaces for the Road;
 - (d) Improve access and egress from properties;
 - (e) Improve road drainage; and
 - (f) Improve road safety for motorists, cyclists.
15. For the purposes of having determined the total amount of the Special Charge to be levied under the Scheme, Council further considers and formally determines for the purposes of sections 163(2)(a), (2A) and (2B) of the Act that the estimated proportion of the total benefits of the Scheme to which the performance of the function and the exercise of the power relates (including all special and community benefits) that will accrue as special benefits to all persons who are liable to pay the Special Charge is in a ratio of 0.64 or 64%, noting however that, in the exercise of its discretions, Council has chosen to make a further contribution to the cost of the Works so as to arrive at a Revised Maximum Total Levy Amount of \$54,000.

SCHEDULES TO DECLARATION

Schedule 1 - Scheme plan area

Schedule 2 - Listing of all properties with amount of special charges payable and showing manner of calculation of special charge apportionment;


Method 1 - Maximum Levy at 50% Access Benefit & 50% Frontage

Method 2 - Maximum Levy at 100% Access Benefit

Method 3 - Fixed Fee

Schedule 1

COOPERS CRESCENT – MAFFRA
PLAN OF SPECIAL CHARGE SCHEME AREA.

Scheme Boundary 



Schedule 2

Method 1 - Maximum Levy at 50% Access Benefit & 50% Frontage

WELLINGTON SHIRE COUNCIL

COOPER CRESCENT CONSTRUCTION SCHEME (EST. COST) - MAX LEVY AMOUNT - 50% ACCESS & 50% FRONTAGE

ASSESS. No.	PARCEL No.	TITLE DETAILS	STREET ADDRESS	ACCESS BENEFIT UNITS	FRONTAGE	SEWAGE & REARAGE	TOTAL APPROPRIED LENGTH	ESTIMATED COST
1	305477	L/1 9 LP25895	1-3 Cooper Crescent Mairfira VIC 3860	1	15.24	0.00	15.24	\$13,247
2	305477	L/1 10 LP25895	1-3 Cooper Crescent Mairfira VIC 3860	1	15.24	0.00	15.24	\$13,247
3	310842	L/1 2 P530891B	8 Innes Street Mairfira VIC 3860	1	17.15	0.00	17.15	\$14,083
4	305428	L/1 1 P530891B	28 Cooper Crescent Mairfira VIC 3860	1	17.15	0.00	17.15	\$14,083
5	305436	L/1 11 LP25895	2 Cooper Crescent Mairfira VIC 3860	1	17.76	0.00	17.76	\$14,350
6	305444	L/1 11 LP25895	4 Cooper Crescent Mairfira VIC 3860	1	15.24	0.00	15.24	\$13,247
7	305440	L/1 1 P5316190	5 Cooper Crescent Mairfira VIC 3860	1	12.25	0.00	12.25	\$11,939
8	305451	L/1 1 LP7051D	6 Cooper Crescent Mairfira VIC 3860	1	20.12	0.00	20.12	\$15,383
9	302386	L/1 2 P5316190	7 Cooper Crescent Mairfira VIC 3860	1	3.13	0.00	3.13	\$8,823
TOTALS				9	135.28	0.00	135.28	\$118,400
TOTAL ESTIMATED COST OF SCHEME								
COUNCIL CONTRIBUTION					\$125,000			
ESTIMATED APPORTIONABLE AMOUNT					\$66,800			
					\$118,400	(Max Levy)		
AMOUNT APPORTIONED TO ACCESS - 50%					\$59,200			
AMOUNT APPORTIONED TO FRONTAGE - 50%					\$59,200			
Appportioned Rate - (Access Benefits Units)					\$5,178	per Access Benefits Unit		
Appportioned Rate - (Abutment Length)					\$438	per Metre		
Contribution Wellington Shire Council					\$66,800	36%		
Contribution Property Owners					\$118,400	64%		

Method 2 - Maximum Levy at 100% Access Benefit

WELLINGTON SHIRE COUNCIL

COOPER CRESCENT CONSTRUCTION SCHEME - APPORTIONMENT OF COST - MAX LEVY AMOUNT - ACCESS ONLY

ADDRESS	PARCEL NO.	TITLE DETAILS	STREET ADDRESS	ACCESS BENEFIT UNIT (ABU)	ABU FACTOR APPLIED FOR COMMON	APPORTIONED ABU'S	SCHEME CONTRIBUTION RATE	AMOUNT DUE
COOPER CRESCENT								
1	303577	31536	Lot 1 EP25895	1	1	1	\$13,155.56	\$13,155.56
2	303577	31537	Lot 10 EP25895	1	1	1	\$13,155.56	\$13,155.56
3	310863	32372	Lot 2 P5308915	1	1	1	\$13,155.56	\$13,155.56
4	303576	31530	Lot 1 P5308915	1	1	1	\$13,155.56	\$13,155.56
5	303536	31531	Lot 12 EP25895	1	1	1	\$13,155.56	\$13,155.56
6	303544	31532	Lot 11 EP25895	1	1	1	\$13,155.56	\$13,155.56
7	303569	32052	Lot 1 P5316190	1	1	1	\$13,155.56	\$13,155.56
8	303551	31533	Lot 1 EP74510	1	1	1	\$13,155.56	\$13,155.56
9	392885	32053	Lot 2 P5316190	1	1	1	\$13,155.56	\$13,155.56
TOTALS				9		9		\$118,400.00

TOTAL ESTIMATED COST OF SCHEME
COUNCIL CONTRIBUTION \$118,400
APPORTIONED AMOUNT (Maximum Levy) \$118,400

Apportioned Rate (ABU) \$13,155 per access benefit

ABU FACTOR CALCULATION FOR COMMON PROPERTY
Calculation - First property at 100% with 50% for each additional property divided by number of properties
Address NE
First Property Additional Project Total No. of Properties Factor

Method 3 – Fixed Fee - Access Benefit (Revised Maximun Levy)

WELLINGTON SHIRE COUNCIL

COOPER CRESCENT CONSTRUCTION SCHEME - APPORTIONMENT OF COST - REVISED MAX LEVY AMOUNT - ACCESS ONLY

ASSESS NO.	PARCEL NO.	TITLE DETAILS	STREET ADDRESS	ACCESS BENEFIT UNIT (ABU)	ABU FACTOR APPLIED FOR COMMON	APPORTIONED ABU's	SCHEME CONTRIBUTION RATE	AMOUNT DUE
COOPER CRESCENT								
1	303677	31636	Lot 9 LP25895	1-3 Cooper Crescent, MAFFRA VIC 3860	1	1	\$6,000.00	\$6,000.00
2	303677	31637	Lot 10 LP25895	1-3 Cooper Crescent, MAFFRA VIC 3860	1	1	\$6,000.00	\$6,000.00
3	310862	32572	Lot 2 PS308915	6 Princess Street, MAFFRA VIC 3860	1	1	\$6,000.00	\$6,000.00
4	303628	31630	Lot 1 PS308915	2B Cooper Crescent, MAFFRA VIC 3860	1	1	\$6,000.00	\$6,000.00
5	303636	31631	Lot 12 LP25895	2 Cooper Crescent, MAFFRA VIC 3860	1	1	\$6,000.00	\$6,000.00
6	303644	31632	Lot 11 LP25895	4 Cooper Crescent, MAFFRA VIC 3860	1	1	\$6,000.00	\$6,000.00
7	303669	52052	Lot 1 PS516190	5 Cooper Crescent, MAFFRA VIC 3860	1	1	\$6,000.00	\$6,000.00
8	303651	31633	Lot 2 LP74510	6 Cooper Crescent, MAFFRA VIC 3860	1	1	\$6,000.00	\$6,000.00
9	392886	52053	Lot 2 PS516190	7 Cooper Crescent, MAFFRA VIC 3860	1	1	\$6,000.00	\$6,000.00
TOTALS				9		9		\$54,000.00

TOTAL ESTIMATED COST OF SCHEME \$185,000
 COUNCIL CONTRIBUTION \$131,000
 APPORTIONED AMOUNT (Maximum Levy) \$54,000

Apportioned Rate (ABU) \$6,000 per access benefit

ABU FACTOR CALCULATION FOR COMMON PROPERTY

Calculation - First property at 100% with 50% for each additional property divided by number of properties

Address Nil
 First Property Additional Property Total No of Properties Factor

**COOPER CRESCENT, MAFFRA – SPECIAL CHARGE STREET CONSTRUCTION
SCHEME NUMBER 2001**

Determination under Sections 163(2)(a), (2A) and (2B) of the *Local Government Act 1989* – Calculation of Total Amount of Special Charges to be Levied ('Maximum Total Levy')

Introduction

Wellington Shire Council (*Council*) has a legacy of being required to deal with a number of issues associated with sub-standard roads and streets throughout the Shire. A key objective of Council is to renew and improve roads and streets within residential environments with a view to providing proper community infrastructure and improved amenity and liveability, and overall resident satisfaction.

Council has (following a review of its 'Residential Road and Street Construction Plan 2014') adopted the 'Residential Road and Street Construction Plan 2019' (*Plan*). As a strategic policy document, the Plan seeks to provide a sustainable budgetary response to the renewal and improvement of sub-standard roads and streets within residential environments throughout the Shire.

The proposed special charge scheme for the construction and improvement of Cooper Crescent and a short section of Scott Street in Maffra (to be known as the 'Cooper Crescent - Special Charge Street Construction Scheme Number 2001') (*Special Charge or Scheme*) is consistent with, and otherwise supports, the Plan.

This determination is made by Council under and for the purposes of sections 163(2)(a), (2A) and (2B) of the *Local Government Act 1989* (*Act*). It addresses the calculation of the 'benefit ratio' in order to determine the total amount of the special charges that may be levied on those property owners who it is considered will receive a benefit from the proposed works through the imposition of the Special Charge (*Maximum Total Levy*).

The calculation of the Maximum Total Levy requires Council to –

- Calculate the total cost of the works; and
- Calculate the 'benefit ratio' based on reasonable estimates being made of –
 - i. The 'total special benefits' to the properties included in the Scheme (TSB(in));
 - ii. The 'total special benefits' to the properties not included in the Scheme (if any) (TSB(out)); and
 - iii. The 'total community benefits' (if any) to be provided by the Scheme (TCB).

A. Define Purpose

The purpose of the Special Charge Scheme is to defray an expense or to repay (with interest) an advance made to or a debt or loan to be raised by Council in connection with the construction, improvement and drainage of Cooper Crescent in Maffra.

Cooper Crescent is located within a residential area and currently consists of an ill formed (but unsealed) gravel pavement of approximately 5 - 6m wide and 100m in length with a court bowl and irregular surface drains. The road is primarily a rural-type road, with the unsealed section extending for the length of the road. The road is managed and maintained by Council.

A formal investigation of the proposed Special Charge Scheme was commenced following ongoing property owner concerns and complaints in relation to Council's maintenance grading regime, which applied to the road. The initial work undertaken by Council in response to these concerns included the preparation of concept designs and an estimate of costs. Property owners were advised that, if implemented, the Scheme would provide for the construction and sealing of the road to a 7.3m width, with roll over kerbing a court bowl, and improved drainage and stormwater management.

The construction and sealing of Cooper Crescent will reduce Council's need for ongoing maintenance intervention, while providing a higher level of service for property owners and the general public. Under Council's Road Management Plan, Cooper Crescent is designated as a 'Local Access B Road' and (as required by the Plan) 60% or more of property owners have expressed support for its construction.

Consistent with the Plan, it is considered that the 9 rateable properties which it is proposed will be included in the Scheme (and the general public) will benefit from the proposed works in the following ways –

- Improved amenity and liveability for residents and community through quality infrastructure and streetscape;
- Removal of dust and health related issues currently experienced in unsealed streets;
- Improved safety for motorists and pedestrians with modern road and path infrastructure, that is less exposed to rapid degradation;
- Decreased maintenance costs incurred by Council, through reduced demand associated with upkeep of poorly constructed roads, streets, drains and paths;
- Increased community satisfaction via the provision of infrastructure that meets expectations;
- Improved high density development opportunities in existing urban environments.

Following further investigation of potential methods to facilitate the construction works in Cooper Crescent, a further consideration of survey results and further meetings with property owners (who continue to show support for the Scheme), it has been concluded that a Special Charge Scheme, generally in accordance with and supported by the Plan, is the preferred approach to facilitate the project outcomes.

B. Ensure Coherence

The proposed road and drainage improvement works to be located within the Scheme area will provide a special benefit to the 9 rateable property owners located within the Scheme boundaries, and are otherwise physically connected to the purpose set out in A.

C. Calculate Total Costs

The implementation of the Special Charge is regulated by section 163 of Act. Ministerial Guidelines made pursuant to the Act require Councils to be transparent about how they calculate the 'Maximum Total Levy'.

For this project, the Maximum Total Levy has been calculated in accordance with the Act and the Guidelines. The Maximum Total Levy, and other relevant information, is summarised in the table below.

Total Scheme Cost	\$185,000
'Benefit Ratio' Determination	0.64 or 64%
Maximum Total Levy Amount	\$118,400
Further Council Contribution	\$ 64,400
Revised Maximum Total Levy Amount	\$ 54,000

D. Identify Special Beneficiaries

It is considered that all 9 rateable properties in the Scheme (as they are listed in the apportionment spreadsheet) will receive both road- and drainage-related special benefits from the proposed works.

The relevant special benefits which it is considered each property will receive are –

- Reduction in dust;
- Enhancement of the amenity and character of the land and local area;
- Creation of improved riding surfaces for the street;
- Improvement in access and egress from properties;
- Improved road drainage; and
- Improved road safety for motorists and cyclists.

The Scheme area (showing the 9 properties and the location of the road to be constructed) is shown in on the plan below.



E. Determine Properties to Include

For the purposes of calculating the Benefit Ratio, a notional benefit value – to be called a Benefit Unit (BU) – will be used. A BU is a deemed benefit equal to the average benefit for each and every property included in the Scheme. This average benefit is considered to comprise *both* access and amenity benefits.

It is considered that that all of the properties included within the Scheme will receive a benefit from the works to be provided under the Scheme (being 1 BU for each property), regardless (for the purposes of calculating the Benefit Ratio but not for the purposes of the final distribution of the Special Charge amongst the Special Charge contributors) and regardless of whether or not particular properties have subdivision or other development potential (or, in some cases, further subdivision or development potential). The BU so chosen has been broken up equally into both access benefit and amenity benefit (viz., 0.5 BU for 'improved access' and 0.5 BU for 'improved amenity').

F. Estimate Total Special Benefits

Total Special Benefit Units are defined as follows –

Total Special Benefits = Total Special Benefits In + Total Special Benefits Out, that is –

$$(TSB = TSB_{(in)} + TSB_{(out)})$$

$TSB_{(in)}$ has been calculated as follows –

Total Special Benefit Units In ($TSB_{(in)}$)	Access (50%)	Amenity (50%)
Total number of Rateable Properties in Scheme receiving Special Benefit and being required to pay the Special Charge (8)	$0.5 \times 9 = 4.5$ BU	$0.5 \times 9 = 4.5$ BU
$TSB_{(in)} =$	9 BU	

$TSB_{(out)}$ has been calculated as follows –

Because –

- All of the properties in the Scheme (including common property) are rateable; and
- There are no properties in the Scheme receiving a special benefit which are not required to pay the Special Charge –

there are no $TSB_{(out)}$ properties. $TSB_{(out)} = 0$

G. Estimate Total Community Benefit

In addition to establishing the Total Special Benefits for the Scheme, an assessment of any Community Benefit is also required to be undertaken in order to calculate the Maximum Total Levy.

In terms of assessing the level of any Community Benefit, it is generally considered that the works included in the Scheme will primarily benefit only those properties which are included within the Scheme boundary, and that accordingly the level of benefit to the broader community will be limited.

It is considered that the Community Benefit attributable to the proposed Scheme works will be generated from the broader community receiving some benefits which benefits (in the interest of fairness and equity) Council should be pay for (and not the special charge contributors).

The community benefits are considered to be –

- A wider use of Cooper Crescent following its construction;
- Improved drainage and water quality; and
- Reduced ongoing maintenance costs for Council.

Broader traffic use

To calculate the level of Community Benefit which it is considered will be attributable to persons who are not accessing or servicing the properties within the Scheme boundary (but who will nevertheless use the road for wider access purposes), an assessment of vehicle movements has been undertaken. It is estimated that there are 60 vehicle movements per day on the road (in its present form).

Based on these traffic movements, it is considered that the majority (if not all) of these vehicle movements relate to use by persons who are accessing or servicing the Special Benefit (in) properties the (based on an average of 6 vehicle movements per day). Therefore, the Total Special Benefits for 'road access' by the Special Benefit (in) properties is determined to be 4 BU (this is based on approximately 54 vehicle movements per day (9 x 6 (averaged out and give or take))).

Based on current traffic volumes (and any projected increases in traffic following construction of the road by persons not receiving special benefits), it is anticipated that the overall traffic on Cooper Crescent would not significantly increase, meaning that it is anticipated that there will no additional vehicle movements per day following construction of the road. Despite this, an allowance is made for what may be some increase in traffic movements and, accordingly, any projected increase in external traffic will account for the Total Community Benefit, and this will result in the calculation of the following BU's for any such traffic by the broader community.

Total Community Benefit Units for any broader traffic use of the road is calculated as follows–

$$TCB_{\text{traffic}} = 4.5 \times (60 / 54)$$

$$TCB_{\text{traffic}} = 5$$

Improved drainage and water quality

Sealing of the roads will result in improved drainage and better water quality. It is recommended therefore that 0.5 BU be allowed for this benefit, which is however considered to be a marginal benefit.

$$TCB_{\text{drainage}} = 0.5$$

Reduced ongoing maintenance costs

There will be less ongoing maintenance costs for Council in having to care for and manage a sealed road, rather than an unsealed road: It is recommended therefore that **0.5 BU** be allowed for this benefit, which again is considered to be a marginal benefit.

$$TCB_{\text{maintenance}} = 0.5$$

Therefore,

$$\begin{aligned} TCB_{\text{total}} &= TCB_{\text{traffic}} + TCB_{\text{drainage}} + TCB_{\text{maintenance}} \\ &= 5 + 0.5 + 0.5 \end{aligned}$$

$$TCB_{\text{total}} = 6$$

H. Calculating the 'Benefit Ratio'

The Benefit Ratio is calculated as follows –

$$\begin{aligned} R &= \frac{TSB_{(in)}}{TSB_{(in)} + TSB_{(out)} + TCB} \\ &= 9 / (9 + 0 + 6) \\ &= 9 / 14 \end{aligned}$$

$$\text{Benefit Ratio (R)} = 0.64$$

I. Calculating the Maximum Total Levy

The following formula, as set out in the Act, is used to determine the Maximum Total Levy–

$$R \times C = S$$

where –

R is the Benefit Ratio determined by Council;

C is the total Scheme cost; and

S is the Maximum Total Levy

Maximum Total Levy Amount (R x C = S)
0.64 x \$185,000 = \$118,400

Council may levy up to 64% of total costs, or **\$118,400**

J. Other relevant considerations

Council notes that if it levies the Maximum Total Levy Amount of \$118,400 the special charge contributors would be required to pay by way of special charges amounts which exceed the amounts set out in Council's Residential Road and Street Construction Plan 2019¹.

In the exercise of its discretions, and otherwise in accordance with the Plan (and the objectives which the Plan seeks to achieve), Council chooses to allocate a further amount of \$64,400 in and towards the cost of the Scheme works, meaning that the Maximum Levy Amount to be charged to the Scheme will be \$54,000 (*Revised Maximum Total Levy Amount*).

The Revised Maximum Total Levy Amount is to be apportioned amongst the property owners within the scheme area in accordance with the method of distribution of the Special Charge to be determined by Council in the declaration of the Special Charge.

¹ Refer to section 6.2 of the Plan by which a fixed rate contribution model of \$6,000 has been proposed and adopted by Council for Major Urban Centres where sealed roads are to be provided.

ITEM C4.4**PORT ALBERT INTENTION TO DECLARE SPECIAL CHARGE SCHEME**

DIVISION: BUILT AND NATURAL ENVIRONMENT

ACTION OFFICER: MANAGER ASSETS AND PROJECTS

DATE: 21 APRIL 2020

IMPACTS									
Financial	Communication	Legislative	Council Policy	Council Plan	Resources & Staff	Community	Environmental	Engagement	Risk Management
✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

PURPOSE

The purpose of this report is for Council to consider the proposed Port Albert Township Street Construction Special Charge Scheme Number 1906 for declaration as a Special Charge Scheme in connection with the construction and improvement of streets and roads in the Township of Port Albert.

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY**RECOMMENDATION*****That:***

- 1. Council commence the statutory process under the Local Government Act 1989 (the Act) to declare a Special Charge Scheme (Proposed Scheme) for the purposes of constructing certain streets in the Township of Port Albert (as those streets are listed and shown on the plan which is attached to and which forms a part of the Proposed Declaration of Special Charge Scheme Number 1906 in the form of the Attachment Proposed Declaration of Special Charge to this Report) and the provision of all and any ancillary works, including the provision of driveways and driveway culverts (from road edge to building line) and parking in Bay Street on the south side of and adjacent to Rutter Park.***
- 2. Council in accordance with sections 163(1A) and 163B(3) of the Act, direct that a public notice be given including being published in the Gippsland Times newspaper and on Council's website of the intention of Council to declare the Proposed Scheme at its ordinary meeting to be held on 15 September 2020 in accordance with the Proposed Declaration of Special Charge.***
- 3. Council direct that in accordance with section 163(1C) of the Act, separate letters enclosing a copy of the public notice be sent to the owners of the properties referred to and set out in the schedule of properties which is attached to and which forms a part of the Proposed Declaration of Special Charge, advising of the intention of Council to declare the Special Charge at its ordinary meeting to be held on 15 September 2020, the basis of the calculation and distribution of the Special Charge and notifying such persons that submissions and/or objections in writing in relation to the Proposed Declaration of Special Charge will be considered and/or taken into account by Council in accordance with sections 163A, 163B and 223 of the Act.***

- 4. Council appoint three councillors as determined by Council plus an alternative representative to form the 'Port Albert Township Street Construction Special Charge Scheme Submissions Committee' that is established by Council under section 223(1)(b)(i) of the Act, to consider written submissions/objections and to hear any persons who in their written submissions under Section 223 of the Act have requested that they are heard in support of their submissions.**
- 5. The Chief Executive Officer or the person for the time being acting in that position, be authorised to give public notice of the Proposed Declaration of Special Charge in accordance with sections 163B and 223 of the Local Government Act 1989.**
- 6. The Chief Executive Officer, the General Manager Built and Natural Environment or the Manager Assets and Projects (or any person for the time being acting in any of those positions), each be authorised to carry out any and all other administrative procedures necessary to enable Council to carry out its functions under section 163A and sections 163(1A), (1B) and (1C) and sections 163B and 223 of the Act.**
- 7. Council modify the Residential Road and Street Construction Plan to include the construction of vehicle crossings within the fixed fee model.**

BACKGROUND

Port Albert Township is a coastal township located at the southern end of the Wellington Shire. Currently, the majority of streets within the township of Port Albert are formed and have unsealed gravel pavements and irregular table drains, excepting the main street, which is sealed. The roads are primarily of a rural type road in appearance, with the unsealed sections extending for their full length on all streets proposed to be sealed under this Scheme.

The township of Port Albert has a small commercial business centre, the township also caters for significant influxes of tourists over holiday periods. There is a percentage of properties that are owner occupied, although there is also a high number of absentee property owners who generally stay at their property during the holiday periods or make them available for holiday rentals.

An investigation of a Special Charge Scheme was commenced following ongoing property owner concerns in relation to the maintenance grading regime of those properties fronting gravel roads. This preliminary investigation in 2018 was undertaken with Port Albert property owners and community which included an outline of a special charge methodology to undertake street improvements in a letter to owners, followed by a series of public meetings, with a follow up survey to determine the level of interest in such a proposal. The initial survey was well received with a high level of acceptance around a special charge proposal for the sealing of streets within the township.

Council Officers continued investigations into determining suitable arrangements for undertaking improvements to the unsealed streets and have prepared concept designs and estimated costs in line with the recently adopted Residential Road and Street Construction Plan 2019. It is proposed Port Albert Town Street Construction Scheme would provide for the construction and sealing of the roads to a 6.0m width, with kerbing proposed at intersections as part of the proposed works.

A further letter to property owners of Port Albert was sent outlining the formalised proposal under a special charge scheme, with an invitation to attend a public meeting, held on 26 September 2019. A follow up letter and survey form was sent to each property owner following this public meeting, along with an estimated apportionment cost applicable for each property, to assess support for, or objection to, the scheme. This survey was mailed out 28 October 2019, with a follow up letter sent out on 19 December 2019 requesting surveys to be returned.

The proposed construction and sealing and upgrade of the Port Albert township streets would reduce Council's need for maintenance intervention, while providing a higher level of service and safety for the adjacent/adjoining properties.

It is considered that the properties which abut the unsealed roads within the Port Albert Township will derive a special benefit by the proposed upgrade works, as a result of:

- reduction in dust;
- enhance the amenity of the area;
- creation of improved riding surfaces;
- improved access and egress from properties.

Following further investigation of potential methods to facilitate construction works in Port Albert, it was concluded that a Special Charge Scheme, generally in line with Council's Residential Road and Street Construction Plan, was the preferred approach, as this process requires public advertising and is a transparent process that informs the community of Council's contribution.

The results of the survey were that 88% of the property owners replied and 65% of these replies were in favour of the proposed scheme.

	SUPPORT SCHEME		OPPOSE SCHEME		DID NOT REPLY	
Properties (256)	162	63%	57	22%	37	15%

Based on the survey results, it is considered that there is a sufficient level of support for the proposed Special Charge Scheme to undertake the construction works. Of the 219 survey results returned, there was a 63% level of support for the Scheme to proceed.

The survey results exclude eight Council owned and/or exempt non-rateable properties.

OPTIONS

Council has the following options available:

1. Progress the proposed special charge scheme through a full cost recovery apportionment method, by advertising the intention to declare the Special Charge Scheme; or
2. Having trialed and considered other methods of apportionment, progress the proposed scheme through the 'fixed fee method' as outlined in Council's Residential Road and Street Construction Plan, by advertising the intention to declare the Special Charge Scheme; or
3. Not progress the intention to declare the Special Charge Scheme.

PROPOSAL

That Council progress the Proposed Special Charge Scheme through the funding framework generally outlined in Council's Residential Road and Street Construction Plan and advertise its intention to declare a Special Charge Scheme for the construction of the streets and roads in the township of Port Albert and ancillary works as outlined in this Report.

CONFLICT OF INTEREST

No Staff and/or Contractors involved in the compilation of this report have declared a Conflict of Interest.

FINANCIAL IMPACT

Total costs applicable to the Special Charge Scheme are estimated to be \$2,800,000. The amount to be recovered under the Scheme does not include GST.

Based on the funding framework within the Residential Road and Street Construction Plan and as otherwise considered by Council officers to be fair and reasonable based on total special benefits and community benefits to be provided by the works, \$912,600 of the costs are to be apportioned to properties within the Special Charge Scheme, with the balance being funded by Council.

Amount apportioned to properties within Scheme:	\$ 912,600.00
Portion of total cost to be recovered from Council as direct costs:	\$1,887,400.00
Total estimated cost of Scheme:	\$2,800,000.00

There are some multiple property owners in the Scheme area, there is no Crown land and there are eight exempt or non-rateable properties located within the Scheme boundary.

The resultant financial impact is a cost to Council estimated at \$1,887,400.00 and this is to be funded through the Roads to Recovery Program.

The method of apportioning the costs for this Scheme is uniform and is based on access.

To confirm the reasonableness, fairness and appropriateness of the funding framework outlined in Council's Residential Road and Street Construction Plan and otherwise (as being the fairest and most reasonable method of distributing the proposed Special Charge amongst all of the property owners in the proposed Scheme), Council Officers first trialed and considered a number of different methods of apportionment of the Special Charge **Proposed Declaration of Special Charge - Schedule 2 (Methods 1 and 2)**, and this has included the completion of a property apportionment based on access only and a combination of access and frontage to the Maximum Total Levy Amount as calculated using the Benefit Ratio calculated for this Proposed Special Charge Scheme **Maximum Total Levy**.

On this basis, the cost per property under such apportionment methods would have been between either \$5,176 and \$18,077 or \$5,817 and \$8,725, considerably more on an average per property owner basis than the method of distribution which is being proposed for Council's present consideration. Accordingly, and in light of this 'comparative' work undertaken by Council officers, it is recommended to Council that the method of distributing the Special Charge amongst the property owners, as set out in this report (**Method 3 in Schedule 2 of Proposed Declaration of Special Charge**), is considered to be fair and reasonable.

Property owners liable to pay the Special Charge will only be invoiced following satisfactory completion of works. Options for payment include full payment within 45 days or 20 quarterly instalments (five years), including an interest component aligned to Council's cost of finance.

COMMUNICATION IMPACT

A comprehensive public consultation process has been entered into with affected property owners including information letters, surveys and meetings. If the scheme progresses, then ongoing communication will continue with the recommendations of this report.

LEGISLATIVE IMPACT

This scheme has been prepared in accordance with Section 163, 163A, 163B of the *Local Government Act 1989*. Public notification will be in accordance with Sections 163 and 223 of the

Local Government Act 1989. Submissions and objections to the scheme will be considered in accordance with Sections 163A, 163B and 223 of the *Local Government Act 1989*.

Section (2) of Section 163 of the *Local Government Act 1989* requires Council to determine:

- (e) The total amount of the Special Charge to be levied; and
- (f) The criteria to be used as the basis for declaring the special charge.

Section (2A) of Section 163 of the *Local Government Act 1989* provides that for the purpose of Section (2) (a) the total amount of the Special Charge to be levied must not exceed the amount "S" where $S = R \times C$ and;

S = is the maximum total amount that may be levied from all the persons who are liable to pay the special rates or special charges.

R = is the benefit ratio determined by the Council in accordance with sub-section (2B).

C = is the total cost of the performance of the function or the exercise of the power under sub-section (1).

A determination for the purposes of complying with the requirements of sections 163(2)(a), (2A) and (2B) of the Act (which also satisfies the requirements of the Ministerial Guidelines) is included in this report as **Maximum Total Levy**.

COUNCIL POLICY IMPACT

The scheme has been prepared in accordance with Council's Special Charge Schemes – Roads, Street and Drainage Development Policy 4.2.4 and the 2019 Residential Road and Street Construction Plan.

COUNCIL PLAN IMPACT

The Council Plan 2017-21 Theme 2 Services and Infrastructure states the following strategic objective and related strategy:

Strategic Objective 2.4: *"Continued improvement to Wellington Shire's connectivity with further developed, accessible transport networks."*

Strategy 2.4.2: *"Continue to maintain and enhance Council's road assets infrastructure."*

This report supports the above Council Plan strategic objective and strategy.

RESOURCES AND STAFF IMPACT

Implementation of the scheme can be undertaken within the resources of the Assets and Projects unit with the assistance of external contract engineering support for the survey and design of the scheme. In the event the scheme is adopted by Council, construction will be carried out by an approved contractor via a tender process.

COMMUNITY IMPACT

Implementation of this scheme will have a general community benefit as it will result in the Port Albert township outlined in the scheme being fully sealed in line with current service standards. Community benefit is reflected in Council contribution toward the works outcome.

ENVIRONMENTAL IMPACT

Implementation of this scheme will have a positive environmental impact arising from the reduction of dust generated by vehicles as well as improved quality of storm water runoff.

ENGAGEMENT IMPACT

A comprehensive public consultation process has been entered into with affected property owners including:

- Information letter and public workshops advising property owners of street sealing works proposal (2018)
- Letter outlining the proposed street scheme for Port Albert
- Public meeting held at Port Albert, 26 September 2019
- Mail out survey of all property owners, 28 October 2019
- Follow up phone calls and emails requesting replies to the survey.

Ongoing consultation will be carried out through recommendations 2 and 3 of this report.

RISK MANAGEMENT IMPACT

Implementation of the scheme will produce a substantial reduction in risk to motorists, cyclists and other road users through improved visibility (reduction of dust), improved road surfacing, properly identified through lanes and markings.

PROPOSED DECLARATION OF SPECIAL CHARGE

'Port Albert Township Street Improvement Scheme

Number 1906'

1. Wellington Shire Council (*Council*) proposes to declare a Special Charge (*Special Charge or Scheme*) under section 163(1) of the *Local Government Act 1989 (Act)* for the purpose of defraying any expenses or repaying (with interest) any advance made to or any debt incurred or loan to be raised by Council in relation to the preparation, formation and sealing of certain streets and roads in the Township of Port Albert (as those streets and roads are set out in paragraph 2 of this Proposed Declaration and as they are otherwise shown on the plan which is attached to and which forms a part of this Proposed Declaration of Special Charge Scheme Number 1906 (*Scheme Plan*) and the provision of all and any ancillary works, including drainage works and associated table drains, the provision of driveways and driveway culverts (from road edge to building line) and parallel parking in Bay Street on the south side of and adjacent to Rutter Park. The Scheme, if declared, is to be known as the 'Port Albert Street Improvement Scheme Number 1906'.
2. The streets and the roads to be constructed are (under Council's Road Management Plan) all designated by Council as (or will become) 'Local Access B' roads and are set out as follows –
 - (a) Albany Street;
 - (b) Albert Street;
 - (c) Bay Street;
 - (d) Brisbane Street(part);
 - (e) Colville Street(part);
 - (f) Denison Street(part);
 - (g) Duke Street;
 - (h) King Street;
 - (i) Naiper Street(part);
 - (j) Nelson Street;
 - (k) North Street(part);
 - (l) Oberon Street (part);
 - (m) Pier Street;
 - (n) Princess Street(part);
 - (o) Queen Street(part);
 - (p) Raglan Street(part);
 - (q) Russell Street(part);
 - (r) Spring Street;
 - (s) South Street;
 - (t) Victoria Street;
 - (u) Wellington Street (part);
 - (v) West Boundary Road(part);
 - (w) Willis Street(part); and
 - (x) William Street.
3. The criteria which will form the basis of the proposed declaration of the Special Charge are the ownership of rateable properties in the area of the Scheme (being properties within the Township of Port Albert as shown on the Scheme Plan) and, based on the application of access benefit units, including having regard to the driveway access requirements of those properties in the Scheme to the streets and roads to be constructed (as the properties are set out in paragraphs 7 and 8 of this Proposed Declaration), the overall benefits which it is considered the properties in the Scheme (based on the physical and other benefits) will receive from the works to be performed under the Scheme.

4. In proposing the declaration of the Special Charge, Council is performing functions and exercising powers in relation to the peace, order and good government of the municipal district of the Shire of Wellington, in particular the provision of proper, safe and suitable roads and property services within the area for which the proposed Special Charge is to be declared (*Works*).
5. The total cost of the performance of the function and the exercise of the power by Council (in relation to the Works) is **\$2,800,000** and this amount is the total estimated cost of the Works to be undertaken by the Scheme.
6. The total amount to be levied under the Scheme as the Special Charge is **\$912,600**.
7. The Special Charge will commence on the date on which it is levied by Council and will remain in force for a period of 5 years.
8. The area for which the proposed Special Charge is to be declared is all the land shown on the plan set out in the Schedule forming a part of this Proposed Declaration of Special Charge (being the Scheme Plan and being **Schedule 1**).
9. The land in relation to which the proposed Special Charge is to be declared is all that rateable land described in the listing of rateable properties set in the Schedule forming a part of this proposed declaration of Special Charge (being **Schedule 2**).
10. The proposed Special Charge will be assessed and levied in accordance with the amounts set out alongside each property in the Schedule forming a part of this Proposed Declaration (being **Schedule 2**), such amounts having been assessed and determined by Council as (and are based on) a fixed charge for each property having regard to access, including and in particular driveway access. Properties which have a shared driveway access to the street to be constructed via common property will have their access benefits calculated on the basis of 100% for the first property and 50% for each additional property (with access being apportioned to each of the properties so as to equal the sum of the percentages divided by the number of properties with common property access), and any other benefits.

(More particularly, the Special Charge is to be apportioned to properties included in the Scheme on the basis of each property having a driveway access to the street to be upgraded under the Scheme being apportioned one (1) Access Benefit Unit (ABU) and properties within an Owners Corporation with a shared driveway access to the street via common property being apportioned an Access Benefit Unit calculated on the basis of 100% for the first property and 50% for each additional property. The Access Benefit Unit is otherwise to be apportioned to each of these properties equalling the sum of the percentages divided by the number of properties with common property access.)
11. Subject to any further resolution of Council, the Special Charge will be levied by Council sending a notice in the prescribed form to the owners of the properties in the Scheme by which the Special Charge is to be paid –
 - (a) In full amount within 45 days of the notice; or
 - (b) By way of quarterly instalments in the manner set out in paragraph 12.

12. Because the performance of the function and the exercise of the power in respect of which the proposed Special Charge is to be declared and levied relates substantially to the provision of capital works, special ratepayers will be given an instalment plan under which –
 - (a) Quarterly instalments are to be paid over a 5 year period, or other such period as negotiated; and
 - (b) Quarterly instalments will include a component for reasonable interest costs, the total of which will not exceed the estimated borrowing costs of Council in respect of the construction of the Road by more than 1 per cent.
13. Council will consider cases of financial and other hardship, and may consider other payment options for the Special Charge.
14. No incentives will be given for the payment of the Special Charge before the due date for payment.
15. Council considers that there will be a special benefit to the persons required to pay the Special Charge because there will be a benefit to those persons over and above, or greater than, the benefit that is available to persons who are not subject to the proposed Special Charge, and directly and indirectly as a result of the expenditure proposed by the Special Charge, the value and the use, occupation and enjoyment of the properties included in the Scheme will be maintained or enhanced through the provision of proper, safe and suitable roads and property services. Without limitation, Council considers that the Works will –
 - (a) Reduce dust;
 - (b) Enhance the amenity and character of the land, and local area;
 - (c) Create improved riding surfaces for the roads;
 - (d) Improve access and egress from properties;
 - (e) Improve road drainage;
 - (f) Improve road safety for motorists, cyclists; and
 - (g) Enhance the amenity and liveability of the Township of Port Albert.
16. For the purposes of having determined the total amount of the Special Charge to be levied under the Scheme, Council further considers and formally determines for the purposes of sections 163(2)(a), (2A) and (2B) of the Act that the estimated proportion of the total benefits of the Scheme to which the performance of the function and the exercise of the power relates (including all special and community benefits) that will accrue as special benefits to all persons who are liable to pay the Special Charge is in a ratio of 0.79 or 79%, noting however that, in the exercise of its discretions, Council has chosen to make a further contribution to the cost of the Works so as to arrive at a Revised Maximum Total Levy Amount of \$912,600.

SCHEDULES TO DECLARATION

Schedule 1 - Scheme plan area

Schedule 2 - Listing of all properties with amount of special charges payable and showing manner of calculation of special charge apportionment;

Method 1 - Maximum Levy at 50% Access Benefit & 50% Frontage

Method 2 - Maximum Levy at 100% Access Benefit

Method 3 - Fixed Fee

Schedule 1

PORT ALBERT TOWNSHIP STREET CONSTRUCTION SCHEME
PLAN OF SPECIAL CHARGE SCHEME AREA

Scheme Boundary - - - -



Schedule 2

Method 1 - Maximum Levy at 50% Access Benefit & 50% Frontage

WELLINGTON SHIRE COUNCIL

PORT ALBERT STREET CONSTRUCTION SCHEME - MAX LEVY AMOUNT - 50% ACCESS & 50% FRONTAGE

ASSESS. No.	PARCEL No.	TITLE DETAILS	STREET ADDRESS	ACCESS BENEFIT		FRONTAGE	REARAGE	TOTAL APPROPRIATED LENGTH	ESTIMATED COST
				UNITS	%				
ALBANY STREET									
1	278176	40516 CA-3 SEC: 1	4 Albany St, PORT ALBERT	1	20.1			20.1	\$2,700
2	276402	52872 LOT: 1 PS: 619202E	6 Albany St, PORT ALBERT	1	20.1			20.1	\$2,700
3	432344	53258 LOT: 1 PS: 619200V	8 Albany St, PORT ALBERT	1	20.1			20.1	\$2,700
4	276428	49178 CA-10 SEC: 1	10 Albany St, PORT ALBERT	1	20.1			20.1	\$2,700
5	276428	49188 CA-8 SEC: 1	10 Albany St, PORT ALBERT	1	20.1			20.1	\$2,700
6	276428	49187 CA-7 SEC: 1	10 Albany St, PORT ALBERT	1	20.1			20.1	\$2,700
7	276428	49186 CA-6 SEC: 1	10 Albany St, PORT ALBERT	1	20.1			20.1	\$2,700
8	368977	48220 CA-9 SEC: 2	15 Albany St, PORT ALBERT	1	20.1			20.1	\$2,700
ALBERT STREET									
9	276436	49174 LOT: 8 BLK: 13 PS: 3222	1-3 Albert St, PORT ALBERT	1	42.2			42.2	\$51,548
10	276444	49178 LOT: 6 BLK: 13 PS: 3222	5 Albert St, PORT ALBERT	1	20.1			20.1	\$2,700
11	276444	49178 LOT: 7 BLK: 13 PS: 3222	7 Albert St, PORT ALBERT	1	20.1			20.1	\$2,700
12	364207	52651 LOT: 1 PS: 529649L	8 Albert St, PORT ALBERT	1	20.1			20.1	\$2,700
13	276451	49177 LOT: 1 PS: 78637	9 Albert St, PORT ALBERT	1	38	27.7		47.31	\$12,435
14	276529	49189 LOT: 2 PS: 21899C	12 Albert St, PORT ALBERT	1	40.8	31		50.1	\$12,893
15	276469	49179 LOT: 17 BLK: 3 PS: 3222	13 Albert St, PORT ALBERT	1	38.3	27.1		47.43	\$12,886
16	276469	49178 LOT: 16 BLK: 3 PS: 3222	13 Albert St, PORT ALBERT	1	20.5			20.5	\$2,828
17	276443	49180 LOT: 2 BLK: 49 PS: 3222	16 Albert St, PORT ALBERT	1	20.1			20.1	\$2,700
18	276477	49180 LOT: 21 BLK: 23 PS: 3222	17 Albert St, PORT ALBERT	1	21.8	55.4		38.22	\$10,800
19	276500	49181 LOT: 3 PS: 27029	18 Albert St, PORT ALBERT	1	18.3			18.3	\$2,432
20	276465	49181 LOT: 22 BLK: 3 PS: 3222	19 Albert St, PORT ALBERT	1	20			20	\$2,742
21	276568	49182 PC: 60880	20 Albert St, PORT ALBERT	1	29.5	37		40.6	\$11,267
22	276400	49182 LOT: 23 BLK: 3 PS: 3222	21 Albert St, PORT ALBERT	1	20			20	\$2,742
23	276501	49184 LOT: 1 TP: 814258H	23 Albert St, PORT ALBERT	1	25.5			25.5	\$2,999
24	276519	49183 & 49189 LOT: 1 TP: 130450 & LOT 1 TP: 130450	25 Albert St, PORT ALBERT	1	15.7			15.7	\$2,007
25	276527	49187 LOT: 1 TP: 890109V	27 Albert St, PORT ALBERT	1	20.7			20.7	\$2,862
26	276576	49193 PC: 305449V	29 Albert St, PORT ALBERT	1	40.1			40.1	\$11,882
27	276584	49194 LOT: 33 BLK: 4 PS: 3222	32 Albert St, PORT ALBERT	1	20.1			20.1	\$2,700
28	276592	49195 LOT: 34 BLK: 4 PS: 3222	34 Albert St, PORT ALBERT	1	19.9			19.9	\$2,706
RAY STREET									
29	276733	51522 LOT: 1 TP: 816232F	4 Ray St, PORT ALBERT	1	19.7			19.7	\$2,695
30	276741	48803 LOT: 2 PS: 349028H	6 Ray St, PORT ALBERT	1	48.7	14.8		33.14	\$11,433

WELLINGTON SHIRE COUNCIL

PORT ALBERT STREET CONSTRUCTION SCHEME - MAX LEVY AMOUNT - 50% ACCESS & 50% FRONTAGE

ASSESS. No.	PARK-EL. No.	TITLE DETAILS	STREET ADDRESS	(ACCESS) (BENEFIT) (UNITS)	FRONTAGE	SEVERAGE & REIMBURSEMENT	TOTAL APPROPRIATED LENGTH	ESTIMATED COST
31	403419	50208 LOT:1 PS: 6134268	110 Bay St, PORT ALBERT	1	10		10	\$6,861
32	403428	50210 LOT:2 PS: 6134268	310 Bay St, PORT ALBERT	1	10		10	\$6,861
33	403436	50211 LOT:3 PS: 6134268	310 Bay St, PORT ALBERT	1	10		10	\$6,861
34	403695	60638 LOT:8 PS: 5013700	112 Bay St, PORT ALBERT	1	24.1	17	29.2	\$6,867
35	403697	60637 LOT:5 PS: 5013700	312 Bay St, PORT ALBERT	1	10.5	17	15.6	\$6,900
36	276766	50608 LOT:4 PS: 5013700	12 Bay St, PORT ALBERT	1	27.6	17	32.7	\$6,916
37	276774	40215 LOT:2 PS: 304362V	14 Bay St, PORT ALBERT	1	17.4		17.4	\$7,298
38	276782	47023 PC: 361434JN	16 Bay St, PORT ALBERT	1	11.1	27.9	69.47	\$56,207
39	382408	49151 LOT:1 TP: 600148	21 Bay St, PORT ALBERT				0	0
40	382408	49152 LOT:2 TP: 14409	21 Bay St, PORT ALBERT				0	0
41	382408	48687 LOT:1 TP: 96388	21 Bay St, PORT ALBERT				0	0
42	382408	48681 LOT:1 TP: 600385	21 Bay St, PORT ALBERT				0	0
43	276790	40212 PC: 360477V	22 Bay St, PORT ALBERT	1	26.8	20	44.8	\$11,086
44	276828	40213 P/L: 12 BLK: 85 PS: 3322	24 Bay St, PORT ALBERT	1	32.8		32.8	\$6,881
45	276816	40214 P/L: 12 BLK: 85 PS: 3322	26 Bay St, PORT ALBERT	1	31.5		31.5	\$3,132
46	276818	40196 PC: 162000	31-37 Bay St, PORT ALBERT	1	88.8		88.8	\$16,099
47	276824	40215 LOT:1 TP: 609923C	32 Bay St, PORT ALBERT	1	58.7		58.7	\$14,364
48	276832	40216 LOT:2 TP: 609436Q	34 Bay St, PORT ALBERT	1	59.5		59.5	\$14,566
49	276826	40187 LOT:5 PS: 30571	38 Bay St, PORT ALBERT	1	16.3		16.3	\$1,108
50	276834	40198 LOT:8 PS: 30571	41 Bay St, PORT ALBERT	1	18.7		18.7	\$2,378
51	276842	40189 LOT:7 PS: 30571	41 Bay St, PORT ALBERT	1	18.9		18.9	\$2,732
52	276858	40200 LOT:8 PS: 30571	45 Bay St, PORT ALBERT	1	15.9		15.9	\$2,461
53	276867	40201 PC: 268439V	47 Bay St, PORT ALBERT	1	32.4		32.4	\$6,864
54	276875	40202 LOT:11 PS: 30571	50 Bay St, PORT ALBERT	1	14.1		14.1	\$6,781
55	276883	40203 LOT:12 PS: 30571	55 Bay St, PORT ALBERT	1	14.8		14.8	\$6,853
56	276891	40204 LOT:13 PS: 30571	61 Bay St, PORT ALBERT	1	11		11	\$2,068
57	276709	40205 LOT:14 PS: 30571	59 Bay St, PORT ALBERT	1	15		15	\$6,887
58	276717	40206 LOT:15 PS: 30571	61 Bay St, PORT ALBERT	1	14.8		14.8	\$6,851
59	276725	47271 LOT:1 PS: 406481V	63 Bay St, PORT ALBERT	1	33.9		33.9	\$19,121
BROOKDALE STREET								
60	276899	40224 LOT:2 PS: 130544	2 Brookdale St, PORT ALBERT	1	26.1		26.1	\$2,718
61	276907	40225 LOT:1 PS: 130544	4 Brookdale St, PORT ALBERT	1	26.1		26.1	\$2,718
62	276915	40226 LOT:1 PS: 130556	6 Brookdale St, PORT ALBERT	1	26.1		26.1	\$2,718
63	276923	40227 LOT:5 PS: 78625	8 Brookdale St, PORT ALBERT	1	26.1		26.1	\$2,718

WELLINGTON SHIRE COUNCIL

PORT ALBERT STREET CONSTRUCTION SCHEME - MAX LEVY AMOUNT - 50% ACCESS & 50% FRONTAGE

ASSESS. No.	PARCEL No.	TITLE DETAILS	STREET ADDRESS	ACCESS & FRONTAGE UNITS	FRONTAGE REARAGE	SEWERAGE & REARAGE	TOTAL APPROVED LENGTH	ESTIMATED COST
54	277681	40223 LOT: 5 PS: FN23	7 Dundas St. PORT ALBERT	1	20.1		20.1	\$7,269
55	277623	40574 PC: 302730A	8 Dundas St. PORT ALBERT	1	20.1		20.1	\$7,269
COLVILLE STREET								
56	277687	40233 LOT: 2 PS: 130238	6 Colville St. PORT ALBERT	1	20.1		20.1	\$7,269
57	277673	40236 LOT: 7 PS: FN23	6 Colville St. PORT ALBERT	1	20.1		20.1	\$7,269
58	439426	40232 LOT: 1 PS: 130238	7 Colville St. PORT ALBERT	1	20.1		20.1	\$7,269
59	277680	51219 PC: 302296B	8-12 Colville St. PORT ALBERT	1	60.4		60.4	\$88,077
70	277656	50030 LOT: 3 PS: F20277V	9 Colville St. PORT ALBERT	1	20.1		20.1	\$7,269
71	300274	51538 LOT: 1 TP: 552459H	11 Colville St. PORT ALBERT	1	20.1		20.1	\$7,269
72	277664	40235 LOT: 2 PS: 120837	11 Colville St. PORT ALBERT	1	20.1		20.1	\$7,269
73	400215	55657 LOT: 3 PS: 540308B	17 Colville St. PORT ALBERT	1	20.1		20.1	\$7,269
74	400067	55656 LOT: 2 PS: 540308B	18 Colville St. PORT ALBERT	1	10		10	\$6,045
DUNDAS STREET								
75	277696	40241 PCA: 2 SEC: 5	1 Dundas St. PORT ALBERT	1	20.1		20.1	\$7,269
76	277684	40242 PCA: 2 SEC: 5	2 Dundas St. PORT ALBERT	1	20.1		20.1	\$7,269
77	277612	40243 LOT: 3 PS: 200008	3 Dundas St. PORT ALBERT	1	20.1		20.1	\$7,269
78	277620	40244 LOT: 2 PS: 200008	7 Dundas St. PORT ALBERT	1	20.1		20.1	\$7,269
79	277638	40245 LOT: 1 PS: 200008	9 Dundas St. PORT ALBERT	1	20.1		20.1	\$7,269
80	277646	40246 PCA: 6 SEC: 5	13 Dundas St. PORT ALBERT	1	20.1		20.1	\$7,269
81	277653	40247 PCA: 7 SEC: 5	13 Dundas St. PORT ALBERT	1	20.1		20.1	\$7,269
82	277661	40248 LOT: 2 PS: 09917	15 Dundas St. PORT ALBERT	1	20.1		20.1	\$7,269
83	277679	40249 PC: 302242J	17 Dundas St. PORT ALBERT	1	20.1		20.1	\$7,269
84	462641	50028 LOT: 1 PS: F20277V	2 Dundas St. PORT ALBERT	1	25	34	35.2	\$80,348
85	277687	50029 LOT: 2 PS: F20277V	4-4 Dundas St. PORT ALBERT	1	55.3		55.3	\$83,817
86	277695	40251 LOT: 2 PS: F4274	10 Dundas St. PORT ALBERT	1	20.1		20.1	\$7,269
87	277683	40252 LOT: 1 PS: F4274	12 Dundas St. PORT ALBERT	1	20.1		20.1	\$7,269
88	277111	40253 CA: 7 SEC: 4	14 Dundas St. PORT ALBERT	1	20.1		20.1	\$7,269
89	277129	40254 LOT: 1 PS: 120837	16 Dundas St. PORT ALBERT	1	20.1		20.1	\$7,269
90	277137	55655 LOT: 1 PS: 540308B	18 Dundas St. PORT ALBERT	1	20.1		20.1	\$7,269
DUNE STREET								
91	413023	05047 LOT: A PS: 740431V	1 Dune St. PORT ALBERT	1	90.3	37.6	61.06	\$84,857
92	277152	40257 LOT: 11 BLK: 2 PS: 3222	5 Dune St. PORT ALBERT	1	20.1		20.1	\$7,269

WELLINGTON SHIRE COUNCIL

PORT ALBERT STREET CONSTRUCTION SCHEME - MAX LEVY AMOUNT - 50% ACCESS & 50% FRONTAGE

ASSESS. NO.	PARCEL No.	TITLE DETAILS	STREET ADDRESS	1 ACCESS / BENEFIT UNITS	FRONTAGE	REARAGE	SIZEAGE & APPROPRIATED LENGTH	TOTAL LENGTH	ESTIMATED COST
93	277140	40258 LOT: 10 BLK: 3 PS: 3222	7 Ough St, PORT ALBERT	1	20.1		20.1	20.1	\$7,760
GIBSON STREET									
14	277220	40271 CA: 10 SEC: 2	37 Gibson St, PORT ALBERT	1	0	20.1		6.03	\$6,352
KING STREET									
95	300050	51823 LOT: 2 PS: 515579R	15 King St, PORT ALBERT	1	16.8			16.8	\$7,195
96	300419	51295 LOT: 2 PS: 511379Q	17 King St, PORT ALBERT	1	25			25	\$8,598
97	300048	51824 LOT: 3 PS: 515579R	18 King St, PORT ALBERT	1	16.8	40.2		38.86	\$9,258
98	300069	51828 LOT: 7 PS: 515579R	19 King St, PORT ALBERT	1	16.8			16.8	\$7,195
99	300063	51825 LOT: 4 PS: 515579R	20 King St, PORT ALBERT	1	16.8			16.8	\$7,195
100	300071	51827 LOT: 6 PS: 515579R	21 King St, PORT ALBERT	1	16.8			16.8	\$7,195
101	300063	51826 LOT: 5 PS: 515579R	23 King St, PORT ALBERT	1	16.8	40.2		38.86	\$9,258
MARIER STREET									
102	412153	54706 LOT: 1 PS: 531370D	34 Napier St, PORT ALBERT	1	10			10	\$4,081
103	277400	40327 LOT: 4 BLK: 16 PS: 3222	37 Napier St, PORT ALBERT	1	10			10	\$4,081
104	277418	40326 LOT: 3 BLK: 16 PS: 3222	39 Napier St, PORT ALBERT	1	20.1			20.1	\$7,760
105	277426	40329 LOT: 2 BLK: 16 PS: 3222	41 Napier St, PORT ALBERT	1	20.1			20.1	\$7,760
106	277434	40330 LOT: 2 PS: 126347	43 Napier St, PORT ALBERT	1	20.1			20.1	\$7,760
NELSON STREET									
107	277442	40331 LOT: 1 TP: 802079	1 Nelson St, PORT ALBERT	1	0			16.08	\$7,174
108	277442	40333 LOT: 14 BLK: 3 PS: 3222	1 Nelson St, PORT ALBERT	1	27.8			27.8	\$9,077
109	277442	40334 LOT: 15 BLK: 3 PS: 3222	1 Nelson St, PORT ALBERT	1	27.8	40.8		39.84	\$15,137
110	277475	40337 LOT: 1 BLK: 11 PS: 3222	2 Nelson St, PORT ALBERT	1	27.5			27.5	\$9,026
111	277463	40336 LOT: 10 BLK: 13 PS: 3222	4 Nelson St, PORT ALBERT	1	27.5			27.5	\$9,026
112	277468	40339 LOT: 1 TP: 195876K	6 Nelson St, PORT ALBERT	1	25.5			25.5	\$8,684
113	277509	52852 LOT: 2 PS: 521648L	14 Nelson St, PORT ALBERT	1	30.5	38.8		42.14	\$15,531
114	384533	48198 & 5334 LOT: 1 PS: 221886C	15 Nelson St, PORT ALBERT	1	17.7			17.7	\$7,349
115	277517	40342 PC: 168303	16 Nelson St, PORT ALBERT	1	79.5	90.1		103.71	\$22,066
116	277469	40335 LOT: 1 TP: 435558W	17 Nelson St, PORT ALBERT	1	50			50	\$12,826
117	277467	40336 LOT: 5 BLK: 48 PS: 3222	21 Nelson St, PORT ALBERT	1	51.5	47.8		64.14	\$15,295

WELLINGTON SHIRE COUNCIL
PORT ALBERT STREET CONSTRUCTION SCHEME - MAX LEVY AMOUNT - 50% ACCESS & 50% FRONTAGE

ASSESS. No.	PARCEL No.	TITLE DETAILS	STREET ADDRESS	ACCESS & FRONTAGE UNITS	FRONTAGE	DEVERAGE & REARRANGE	TOTAL APPROXIMATED LENGTH	ESTIMATED COST
NORTH STREET								
118	437525	6044 LOT: 3 PS: 78437U	20 North St, PORT ALBERT	1	18.8	44.8	32.24	\$4,837
119	277445	5576 LOT: 2 PS: 66224X	22 North St, PORT ALBERT	1	17	45.8	30.74	\$4,580
120	391515	50376 LOT: 15 BLK: 2 PS: 3222	24 North St, PORT ALBERT	1	20.1	45.8	34.14	\$10,362
121	277525	40343 LOT: 16 BLK: 2 PS: 3222	26 North St, PORT ALBERT	1	20.1	47.8	34.44	\$10,211
122	385013	40344 LOT: 17 BLK: 2 PS: 3222	28 North St, PORT ALBERT	1	21	48.8	35.54	\$10,819
OSBORN STREET								
123	277566	40351 LOT: 1 TP: 551171	42 Osborn St, PORT ALBERT	1	20.1		20.1	\$3,760
124	277574	40351 LOT: 1 TP: 216030P	50 Osborn St, PORT ALBERT	1	20.1		20.1	\$3,760
PER STREET								
125	360242	47272 LOT: 2 PS: 40947V	3 Per St, PORT ALBERT	1	18.8		18.8	\$3,708
126	277532	50326 LOT: 2 TP: 17529M	4 Per St, PORT ALBERT	1	16.5		16.5	\$3,144
127	277582	40355 LOT: 18 PS: 30571	5 Per St, PORT ALBERT	1	17.5		17.5	\$3,185
128	277590	40356 LOT: 1 TP: 181343R	7 Per St, PORT ALBERT	1	15.6		15.6	\$4,990
129	277558	40357 LOT: 20 PS: 30571	9 Per St, PORT ALBERT	1	16.8		16.8	\$3,195
130	277516	40358 LOT: 21 PS: 30571	11 Per St, PORT ALBERT	1	12.4		12.4	\$6,442
131	277632	40360 CA: 1 SEC: A	14 Per St, PORT ALBERT	1	26.5		26.5	\$3,828
PRINCESS STREET								
132	360367	40362 LOT: 1 TP: 52200P	6 Princess St, PORT ALBERT	1	20.1		20.1	\$3,760
133	421388	40363 LOT: 1 TP: 521548P	8 Princess St, PORT ALBERT	1	20.1		20.1	\$3,760
QUEEN STREET								
134	277640	40361 LOT: 7 BLK: 7 PS: 3222	3 Queen St, PORT ALBERT	1	20.1		20.1	\$3,760
135	277662	40361 LOT: 8 BLK: 7 PS: 3222	5 Queen St, PORT ALBERT	1	20.1		20.1	\$3,760
136	277731	40376 PC: 34102MG	6 Queen St, PORT ALBERT	1	20.1		20.1	\$3,760
137	277665	40365 LOT: 1 TP: 168143A	7 Queen St, PORT ALBERT	1	20.1		20.1	\$3,760
138	277573	40367 LOT: 4 BLK: 7 PS: 3222	9 Queen St, PORT ALBERT	1	20.1		20.1	\$3,760
139	378141	45366 LOT: 1 TP: 580102N	11 Queen St, PORT ALBERT	1	20.1		20.1	\$3,760
140	360314	51023 LOT: 1 PS: 515579S	13 Queen St, PORT ALBERT	1	20.1		20.1	\$3,760
141	387761	52738 LOT: 3 PS: 53420M	377 Queen St, PORT ALBERT	1	5		5	\$6,176
142	387811	52739 LOT: 4 PS: 53420M	477 Queen St, PORT ALBERT	1	5		5	\$6,176
143	387829	52737 LOT: 2 PS: 53420M	277 Queen St, PORT ALBERT	1	5		5	\$6,176

WELLINGTON SHIRE COUNCIL

PORT ALBERT STREET CONSTRUCTION SCHEME - MAX LEVY AMOUNT - 50% ACCESS & 50% FRONTAGE

ABSCS No.	PARCEL No.	TITLE DETAILS	STREET ADDRESS	ACCESS (BENEFIT) UNITS	FRONTAGE	MESSAGE & BEARAGE	TOTAL APPROPRIATED LENGTH	ESTIMATED COST
144	38327	52736 LOT: 1 PS: 5134289	107 Queen St, PORT ALBERT	1	5		5	\$5,376
145	381003	51930 LOT: 9 PS: 5151799	25 Queen St, PORT ALBERT	1	20.1		20.1	\$7,760
146	390515	53188 LOT: 2 PS: 5213860	31 Queen St, PORT ALBERT	1	20.1		20.1	\$7,760
147	421560	46029 LOT: 1 TP: 1002830	35 Queen St, PORT ALBERT	1	20.1		20.1	\$7,760
148	440074	46827 LOT: 2 BLK: 6 LP: 3222	37 Queen St, PORT ALBERT	1	20.1		20.1	\$7,760
149	373735	46626 LOT: 1 BLK: 6 LP: 3222	39-41 Queen St, PORT ALBERT	1	0	50.75	15.225	\$6,925
150	367910	51074 LOT: 12 BLK: 5 LP: 3222	43-45 Queen St, PORT ALBERT	1	0			\$0
151	277601	40369 PC: 381759P	49 Queen St, PORT ALBERT	1	20.1		20.1	\$7,760
152	277609	40370 LOT: 15 BLK: 5 PS: 3222	51 Queen St, PORT ALBERT	1	20.1		20.1	\$7,760
153	277707	40372 LOT: 16 BLK: 5 PS: 3222	53 Queen St, PORT ALBERT	1	20.1	50.75	35.325	\$10,165
154	379658	1749 LOT: 15 BLK: 5 PS: 3222	55 Queen St, PORT ALBERT	1	20.1	50.75	35.325	\$10,165
155	277715	40374 PFL: 20 BLK: 5 PS: 3222	59 Queen St, PORT ALBERT	1	20.1		20.1	\$7,760
156	277723	40376 PFL: 2 BLK: 5 PS: 3222	61 Queen St, PORT ALBERT	1	20.1		20.1	\$7,760
RAGLAN STREET								
157	277704	40442 LOT: 4 BLK: 5 PS: 3222	1 Raglan St, PORT ALBERT	1	40.7	29.9	49.67	\$11,819
158	277806	40450 LOT: 5 BLK: 12 PS: 3222	2 Raglan St, PORT ALBERT	1	19.7	34.8	30.14	\$9,478
159	277814	40452 LOT: 1 BLK: 12 PS: 3222	4 Raglan St, PORT ALBERT	1	49.7		49.7	\$11,819
160	277822	40454 LOT: 1 BLK: 11 PS: 50594	8 Raglan St, PORT ALBERT	1	17		17	\$7,229
161	277830	40456 LOT: 1 TP: 159639E	10 Raglan St, PORT ALBERT	1	17		17	\$7,229
162	277848	40458 LOT: 3 BLK: 11 PS: 50594	12 Raglan St, PORT ALBERT	1	17		17	\$7,229
163	277772	40444 LOT: 8 BLK: 4A PS: 3222	13 Raglan St, PORT ALBERT	1	26.7		26.7	\$8,869
164	277805	40480 LOT: 8 BLK: 11 PS: 50594	14 Raglan St, PORT ALBERT	1	17		17	\$7,229
165	277780	40446 LOT: 7 BLK: 4A PS: 3222	15 Raglan St, PORT ALBERT	1	25.5		25.5	\$8,688
166	277796	40448 LOT: 3 BLK: 4A PS: 120084	17 Raglan St, PORT ALBERT	1	15		15	\$6,887
167	277803	40462 PFL: 1 BLK: 11 PS: 3222	18 Raglan St, PORT ALBERT	1	27.8		27.8	\$9,027
168	420231	59284 PCA: 3 BLK: 10	20 Raglan St, PORT ALBERT	1	26.3		26.3	\$4,500
169	383133	49317 LOT: 10B BLK: 10 PS: 3222	22 Raglan St, PORT ALBERT	1	26		26	\$8,269
RUSSELL STREET								
170	277871	40464 LOT: 6 BLK: 15 PS: 3222	23 Russell St, PORT ALBERT	1	20.1		20.1	\$7,760
171	277860	40466 LOT: 7 BLK: 15 PS: 3222	25 Russell St, PORT ALBERT	1	20.1		20.1	\$7,760
SPRING STREET								
172	360181	26068 LOT: 19 BLK: 3 PS: 3222	4 Spring St, PORT ALBERT	1	27.2		27.2	\$8,978

WELLINGTON SHIRE COUNCIL

PORT ALBERT STREET CONSTRUCTION SCHEME - MAX LEVY AMOUNT - 50% ACCESS & 50% FRONTAGE

ASSESS. NO.	PARCEL No.	TITLE DETAILS	STREET ADDRESS	ACCESS / BARRIER UNITS	FRONTAGE	SEALAGE & REPAIRAGE	APPROXIMATED LENGTHM	ESTIMATED COST
173	309105	9502 LOT: 18 BLK: 3 PS: 3222	6 Spring St, PORT ALBERT	1	28.6		28.6	\$9,214
174	278182	40518 LOT: 4 PS: 133166	11 Spring St, PORT ALBERT	1	24.6	40.5	36.75	\$18,600
175	276000	40519 LOT: 3 PS: 133166	13 Spring St, PORT ALBERT	1	24.1		24.1	\$8,484
176	278118	40520 LOT: 2 PS: 133167	15 Spring St, PORT ALBERT	1	23		23	\$8,256
177	278234	40523 PC: 364113A	16 Spring St, PORT ALBERT	1	16.4		16.4	\$7,126
178	278234	40522 LOT: 4 PS: 27029	16 Spring St, PORT ALBERT	1	30.2		30.2	\$9,488
179	278228	40521 LOT: 1 PS: 133167	17 Spring St, PORT ALBERT	1	25.4		25.4	\$8,666
180	278242	40524 PC: 362245N	20 Spring St, PORT ALBERT	1	18.4	81.7	42.91	\$11,463
181	278259	40671 LOT: 1 PS: 94326	22 Spring St, PORT ALBERT	1	20.1	41.4	32.52	\$9,885
182	278259	40672 LOT: 2 PS: 94326	24 Spring St, PORT ALBERT	1	32.8		32.8	\$9,933
183	376668	1746 LOT: 3 PS: 221568B	31 Spring St, PORT ALBERT	1	19.4		19.4	\$7,680
184	434669	60021 LOT: 2 PS: 754500Q	32 Spring St, PORT ALBERT	1	26.5		26.5	\$8,855
SOUTH STREET								
185	277905	40478 LOT: 2 PS: 113680	5 South St, PORT ALBERT	1	25.9		25.9	\$8,252
186	277913	40477 LOT: 1 PS: 113680	7 South St, PORT ALBERT	1	30.5		30.5	\$11,079
187	277921	40476 LOT: 4 BLK: 19 PS: 3222	11 South St, PORT ALBERT	1	40.3		40.3	\$12,585
188	277929	40479 LOT: 1 PS: 209286F	13 South St, PORT ALBERT	1	20.1		20.1	\$7,260
189	277947	40480 LOT: 2 PS: 209286F	15 South St, PORT ALBERT	1	20.1		20.1	\$7,260
190	277954	40489 PC: 130379	17 South St, PORT ALBERT	1	30.3		30.3	\$9,506
191	277962	40490 LOT: 10 BLK: 18 PS: 3222	19 South St, PORT ALBERT	1	30.8		30.8	\$9,599
192	816259	54296 LOT: 1 PS: 543365B	20 South St, PORT ALBERT	1	25.1		25.1	\$8,615
193	277970	40492 LOT: 8 BLK: 11 PS: 3222	21 South St, PORT ALBERT	1	23.5		23.5	\$8,341
194	278026	54267 LOT: 2 PS: 543365B	22 South St, PORT ALBERT	1	25.1		25.1	\$8,615
195	277968	40494 LOT: 8 BLK: 11 PS: 3222	23 South St, PORT ALBERT	1	23.5		23.5	\$8,341
196	277966	40496 LOT: 10 BLK: 20 PS: 3222	27 South St, PORT ALBERT	1	36.8		36.8	\$13,617
197	278002	40498 LOT: 8 BLK: 20 PS: 3222	31 South St, PORT ALBERT	1	35.3		35.3	\$13,446
198	278010	40500 LOT: 10 BLK: 21 PS: 3222	35 South St, PORT ALBERT	1	35.8		35.8	\$13,446
199	278009	40507 LOT: 3 PS: 112523	36 South St, PORT ALBERT	1	16		16	\$7,058
200	278027	40508 LOT: 2 PS: 112523	38 South St, PORT ALBERT	1	16.8		16.8	\$7,396
201	278028	55108 LOT: 1 PS: 543465F	39 South St, PORT ALBERT	1	18.8		18.8	\$7,537
202	278065	40509 LOT: 1 PS: 112523	40 South St, PORT ALBERT	1	16.8		16.8	\$7,396
203	278028	55109 LOT: 2 PS: 543465F	41 South St, PORT ALBERT	1	17.2		17.2	\$7,263
204	278093	40510 LOT: 1 PS: 78425	44 South St, PORT ALBERT	1	40.2		40.2	\$11,199
205	278101	40511 LOT: 2 PS: 78425	48 South St, PORT ALBERT	1	20.1		20.1	\$7,260

WELLINGTON SHIRE COUNCIL
PORT ALBERT STREET CONSTRUCTION SCHEME - MAX LEVY AMOUNT - 50% ACCESS & 50% FRONTAGE

AS.M.S.K.	PARCEL No.	TITLE DETAILS	STREET ADDRESS	I ACCESS I BARRIER I UNITS	FRONTAGE	REARAGE	TOTAL APPROXIMATED LENGTH	ESTIMATED COST
206	278119	40512 LOT: 3 PS: 78625	50 South St, PORT ALBERT	1	20.1		20.1	\$7,760
207	278127	40513 LOT: 4 PS: 78625	52 South St, PORT ALBERT	1	20.1		20.1	\$7,760
208	278135	40514 LOT: 1 PS: 220503N	58 South St, PORT ALBERT	1	28		28	\$9,311
209	278150	40515 PC: 305542G	66-62 South St, PORT ALBERT	1	62.3	40.2	62.36	\$14,991
210	278168	40516 CA: 1 SEC: 1	68 South St, PORT ALBERT	1	62.3	40.2	62.36	\$14,991
211	396978	53470 LOT: 1 PS: 52138U	72 South St, PORT ALBERT	1	16.8		16.8	\$7,195
212	278184	53471 LOT: 2 PS: 52138U	74 South St, PORT ALBERT	1	16.8		16.8	\$7,195
213	278184	53472 LOT: 3 PS: 52138U	76 South St, PORT ALBERT	1	16.8	40.24	28.872	\$9,261
TARRAVILLE ROAD								
214	278507	40580 LOT: 9 BLK: 7 PS: 3222	2 Tarraville Rd, PORT ALBERT	1	0	57.75	17.329	\$7,265
215	278606	40589 PC: 268024K	24 Tarraville Rd, PORT ALBERT	1	0	50.3	15.09	\$6,902
216	278614	53264 LOT: 1 PS: 531576Q	26 Tarraville Rd, PORT ALBERT	1	0	29	7.5	\$5,684
217	278358	40545 LOT: 6A BLK: 10 PS: 3222	27 Tarraville Rd, PORT ALBERT	1	0	50.3	15.09	\$6,902
218	278358	40547 PC: 170138V	29 Tarraville Rd, PORT ALBERT	1	0	50.3	15.09	\$6,902
219	278362	40551 LOT: 12 BLK: 10 PS: 3222	35 Tarraville Rd, PORT ALBERT	1	0	20.1	6.03	\$5,352
220	278360	40554 LOT: 14 BLK: 10 PS: 3222	38 Tarraville Rd, PORT ALBERT	1	0	20.1	6.03	\$5,352
221	278414	40560 PC: 162900W	48 Tarraville Rd, PORT ALBERT	1	0	34.2	10.26	\$6,076
222	436500	40568 LOT: 1 TP: 823085S	63 Tarraville Rd, PORT ALBERT	1	0	34.4	28.32	\$9,166
223	278499	40577 LOT: 1 TP: 22627E	71 Tarraville Rd, PORT ALBERT	1	0	58.2	17.48	\$7,808
224	434054	60020 LOT: 1 PS: 725480Q	62 Tarraville Rd, PORT ALBERT	1	0	24.8	7.44	\$5,083
225	278713	40819 LOT: 1 PS: 221589	64 Tarraville Rd, PORT ALBERT	1	0	31.8	9.54	\$5,953
226	371179	40281 PC: 303966V	78 Tarraville Rd, PORT ALBERT	1	0			
VICTORIA STREET								
227	278762	50265 LOT: 1 PS: 626696E	1 Victoria St, PORT ALBERT	1	56.1		56.1	\$12,893
228	278804	40632 PTL: 8 BLK: 3 PS: 3222	2 Victoria St, PORT ALBERT	1	20		20	\$7,742
229	278762	50256 LOT: 2 PS: 626696E	3 Victoria St, PORT ALBERT	1	5		5	\$5,176
230	278812	40634 LOT: 1 TP: 888828A	4 Victoria St, PORT ALBERT	1	20		20	\$7,742
231	430054	40975 PC: 361907Y	5 Victoria St, PORT ALBERT	1	23.6	90.5	52.45	\$11,466
232	278820	40636 LOT: 1 TP: 8388T	6 Victoria St, PORT ALBERT	1	20		20	\$7,742
233	278768	50657 LOT: 2 PS: 726222	7 Victoria St, PORT ALBERT	1	13.3		13.3	\$6,086
234	278768	50658 LOT: 1 PS: 726222	9 Victoria St, PORT ALBERT	1	17.9		17.9	\$7,183
235	278838	40634 & 530248T & 1 & 2 TP: 870753F	8 Victoria St, PORT ALBERT	1	17		17	\$7,229
236	278848	40642 LOT: 2 LP: 220818	10 Victoria St, PORT ALBERT	1	17		17	\$7,229

WELLINGTON SHIRE COUNCIL

PORT ALBERT STREET CONSTRUCTION SCHEME - MAX LEVY AMOUNT - 50% ACCESS & 50% FRONTAGE

ABSESS. NO.	PARCEL NO.	TITLE DETAIL\$	STREET ADDRESS	ACCESS (BENEFIT) UNITS	FRONTAGE	PERCENTAGE REARAGE	TOTAL APPROPRIATED LENGTH	ESTIMATED COST	
237	276853	40641 LOT: 1 PS: 220616	12 Victoria St, PORT ALBERT	1	17		17	\$1,229	
238	276856	40631 LOT: 1 TP: 1702088	13 Victoria St, PORT ALBERT	1	30.2		30.2	\$6,488	
239	410514	40664 LOT: 1 TP: 5788287	15 Victoria St, PORT ALBERT	1	31.1		31.1	\$6,642	
240	276861	40642 PTL: 30 BLK: 4 PS: 3222	18 Victoria St, PORT ALBERT	1	13.7		13.7	\$4,664	
241	276879	40644 PTL: 30 BLK: 4 PS: 3222	18 Victoria St, PORT ALBERT	1	14.7		14.7	\$4,836	
242	381827	40796 LOT: 35 BLK: 4 PS: 3222	20 Victoria St, PORT ALBERT	1			0	\$0	
WELLINGTON STREET									
243	400837	40651 PC: 3026876	2-4 Wellington St, PORT ALBERT	1	22.3		22.3	\$4,836	
244	276444	40171 LOT: 2 BLK: 13 PS: 3222	6 Wellington St, PORT ALBERT	1	19.5		19.5	\$7,657	
245	276587	40646 LOT: 11 BLK: 3 PS: 3222	14 Wellington St, PORT ALBERT	1	20.1		20.1	\$7,260	
246	374337	40615 LOT: 10 BLK: 3 PS: 3222	16 Wellington St, PORT ALBERT	1	37.4	28	45.8	\$11,157	
247	276856	40650 & 40651 LOT: 6 & LOT: 7 BLK: 3 PS: 3222	20 Wellington St, PORT ALBERT	1	41.8	50	56.8	\$14,006	
248	276853	40654 & 51963 LOT: 1 TPS: 38912 & LOT: 1 TPN: 137924	24 Wellington St, PORT ALBERT	1	30		30	\$9,454	
249	276811	40656 PC: 170469	28 Wellington St, PORT ALBERT	1	31		31	\$9,625	
250	276829	40657 LOT: 1 TP: 802388	32 Wellington St, PORT ALBERT	1	20		20	\$1,342	
WEST BOUNDARY ROAD									
251	276669	40231 LOT: 1 TP: 1876148	24 West Boundary Rd, PORT ALBERT	1	25.8		25.8	\$4,735	
252	276674	40231 PC: 170418	26 West Boundary Rd, PORT ALBERT	1	78		78	\$12,667	
WYAMF STREET									
253	276645	40660 LOT: 1 TP: 8486789	1 Wyamf St, PORT ALBERT	1	6	50.3	15.08	\$4,902	
254	378752	38721 & 40113 LOT: 9 BLK: 2 PS: 3222	10 Wyamf St, PORT ALBERT	1	6	44.3	13.28	\$4,584	
WYLLIN STREET									
255	391447	40673 LOT: 2 PS: 518256	7 Wyllin St, PORT ALBERT	1	20.1		20.1	\$7,260	
256	432351	53259 LOT: 2 PS: 518256	9 Wyllin St, PORT ALBERT	1	20.1		20.1	\$7,260	
WYLLIAM STREET									
257	375345	47088 LOT: 12 BLK: 8 PS: 3222	6 Wylliam St, PORT ALBERT	1	6	60.3	15.08	\$4,902	
258	386318	49682 LOT: 8 BLK: 11 PS: 3222	2-5 Wylliam St, PORT ALBERT	1	40.2		40.2	\$11,199	
259	386318	49681 LOT: 7 BLK: 11 PS: 3222	7 Wylliam St, PORT ALBERT	1	20.1		20.1	\$7,260	
260	386318	49686 LOT: 9 BLK: 11 PS: 3222	9 Wylliam St, PORT ALBERT	1	20.1		20.1	\$7,260	
261	386318	49679 LOT: 5 BLK: 11 PS: 3222	11 Wylliam St, PORT ALBERT	1	20.1		20.1	\$7,260	
262	386318	49678 LOT: 4 BLK: 11 PS: 3222	13 Wylliam St, PORT ALBERT	1	20.1		20.1	\$7,260	
263	386318	49677 LOT: 3 BLK: 11 PS: 3222	15 Wylliam St, PORT ALBERT	1	20.1		20.1	\$7,260	
264	374230	45883 LOT: 12 BLK: 8 PS: 3222	17 Wylliam St, PORT ALBERT	1	20.1		20.1	\$7,260	

Method 2 - Maximum Levy at 100% Access Benefit

WELLINGTON SHIRE COUNCIL
 PORT ALBERT STREET CONSTRUCTION SCHEME - APPORTIONMENT OF COST - MAX LEVY - ACCESS

ACCESS NO.	PACHTS NO.	TITLE DETAILS	STREET ADDRESS OF PROPERTY	ACCESS BENEFIT	ACCESS BENEFIT FACTOR APPLIED FOR COMMON PROP.	APPORTIONED ACCESS BENEFIT (\$AMB)	FIXED RATE CONTRIBUTION (P/L)	SCHEME AMOUNT DUE (\$+AMB x P/L)
ALBANY STREET								
1	276126	40518 CA 5 SEC 1	4 Albany St, PORT ALBERT	1		1	\$8,725.84	\$ 8,725.84
2	276452	52877 LOF: 1 PS: 116028E	6 Albany St, PORT ALBERT	1		1	\$8,725.84	\$ 8,725.84
3	430344	53258 LOF: 1 PS: 519209V	8 Albany St, PORT ALBERT	1		1	\$8,725.84	\$ 8,725.84
4	276428	40578 CA 10 SEC 1	10 Albany St, PORT ALBERT	1		1	\$8,725.84	\$ 8,725.84
5	276428	40568 CA 8 SEC 1	10 Albany St, PORT ALBERT	1		1	\$8,725.84	\$ 8,725.84
6	276428	40567 CA 7 SEC 1	10 Albany St, PORT ALBERT	1		1	\$8,725.84	\$ 8,725.84
7	276428	40566 CA 6 SEC 1	10 Albany St, PORT ALBERT	1		1	\$8,725.84	\$ 8,725.84
8	508977	46328 CA 9 SEC 2	15 Albany St, PORT ALBERT	1		1	\$8,725.84	\$ 8,725.84
ALBERT STREET								
9	276426	40578 LOF: 8 BLK: 13 PS: 3222	1-3 Albert St, PORT ALBERT	1		1	\$8,725.84	\$ 8,725.84
10	276444	40578 LOF: 6 BLK: 13 PS: 3222	5 Albert St, PORT ALBERT	1		1	\$8,725.84	\$ 8,725.84
11	276444	40578 LOF: 7 BLK: 13 PS: 3222	7 Albert St, PORT ALBERT	1		1	\$8,725.84	\$ 8,725.84
12	384027	52851 LOF: 1 PS: 529648L	8 Albert St, PORT ALBERT	1		1	\$8,725.84	\$ 8,725.84
13	276451	40577 LOF: 1 PS: 78037	9 Albert St, PORT ALBERT	1		1	\$8,725.84	\$ 8,725.84
14	276535	40589 LOF: 2 PS: 221898C	12 Albert St, PORT ALBERT	1		1	\$8,725.84	\$ 8,725.84
15	276458	40379 LOF: 17 BLK: 3 PS: 3222	13 Albert St, PORT ALBERT	1		1	\$8,725.84	\$ 8,725.84
16	276458	40378 LOF: 16 BLK: 3 PS: 3222	13 Albert St, PORT ALBERT	1		1	\$8,725.84	\$ 8,725.84
17	276543	40190 LOF: 2 BLK: 48 PS: 3222	16 Albert St, PORT ALBERT	1		1	\$8,725.84	\$ 8,725.84
18	276477	40180 LOF: 21 BLK: 23 PS: 3222	17 Albert St, PORT ALBERT	1		1	\$8,725.84	\$ 8,725.84
19	276550	40191 LOF: 3 PS: 27029	18 Albert St, PORT ALBERT	1		1	\$8,725.84	\$ 8,725.84
20	276465	40181 LOF: 22 BLK: 3 PS: 3222	19 Albert St, PORT ALBERT	1		1	\$8,725.84	\$ 8,725.84
21	276658	40182 P/L: 100880	20 Albert St, PORT ALBERT	1		1	\$8,725.84	\$ 8,725.84
22	276493	40182 LOF: 23 BLK: 3 PS: 3222	21 Albert St, PORT ALBERT	1		1	\$8,725.84	\$ 8,725.84
23	276571	40184 LOF: 1 TP: 814208H	23 Albert St, PORT ALBERT	1		1	\$8,725.84	\$ 8,725.84
24	276519	40185 & 40186 LOF: 1 TP: 138420 & LOT 1 TP: 12775H	25 Albert St, PORT ALBERT	1		1	\$8,725.84	\$ 8,725.84
25	276527	40187 LOF: 1 TP: 890709V	27 Albert St, PORT ALBERT	1		1	\$8,725.84	\$ 8,725.84
26	276526	40183 P/L: 358485V	28 Albert St, PORT ALBERT	1		1	\$8,725.84	\$ 8,725.84
27	276684	40194 LOF: 33 BLK: 4 PS: 3222	32 Albert St, PORT ALBERT	1		1	\$8,725.84	\$ 8,725.84
28	276582	40195 LOF: 34 BLK: 4 PS: 3222	34 Albert St, PORT ALBERT	1		1	\$8,725.84	\$ 8,725.84
BAY STREET								
29	276723	51422 LOF: 1 TP: 85220F	4 Bay St, PORT ALBERT	1		1	\$8,725.84	\$ 8,725.84
30	276741	48883 LOF: 2 PS: 249028R	6 Bay St, PORT ALBERT	1		1	\$8,725.84	\$ 8,725.84
31	403410	55208 LOF: 1 PS: 813428S	1/10 Bay St, PORT ALBERT	0.67	0.67	0.67	\$8,725.84	\$ 5,817.23
32	403428	55218 LOF: 2 PS: 813428S	2/10 Bay St, PORT ALBERT	0.67	0.67	0.67	\$8,725.84	\$ 5,817.23
33	403436	55211 LOF: 3 PS: 813428S	3/10 Bay St, PORT ALBERT	0.67	0.67	0.67	\$8,725.84	\$ 5,817.23
34	403855	89528 LOF: 6 PS: 531030D	1/2 Bay St, PORT ALBERT	1		1	\$8,725.84	\$ 8,725.84
35	403857	89537 LOF: 5 PS: 531030D	2/2 Bay St, PORT ALBERT	1		1	\$8,725.84	\$ 8,725.84
36	276796	89606 LOF: 4 PS: 531030D	1/2 Bay St, PORT ALBERT	1		1	\$8,725.84	\$ 8,725.84

WELLINGTON SHIRE COUNCIL
PORT ALBERT STREET CONSTRUCTION SCHEME - APPORTIONMENT OF COST - MAX LEVY - ACCESS

ALIAS NO.	PARCEL NO.	TITLE DETAILS	STREET ADDRESS OF PROPERTY	ACCESS BENEFIT	ACCESS BENEFIT FACTOR APPLIED FOR COMM. PROP.	APPORTIONED ACCESS BENEFIT (AAB)	FIND RATE CONTRIBUTION (FR)	SCHEME AMOUNT DUE (AAB + FR)
37	275774	6221	LOT 2 PS: 304324	1		1	18,725.94	1 8,725.94
38	275782	47933	PC: 3514246	1		1	18,725.94	1 8,725.94
39	382408	48151	LOT 1 TP: 55145		Council Land		18,725.94	1 -
40	382408	48152	LOT 2 TP: 14509		Council Land		18,725.94	1 -
41	382408	48997	LOT 1 TP: 351339		Council Land		18,725.94	1 -
42	382408	48491	LOT 1 TP: 351375		Council Land		18,725.94	1 -
43	275790	42212	PC: 304727	1		1	18,725.94	1 8,725.94
44	275808	42213	PTL: 12 BLK: 15 PS: 3232				18,725.94	1 8,725.94
45	275815	42214	PTL: 12 BLK: 15 PS: 3232				18,725.94	1 8,725.94
46	275618	42195	PC: 85200	1		1	18,725.94	1 8,725.94
47	275824	42215	LOT 1 TP: 809623C	1		1	18,725.94	1 8,725.94
48	275832	42216	LOT 2 TP: 807436G	1		1	18,725.94	1 8,725.94
49	275628	42197	LOT 5 PS: 30671	1		1	18,725.94	1 8,725.94
50	275834	42198	LOT 8 PS: 30671	1		1	18,725.94	1 8,725.94
51	275842	42199	LOT 7 PS: 30671	1		1	18,725.94	1 8,725.94
52	275859	42200	LOT 8 PS: 30671	1		1	18,725.94	1 8,725.94
53	275857	42201	PC: 758439V	1		1	18,725.94	1 8,725.94
54	275625	42202	LOT 11 PS: 30571	1		1	18,725.94	1 8,725.94
55	275883	42203	LOT 13 PS: 30571	1		1	18,725.94	1 8,725.94
56	275691	42204	LOT 13 PS: 30571	1		1	18,725.94	1 8,725.94
57	275709	42205	LOT 14 PS: 30571	1		1	18,725.94	1 8,725.94
58	275717	42206	LOT 15 PS: 30571	1		1	18,725.94	1 8,725.94
59	275725	47271	LOT 1 PS: 459481V	1		1	18,725.94	1 8,725.94
BROADBANK STREET								
60	275699	42204	LOT 2 PS: 134544	1		1	18,725.94	1 8,725.94
61	275807	42205	LOT 1 PS: 134544	1		1	18,725.94	1 8,725.94
62	275815	42206	LOT 1 PS: 135556	1		1	18,725.94	1 8,725.94
63	275823	42222	LOT 5 PS: 78625	1		1	18,725.94	1 8,725.94
64	275881	42223	LOT 6 PS: 78625	1		1	18,725.94	1 8,725.94
65	275823	48974	PC: 305259K	1		1	18,725.94	1 8,725.94
COLVILLE STREET								
66	275887	42233	LOT 2 PS: 133038	1		1	18,725.94	1 8,725.94
67	275972	42235	LOT 7 PS: 78325	1		1	18,725.94	1 8,725.94
68	439620	42232	LOT 1 PS: 133038	1		1	18,725.94	1 8,725.94
69	275960	54219	PC: 305268S	1		1	18,725.94	1 8,725.94
70	275958	54330	LOT 3 PS: 723579V	1		1	18,725.94	1 8,725.94
71	364274	51539	LOT 1 TP: 553819H	1		1	18,725.94	1 8,725.94
72	275964	42235	LOT 2 PS: 122607	1		1	18,725.94	1 8,725.94
73	482215	55652	LOT 3 PS: 543369B	1		1	18,725.94	1 8,725.94
74	482207	55655	LOT 2 PS: 543369B	1		1	18,725.94	1 8,725.94

WELLINGTON SHIRE COUNCIL
PORT ALBERT STREET CONSTRUCTION SCHEME - APPORTIONMENT OF COST - MAX LEVY - ACCESS

ASHPID NO.	PARCEL NO.	TITLE DETAILS	STREET ADDRESS-OF PROPERTY	ACCESS BENEFIT	ACCESS BENEFIT FACTOR APPLIED FOR (COMM. PROP.)	APPORTIONED ACCESS BENEFIT (\$/M ²)	REED BASIC CONTRIBUTION (\$/M ²)	SCHEME AMOUNT DUT (\$-AM ² x R/C)
DEMONSON STREET								
75	275986	40241	PCA-2 SEC-5	1		1	\$8,725.94	\$ 8,725.94
76	277004	40242	PCA-2 SEC-5	1		1	\$8,725.94	\$ 8,725.94
77	277012	40243	LOT-3 PS-206586	1		1	\$8,725.94	\$ 8,725.94
78	277029	40244	LOT-2 PS-226666	1		1	\$8,725.94	\$ 8,725.94
79	277038	40245	LOT-1 PS-206532	1		1	\$8,725.94	\$ 8,725.94
80	277046	40246	PCA-6 SEC-5	1		1	\$8,725.94	\$ 8,725.94
81	277053	40247	PCA-7 SEC-5	1		1	\$8,725.94	\$ 8,725.94
82	277081	40248	LOT-2 PS-369917	1		1	\$8,725.94	\$ 8,725.94
83	277079	40249	PC-302420	1		1	\$8,725.94	\$ 8,725.94
84	442681	59326	LOT-1 PS-722979	1		1	\$8,725.94	\$ 8,725.94
85	277087	59329	LOT-2 PS-722979	1		1	\$8,725.94	\$ 8,725.94
86	277095	40251	LOT-2 PS-742374	1		1	\$8,725.94	\$ 8,725.94
87	277103	40252	LOT-1 PS-742374	1		1	\$8,725.94	\$ 8,725.94
88	277111	40253	CA-7 SEC-4	1		1	\$8,725.94	\$ 8,725.94
89	277129	40254	LOT-1 PS-128837	1		1	\$8,725.94	\$ 8,725.94
90	277127	50665	LOT-1 PS-548309	1		1	\$8,725.94	\$ 8,725.94
DUKE STREET								
91	413823	60447	LOT-4 PS-7464710	1		1	\$8,725.94	\$ 8,725.94
92	277152	40257	LOT-11 BLK-2 PS-3232	1		1	\$8,725.94	\$ 8,725.94
93	277160	40258	LOT-10 BLK-2 PS-3232	1		1	\$8,725.94	\$ 8,725.94
GIBSON STREET								
94	277226	40271	CA-10 SEC-2	1		1	\$8,725.94	\$ 8,725.94
KING STREET								
95	300330	61923	LOT-2 PS-5165799	1		1	\$8,725.94	\$ 8,725.94
96	306481	53295	LOT-2 PS-5332792	1		1	\$8,725.94	\$ 8,725.94
97	300348	61924	LOT-3 PS-5165799	1		1	\$8,725.94	\$ 8,725.94
98	300369	61926	LOT-2 PS-5165799	1		1	\$8,725.94	\$ 8,725.94
99	300355	61925	LOT-4 PS-5165799	1		1	\$8,725.94	\$ 8,725.94
100	300371	61927	LOT-6 PS-5165799	1		1	\$8,725.94	\$ 8,725.94
101	300363	61928	LOT-5 PS-5165799	1		1	\$8,725.94	\$ 8,725.94
NAPIER STREET								
102	413153	54106	LOT-1 PS-6313700	1		1	\$8,725.94	\$ 8,725.94
103	277409	40327	LOT-4 BLK-16 PS-3232	1		1	\$8,725.94	\$ 8,725.94
104	277419	40328	LOT-3 BLK-16 PS-3232	1		1	\$8,725.94	\$ 8,725.94
105	277426	40329	LOT-2 BLK-16 PS-3232	1		1	\$8,725.94	\$ 8,725.94

WELLINGTON SHIRE COUNCIL
PORT ALBERT STREET CONSTRUCTION SCHEME - APPORTIONMENT OF COST - MAX LEVY - ACCESS

ADDRESS NO.	PARCEL NO.	TITLE DETAILS	STREET ADDRESS OR PROPERTY	ACCESS BENEFIT	ACCESS FACTOR APPLIED FOR COMMON PROP.	APPORTIONED ACCESS BENEFIT (\$/M ²)	FIXED RATE CONTRIBUTION (PRC)	SCHEME AMOUNT DUE (P=AMB & PRG)
106	277434	40338 LOT:2 PS: 32047	43 Napier St, PORT ALBERT	1			\$8,725.84	\$ 8,725.84
MELKON STREET								
107	277442	40331 LOT:1 TP:803079	1 Nelson St, PORT ALBERT	1			\$8,725.84	\$ 8,725.84
108	277442	40333 LOT:14 BLK: 3 PS: 3222	1 Nelson St, PORT ALBERT	1			\$8,725.84	\$ 8,725.84
109	277442	40334 LOT:15 BLK: 3 PS: 3222	1 Nelson St, PORT ALBERT	1			\$8,725.84	\$ 8,725.84
110	277442	40337 LOT:1 BLK: 13 PS: 3222	2 Nelson St, PORT ALBERT	1			\$8,725.84	\$ 8,725.84
111	277443	40336 LOT:10 BLK: 13 PS: 3222	4 Nelson St, PORT ALBERT	1			\$8,725.84	\$ 8,725.84
112	277481	40339 LOT:1 TP: 1900766	6 Nelson St, PORT ALBERT	1			\$8,725.84	\$ 8,725.84
113	277509	42852 LOT:2 PS: 529641L	14 Nelson St, PORT ALBERT	1			\$8,725.84	\$ 8,725.84
114	364529	40188 & 55349 LOT:1 PS: 221858C	15 Nelson St, PORT ALBERT	1			\$8,725.84	\$ 8,725.84
115	277517	40342 PC: 165003	16 Nelson St, PORT ALBERT	1			\$8,725.84	\$ 8,725.84
116	277459	40335 LOT:1 TP: 439551W	17 Nelson St, PORT ALBERT	1			\$8,725.84	\$ 8,725.84
117	277487	40336 LOT:5 BLK:46 PS: 3222	20 Nelson St, PORT ALBERT	1			\$8,725.84	\$ 8,725.84
NORTH STREET								
118	437525	60648 LOT:3 PS: 286431U	20 North St, PORT ALBERT	1			\$8,725.84	\$ 8,725.84
119	277545	50176 LOT:2 PS: 600274X	22 North St, PORT ALBERT	1			\$8,725.84	\$ 8,725.84
120	391651	50376 LOT:15 BLK: 2 PS: 3222	24 North St, PORT ALBERT	1			\$8,725.84	\$ 8,725.84
121	277525	40343 LOT:16 BLK: 2 PS: 3222	26 North St, PORT ALBERT	1			\$8,725.84	\$ 8,725.84
122	360013	40344 LOT:17 BLK: 2 PS: 3222	28 North St, PORT ALBERT	1			\$8,725.84	\$ 8,725.84
OBERON STREET								
123	277565	40351 LOT:1 TP: 851171	42 Oberon St, PORT ALBERT	1			\$8,725.84	\$ 8,725.84
124	277574	40353 LOT:1 TP: 216035P	50 Oberon St, PORT ALBERT	1			\$8,725.84	\$ 8,725.84
PEER STREET								
125	398742	47272 LOT:2 PS: 409491Y	3 Peer St, PORT ALBERT	1			\$8,725.84	\$ 8,725.84
126	277632	50328 LOT:2 TP: 175755M	4 Peer St, PORT ALBERT	1			\$8,725.84	\$ 8,725.84
127	277582	40355 LOT:18 PS: 30571	5 Peer St, PORT ALBERT	1			\$8,725.84	\$ 8,725.84
128	277650	40356 LOT:1 TP: 181043H	7 Peer St, PORT ALBERT	1			\$8,725.84	\$ 8,725.84
129	277608	40357 LOT:20 PS: 30571	9 Peer St, PORT ALBERT	1			\$8,725.84	\$ 8,725.84
130	277615	40358 LOT:21 PS: 30571	11 Peer St, PORT ALBERT	1			\$8,725.84	\$ 8,725.84
131	277632	40360 CA: 1 90C-A	14 Peer St, PORT ALBERT	1			\$8,725.84	\$ 8,725.84
PRINCESS STREET								
132	396247	40562 LOT:1 TP: 632029W	6 Princess St, PORT ALBERT	1			\$8,725.84	\$ 8,725.84
133	470366	40563 LOT:1 TP: 521546F	8 Princess St, PORT ALBERT	1			\$8,725.84	\$ 8,725.84
QUEEN STREET								
134	277640	40361 LOT:7 BLK: 1 PS: 3222	3 Queen St, PORT ALBERT	1			\$8,725.84	\$ 8,725.84
135	277637	40363 LOT:8 BLK: 1 PS: 3222	5 Queen St, PORT ALBERT	1			\$8,725.84	\$ 8,725.84
136	277731	40378 PC: 361079G	6 Queen St, PORT ALBERT	1			\$8,725.84	\$ 8,725.84

WELLINGTON SHIRE COUNCIL
PORT ALBERT STREET CONSTRUCTION SCHEME - APPORTIONMENT OF COST - MAX LEVY - ACCESS

ROADS NO.	FABRIK NO.	TITLE DETAILS	STREET ADDRESS OF PROPERTY	ACCESS REMIT	ACCESS BENEFIT FACTOR APPLIED FOR COMB. PROP.	APPORTIONED ACCESS BENEFIT (AMB)	FIXED RATE CONTRIBUTION (FRC)	SCHEME AMOUNT DISE (AMB x FRC)
137	277095	LOT: 1 TP: 106140A	7 Queen St, PORT ALBERT	1		1	\$8,725.84	\$ 8,725.84
138	277073	LOT: 4 BLK: 7 PS: 3222	9 Queen St, PORT ALBERT	1		1	\$8,725.84	\$ 8,725.84
139	376141	LOT: 1 TP: 302030B	11 Queen St, PORT ALBERT	1		1	\$8,725.84	\$ 8,725.84
140	300914	LOT: 1 PS: 510570R	13 Queen St, PORT ALBERT	1		1	\$8,725.84	\$ 8,725.84
141	347871	52736	327 Queen St, PORT ALBERT	3	0.83	0.83	\$8,725.84	\$ 5,463.65
142	347811	52739	427 Queen St, PORT ALBERT	3	0.83	0.83	\$8,725.84	\$ 5,463.65
143	347829	52738	327 Queen St, PORT ALBERT	3	0.83	0.83	\$8,725.84	\$ 5,463.65
144	347837	52735	327 Queen St, PORT ALBERT	3	0.83	0.83	\$8,725.84	\$ 5,463.65
145	391003	41920	26 Queen St, PORT ALBERT	1		1	\$8,725.84	\$ 8,725.84
146	366195	53116	31 Queen St, PORT ALBERT	1		1	\$8,725.84	\$ 8,725.84
147	421990	48329	35 Queen St, PORT ALBERT	1		1	\$8,725.84	\$ 8,725.84
148	440974	46327	37 Queen St, PORT ALBERT	1		1	\$8,725.84	\$ 8,725.84
149	375136	46328	39-41 Queen St, PORT ALBERT	1		1	\$8,725.84	\$ 8,725.84
150	347940	51074	43-45 Queen St, PORT ALBERT	1	Compl Land	1	\$8,725.84	\$ -
151	277081	40389	49 Queen St, PORT ALBERT	1		1	\$8,725.84	\$ 8,725.84
152	277098	40370	51 Queen St, PORT ALBERT	1		1	\$8,725.84	\$ 8,725.84
153	277107	40372	53 Queen St, PORT ALBERT	1		1	\$8,725.84	\$ 8,725.84
154	379656	3149	55 Queen St, PORT ALBERT	1		1	\$8,725.84	\$ 8,725.84
155	277115	40374	59 Queen St, PORT ALBERT	1		1	\$8,725.84	\$ 8,725.84
156	277123	40376	61 Queen St, PORT ALBERT	1		1	\$8,725.84	\$ 8,725.84
RAGLAN STREET								
157	277164	40442	LOT: 4 BLK: 8 PS: 3222	1		1	\$8,725.84	\$ 8,725.84
158	277026	40450	LOT: 5 BLK: 12 PS: 3222	1		1	\$8,725.84	\$ 8,725.84
159	277164	40452	LOT: 1 BLK: 12 PS: 3222	1		1	\$8,725.84	\$ 8,725.84
160	277122	40454	LOT: 1 BLK: 11 PS: 96084	1		1	\$8,725.84	\$ 8,725.84
161	277130	40455	LOT: 1 TP: 190080E	1		1	\$8,725.84	\$ 8,725.84
162	277146	40458	LOT: 3 BLK: 11 PS: 56584	1		1	\$8,725.84	\$ 8,725.84
163	277172	40444	LOT: 8 BLK: 4A PS: 3222	1		1	\$8,725.84	\$ 8,725.84
164	277165	40440	LOT: 4 BLK: 11 PS: 96084	1		1	\$8,725.84	\$ 8,725.84
165	277180	40446	LOT: 1 BLK: 4A PS: 3222	1		1	\$8,725.84	\$ 8,725.84
166	277188	40448	LOT: 3 BLK: 4A PS: 134084	1		1	\$8,725.84	\$ 8,725.84
167	277183	40462	PTL: 1 BLK: 11 PS: 3222	1		1	\$8,725.84	\$ 8,725.84
168	425231	50084	PCA: 3 BLK: 10	1	exempt property	1	\$8,725.84	\$ -
169	345133	40317	LOT: 160 BLK: 15 PS: 3222	1		1	\$8,725.84	\$ 8,725.84
ROOSELL STREET								
170	277167	40464	LOT: 6 BLK: 15 PS: 3222	1		1	\$8,725.84	\$ 8,725.84
171	277189	40460	LOT: 7 BLK: 15 PS: 3222	1		1	\$8,725.84	\$ 8,725.84
SPRING STREET								
172	340113	20081	LOT: 19 BLK: 3 PS: 3222	1		1	\$8,725.84	\$ 8,725.84

WELLINGTON SHIRE COUNCIL
PORT ALBERT STREET CONSTRUCTION SCHEME - APPORTIONMENT OF COST - MAX LEVY - ACCESS

ADDRESS NO.	PARCELS NO.	TITLE DETAILS	STREET ADDRESS OF PROPERTY	ACCESS BENEFIT	ACCESS FACTOR APPLIED FOR COMM. ROAD	APPORTIONED ACCESS BENEFIT (AAB)	FIXED RATE CONTRIBUTION (R/C)	SCHEME AMOUNT (R/C) (P=AMB)(R/C)
173	386/105	9500	LOT 11 BLK. 3 PS. 3222	1		1	\$8,725.84	\$ 8,725.84
174	271192	40518	LOT 4 PS. 133158	1		1	\$8,725.84	\$ 8,725.84
175	276200	40518	LOT 5 PS. 133158	1		1	\$8,725.84	\$ 8,725.84
176	276218	40523	LOT 2 PS. 133157	1		1	\$8,725.84	\$ 8,725.84
177	276224	40523	PC-354110A	1		1	\$8,725.84	\$ 8,725.84
178	276234	40522	LOT 4 PS. 276209	1		1	\$8,725.84	\$ 8,725.84
179	276226	40521	LOT 1 PS. 133157	1		1	\$8,725.84	\$ 8,725.84
180	276242	40524	PC-352345N	1		1	\$8,725.84	\$ 8,725.84
181	276253	40671	LOT 1 PS. 94326	1		1	\$8,725.84	\$ 8,725.84
182	276256	40672	LOT 2 PS. 94326	1		1	\$8,725.84	\$ 8,725.84
183	379968	1746	LOT 3 PS. 221566R	1		1	\$8,725.84	\$ 8,725.84
184	404869	60521	LOT 2 PS. 735640Q	1		1	\$8,725.84	\$ 8,725.84
SOUTH STREET								
185	277605	40475	LOT 2 PS. 113660	1		1	\$8,725.84	\$ 8,725.84
186	277613	40477	LOT 1 PS. 113660	1		1	\$8,725.84	\$ 8,725.84
187	277621	40475	LOT 4 BLK. 19 PS. 3222	1		1	\$8,725.84	\$ 8,725.84
188	277626	40479	LOT 1 PS. 206206F	1		1	\$8,725.84	\$ 8,725.84
189	277647	40480	LOT 2 PS. 206206F	1		1	\$8,725.84	\$ 8,725.84
190	277654	40488	PC-103079	1		1	\$8,725.84	\$ 8,725.84
191	277662	40489	LOT 10 BLK. 18 PS. 3222	1		1	\$8,725.84	\$ 8,725.84
192	414358	54358	LOT 1 PS. 548356B	1		1	\$8,725.84	\$ 8,725.84
193	277670	40492	LOT 9 BLK. 18 PS. 3222	1		1	\$8,725.84	\$ 8,725.84
194	276626	54357	LOT 2 PS. 548356B	1		1	\$8,725.84	\$ 8,725.84
195	277668	40484	LOT 8 BLK. 18 PS. 3222	1		1	\$8,725.84	\$ 8,725.84
196	277696	40486	LOT 10 BLK. 20 PS. 3222	1		1	\$8,725.84	\$ 8,725.84
197	278022	40498	LOT 9 BLK. 20 PS. 3222	1		1	\$8,725.84	\$ 8,725.84
198	278010	40500	LOT 10 BLK. 21 PS. 3222	1		1	\$8,725.84	\$ 8,725.84
199	278069	40507	LOT 3 PS. 112523	1		1	\$8,725.84	\$ 8,725.84
200	278077	40508	LOT 2 PS. 112523	1		1	\$8,725.84	\$ 8,725.84
201	278028	40508	LOT 1 PS. 543465Y	1		1	\$8,725.84	\$ 8,725.84
202	278005	40509	LOT 1 PS. 112523	1		1	\$8,725.84	\$ 8,725.84
203	278028	40509	LOT 2 PS. 543465Y	1		1	\$8,725.84	\$ 8,725.84
204	278093	40513	LOT 1 PS. 78625	1		1	\$8,725.84	\$ 8,725.84
205	278101	40511	LOT 2 PS. 78625	1		1	\$8,725.84	\$ 8,725.84
206	278119	40512	LOT 3 PS. 78625	1		1	\$8,725.84	\$ 8,725.84
207	278127	40513	LOT 4 PS. 78625	1		1	\$8,725.84	\$ 8,725.84
208	278126	40514	LOT 1 PS. 220950N	1		1	\$8,725.84	\$ 8,725.84
209	278150	40573	PC-395242Q	1		1	\$8,725.84	\$ 8,725.84
210	278168	40515	CA. 1 SEC. 1	1		1	\$8,725.84	\$ 8,725.84
211	384078	63478	LOT 1 PS. 51045U	1		1	\$8,725.84	\$ 8,725.84
212	278184	63471	LOT 2 PS. 521045U	1		1	\$8,725.84	\$ 8,725.84

WELLINGTON SHIRE COUNCIL
PORT ALBERT STREET CONSTRUCTION SCHEME - APPORTIONMENT OF COST - MAX LEVY - ACCESS

ANNUAL TRM.	PARCEL NO	TITLE DETAILS	STREET ADDRESS OF PROPERTY	ACCESS BENEFIT	ACCESS BENEFIT FACTOR APPLIED FOR COMM. PROP.	APPORTIONED ACCESS BENEFIT (\$AM)	FIXED RATE CONTRIBUTION (\$/AC)	BOVEMIE AMOUNT (\$/AC * AM) (+ AM * RND)
210	278184	53472 LOT: 3 PS: 5211453	76 South St, PORT ALBERT	1		1	\$8,725.94	\$ 8,725.94
TAORMVILLE ROAD								
214	278007	40550 LOT: 9 BLK: 7 PS: 3222	2 Tarraville Rd, PORT ALBERT	1		1	\$8,725.94	\$ 8,725.94
215	278006	40550 PC: 396054K	24 Tarraville Rd, PORT ALBERT	1		1	\$8,725.94	\$ 8,725.94
216	278114	52054 LOT: 1 PS: 531179Q	26 Tarraville Rd, PORT ALBERT	1		1	\$8,725.94	\$ 8,725.94
217	278058	40545 LOT: 8A BLK: 19 PS: 3222	27 Tarraville Rd, PORT ALBERT	1		1	\$8,725.94	\$ 8,725.94
218	278068	40547 PC: 175138V	29 Tarraville Rd, PORT ALBERT	1		1	\$8,725.94	\$ 8,725.94
219	278062	40551 LOT: 12 BLK: 16 PS: 3222	35 Tarraville Rd, PORT ALBERT	1		1	\$8,725.94	\$ 8,725.94
220	278060	40554 LOT: 14 BLK: 16 PS: 3222	36 Tarraville Rd, PORT ALBERT	1		1	\$8,725.94	\$ 8,725.94
221	278424	40550 PC: 162585W	40 Tarraville Rd, PORT ALBERT	1		1	\$8,725.94	\$ 8,725.94
222	438309	40559 LOT: 1 TP: 0839553	63 Tarraville Rd, PORT ALBERT	1		1	\$8,725.94	\$ 8,725.94
223	278409	40577 LOT: 1 TP: 20277E	71 Tarraville Rd, PORT ALBERT	1		1	\$8,725.94	\$ 8,725.94
224	434561	50020 LOT: 1 PS: 714400	67 Tarraville Rd, PORT ALBERT	1		1	\$8,725.94	\$ 8,725.94
226	278113	40816 LOT: 1 PS: 221689	66 Tarraville Rd, PORT ALBERT	1		1	\$8,725.94	\$ 8,725.94
228	271179	40281 PC: 362805V	79 Tarraville Rd, PORT ALBERT	1	Council Land	1	\$8,725.94	\$ -
VICTORIA STREET								
227	278192	56251 LOT: 1 PS: 62569E	1 Victoria St, PORT ALBERT	1		1	\$8,725.94	\$ 8,725.94
228	278604	40832 PTL: 1 BLK: 3 PS: 3222	2 Victoria St, PORT ALBERT	1		1	\$8,725.94	\$ 8,725.94
229	278192	56255 LOT: 2 PS: 62569E	3 Victoria St, PORT ALBERT	1		1	\$8,725.94	\$ 8,725.94
230	278132	40634 LOT: 1 TP: 090905A	4 Victoria St, PORT ALBERT	1		1	\$8,725.94	\$ 8,725.94
231	438064	46975 PC: 381071Y	5 Victoria St, PORT ALBERT	1		1	\$8,725.94	\$ 8,725.94
232	278620	40636 LOT: 1 TP: 40387	6 Victoria St, PORT ALBERT	1		1	\$8,725.94	\$ 8,725.94
233	278708	59657 LOT: 2 PS: 73222	7 Victoria St, PORT ALBERT	1		1	\$8,725.94	\$ 8,725.94
234	278708	59658 LOT: 1 PS: 73222	8 Victoria St, PORT ALBERT	1		1	\$8,725.94	\$ 8,725.94
235	278638	40638 & 13020 Lot 1 & Lot: 2 TP: 879113F	9 Victoria St, PORT ALBERT	1		1	\$8,725.94	\$ 8,725.94
236	278646	40640 LOT: 2 LP: 229816	10 Victoria St, PORT ALBERT	1		1	\$8,725.94	\$ 8,725.94
237	278653	40641 LOT: 1 PS: 229816	12 Victoria St, PORT ALBERT	1		1	\$8,725.94	\$ 8,725.94
238	278798	40631 LOT: 1 TP: 878268R	13 Victoria St, PORT ALBERT	1		1	\$8,725.94	\$ 8,725.94
239	419514	40654 LOT: 1 TP: 079303Y	15 Victoria St, PORT ALBERT	1		1	\$8,725.94	\$ 8,725.94
240	278691	40643 PTL: 36 BLK: 4 PS: 3222	16 Victoria St, PORT ALBERT	1		1	\$8,725.94	\$ 8,725.94
241	278679	40644 PTL: 36 BLK: 4 PS: 3222	18 Victoria St, PORT ALBERT	1		1	\$8,725.94	\$ 8,725.94
242	381327	48799 LOT: 35 BLK: 4 PS: 3222	20 Victoria St, PORT ALBERT	1	Council Land	1	\$8,725.94	\$ -
WELLINGTON STREET								
243	409637	40661 PC: 362807N	24 Wellington St, PORT ALBERT	1		1	\$8,725.94	\$ 8,725.94
244	278444	40171 LOT: 2 BLK: 13 PS: 3222	6 Wellington St, PORT ALBERT	1		1	\$8,725.94	\$ 8,725.94
245	278687	40646 LOT: 11 BLK: 3 PS: 3222	14 Wellington St, PORT ALBERT	1		1	\$8,725.94	\$ 8,725.94
246	374297	46915 LOT: 10 BLK: 3 PS: 3222	16 Wellington St, PORT ALBERT	1		1	\$8,725.94	\$ 8,725.94
247	278656	40650 & 40651 LOT: 6 & LOT: 7 BLK: 3 PS: 3222	20 Wellington St, PORT ALBERT	1		1	\$8,725.94	\$ 8,725.94
248	278683	40654 & 10655 LOT: 1 TP: 081613 & LOT: 1 TP: 081613G	24 Wellington St, PORT ALBERT	1		1	\$8,725.94	\$ 8,725.94

WELLINGTON SHIRE COUNCIL
PORT ALBERT STREET CONSTRUCTION SCHEME - APPORTIONMENT OF COST - MAX LEVY - ACCESS

ASSESS NO.	PARCEL NO.	TITLE DETAILS	STREET ADDRESS OF PROPERTY	ACCESS BENEFIT	ACCESS BENEFIT FACTOR APPLIED FOR COMM. PROP.	APPORTIONED ACCESS BENEFIT (AAB)	FIXED RATE CONTRIBUTION (FRC)	SCHEME AMOUNT DUE (= AAB x FRC)
249	278811	40656 PC:170460	28 Wellington St, PORT ALBERT	1		1	\$8,725.84	\$ 8,725.84
250	278829	40657 LOT: 1 TP:850388	32 Wellington St, PORT ALBERT	1		1	\$8,725.84	\$ 8,725.84
WEST BOUNDARY ROAD								
251	276885	40221 LOT: 1 TP: 197614W	24 West Boundary Rd, PORT ALBERT	1		1	\$8,725.84	\$ 8,725.84
252	276831	40231 PC: 170416	26 West Boundary Rd, PORT ALBERT	1		1	\$8,725.84	\$ 8,725.84
WHARF STREET								
253	278845	40660 LOT: 1 TP: 848678S	1 Wharf St, PORT ALBERT	1		1	\$8,725.84	\$ 8,725.84
254	37875201372 & 40138	LOT: 9 BLK: 2 PS: 3222	19 Wharf St, PORT ALBERT	1		1	\$8,725.84	\$ 8,725.84
WILLIS STREET								
255	391417	52873 LOT: 2 PS: 519252E	7 Willis St, PORT ALBERT	1		1	\$8,725.84	\$ 8,725.84
256	432351	53259 LOT: 2 PS: 519256V	9 Willis St, PORT ALBERT	1		1	\$8,725.84	\$ 8,725.84
WILLIAM STREET								
257	375345	47088 LOT: 12 BLK: 8 PS: 3222	6 William St, PORT ALBERT	1		1	\$8,725.84	\$ 8,725.84
258	386318	49662 LOT: 8 BLK: 11 PS: 3222	3-5 William St, PORT ALBERT	1		1	\$8,725.84	\$ 8,725.84
259	386318	49681 LOT: 7 BLK: 11 PS: 3222	7 William St, PORT ALBERT	1		1	\$8,725.84	\$ 8,725.84
260	386318	49680 LOT: 6 BLK: 11 PS: 3222	9 William St, PORT ALBERT	1		1	\$8,725.84	\$ 8,725.84
261	386318	49679 LOT: 5 BLK: 11 PS: 3222	11 William St, PORT ALBERT	1		1	\$8,725.84	\$ 8,725.84
262	386318	49678 LOT: 4 BLK: 11 PS: 3222	13 William St, PORT ALBERT	1		1	\$8,725.84	\$ 8,725.84
263	386318	49677 LOT: 3 BLK: 11 PS: 3222	15 William St, PORT ALBERT	1		1	\$8,725.84	\$ 8,725.84
264	374330	45883 LOT: 12 BLK: 8 PS: 3222	17 William St, PORT ALBERT	1		1	\$8,725.84	\$ 8,725.84
TOTALS				256		253.5		\$2,212,000.00
TOTAL ESTIMATED COST OF SCHEME					\$2,800,000.00			
COUNCIL CONTRIBUTION					\$588,000.00			
APPORTIONED AMOUNT					\$2,212,000.00		\$8,725.84	

ABU FACTOR CALCULATION FOR COMMON PROPERTIES
 Calculation - First property at 100% with 50% for each additional property, total then divided by number of properties.

Address	Factor
1, 2, 3 / 10 Bay St	0.67
4, 2, 3, 4 / 27 Queen Street	0.63

Method 3 – Fixed Fee

WELLINGTON SHIRE COUNCIL
 PORT ALBERT STREET CONSTRUCTION SCHEME - APPORTIONMENT OF COST - REVISED MAX LEVY - ACCESS

SEWER NO.	PARCEL NO.	TITLE DETAILS	STREET ADDRESS OF PROPERTY	ACCESS BENEFIT	ACCESS BENEFIT FACTOR APPLIED FOR COMM. PROP.	APPORTIONED ACCESS BENEFIT (MAX)	FIXED RATE CONTRIBUTION (RFA)	SCHEME AMOUNT DUE (RFA x RFB = RFD)
ALBANY STREET								
1	278176	40116 CA-3 SEC: 1	4 Albany St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
2	279400	52072 LOT: 1 PS: 51820DE	6 Albany St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
3	432344	53258 LOT: 3 PS: 51820BV	8 Albany St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
4	279429	40100 CA-10 SEC: 1	10 Albany St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
5	279428	40168 CA-6 SEC: 1	10 Albany St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
6	279429	40183 CA-7 SEC: 1	10 Albany St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
7	279428	40166 CA-6 SEC: 1	10 Albany St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
8	368977	40200 CA-9 SEC: 2	15 Albany St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
ALBERT STREET								
9	279406	40104 LOT: 6 BLK: 13 PS: 3222	1-3 Adams St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
10	279444	40105 LOT: 6 BLK: 13 PS: 3222	3 Adams St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
11	279444	40105 LOT: 7 BLK: 13 PS: 3222	5 Adams St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
12	344307	52059 LOT: 1 PS: 52944FL	7 Adams St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
13	279451	40177 LOT: 1 PS: 7883L	9 Adams St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
14	279526	40186 LOT: 2 PS: 23189AC	12 Adams St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
15	279489	40179 LOT: 17 BLK: 3 PS: 3222	13 Adams St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
16	279489	40178 LOT: 16 BLK: 3 PS: 3222	13 Adams St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
17	279543	40190 LOT: 2 BLK: 4B PS: 3222	16 Adams St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
18	279477	40180 LOT: 21 BLK: 23 PS: 3222	17 Adams St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
19	279500	40161 LOT: 3 PS: 2722S	18 Adams St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
20	279495	40181 LOT: 22 BLK: 3 PS: 3222	19 Adams St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
21	279588	40192 PC: 100890	20 Adams St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
22	279493	40182 LOT: 23 BLK: 3 PS: 3222	21 Adams St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
23	279501	40184 LOT: 1 TP: 814258H	23 Adams St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
24	279519	40185 & 40188 LOT: 1 TP: 104200 & LOT 1 TP: 12127MH	25 Adams St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
25	279527	40187 LOT: 1 TP: 862788V	27 Adams St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
26	279576	40193 PC: 359445V	28 Adams St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
27	279584	40194 LOT: 33 BLK: 4 PS: 3222	32 Adams St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
28	279592	40195 LOT: 34 BLK: 4 PS: 3222	34 Adams St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
BAY STREET								
29	279733	11622 LOT: 1 TP: 818232P	4 Bay St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
30	279741	48803 LOT: 2 PS: 348228R	6 Bay St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
31	403410	55209 LOT: 1 PS: 813428S	8/10 Bay St, PORT ALBERT	1	0.87	0.87	\$3,600.00	\$ 2,400.00
32	403428	55210 LOT: 2 PS: 813428S	11/10 Bay St, PORT ALBERT	1	0.87	0.87	\$3,600.00	\$ 2,400.00
33	403436	55211 LOT: 3 PS: 813428S	13/10 Bay St, PORT ALBERT	1	0.87	0.87	\$3,600.00	\$ 2,400.00
34	403865	60038 LOT: 6 PS: 5313700	15/12 Bay St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
35	403857	60037 LOT: 5 PS: 5313700	17/12 Bay St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
36	279766	58606 LOT: 4 PS: 5313700	12 Bay St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00

WELLINGTON SHIRE COUNCIL
PORT ALBERT STREET CONSTRUCTION SCHEME - APPORTIONMENT OF COST - REVISED MAX LEVY - ACCESS

ADDRESS NO.	PARCEL NO.	TITLE DETAILS	STREET ADDRESS OF PROPRIETY	ACCESS BENEFIT	ACCESS BENEFIT FACTOR APPLIED FOR COMM. PROP.	APPORTIONED ACCESS BENEFIT (\$/M ²)	FIXED RATE CONTRIBUTION (\$/M ²)	SCHEME AMOUNT DUE (\$ = AM + FRC)
37	276274	42211	LOT: 1 PS: 30432V	1		1	\$3,600.00	\$ 3,600.00
38	276272	47003	PC: 26140M	1		1	\$3,600.00	\$ 3,600.00
39	30408	45114	LOT: 1 TP: 60145		Council Land		\$3,600.00	\$ -
40	30406	45112	LOT: 2 TP: 6005		Council Land		\$3,600.00	\$ -
41	30408	45967	LOT: 1 TP: 90389		Council Land		\$3,600.00	\$ -
42	30408	45401	LOT: 1 TP: 95755		Council Land		\$3,600.00	\$ -
43	276290	42712	PC: 30047Y	1		1	\$3,600.00	\$ 3,600.00
44	276208	42713	PT: 12 BLK: 15 PS: 3222	1		1	\$3,600.00	\$ 3,600.00
45	276016	42214	PT: 12 BLK: 15 PS: 3223	1		1	\$3,600.00	\$ 3,600.00
46	276016	42146	PC: 16200D	1		1	\$3,600.00	\$ 3,600.00
47	276224	42213	LOT: 1 TP: 600023C	1		1	\$3,600.00	\$ 3,600.00
48	276032	42218	LOT: 2 TP: 60145G	1		1	\$3,600.00	\$ 3,600.00
49	276026	42197	LOT: 5 PS: 30571	1		1	\$3,600.00	\$ 3,600.00
50	276034	45198	LOT: 6 PS: 30571	1		1	\$3,600.00	\$ 3,600.00
51	276042	45199	LOT: 7 PS: 30571	1		1	\$3,600.00	\$ 3,600.00
52	276059	42200	LOT: 8 PS: 30571	1		1	\$3,600.00	\$ 3,600.00
53	276057	42205	PC: 308409Y	1		1	\$3,600.00	\$ 3,600.00
54	276075	42202	LOT: 11 PS: 30571	1		1	\$3,600.00	\$ 3,600.00
55	276083	42203	LOT: 12 PS: 30571	1		1	\$3,600.00	\$ 3,600.00
56	276091	42204	LOT: 13 PS: 30571	1		1	\$3,600.00	\$ 3,600.00
57	276209	42209	LOT: 14 PS: 30571	1		1	\$3,600.00	\$ 3,600.00
58	276217	42208	LOT: 15 PS: 30571	1		1	\$3,600.00	\$ 3,600.00
59	276226	47271	LOT: 1 PS: 450491Y	1		1	\$3,600.00	\$ 3,600.00
BRISBANE STREET								
60	276009	42224	LOT: 2 PS: 134544	1		1	\$3,600.00	\$ 3,600.00
61	276007	42225	LOT: 1 PS: 134544	1		1	\$3,600.00	\$ 3,600.00
62	276075	42226	LOT: 1 PS: 130556	1		1	\$3,600.00	\$ 3,600.00
63	276073	42202	LOT: 5 PS: 78625	1		1	\$3,600.00	\$ 3,600.00
64	276081	42203	LOT: 6 PS: 78625	1		1	\$3,600.00	\$ 3,600.00
65	276023	45974	PC: 302708N	1		1	\$3,600.00	\$ 3,600.00
COLVILLE STREET								
66	277267	42203	LOT: 2 PS: 13003M	1		1	\$3,600.00	\$ 3,600.00
67	276072	42206	LOT: 7 PS: 78625	1		1	\$3,600.00	\$ 3,600.00
68	430020	42202	LOT: 1 PS: 13003M	1		1	\$3,600.00	\$ 3,600.00
69	276080	51218	PC: 245206B	1		1	\$3,600.00	\$ 3,600.00
70	276066	53300	LOT: 3 PS: 722073V	1		1	\$3,600.00	\$ 3,600.00
71	306214	53309	LOT: 1 TP: 550645M	1		1	\$3,600.00	\$ 3,600.00
72	276064	42205	LOT: 2 PS: 120637	1		1	\$3,600.00	\$ 3,600.00
73	406215	55657	LOT: 3 PS: 548369S	1		1	\$3,600.00	\$ 3,600.00
74	406207	55658	LOT: 2 PS: 548369S	1		1	\$3,600.00	\$ 3,600.00

WELLINGTON SHIRE COUNCIL

PORT ALBERT STREET CONSTRUCTION SCHEME - APPORTIONMENT OF COST - REVISED MAX LEVY - ACCESS

ADDRESS NO.	PARCEL NO.	TITLE DETAILS	STREET ADDRESS OF PROPERTY	ACCESS BEYOND	ACCESS BEYOND FACTOR APPLIED FOR COMB. PROP.	APPORTIONMENT ACCESS BEYOND (SABS)	FIXED RATE CONTRIBUTION (TRC)	SCHEME AMOUNT DUE (SABS x TRC)
DENISON STREET								
75	276898	40241 PCA 2 SEC: 5	1 Denison St, PORT ALBERT	1		1	\$3,000.00	\$ 3,000.00
76	277024	40242 PCA: 2 SEC: 5	3 Denison St, PORT ALBERT	1		1	\$3,000.00	\$ 3,000.00
77	277012	40243 LOT: 3 PS: 206686	5 Denison St, PORT ALBERT	1		1	\$3,000.00	\$ 3,000.00
78	277020	40244 LOT: 2 PS: 206686	7 Denison St, PORT ALBERT	1		1	\$3,000.00	\$ 3,000.00
79	277038	40245 LOT: 1 PS: 206632	9 Denison St, PORT ALBERT	1		1	\$3,000.00	\$ 3,000.00
80	277040	40246 PCA: 6 SEC: 5	11 Denison St, PORT ALBERT	1		1	\$3,000.00	\$ 3,000.00
81	277053	40247 PCA: 7 SEC: 5	13 Denison St, PORT ALBERT	1		1	\$3,000.00	\$ 3,000.00
82	277051	40248 LOT: 2 PS: 99917	15 Denison St, PORT ALBERT	1		1	\$3,000.00	\$ 3,000.00
83	277078	40249 PC: 362345L	17 Denison St, PORT ALBERT	1		1	\$3,000.00	\$ 3,000.00
84	442851	59328 LOT: 1 PS: 722073V	2 Denison St, PORT ALBERT	1		1	\$3,000.00	\$ 3,000.00
85	277057	59329 LOT: 2 PS: 722073V	4-6 Denison St, PORT ALBERT	1		1	\$3,000.00	\$ 3,000.00
86	277056	40251 LOT: 2 PS: 74234	10 Denison St, PORT ALBERT	1		1	\$3,000.00	\$ 3,000.00
87	277103	40252 LOT: 1 PS: 74234	12 Denison St, PORT ALBERT	1		1	\$3,000.00	\$ 3,000.00
88	277111	40253 CA: 7 SEC: 4	14 Denison St, PORT ALBERT	1		1	\$3,000.00	\$ 3,000.00
89	277125	40254 LOT: 1 PS: 129837	16 Denison St, PORT ALBERT	1		1	\$3,000.00	\$ 3,000.00
90	277137	59651 LOT: 1 PS: 5483695	18 Denison St, PORT ALBERT	1		1	\$3,000.00	\$ 3,000.00
DURKE STREET								
91	413023	70847 LOT: A PS: 745421U	1 Durke St, PORT ALBERT	1		1	\$3,000.00	\$ 3,000.00
92	277152	40257 LOT: 11 BLK: 2 PS: 3022	5 Durke St, PORT ALBERT	1		1	\$3,000.00	\$ 3,000.00
93	277150	40256 LOT: 10 BLK: 2 PS: 3022	7 Durke St, PORT ALBERT	1		1	\$3,000.00	\$ 3,000.00
GIBSON STREET								
94	277228	40271 CA: 10 SEC: 2	37 Gibson St, PORT ALBERT	1		1	\$3,000.00	\$ 3,000.00
KING STREET								
95	360930	51023 LOT: 2 PS: 515579R	15 King St, PORT ALBERT	1		1	\$3,000.00	\$ 3,000.00
96	360481	53295 LOT: 2 PS: 511376Q	17 King St, PORT ALBERT	1		1	\$3,000.00	\$ 3,000.00
97	360948	51924 LOT: 3 PS: 515579R	18 King St, PORT ALBERT	1		1	\$3,000.00	\$ 3,000.00
98	360989	51925 LOT: 7 PS: 515579R	19 King St, PORT ALBERT	1		1	\$3,000.00	\$ 3,000.00
99	360955	51925 LOT: 4 PS: 515579R	20 King St, PORT ALBERT	1		1	\$3,000.00	\$ 3,000.00
100	360971	51925 LOT: 6 PS: 515579R	21 King St, PORT ALBERT	1		1	\$3,000.00	\$ 3,000.00
101	360953	51925 LOT: 5 PS: 515579R	23 King St, PORT ALBERT	1		1	\$3,000.00	\$ 3,000.00
NAPHER STREET								
102	413153	54704 LOT: 1 PS: 5313700	34 Napier St, PORT ALBERT	1		1	\$3,000.00	\$ 3,000.00
103	277450	40327 LOT: 4 BLK: 16 PS: 3022	37 Napier St, PORT ALBERT	1		1	\$3,000.00	\$ 3,000.00
104	277478	40328 LOT: 3 BLK: 16 PS: 3022	39 Napier St, PORT ALBERT	1		1	\$3,000.00	\$ 3,000.00
105	277426	40329 LOT: 2 BLK: 16 PS: 3022	41 Napier St, PORT ALBERT	1		1	\$3,000.00	\$ 3,000.00

WELLINGTON SHIRE COUNCIL
PORT ALBERT STREET CONSTRUCTION SCHEME - APPORTIONMENT OF COST - REVISED MAIN LEVY - ACCESS

AMBER NO.	PARENT NO.	TITLE DETAILS	STREET ADDRESS OF PROPERTY	ACCESSED BENEFIT	ACCESS BENEFIT FACTOR APPLIES FOR COMM. PRIO.	APPORTIONED ACCESS BENEFIT (\$A\$)	FIXED RATE CONTRIBUTION (\$M)	SHARED AMOUNT DUE (%AMB + ENC)	
706	277634	40336 LOT 2 PS 128347	43 Napier St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00	
MELBORN STREET									
697	277442	40331 LOT 1 TP 400379	1 Neilson St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00	
698	277442	40333 LOT 14 BLK 3 PS 3222	1 Neilson St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00	
699	277442	40334 LOT 15 BLK 3 PS 3222	1 Neilson St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00	
710	277475	40337 LOT 1 BLK 13 PS 3222	2 Neilson St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00	
711	277483	40336 LOT 10 BLK 13 PS 3222	4 Neilson St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00	
712	277481	40338 LOT 1 TP 19652068	6 Neilson St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00	
713	277509	42462 LOT 2 PS 42064 1L	14 Neilson St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00	
714	384529	40348 & 50349 LOT 1 PS 221996C	15 Neilson St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00	
715	277517	40342 PC 160203	16 Neilson St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00	
716	277459	40335 LOT 1 TP 43555 100	17 Neilson St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00	
717	277467	40336 LOT 8 BLK 4B PS 3222	21 Neilson St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00	
NORTH STREET									
718	437325	60448 LOT 3 PS 74443 1J	20 North St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00	
719	277145	55170 LOT 2 PS 098274M	22 North St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00	
720	391635	50376 LOT 15 BLK 2 PS 3222	24 North St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00	
721	277526	40343 LOT 16 BLK 2 PS 3222	26 North St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00	
722	385033	40344 LOT 17 BLK 2 PS 3222	28 North St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00	
OSBERN STREET									
723	277595	40351 LOT 1 TP 85117 1	42 Osborn St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00	
724	277534	40353 LOT 1 TP 216030P	50 Osborn St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00	
PEAR STREET									
725	380142	47272 LOT 2 PS 40940 7V	3 Pear St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00	
726	277632	50329 LOT 3 TP 175954M	4 Pear St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00	
727	277562	40355 LOT 18 PS 3002 1	5 Pear St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00	
728	277566	40356 LOT 1 TP 18134 9A	7 Pear St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00	
729	277608	40357 LOT 20 PS 3002 1	9 Pear St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00	
730	277636	40358 LOT 24 PS 3002 1	11 Pear St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00	
731	277632	40360 CA 1 SEC A	14 Pear St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00	
PRINCESS STREET									
732	388367	40362 LOT 1 TP 82220 9V	8 Princess St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00	
733	421386	40363 LOT 1 TP 52154 6P	8 Princess St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00	
QUEEN STREET									
734	277640	40361 LOT 7 BLK 7 PS 3222	3 Queen St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00	
735	277657	40363 LOT 6 BLK 7 PS 3222	5 Queen St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00	
736	277731	40378 PC 348070	6 Queen St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00	

WELLINGTON SHIRE COUNCIL

PORT ALBERT STREET CONSTRUCTION SCHEME - APPORTIONMENT OF COST - REVISED MAX LEVY - ACCESS

AMOUNT TAKEN	PARCEL NO.	TITLE DETAILS	STREET ADDRESS OF PROPERTY	ACCESS BENEFIT	ACCESS BENEFIT FACTOR-APPLIED FOR COMMON PROP.	APPORTIONED ACCESS BENEFIT (AAB)	FEE RATE CONTRIBUTION (FRC)	SCHEME AMOUNT FOR FRC (AAB x FRC)
137	277665	LOT 1 TP 516143A	7 Queen St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
138	277673	LOT 4 BLK 7 PS 3222	8 Queen St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
139	378141	LOT 1 TP 56103N	11 Queen St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
140	390514	LOT 1 PS 515579R	13 Queen St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
141	387911	LOT 3 PS 532428M	307 Queen St, PORT ALBERT	1	0.63	0.63	\$3,600.00	\$ 2,250.00
142	387911	LOT 4 PS 532428M	307 Queen St, PORT ALBERT	1	0.63	0.63	\$3,600.00	\$ 2,250.00
143	387828	LOT 2 PS 532428M	307 Queen St, PORT ALBERT	1	0.63	0.63	\$3,600.00	\$ 2,250.00
144	387837	LOT 1 PS 532428M	307 Queen St, PORT ALBERT	1	0.63	0.63	\$3,600.00	\$ 2,250.00
145	386203	LOT 9 PS 515579R	29 Queen St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
146	386515	LOT 2 PS 521346S	31 Queen St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
147	421900	LOT 1 TP 529283J	29 Queen St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
148	446874	LOT 2 BLK 6 LP 3222	37 Queen St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
149	373236	LOT 1 BLK 6 LP 3222	39-41 Queen St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
150	387910	LOT 12 BLK 5 LP 3222	43-45 Queen St, PORT ALBERT	1	Council Levy		\$3,600.00	\$ -
151	277661	PC 391756P	45 Queen St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
152	277669	LOT 15 BLK 5 PS 3222	51 Queen St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
153	277707	LOT 16 BLK 5 PS 3222	53 Queen St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
154	378658	LOT 17 BLK 5 PS 3222	55 Queen St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
155	277715	LOT 20 BLK 5 PS 3222	59 Queen St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
156	277723	PTL 2 BLK 5 PS 3222	61 Queen St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
RAGLAN STREET								
157	277664	LOT 4 BLK 9 PS 3222	1 Raglan St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
158	277606	LOT 5 BLK 12 PS 3222	2 Raglan St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
159	277814	LOT 1 BLK 12 PS 3222	4 Raglan St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
160	277822	LOT 1 BLK 11 PS 5659A	6 Raglan St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
161	277830	LOT 1 TP 55909E	10 Raglan St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
162	277648	LOT 3 BLK 11 PS 5659A	12 Raglan St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
163	277772	LOT 3 BLK 4A PS 3222	13 Raglan St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
164	277805	LOT 4 BLK 11 PS 5659A	14 Raglan St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
165	277780	LOT 7 BLK 4A PS 3222	15 Raglan St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
166	277798	LOT 3 BLK 4A PS 12408A	17 Raglan St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
167	277603	PTL 1 BLK 11 PS 3222	18 Raglan St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
168	426221	PCA 3 BLK 50	20 Raglan St, PORT ALBERT	1	empty property		\$3,600.00	\$ -
169	383113	LOT 168 BLK 10 PS 3222	22 Raglan St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
RUSSELL STREET								
170	277871	LOT 6 BLK 15 PS 3222	22 Russell St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
171	277868	LOT 7 BLK 15 PS 3222	25 Russell St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
SPRING STREET								
172	388113	LOT 19 BLK 3 PS 3222	4 Spring St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00

WELLINGTON SHIRE COUNCIL
PORT ALBERT STREET CONSTRUCTION SCHEME - APPORTIONMENT OF COST - REVISED MAX LEVY - ACCESS

AMHS# NO.	PARCEL NO.	TITLE DETAILS	STREET ADDRESS OF PROPERTY	ACCESS BENEFIT	ACCESS BENEFIT FACTOR APPLIED FOR COMB. PROP.	APPORTIONED ACCESS BENEFIT (PAB)	FIXED RATE CONTRIBUTION (FRC)	SCHEME AMOUNT DUE (PAB + FRC)
173	380705	3502	LOT 18 BLK 1 PS 3222	1		1	\$3,600.00	\$ 3,600.00
174	278192	40514	LOT 4 PS 13198	1		1	\$3,600.00	\$ 3,600.00
175	278200	40519	LOT 3 PS 13198	1		1	\$3,600.00	\$ 3,600.00
176	278218	40520	LOT 2 PS 13198	1		1	\$3,600.00	\$ 3,600.00
177	278234	40523	PC 354115A	1		1	\$3,600.00	\$ 3,600.00
178	278234	40522	LOT 4 PS 27829	1		1	\$3,600.00	\$ 3,600.00
179	278228	40521	LOT 1 PS 13198	1		1	\$3,600.00	\$ 3,600.00
180	278242	40524	PC 352149N	1		1	\$3,600.00	\$ 3,600.00
181	278259	40511	LOT 1 PS 94326	1		1	\$3,600.00	\$ 3,600.00
182	278259	40512	LOT 2 PS 94326	1		1	\$3,600.00	\$ 3,600.00
183	379668	1718	LOT 3 PS 22196R	1		1	\$3,600.00	\$ 3,600.00
184	434909	60071	LOT 2 PS 734800	1		1	\$3,600.00	\$ 3,600.00
SOUTH STREET								
185	277625	40471	LOT 2 PS 113080	1		1	\$3,600.00	\$ 3,600.00
186	277913	40477	LOT 1 PS 113080	1		1	\$3,600.00	\$ 3,600.00
187	277621	40478	LOT 4 BLK 19 PS 3222	1		1	\$3,600.00	\$ 3,600.00
188	277539	40479	LOT 1 PS 209386F	1		1	\$3,600.00	\$ 3,600.00
189	277947	40480	LOT 2 PS 209386F	1		1	\$3,600.00	\$ 3,600.00
190	277954	40485	PC 170379	1		1	\$3,600.00	\$ 3,600.00
191	277962	40490	LOT 18 BLK 18 PS 3222	1		1	\$3,600.00	\$ 3,600.00
192	444359	54255	LOT 1 PS 548365B	1		1	\$3,600.00	\$ 3,600.00
193	277970	40492	LOT 8 BLK 18 PS 3222	1		1	\$3,600.00	\$ 3,600.00
194	278038	54287	LOT 2 PS 548365B	1		1	\$3,600.00	\$ 3,600.00
195	277968	40494	LOT 8 BLK 15 PS 3222	1		1	\$3,600.00	\$ 3,600.00
196	277966	40495	LOT 18 BLK 20 PS 3222	1		1	\$3,600.00	\$ 3,600.00
197	278002	40496	LOT 8 BLK 20 PS 3222	1		1	\$3,600.00	\$ 3,600.00
198	278010	40500	LOT 18 BLK 21 PS 3222	1		1	\$3,600.00	\$ 3,600.00
199	278009	40507	LOT 3 PS 113223	1		1	\$3,600.00	\$ 3,600.00
200	278077	40508	LOT 2 PS 113223	1		1	\$3,600.00	\$ 3,600.00
201	278028	55108	LOT 1 PS 543865Y	1		1	\$3,600.00	\$ 3,600.00
202	278005	40509	LOT 1 PS 113223	1		1	\$3,600.00	\$ 3,600.00
203	278028	55109	LOT 2 PS 543865Y	1		1	\$3,600.00	\$ 3,600.00
204	278093	40510	LOT 1 PS 78325	1		1	\$3,600.00	\$ 3,600.00
205	278101	40511	LOT 2 PS 78325	1		1	\$3,600.00	\$ 3,600.00
206	278119	40512	LOT 3 PS 78325	1		1	\$3,600.00	\$ 3,600.00
207	278127	40513	LOT 4 PS 78325	1		1	\$3,600.00	\$ 3,600.00
208	278135	40514	LOT 1 PS 220808N	1		1	\$3,600.00	\$ 3,600.00
209	278150	40517	PC 309542Q	1		1	\$3,600.00	\$ 3,600.00
210	278168	40515	CA 1 SEC 1	1		1	\$3,600.00	\$ 3,600.00
211	366078	83470	LOT 1 PS 821345J	1		1	\$3,600.00	\$ 3,600.00
212	278184	53471	LOT 2 PS 821345J	1		1	\$3,600.00	\$ 3,600.00

WELLINGTON SHIRE COUNCIL

PORT ALBERT STREET CONSTRUCTION SCHEME - APPORTIONMENT OF COST - REVISED MAX LEVY - ACCESS

ALBERTA NO.	PARCEL NO.	TITLE DETAILS	STREET ADDRESS OF PROPERTY	ACCESS BENEFIT	ACCESS BENEFIT FACTOR APPLIED FOR COMM. PROP.	APPORTIONED ACCESS BENEFIT (\$AMB)	FIXED RATE CONTRIBUTION (\$/HE)	SCHEME AMOUNT DUE (\$AMB x FRC)
213	278188	53472 LOT: 3 PS: 521843J	26 South St, PORT ALBERT	1		1	\$1,600.00	\$ 3,600.00
MAIRSVILLE ROAD								
214	278207	40260 LOT: 9 BLK: 1 PS: 3222	2 Taraviva Rd, PORT ALBERT	1		1	\$1,600.00	\$ 3,600.00
215	278208	40260 PC: 366624K	24 Taraviva Rd, PORT ALBERT	1		1	\$1,600.00	\$ 3,600.00
216	278214	53294 LOT: 1 PS: 531976D	26 Taraviva Rd, PORT ALBERT	1		1	\$1,600.00	\$ 3,600.00
217	278258	40545 LOT: 8A BLK: 10 PS: 3222	27 Taraviva Rd, PORT ALBERT	1		1	\$1,600.00	\$ 3,600.00
218	278266	40547 PC: 170138V	29 Taraviva Rd, PORT ALBERT	1		1	\$1,600.00	\$ 3,600.00
219	278280	40551 LOT: 12 BLK: 10 PS: 3222	35 Taraviva Rd, PORT ALBERT	1		1	\$1,600.00	\$ 3,600.00
220	278290	40554 LOT: 14 BLK: 10 PS: 3222	39 Taraviva Rd, PORT ALBERT	1		1	\$1,600.00	\$ 3,600.00
221	278424	40260 PC: 102659W	49 Taraviva Rd, PORT ALBERT	1		1	\$1,600.00	\$ 3,600.00
222	418399	40269 LOT: 1 TP: 663081G	53 Taraviva Rd, PORT ALBERT	1		1	\$1,600.00	\$ 3,600.00
223	278499	40577 LOT: 1 TP: 228291E	73 Taraviva Rd, PORT ALBERT	1		1	\$1,600.00	\$ 3,600.00
224	434465	10020 LOT: 1 PS: 725462Q	52 Taraviva Rd, PORT ALBERT	1		1	\$1,600.00	\$ 3,600.00
225	278713	40819 LOT: 1 PS: 221689	66 Taraviva Rd, PORT ALBERT	1		1	\$1,600.00	\$ 3,600.00
226	371179	48283 PC: 362806V	26 Taraviva Rd, PORT ALBERT	1	Council Land	1	\$1,600.00	\$ -
VICTORIA STREET								
227	278762	50255 LOT: 1 PS: 625659E	1 Vicova St, PORT ALBERT	1		1	\$1,600.00	\$ 3,600.00
228	278804	40002 PTL: 1 BLK: 3 PS: 3222	2 Vicova St, PORT ALBERT	1		1	\$1,600.00	\$ 3,600.00
229	278782	50256 LOT: 2 PS: 625656E	3 Vicova St, PORT ALBERT	1		1	\$1,600.00	\$ 3,600.00
230	278812	40034 LOT: 1 TP: 666625A	4 Vicova St, PORT ALBERT	1		1	\$1,600.00	\$ 3,600.00
231	439384	40875 PC: 361897Y	5 Vicova St, PORT ALBERT	1		1	\$1,600.00	\$ 3,600.00
232	278829	40006 LOT: 1 TP: 93588T	6 Vicova St, PORT ALBERT	1		1	\$1,600.00	\$ 3,600.00
233	278788	59687 LOT: 2 PS: 728222	7 Vicova St, PORT ALBERT	1		1	\$1,600.00	\$ 3,600.00
234	278788	59666 LOT: 1 PS: 728222	8 Vicova St, PORT ALBERT	1		1	\$1,600.00	\$ 3,600.00
235	278828	40538 & 53028 L&L LOT: 2 TP: 879753F	9 Vicova St, PORT ALBERT	1		1	\$1,600.00	\$ 3,600.00
236	278848	40940 LOT: 2 LP: 22863M	10 Vicova St, PORT ALBERT	1		1	\$1,600.00	\$ 3,600.00
237	278853	40941 LOT: 1 PS: 228616	12 Vicova St, PORT ALBERT	1		1	\$1,600.00	\$ 3,600.00
238	278796	40831 LOT: 1 TP: 178206R	13 Vicova St, PORT ALBERT	1		1	\$1,600.00	\$ 3,600.00
239	405154	40864 LOT: 1 TP: 978928Y	15 Vicova St, PORT ALBERT	1		1	\$1,600.00	\$ 3,600.00
240	278861	40942 PTL: 36 BLK: 4 PS: 3222	16 Vicova St, PORT ALBERT	1		1	\$1,600.00	\$ 3,600.00
241	278679	40944 PTL: 36 BLK: 4 PS: 3222	18 Vicova St, PORT ALBERT	1		1	\$1,600.00	\$ 3,600.00
242	381327	48796 LOT: 36 BLK: 4 PS: 3222	20 Vicova St, PORT ALBERT	1	Council Land	1	\$1,600.00	\$ -
WELLINGTON STREET								
243	402037	40501 PC: 362807N	2-4 Wellington St, PORT ALBERT	1		1	\$1,600.00	\$ 3,600.00
244	278444	40771 LOT: 2 BLK: 13 PS: 3222	5 Wellington St, PORT ALBERT	1		1	\$1,600.00	\$ 3,600.00
245	278387	40946 LOT: 11 BLK: 3 PS: 3222	14 Wellington St, PORT ALBERT	1		1	\$1,600.00	\$ 3,600.00
246	278397	40915 LOT: 10 BLK: 3 PS: 3222	16 Wellington St, PORT ALBERT	1		1	\$1,600.00	\$ 3,600.00
247	278585	40504 & 40855 LOT: 6 L&L LOT: 7 BLK: 3 PS: 3222	20 Wellington St, PORT ALBERT	1		1	\$1,600.00	\$ 3,600.00
248	279300	40504 & 51866 LOT: 1 TPSM91C & LOT: 1 TPS127G	24 Wellington St, PORT ALBERT	1		1	\$1,600.00	\$ 3,600.00

WELLINGTON SHIRE COUNCIL
PORT ALBERT STREET CONSTRUCTION SCHEME - APPORTIONMENT OF COST - REVISED MAX LEVY - ACCESS

ASSESS NO.	PARCEL NO.	TITLE DETAILS	STREET ADDRESS OF PROPERTY	ACCESS BENEFIT	ACCESS BENEFIT FACTOR APPLIED FOR COMM. PROP.	APPORTIONED ACCESS BENEFIT (AAB)	FIXED RATE CONTRIBUTION (FRC)	SCHEME AMOUNT DUE (= AAB x FRC)
249	278911	PC: 170460	28 Wellington St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
250	278929	LOT: 1 TP: 850388	32 Wellington St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
WEST BOUNDARY ROAD								
251	276865	LOT: 1 TP: 197614W	24 West Boundary Rd, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
252	276931	PC: 170416	26 West Boundary Rd, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
WHARF STREET								
253	278945	LOT: 1 TP: 848678S	1 Wharf St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
254	378752	LOT: 9 BLK: 2 PS: 3222	19 Wharf St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
WILLIS STREET								
255	391417	LOT: 2 PS: 519252E	7 Willis St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
256	432351	LOT: 2 PS: 519256V	9 Willis St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
WILLIAM STREET								
257	375345	LOT: 12 BLK: 8 PS: 3222	6 William St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
258	386318	LOT: 8 BLK: 11 PS: 3222	3-5 William St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
259	386318	LOT: 7 BLK: 11 PS: 3222	7 William St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
260	386318	LOT: 6 BLK: 11 PS: 3222	9 William St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
261	386318	LOT: 5 BLK: 11 PS: 3222	11 William St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
262	386318	LOT: 4 BLK: 11 PS: 3222	13 William St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
263	386318	LOT: 3 BLK: 11 PS: 3222	15 William St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
264	374330	LOT: 12 BLK: 8 PS: 3222	17 William St, PORT ALBERT	1		1	\$3,600.00	\$ 3,600.00
TOTALS				256		253.5		\$912,600.00
TOTAL ESTIMATED COST OF SCHEME					\$2,800,000.00			
COUNCIL CONTRIBUTION					\$1,887,400.00			
APPORTIONED AMOUNT					\$912,600.00			

ABU FACTOR CALCULATION FOR COMMON PROPERTIES
 Calculation - First property at 100% with 50% for each additional property, total then divided by number of properties

Address	Factor
L 1, 2, 3 / 10 Bay St	0.67
L 1, 2, 3, 4 / 27 Queen Street	0.63

**PORT ALBERT TOWNSHIP STREET CONSTRUCTION SCHEME
SPECIAL CHARGE SCHEME NUMBER 1906**

Determination under Sections 163(2)(a), (2A) and (2B) of the *Local Government Act 1989* – Calculation of Total Amount of Special Charges to be Levied ('Maximum Total Levy')

Introduction

Wellington Shire Council (*Council*) has a legacy of being required to deal with a number of issues associated with sub-standard roads and streets throughout the Shire. A key objective of Council is to renew and improve roads and streets within residential environments with a view to providing proper community infrastructure and improved amenity and liveability, and overall resident satisfaction.

Council has (following a review of its 'Residential Road and Street Construction Plan 2014') adopted the 'Residential Road and Street Construction Plan 2019' (*Plan*). As a strategic policy document, the Plan seeks to provide a sustainable budgetary response to the renewal and improvement of sub-standard roads and streets within residential environments throughout the Shire.

The proposed special charge scheme for the Port Albert Township (to be known as the 'Port Albert Township Street Construction Scheme Number 1906') (*Special Charge or Scheme*) is consistent with, and otherwise supports, the Plan.

This determination is made by Council under and for the purposes of sections 163(2)(a), (2A) and (2B) of the *Local Government Act 1989 (Act)*. It addresses the calculation of the 'benefit ratio' in order to determine the total amount of the special charges that may be levied on those property owners who it is considered will receive a benefit from the proposed works through the imposition of the Special Charge (*Maximum Total Levy*).

The calculation of the Maximum Total Levy requires Council to –

- Calculate the total cost of the works; and
- Calculate the 'benefit ratio' based on reasonable estimates being made of –
 - i. The 'total special benefits' to the properties included in the Scheme (TSB (in));
 - ii. The 'total special benefits' to the properties not included in the Scheme (if any) (TSB (out)); and
 - iii. The 'total community benefits' (if any) to be provided by the Scheme (TCB).

A. Define Purpose

The purpose of the Special Charge Scheme is to defray an expense or to repay (with interest) an advance made to or a debt or loan to be raised by Council in connection with the construction, improvement and drainage of specified streets and roads within the Township of Port Albert (collectively, *Streets*).

The Streets are all located within the Township of Port Albert and are otherwise located in a residential area, and currently consist of partially formed (but unsealed) gravel pavements of approximately and variously between 50 m and 600m in length, with irregular table drains. The streets are primarily main rural-type roads (servicing the Township of Port Albert), with unsealed sections extending for the full length of the Streets. The Streets are managed and maintained by Council.

A formal investigation of the proposed Special Charge Scheme was commenced following ongoing property owner concerns and complaints in relation to Council's maintenance grading regime, which had applied to the Streets. The initial work undertaken by Council in response to these concerns included, the preparation of concept designs and an estimate of costs. Property owners were advised that, if implemented, the Scheme would provide for the construction and sealing of the Streets to a 6.0 m width, with barrier kerbing being proposed at bends in the road, and improved drainage and stormwater management, and other improvements.

The construction and sealing of the Streets will reduce Council's need for ongoing maintenance intervention, while providing, in the context and for the benefit of the of the Township overall, a higher level of service for property owners and occupiers, and the general public. Under Council's Road Management Plan, the Streets are designated as 'Local Access B Roads' and (as required by the Plan) 60% or more of property owners have expressed support for the construction and improvement of the Streets.

Consistent with the Plan, it is considered that the 256 rateable properties (being 264 total properties, less 8 non-rateable properties) which it is proposed will be included in the Scheme (and the general public) will benefit from the proposed works in the following ways –

- Improved amenity and liveability for residents and the local community through quality infrastructure and streetscape;
- Removal of dust and health related issues currently experienced in unsealed streets;
- Improved safety for motorists and pedestrians with modern road and path infrastructure, that is less exposed to rapid degradation;
- Decreased maintenance costs incurred by Council, through reduced demand associated with upkeep of poorly constructed roads, streets, drains and paths;
- Increased community satisfaction via the provision of property infrastructure that meets expectations;
- Improved high density development opportunities in existing urban environments.

Following further investigation of potential methods to facilitate the construction works in the Scheme, a further consideration of survey results and further meetings with property owners (who continue to show support for the Scheme), it has been concluded that a Special Charge Scheme, generally in accordance with and supported by the Plan, is the preferred approach to facilitate the project outcomes.

B. Ensure Coherence

The proposed road and drainage improvement works to be located within the Scheme area will provide a special benefit to the rateable property owners located within the Scheme boundaries, and are otherwise physically connected to the purpose set out in A.

C. Calculate Total Costs

The implementation of the Special Charge is regulated by section 163 of Act. Ministerial Guidelines made pursuant to the Act require Councils to be transparent about how they calculate the 'Maximum Total Levy'.

For this project, the Maximum Total Levy has been calculated in accordance with the Act and the Guidelines. The Maximum Total Levy, and other relevant information, is summarised in the table below.

Total Scheme Cost	\$2,800,000
'Benefit Ratio' Determination	0.79 or 79%
Maximum Total Levy Amount	\$2,212,000
Further Council Contribution	\$1,299,400
Revised Maximum Total Levy Amount	\$912,600

D. Identify Special Beneficiaries

It is considered that all 256 rateable properties in the Scheme (as they are listed in the apportionment spreadsheet) will receive both road- and drainage-related special benefits from the proposed works.

The relevant special benefits which it is considered each property will receive are –

- Reduction in dust;
- Enhancement of the amenity and character of the land and local area;
- Creation of improved riding surfaces for the street;
- Improvement in access and egress from properties;

- Improved road drainage; and
- Improved road safety for motorists and cyclists.

The Scheme area (showing the 256 rateable and chargeable properties and the location of the Streets to be constructed) is shown on the plan below.



E. Determine Properties to Include

For the purposes of calculating the Benefit Ratio, a notional benefit value – to be called a Benefit Unit (BU) – will be used. A BU is a deemed benefit equal to the average benefit for each and every property included in the Scheme. This average benefit is considered to comprise *both* access and amenity benefits.

It is considered that that all of the properties included within the Scheme will receive a benefit from the works to be provided under the Scheme (that is, and being 1 BU for each property), regardless (for the purposes of calculating the Benefit Ratio, but not for the purposes of the final distribution of the Special Charge amongst the Special Charge contributors) of whether or not particular properties have subdivision or other development potential (or, in some cases, further subdivision or development potential). The BU so chosen has been broken up equally into both access benefits and amenity benefits (viz., 0.5 BU for 'improved access' and 0.5 BU for 'improved amenity').

F. Estimate Total Special Benefits

Total Special Benefit Units are defined as follows –

Total Special Benefits = Total Special Benefits _(in) + Total Special Benefits _(out), that is –

$$(TSB = TSB_{(in)} + TSB_{(out)})$$

$TSB_{(in)}$ has been calculated as follows –

Total Special Benefit Units In ($TSB_{(in)}$)	Access (50%)	Amenity (50%)
Total number of Rateable Properties in Scheme receiving Special Benefit and being required to pay the Special Charge (256)	$0.5 \times 256 = 128 \text{ BU}$	$0.5 \times 256 = 128 \text{ BU}$
$TSB_{(in)} =$	256 BU	

There are 8 non-rateable parcels of land in the Scheme (being Council land used for various municipal purposes and a Church). These properties are considered to be receiving a special benefit but are not required to pay the Special Charge.

These properties are referred to as $TSB_{(out)}$ properties.

$TSB_{(out)}$ has been calculated as follows –

Total Special Benefit Units Out (TSB _(out))	Access (50%)	Amenity (50%)
Total number of Non-rateable Properties in Scheme receiving Special Benefit and not being required to pay the Special Charge (8)	0.5 x 8 = 4 BU	0.5 x 8 = 4BU
TSB _(out) =	8 BU	

G. Estimate Total Community Benefit

In addition to establishing the Total Special Benefits for the Scheme, an assessment of any Community Benefit is also required to be undertaken in order to calculate the Maximum Total Levy.

It is considered that the Community Benefit attributable to the proposed Scheme works will be generated from the broader community receiving some benefits, which benefits (in the interest of fairness and equity) Council should be paying for (and not the Special Charge contributors).

The community benefits are considered to be –

- General improvement in township amenity and liveability;
- General improvement in trafficability of roads serving the Township;
- General improvement in drainage and water quality; and
- Reduced ongoing maintenance costs for Council.

Improved township amenity

The sealing of the roads and the other works to be provided will result in an overall improvement in the amenity and liveability of the Township of Port Albert. Whilst this benefit is very difficult to quantify, it is recommended that **10 BU** be allowed for this benefit, which is however considered to be a general (and possibly marginal) benefit in circumstances where it is otherwise considered that most of the benefits of the works will be received by the abutting properties owners and occupiers, and their visitors.

$$\text{TCB}_{\text{township amenity}} = 10$$

Improved trafficability of roads

It is anticipated that there will be some wider community benefit attributable to persons who are not accessing or servicing the properties within the Scheme boundary (but who will nevertheless use the roads for wider access purposes).

Despite this, and on the basis that the roads to be improved only service the movement of local traffic within the Township (and do not in any real sense connect into the wider network

of public roads for which Council is responsible), the benefits attributable to any broader traffic use of the roads is considered marginal, and generally only occurs during holiday periods.

For this reason, officers have not carried out traffic studies. It is otherwise considered reasonable for Council to rely on, and be guided by, its own estimates based on Council's own local knowledge and experience.

On this basis, it is recommended that an allowance be made for what may be some increase in traffic movements and, accordingly, any projected increase in external traffic will account for the Total Community Benefit, and this will result in the calculation of the following 30 BU's for any such traffic by the broader community.

Total Community Benefit Units for any broader traffic use of the road is estimated as follows–

$$TCB_{\text{traffic}} = 30$$

Improved drainage and water quality

Sealing of the roads will result in improved drainage and better water quality: It is recommended therefore that 10 BU be allowed for this benefit, which is however considered to be a marginal benefit.

$$TCB_{\text{drainage}} = 10$$

Reduced ongoing maintenance costs

There will be less ongoing maintenance costs for Council in having to care for and manage sealed roads, rather than unsealed roads: It is recommended therefore that 10 BU be allowed for this benefit, which is considered to be a marginal benefit.

$$TCB_{\text{maintenance}} = 10$$

Therefore,

$$TCB_{\text{total}} = TCB_{\text{township amenity}} + TCB_{\text{traffic}} + TCB_{\text{drainage}} + TCB_{\text{maintenance}} = 10 + 30 + 10 + 10$$

$$TCB_{\text{total}} = 60$$

It is otherwise noted that the Township is serviced by strip shops along Tarraville Road and Wharf Street, there is one petrol station, one Mechanics Institute (Town Hall) which supports various community activities, a museum, a jetty and a boat ramp. Rutter Park is the main park/public recreation reserve in the Township, and it includes a playground and barbeque facilities, and public toilets. There is a walking track along the foreshore, and a sea wall servicing the Township.

I. Calculating the 'Benefit Ratio'

The Benefit Ratio is calculated as follows –

$$\begin{aligned} R &= \frac{\text{TSB}_{(in)}}{\text{TSB}_{(in)} + \text{TSB}_{(out)} + \text{TCB}} \\ &= 256 / (256 + 8 + 60) \\ &= 256 / 324 \end{aligned}$$

Benefit Ratio = 0.79 or 79%

J. Calculating the Maximum Total Levy

The following formula, as set out in the Act, is used to determine the Maximum Total Levy –

$$R \times C = S$$

where –

R is the Benefit Ratio determined by Council;

C is the total Scheme cost; and

S is the Maximum Total Levy

Maximum Total Levy Amount (R x C = S)
0.79 x \$2,800,000 = \$2,212,000

Council may levy up to 79% of total costs, or \$2,212,000

K. Other relevant considerations

Council notes that if it levies the Maximum Total Levy Amount of \$2,212,000 the special charge contributors would be required to pay by way of special charges amounts which exceed the amounts set out in Council's Residential Road and Street Construction Plan 2019¹.

In the exercise of its discretions, and otherwise in accordance with the Plan (and the objectives which the Plan seeks to achieve), Council chooses to allocate a further amount of \$1,299,400 in and towards the cost of the Scheme works, meaning that the Maximum Levy Amount to be charged to the Scheme will be \$912,600 (*Revised Maximum Total Levy Amount*).

The Revised Maximum Total Levy Amount is to be apportioned amongst the property owners within the scheme area in accordance with the method of distribution of the Special Charge to be determined by Council in the declaration of the Special Charge.

¹ Refer to section 6.2 of the Plan by which a fixed rate contribution model of \$3,600 has been proposed and adopted by Council for Small and Coastal Towns () where sealed roads are to be provided.



C5 - REPORT

GENERAL MANAGER COMMUNITY AND CULTURE



D. URGENT BUSINESS



E. FURTHER GALLERY AND CHAT ROOM COMMENTS

Gallery comments are an opportunity for members of the public to raise any particular matter they wish. This allows those in the gallery to speak directly to councillors but is not a forum designed for open discussion or debate. We will listen respectfully to what you have to say and make the commitment that if your query requires a written response, we will advise you that a response will be forthcoming and a copy of that response will be circulated to all Councillors.

This is not a forum for members of the public to lodge complaints against individuals, including councillors and staff, particularly as that individual gets no public right of reply to any matter raised. We take complaints seriously, and in line with the guidance from the Victorian Ombudsman and the local Government Inspectorate, we request that any specific complaint against an individual be put in writing. This way, your concern can be properly dealt with while ensuring fairness to all parties concerned.

If you wish to speak, we remind you that this part of the meeting is being recorded and broadcast on our website. Council's official Minutes will record that you have spoken to Council and the subject you spoke to Council about but will not record specific comments. We ask you to state your name in full, where you are from, and you have three minutes.

CHAT ROOM –

GALLERY COMMENTS –

Meeting declared closed at: pm

The live streaming of this Council meeting will now come to a close.

CONFIDENTIAL ATTACHMENT

The information contained in this document has been designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the General Manager Built and Natural Environment on 10 January 2020 because it relates to the following grounds under Section 89(2) of the Local Government Act 1989: d) contractual matters.



F. CONFIDENTIAL ATTACHMENT/S

**F. CONFIDENTIAL
ATTACHMENT/S**

ITEM F1.1 BOGGY CREEK ROAD SPECIAL CHARGE SCHEME STREET CONSTRUCTION SCHEME



WELLINGTON
SHIRE COUNCIL
The Heart of Gippsland

**ORDINARY COUNCIL MEETING
21 April 2020**

On this day 21st April 2020 in accordance with Section 77 Clause (2)(c) of the *Local Government Act 1989*; I, Chris Hastie, General Manager Built and Natural Environment declare that the information contained in the attached document **Boggy Creek Road Special Charge Scheme Street Construction Scheme** is confidential because it relates to the following grounds under Section 89(2) of the *Local Government Act 1989*:

d) contractual matters

A handwritten signature in blue ink, appearing to be 'Chris Hastie', written over a light blue background.

.....
CHRIS HASTIE, GENERAL MANAGER BUILT AND NATURAL ENVIRONMENT

G. IN CLOSED SESSION

COUNCILLOR

That the meeting be closed to the public pursuant to Section 89(2) of the Local Government Act 1989 to consider:

- a) personnel matters*
- b) the personal hardship of any resident or ratepayer*
- c) industrial matters*
- d) contractual matters*
- e) proposed developments*
- f) legal advice*
- g) matters affecting the security of Council property*
- h) any other matter which the Council or special committee considers would prejudice the Council or any person*

IN CLOSED SESSION

COUNCILLOR

That Council move into open session and ratify the decision made in closed session.