



**WELLINGTON**  
SHIRE COUNCIL

*The Heart of Gippsland*

## **COUNCIL MEETING AGENDA ORDINARY MEETING**

**Meeting to be held at**

**Wellington Centre – Wellington Room**

**Foster Street, Sale and via MS Teams**

**Tuesday 6 August 2024, commencing at 5:00 PM**

**or join Wellington on the Web:  
[www.wellington.vic.gov.au](http://www.wellington.vic.gov.au)**

**ORDINARY MEETING OF COUNCIL  
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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 online webform 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, Councillors and invited online attendees ensure that mobile phones and other electronic devices are turned off or in silent mode for the duration of the meeting.*

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## **MISSION STATEMENT**

*Working together to make a difference. We listen and lead to provide quality services that improve life for all.*

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## **ACKNOWLEDGEMENT OF COUNTRY**

*“Wellington Shire Council acknowledges our offices are located on the traditional lands of the Gunaikurnai nation. We pay our deep respects to their Elders past, present and future and acknowledge their ongoing cultural and spiritual connections to their land and waters.”*

## 1. APOLOGIES

## 2. DECLARATION OF CONFLICT/S OF INTEREST

## 3. CONFIRMATION OF MINUTES OF PREVIOUS COUNCIL MEETING/S

### 3.1. ADOPTION OF MINUTES OF PREVIOUS COUNCIL MEETING

#### **ACTION OFFICER: MANAGER ORGANISATIONAL PERFORMANCE AND GOVERNANCE**

#### **OBJECTIVE**

To adopt the minutes of the Ordinary Council Meeting of Tuesday 16 July 2024.

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

#### **RECOMMENDATION**

*That Council adopt the minutes and resolutions of the Ordinary Council Meeting of Tuesday 16 July 2024.*

#### **CONFLICT OF INTEREST**

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

#### 4. BUSINESS ARISING FROM PREVIOUS MEETINGS

**ACTION OFFICER: CHIEF EXECUTIVE OFFICER**

ITEM	FROM MEETING	COMMENTS	ACTION BY
NIL			

#### 5. ACCEPTANCE OF LATE AND URGENT ITEMS

#### 6. NOTICE/S OF MOTION

#### 7. RECEIVING OF PETITION OR JOINT LETTERS

##### 7.1. OUTSTANDING PETITIONS

**ACTION OFFICER: CHIEF EXECUTIVE OFFICER**

ITEM	FROM MEETING	COMMENTS	ACTION BY
NIL			

#### 8. INVITED ADDRESSES, PRESENTATIONS OR ACKNOWLEDGEMENTS

#### 9. QUESTION/S ON NOTICE

##### 9.1. OUTSTANDING QUESTION/S ON NOTICE

**ACTION OFFICER: CHIEF EXECUTIVE OFFICER**

ITEM	FROM MEETING	COMMENTS	ACTION BY
NIL			

## 10. YOUTH COUNCIL REPORT

### 10.1. YOUTH MAYOR QUARTERLY REPORT AUG 2024

**ACTION OFFICER: YOUTH MAYOR - TAHLIA SCHNEIDER**

#### **RECOMMENDATION**

***That Council receive the Youth Mayor's Quarterly Report.***

Ladies and gentlemen,

I am honoured to present the quarterly report on the vibrant activities and significant contributions made by Wellington Shire Youth Council. Our Youth Councillors have been actively engaging with our community, promoting civic responsibility, and fostering a spirit of inclusivity and collaboration.

Here are some of the highlights from the past few months:

First, our participation in the ANZAC Day ceremonies was a poignant reminder of our collective history and the sacrifices made by our servicemen and women. Five of our dedicated Councillors attended ceremonies in Sale, Heyfield, and Seaspray, representing the youth of Wellington Shire with respect and reverence.

On 1 May, the entire Youth Council came together to take part in the Candlelight Vigil at the Sale Clocktower. It was inspiring to stand with such a large crowd in remembering those lost to family violence but sad to hear the reality of this issue in our area.

We engaged with the community at the Volunteer Expo held at The Wedge. Five of our Councillors shared their experience of volunteering and met with a wide range of other organisations. This was where we first met the amazing therapy dogs from the East Gippsland Dog Obedience group.

One of the major events we were involved in was the Live4Life Launch Day. Two of our Year 8 members attended, and five more of our group helped run games on the lawns of the Gippsland Regional Sports Complex. It was an exhilarating day with over 600 students participating in fun activities like limbo and Giant Jenga. The Therapy Dogs were, once again, a big hit, bringing smiles and comfort to everyone involved.

We collaborated with the Shire's Disability Inclusion Officer and the Sale Headspace office to make the Teen Night at Heyfield Library a sensory friendly fun night. We again introduced young people to the work of therapy dogs, this proved to be a big draw card with people coming from as far away as Golden Beach. Seven of our Youth Councillors took part in this event, ensuring that it was an inclusive and enjoyable experience for all attendees.

At our formal meeting in June, we had an insightful presentation from Better Transmission Gippsland. They explained their preferred delivery method for transmission lines across our shire, and it was an excellent opportunity for us to engage with and understand the infrastructure planning that impacts our community.

The Future Wellington team joined our formal meeting in July, seeking our input on the vision for Wellington in 2050. It was inspiring to discuss and contribute ideas on shaping the future of our region, and we are eager to help spread this message to our peers and families.

Looking ahead to our August meeting we will welcome local police officers. This session aims to address issues facing young people in our region and explore ways to improve relations and tackle negative attitudes towards the police force.

Lastly, we are thrilled to announce the launch of the 2024 Wellington Youth Art Prize – "Down the Rabbit Hole." This initiative is an excellent platform for young artists to showcase their talent. Entries close on 15 September, and we eagerly anticipate the exhibition in the new Young Exhibitors Space at the Gippsland Art Gallery on 11 October.

In conclusion, the Wellington Shire Youth Council has had an incredibly dynamic and productive quarter. Our activities have not only enriched our members but have also positively impacted the wider community. We look forward to continuing our work with enthusiasm and dedication.

## 11. DELEGATES REPORT



## 12. GENERAL MANAGER CORPORATE SERVICES

### 12.1. ASSEMBLY OF COUNCILLORS REPORT

#### **ACTION OFFICER: MANAGER ORGANISATIONAL PERFORMANCE AND GOVERNANCE**

##### **OBJECTIVE**

To report on all assembly of Councillor records received for the period 8 July 2024 to 28 July 2024.

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

#### **RECOMMENDATION**

*That Council note and receive the attached Assembly of Councillor records for the period 8 July 2024 to 28 July 2024.*

##### **BACKGROUND**

Section 80A of the *Local Government Act 1989* required a written record be kept of all assemblies of Councillors, stating the names of all Councillors and Council staff attending, matters considered and any conflict of interest disclosures made by a Councillor. These records were required to be reported at an ordinary meeting of the Council and recorded in the minutes. Under the new *Local Government Act 2020*, this requirement is no longer provided for however, under Council's good governance framework, Council will continue to provide records of assemblies of Councillors to ensure that the community are kept informed of Councillors activity and participation.

Following is a summary of all Assembly of Councillor records received for the period 8 July to 28 July 2024.

##### **ATTACHMENTS**

1. Assembly of Councillors - Council Day 16 July 2024 [**12.1.1** - 2 pages]

##### **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 8 July 2024 to 28 July 2024.

## **CONFLICT OF INTEREST**

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

## **FINANCIAL IMPACT**

This impact has been assessed and there is no effect to consider at this time.

## **COMMUNICATION IMPACT**

This impact has been assessed and there is no effect to consider at this time.

## **LEGISLATIVE IMPACT**

The reporting of written records of assemblies of Councillors to the Council in the prescribed format complied with Section 80A of the *Local Government Act 1989* however, without prescription under the *Local Government Act 2020*, Council will continue to provide these records as part of Council's good governance framework.

## **COUNCIL POLICY IMPACT**

This impact has been assessed and there is no effect to consider at this time.

## **COUNCIL PLAN IMPACT**

This impact has been assessed and while it does not meet a specific Council Plan strategic outcome, it does align with Council's good governance framework.

## **RESOURCES AND STAFF IMPACT**

This impact has been assessed and there is no effect to consider at this time.

## **COMMUNITY IMPACT**

This impact has been assessed and there is no effect to consider at this time.

## **ENVIRONMENTAL IMPACT**

This impact has been assessed and there is no effect to consider at this time.

## **ENGAGEMENT IMPACT**

This impact has been assessed and there is no effect to consider at this time.

## **RISK MANAGEMENT IMPACT**

This impact has been assessed and there is no effect to consider at this time.

## ASSEMBLY OF COUNCILLORS AND OFFICERS IN ATTENDANCE - COUNCIL DAY

COUNCIL WORKSHOPS – 16 JULY 2024			
COUNCILLOR	ATTENDANCE	OFFICERS IN ATTENDANCE	
<b>Cr Ian Bye</b>	YES	<b>David Morcom</b>	Chief Executive Officer
<b>Cr John Tatterson</b>	YES	<b>Arthur Skipitaris</b>	General Manager Organisational Performance and Governance
<b>Cr Carolyn Crossley</b>	YES ( <i>online</i> )	<b>Andrew Pomeroy</b>	General Manager Development
<b>Cr Carmel Ripper</b>	YES	<b>Clem Gillings</b>	General Manager Community and Culture
<b>Cr Gayle Maher</b>	YES	<b>Chris Hastie</b>	General Manager Built and Natural Environment
<b>Cr Garry Stephens</b>	YES		
<b>Cr Jill Wood</b>	YES		
<b>Cr Marcus McKenzie</b>	YES		
<b>Cr Scott Rossetti</b>	YES		
CONFLICTS OF INTEREST NOTED*			
NIL			

\* In accordance with Rule 18.5 of the Wellington Shire Council Governance Rules a Councillor who has a conflict of interest must not participate in discussion of matters that will come before Council for a decision, or if a decision will be made by a member of staff acting under delegation.

WORKSHOP DETAILS – 16 JULY 2024		
ITEM NO.	WORKSHOP TITLE	PRESENTERS
1.1	<b>2024 ELECTION PERIOD</b>	<ul style="list-style-type: none"> <li><i>Carly Bloomfield, Manager Organisational Performance and Governance</i></li> <li><i>Jessica Saunders, Coordinator Governance and Risk</i></li> </ul> <i>Conflicts of Interest: NIL</i>
1.2	<b>2024 COMMUNITY SATISFACTION SURVEY RESULTS</b>	<ul style="list-style-type: none"> <li><i>External - Mark Zuker, Managing Director JWS Research</i></li> </ul> <i>Conflicts of Interest: NIL</i>

## ASSEMBLY OF COUNCILLORS AND OFFICERS IN ATTENDANCE - COUNCIL DAY

WORKSHOP DETAILS – 16 JULY 2024		
ITEM NO.	WORKSHOP TITLE	PRESENTERS
1.3	<b>WELLINGTON GROWTH MANAGEMENT STRATEGY</b>	<ul style="list-style-type: none"> <li>• <i>Josh Clydesdale, Principal Strategic Planner and Major Projects</i></li> <li>• <i>Emily Hobbs, Associate, Partner and Executive Director, SGS Economics and Planning</i></li> <li>• <i>Tom Milverton, Senior Consultant, SGS Economics and Planning</i></li> </ul> <i>Conflicts of Interest: NIL</i>
1.4	<b>ESTABLISH TRUST FOR NATURE COVENANT ON COUNCIL PROPERTY – NEILS ROAD, TARRAVILLE</b>	<ul style="list-style-type: none"> <li>• <i>Justin Gorwell, Coordinator Land and Natural Resources</i></li> <li>• <i>David Harper, Manager Natural Environment and Parks</i></li> </ul> <i>Conflicts of Interest: NIL</i>
1.5	<b>DRAFT ARTS AND CULTURE STRATEGY</b>	<ul style="list-style-type: none"> <li>• <i>Simon Gregg, Director Gippsland Art Gallery, Sale</i></li> </ul> <i>Conflicts of Interest: NIL</i>

## 12.2. PRINT / COPIER PANEL OF SUPPLIERS TENDER

### ACTION OFFICER: CHIEF INFORMATION OFFICER

#### PURPOSE

To seek endorsement for the issuing of contracts to the successful applicants of a collaborative tender between Wellington Shire Council (Lead Council) and East Gippsland Shire Council for the Print and Copier Services Panel of Providers Contract 2024-000023.

#### PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY

#### RECOMMENDATION

***That:***

- 1. Council receive and note this report and all attachments pertaining to this report;***
- 2. Council award Contract No 2024-000023 for the Print and Copier Services Panel of Providers for a three (3) year period to the following:***
  - GB Machines Pty Ltd***
  - KISS Print Solutions Pty Ltd***
  - Lightstorm Imaging Pty Ltd***
  - Thinkex Holdings Pty Ltd***
  - Viatek South East Victoria Pty Ltd***
- 3. Council authorise the Chief Executive Officer to execute such documents as are necessary to give effect to the arrangements of the Print and Copier Services Panel of Providers Contract 2024-000023;***
- 4. Council delegates the power to the Chief Executive Officers for both Councils to exercise the one extension option of two years on the basis that all contractual requirements have been met by the suppliers; and***
- 5. That Council note that the information contained in the confidential attachment and designated confidential under section 3(1) of the Local Government Act 2020 by the General Manager Corporate Services on 15 July 2024 because it relates to the following grounds:***

***(g) private commercial information, being information provided by a business, commercial or financial undertaking that —relates to trade secrets; or - if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage.***

#### BACKGROUND

Wellington Shire Council (Lead procurement Council) and East Gippsland Shire Council have completed an evaluation of the Print and Copier Services Panel of Providers Contract 2024-000023.

The objective of the joint tender with East Gippsland Shire Council is to achieve procurement and service delivery efficiencies across both Councils.

The Print and Copier Services Panel of Providers is a non-mandatory panel arrangement being established for the supply of suitably qualified vendors to support and assist Wellington and East Gippsland Shire Councils in the supply and provision of Print and Copier Services.

The principles that underlie the awarding of the Contract is that, following consideration and evaluation of all tenders, the Contract(s) will be awarded on the basis of the best value for money, the most benefit to the community and the greatest advantage to council.

All submissions were assessed against the weighted criteria:

- Price (40%) – provide best value total cost to the Councils for specified scope and outcomes.
- Service Level Agreement for Maintenance (25%) – capacity to provide printers, servicing at all locations as stated in the contract document.
- Service Level Agreement for Response (25%) – capacity to repair printer faults within accepted timeframes as per the Vendor Requirements section.
- Benefit to Local Community (5%) – supporting local sporting organisations and employment of staff within the shires.
- Environmental Impact and Circular Economy Considerations (5%) – environmental initiatives implemented within your organisation, circular economy considerations i.e. recyclable products, waste management plans.

Submissions were received from five companies for the Print and Copier Services Panel of Providers. Each submission provided sample pricing (or an alternative) for the supply of printer/copiers and the provision of managed print services.

There was a total of five tenderers assessed with three determined to be Conforming to meet all requirements and two assessed to be Alternative due to their low score in supporting local.

The two Alternative submissions provided competitive pricing for the supply of printers within set specifications and the ongoing operational service costs, however both scored low for local content as there was not clear evidence to support this.

All five companies were rated as either fully conforming or partially and are considered to offer the best value for money.

The Evaluation Panel recommends all five tenderers to the panel.

## **ATTACHMENTS**

1. Confidential Header [**12.2.1** - 1 page]
2. CONFIDENTIAL REDACTED - Confidential 2024 000023 Tender Evaluation Report July 2024 Final [**12.2.2** - 4 pages]

## **OPTIONS**

Council has the following options available:

1. Award Contract No 2024-000023 for the Print and Copier Services Panel of Providers for a three year period with one extension option of two years as recommended by the Tender Evaluation Panel (Recommended); or
2. Do Nothing (Not recommended)  
This is not a feasible option given both Councils' photo copier and print fleet is aging and will be a high cost to replace and repair outside of a managed services contract.

## **PROPOSAL**

That Council award Contract No 2024-000023 for the Print and Copier Services Panel of Providers for a three year period with one extension option of two years as recommended by the Tender Evaluation Panel to the following successful tenderers:

- *GB Machines Pty Ltd*
- *KISS Print Solutions Pty Ltd*
- *Lightstorm Imaging Pty Ltd*
- *Thinkex Holdings Pty Ltd*
- *Viatek South East Victoria Pty Ltd*

## **CONFLICT OF INTEREST**

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

## **FINANCIAL IMPACT**

This impact of adopting the Print and Copier Services Panel of Providers is estimated to garner approximately \$60,000 in cost benefit over a 3-year period.

## **COMMUNICATION IMPACT**

This impact has been assessed and there is no effect to consider at this time.

## **LEGISLATIVE IMPACT**

This impact has been assessed and there is no effect to consider at this time.

## **COUNCIL POLICY IMPACT**

This impact has been assessed and there is no effect to consider at this time.

## **COUNCIL PLAN IMPACT**

The Council Plan 2021-25 Theme 4 "Services and Infrastructure" states the following strategic outcome:

**Strategic Outcome 4.2:** *"Services deliver operating efficiencies and best value."*

This report supports the above Council Plan strategic outcome.

## **RESOURCES AND STAFF IMPACT**

This impact has been assessed and there is no effect to consider at this time.

## **COMMUNITY IMPACT**

This impact has been assessed and there is no effect to consider at this time.

**ENVIRONMENTAL IMPACT**

This impact has been assessed and there is no effect to consider at this time.

**ENGAGEMENT IMPACT**

This impact has been assessed and there is no effect to consider at this time.

**RISK MANAGEMENT IMPACT**

This impact has been assessed and there is no effect to consider at this time.





WELLINGTON  
SHIRE COUNCIL

*The Heart of Gippsland*

**ORDINARY COUNCIL MEETING  
06 AUGUST 2024**

I declare that the information contained in the attached document **CONFIDENTIAL 2024-000023 TENDER EVALUATION REPORT JULY 2024 FINAL** relating to **PRINT/COPIER PANEL OF SUPPLIERS TENDER** is confidential because it contains confidential information as defined in section 3(1) of the *Local Government Act 2020*;

***(g) private commercial information, being information provided by a business, commercial or financial undertaking that - relates to trade secrets; or - if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage***

.....  
**ARTHUR SKIPITARIS**  
General Manager Corporate Services  
15/07/2024

## 13. GENERAL MANAGER DEVELOPMENT

### 13.1. WELLINGTON GROWTH MANAGEMENT STRATEGY

#### ACTION OFFICER: GENERAL MANAGER DEVELOPMENT

#### PURPOSE

To adopt the Wellington Growth Management Strategy.

#### PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY

#### RECOMMENDATION

*That Council adopt the final Wellington Growth Management Strategy dated 12 July 2024, as attached.*

#### BACKGROUND

The 2021-2025 Council Plan identifies the need to prepare a Shire wide growth strategy to support economic and population growth. Accordingly, SGS Economics and Planning Pty Ltd were appointed to prepare the Wellington Growth Management Strategy ('Strategy').

The purpose of the Strategy is to develop a Shire wide land use planning framework to direct and manage future urban growth, with a focus on the role and growth potential of the six main urban centres (Sale/Wurruk/Longford, Maffra, Stratford, Heyfield, Rosedale and Yarram).

A key secondary purpose of the Strategy is to identify priority economic development opportunities to support job creation and investment across the municipality.

A copy of the draft Strategy (and supporting Background Report) recently released for community and stakeholder consultation can be accessed via Council's website: <https://www.wellington.vic.gov.au/planning-projects/wellington-growth-management-strategy>.

The following key observations are made about the Strategy:

- Land supply and demand estimates are indicative, not absolute, given the many variables (e.g. future development levels may alter, for example, due to new industry such as offshore wind development or changed economic conditions).
- The Strategy highlights the importance of currently identified planned residential growth areas (which comprise approximately two thirds of future residential capacity across the Shire).
- Stratford requires a Structure Plan to ensure it can meet future residential land needs (this already forms part of the planned 2024/2025 strategic planning work program).
- Provision of a greater diversity and density of housing is encouraged as part of the future housing mix, particularly in centrally located township areas with good access to physical and social infrastructure.

- Defence, agriculture, renewable energy and the visitor economy sectors should be priority focus areas to support future jobs and population growth, along with supporting the existing business base.

The Strategy 'as a whole' aims to provide Council, relevant agencies/stakeholders, investors and the community with longer term strategic direction and guidance to support the urban and economic growth of the municipality.

Following consultation (see Engagement Impact below), final updates have been made to the Strategy. Refer to the attached "Wellington Growth Management Strategy" dated 12 July 2024 for the final Strategy recommended for Council adoption.

Implementation of the Strategy via a future Planning Scheme Amendment (PSA) process will be subject to a separate (later) Council report. A future PSA will focus on updating policy content in the Wellington Planning Scheme to reflect the preferred strategic directions identified in the Strategy.

## **ATTACHMENTS**

1. Wellington Growth Management Strategy [13.1.1 - 62 pages]
2. Submission Summary and Response - Wellington Growth Management Strategy [13.1.2 - 7 pages]

## **OPTIONS**

Council has the following options available:

1. To adopt the final Wellington Growth Management Strategy dated 12 July 2024.
2. To not adopt the final Wellington Growth Management Strategy dated 12 July 2024 and seek further information or changes for consideration at a future Council meeting.

## **PROPOSAL**

That Council adopt the final Wellington Growth Management Strategy dated 12 July 2024.

## **CONFLICT OF INTEREST**

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

## **FINANCIAL IMPACT**

This impact has been assessed and there is no effect to consider at this time.

## **COMMUNICATION IMPACT**

The final Strategy will be made available on Council's website, with details of the Strategy development process and consultation undertaken outlined under Engagement Impact below.

## **LEGISLATIVE IMPACT**

This impact has been assessed and there is no effect to consider at this time.

## **COUNCIL POLICY IMPACT**

The Strategy has been prepared within the context of current Council Policy (e.g. the Community Engagement Policy) and State and local planning policy contained within the Wellington Planning Scheme.

## **COUNCIL PLAN IMPACT**

The Council Plan 2021-25 Theme 2 “Economy and Sustainable Growth” states the following strategic outcomes:

**Strategic Outcome 2.1:** *"A diverse economy that creates jobs and opportunities."*

**Strategic Outcome 2.3:** *"An increase in variety of housing choice to support equitable access to housing."*

**Strategic Outcome 2.4:** *"Infrastructure investment is targeted to maximise jobs and housing growth."*

The Council Plan 2021-25 Theme 3 “Liveability and Wellbeing” states the following strategic outcome:

**Strategic Outcome 3.1:** *"An inclusive, diverse, and resilient community."*

The Council Plan 2021-25 Theme 4 “Services and Infrastructure” states the following strategic outcome:

**Strategic Outcome 4.3:** *"Well planned and sustainable towns, facilities, and infrastructure that service community need."*

This report supports the above Council Plan strategic outcomes.

## **RESOURCES AND STAFF IMPACT**

This impact has been assessed and there is no effect to consider at this time.

## **COMMUNITY IMPACT**

The Strategy provides a framework to support the future urban and economic growth of the municipality and aims to ensure that future community needs are met through well planned development in appropriately serviced locations.

## **ENVIRONMENTAL IMPACT**

Environmental constraints have been considered (at a broad level) in the Strategy, with specific impacts to be considered in more detail through future planning assessment processes (e.g. when preparing development plans and assessing planning permit applications).

## **ENGAGEMENT IMPACT**

Following a Councillor workshop held on 7 May 2024, the draft Strategy was released for community and stakeholder feedback between 22 May 2024 and 21 June 2024. The draft Strategy was released in the following ways:

- Your Wellington Your Say website publication: <https://your.wellington.vic.gov.au>
- Council website publication: <https://www.wellington.vic.gov.au/planning-projects/wellington-growth-management-strategy>
- The Wellington Edit
- The Gippsland Times on Tuesday 4 June 2024 - Details of public release of the Strategy were published.
- Direct email distribution to relevant Government agencies and authorities (e.g. Country Fire Authority, Environment Protection Authority, Department of Transport and Planning, Service authorities, Department of Defence, Southern Rural Water etc).
- Direct email distribution to township traders/progress/community associations.
- Direct email distribution to key stakeholders engaged via an earlier online workshop while preparing the Strategy, including Gunaikurnai Land and Waters Aboriginal Corporation, offshore wind companies and key employers.
- Direct email distribution to local planning consultants, land developers and real estate agents.
- Hard copy display of draft Strategy at all library branches (and outreach libraries)
- Internal officer feedback from relevant Council business units.

There were 13 submissions received (comprising ten community submissions and three authority submissions) which had been previously provided to Councillors as part of the 16 July 2024 Council workshop. Refer to the attached "Submission Summary and Response – Wellington Growth Management Strategy" for a summary of submissions and responses to each submission.

Following consideration of submissions, several updates have been made to the Strategy as outlined in the attached submission summary and response document. The final Strategy dated 12 July 2024 is now recommended for Council adoption.

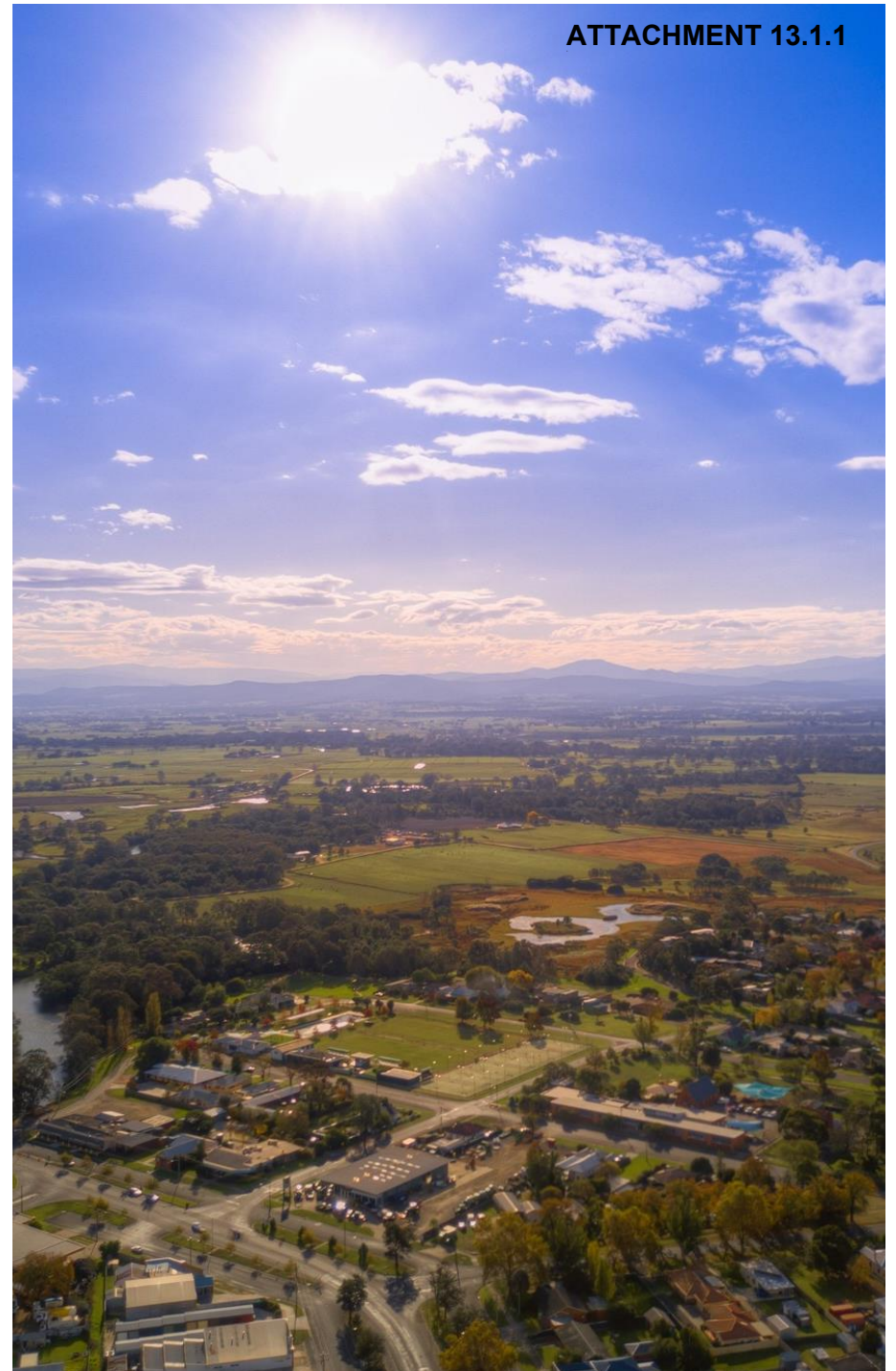
## **RISK MANAGEMENT IMPACT**

This impact has been assessed and there is no effect to consider at this time.

# Wellington Shire Growth Management Strategy

FINAL

12/07/2024





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This report has been prepared for Wellington Shire Council. SGS Economics and Planning has taken all due care in the preparation of this report. However, SGS and its associated consultants are not liable to any person or entity for any damage or loss that has occurred, or may occur, in relation to that person or entity taking or not taking action in respect of any representation, statement, opinion or advice referred to herein.

SGS Economics and Planning Pty Ltd  
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[www.sgsep.com.au](http://www.sgsep.com.au)

Offices in Canberra, Hobart, Melbourne, and Sydney, on Ngunnawal, muwinina, Wurundjeri, and Gadigal Country.

## Acknowledgement

Wellington Shire Council acknowledges the Gunaikurnai as the First Peoples and Traditional Custodians of Wellington Shire. We pay our respect to their Elders, past, present and emerging.



## Abbreviations

Abbreviation	Meaning
ABS	Australian Bureau of Statistics
BLUC	Broad Land Use Category
BMO	Bushfire Management Overlay
CFA	Country Fire Authority
FAR	Floor Area Ratio
GMS	Growth Management Strategy
GRZ	General Residential Zone
INZ	Industrial Zone
LDRZ	Low Density Residential Zone
LGA	Local Government Area
MPS	Municipal Planning Strategy
PPF	Planning Policy Framework
RLZ	Rural Living Zone
RDV	Regional Development Victoria
SLO	Significant Landscape Overlay
SUZ	Special Use Zone
TZ	Township Zone

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# 1. Introduction

The Wellington Shire Growth Management Strategy provides an integrated plan for guiding future population and employment growth and change across the Shire to 2041.

## 1.1 Project context and purpose

Wellington Shire's population is growing, and its demographic profile is shifting. Change is inevitable, but as far as possible change should be anticipated and managed to ensure the ongoing health and prosperity of our communities. This includes having a clear plan for where people will live, where they will access services, and how the local economy will prosper.

The Growth Management Strategy (GMS) provides a Shire-wide land use planning framework to direct and manage future growth, with a focus on the role and growth potential of the municipality's six main urban centres identified in the Gippsland Regional Growth Plan: Sale/Wurruk/Longford, Maffra, Stratford, Heyfield, Rosedale and Yarram.

The purpose of the GMS is to:

- Document forecasts for population, housing, and employment to 2041.
- Guide the location of future housing and employment growth across the municipality by establishing a clear hierarchy of

towns and settlements, thereby building on existing Victorian Government policy directions.

- Ensure sufficient and appropriately zoned urban land is available to accommodate projected growth.
- Ensure future development occurs in a staged and orderly manner to maximise investment in infrastructure and services.
- Enable change that responds to the valued built form qualities that distinguish each of the municipality's settlements.
- Protect areas of environmental significance and sensitivity and identify areas subject to natural hazards not appropriate for development.
- Identify potential economic development opportunities and their respective land use implications.

## 1.2 Project process

Development of the GMS is a significant undertaking for the Shire and is being prepared over several stages.

**Stage 1** commencing in June 2023, involved a comprehensive review of background materials, data analysis and targeted stakeholder engagement. This culminated in the preparation of a *Technical Background Report*.

**Stage 2** involved preparation of this draft Strategy. The draft sets out policy priorities and recommendations for residential and employment development across the Shire to 2041.

**Stage 3** (the current stage) relates to the release of the Draft GMS for feedback from the community. Feedback received on the draft GMS will inform updates and refinements of the Strategy and

underpinning technical analysis, culminating the release of the Final GMS (Stage 6).

Once completed, the GMS will be implemented into the Wellington Planning Scheme via a planning scheme amendment process. The amendment process involves a formal exhibition period, providing an additional opportunity for community and stakeholder feedback.

Further information on the implementation process can be found in Section 8.

FIGURE 1: PROCESS FOR PREPARING THE GMS



### 1.3 Strategy structure

The GMS is set out in the following chapters:

- **Section 2:** Presents a profile of population, housing and employment in Wellington Shire.
- **Section 3:** Sets out the broader context for planning for housing and employment, including key drivers of change and state and regional land use planning policy.
- **Section 4:** Outlines the local context for land use planning in the Shire, covering local plans and strategies, cultural, built form and natural features, and infrastructure networks.
- **Section 5:** Presents forecasts for population and housing to 2041, and land use changes required to support expected growth.
- **Section 6:** Presents forecasts for jobs and employment floorspace to 2041, and land use changes required to support expected growth.
- **Section 7:** Sets out the vision, strategic directions, objectives and actions required to guide the sustainable growth of the Shire to 2041.
- **Section 8:** Presents a consolidated implementation plan to realise the objectives and strategies of the GMS.

## 2. Profile of Wellington Shire in 2023

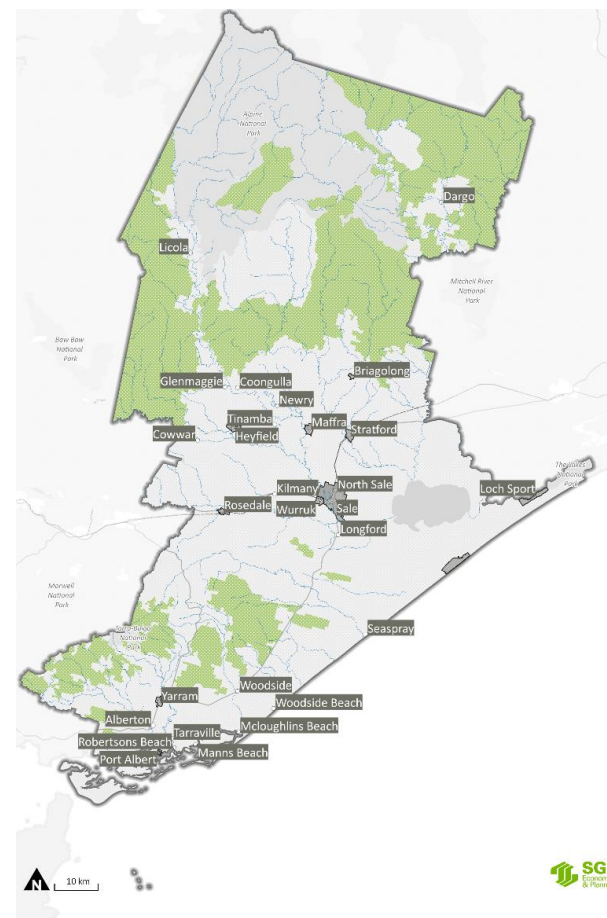
The Wellington Shire municipality has an area of nearly 11,000 square kilometres and is located approximately 200 kilometres east of Melbourne. It is situated in Central Gippsland, between the Latrobe Valley and East Gippsland.

The majority of Wellington's population resides in and around the six main urban centres of Sale, Maffra, Rosedale, Yarram, Stratford and Heyfield (Figure 2). The remaining townships fulfil a service role to the rural areas across Wellington as well as being centres of commerce, industry and employment. The Ninety Mile Beach coastal area includes several settlements stretching from Loch Sport to Port Albert.

Wellington features a mix of unspoilt coastal, lake and mountain areas, together with some of the richest agricultural land and oldest urban settlements in the state. Wellington has a variety of ecosystems from the Great Dividing Range and Dargo High Plains to the Gippsland Lakes system, wetlands and the Ninety Mile Beach coastal areas. The Alpine National Park is a key natural feature of the Great Dividing Range and Wellington's wetlands are recognised under the Ramsar Convention on Wetlands of International Importance.

Wellington is at risk from bushfire, flooding, potential changes in climatic conditions and land degradation issues including salinity and erosion.

FIGURE 2: WELLINGTON SHIRE LGA



Source: SGS Economics & Planning, 2023.

## 3. The broader context

Land use planning in Wellington Shire is influenced by broader population and economic trends, and Victorian Government policy.

### 3.1 Drivers of change

#### Ageing population



Australia's population is ageing, and the proportion of people aged over 65 is increasing. In Wellington, the median age is 44, which is high compared to the Victorian average of 38.

#### Housing affordability



Housing affordability is recognised as a state-wide issue that requires increasing choice in housing type and tenure, to support diverse communities. Wellington Shire Council recognises issues of housing availability and affordability within Wellington.

#### Remote working



In recent years, there has been a trend towards remote working, which has attracted new residents to Wellington, either part-time or full-time. The COVID-19 pandemic accelerated remote working trends, particularly for professionals and those in some service sectors.

#### Population growth



The COVID-19 pandemic stalled Australia's population growth and impacted population movement. Capital cities saw a downturn in population while regional areas continued to grow. In 2018-2019, 9,900 people moved to Regional Victoria, which increased to 15,200 in 2020-21.

#### Short term accommodation



There is a growing tension between short-term and long-term accommodation, where an increasing number of homes are leased for short-term rental accommodation on platforms such as Airbnb. The increase in the cost of residential accommodation particularly impacts key workers and seasonal employment.



### Climate change



Climate change is one of humanity's greatest challenges. Globally, temperatures are rising, and extreme weather events are becoming more frequent and severe. Climate change will result in increased fire danger, increased number of extreme heat days, long term drought, increased energy access variability, and increased incidence/s of flooding.

### Economic shifts



Global economic trends are driving shifts in the structure of the national and state economies. In particular, the economy is continuing to move towards creative and population-led sectors and away from traditional industries, such as manufacturing. The new energy transition will also have significant economic impacts in Wellington Shire.

### Sustainable development



Sustainable Development is about ensuring that development does not unnecessarily diminish resources, is able to be efficiently serviced, and promotes socially, economically, and environmentally friendly lifestyles.

## 3.2 Policy overview

State and regional planning policy sets the direction for local government to prepare plans at the local level. In Wellington Shire this includes:

- **The *Planning and Environment Act 1987*** directs that Council, as the planning authority for Wellington Shire, prepares the **Wellington Planning Scheme** in accordance with the State and regional directions set out in the ***Victoria Planning Provisions***. This includes the ***Planning Policy Framework (PPF)*** that outlines State and regional strategy and policy directions for land use planning, as well as zones, overlays and provisions that can be applied to land. Key objectives of the PPF include:
  - Ensuring sufficient supply of residential and employment land.
  - Promoting urban consolidation and efficient use of infrastructure.
  - Protecting and enhancing biodiversity.
  - Protecting human life from natural hazards, responding to climate change, and preserving natural resources.
- ***Planning Practice Notes 90: Planning for housing*** and ***91: Applying the residential zones*** provides guidance about how to plan for housing growth and protect neighbourhood character to ensure a balanced approach to managing residential development in planning schemes, as well as how to appropriately apply the suite of residential zones to support desired outcomes.
- ***Plan Melbourne 2017-2050*** supports housing and economic growth, social and economic participation and creation of strong, healthy communities in regional and rural areas of

Victoria. The plan promotes diversification of local economies, and new development that respects local character while balancing protection of productive land, economic resources and biodiversity assets that are critical to the state's economic and environmental sustainability.

- The **Gippsland Regional Growth Plan** is one of eight growth plans developed to provide direction for land use and development across regional Victoria. The Regional Growth Plan addresses a wide range of challenges by recognising Gippsland's assets of regional significance and putting an integrated planning framework in place to direct and manage sustainable growth across the region.

Sale is identified as one of the five regional centres in the Regional Growth Plan to accommodate population growth and expand employment and service functions for dispersed and remote communities. Maffra (designated as a town) and Stratford (designated as a small town) to the north of Sale are projected to support the region's growth but will continue to require access to higher order services in Sale. It notes that most of these settlements need to be cognisant of flooding risks.

- In September 2023, the Victorian Government released **Victoria's Housing Statement** which acknowledges the challenges faced in the housing market, particularly with regard to housing affordability. The Statement makes a series of recommendations aimed at increasing the supply of housing across Victoria, with recommendations relevant to Wellington Shire summarised as follows:
  - Good decisions made faster. Reforms to the planning system to streamline the planning process for large residential development proposals.

- Cheaper housing, closer to where you work. Delivering more housing in established residential areas, including a proposal to construct 425,600 new homes in regional Victoria.
- Protecting renters' rights. Providing greater certainty for renters and closing loopholes that increase the cost of living for renters.
- More social housing. A regional housing fund to deliver 1,300 new homes across Victoria.
- A long term housing plan. Updating Plan Melbourne and expanding the Plan to cover the whole of Victoria.

## 4. Local Context

Accommodating growth in Wellington requires consideration of the unique natural and cultural features of the Shire including environmental values, landscape character, natural hazards, heritage, neighbourhood character and transport accessibility.

### 4.1 Local plans and strategies

Local plans and strategies have been reviewed to understand key elements of Wellington Shire's local economy, township roles and other key planning directions that are relevant to planning for urban land in the Shire, include:

- Wellington Council Plan 2021-2025
- Wellington Shire Residential Stocktake & Facilitation Strategy (2021)
- West Sale and Wurruk Industrial Land Supply Strategy (2018)
- Yarram, Maffra and Stratford Industrial Land Strategy (2011)
- Sale CBD Precinct Plan (2010)
- West Sale Airport Master Plan Update (2017)

### 4.2 Aboriginal cultural heritage

The Gunaikurnai People are the traditional owners of the land that is now Wellington Shire, and the *Gunaikurnai Land and Waters*

*Aboriginal Corporation (GLaWAC)* are the Registered Aboriginal Party within the Shire.

The *GLaWAC Whole of Country Plan* notes that there exists extensive cultural heritage on Country, including art sites, rock art, natural resources, flora and fauna, birthing trees, scar trees, burial sites, waterholes, our rivers and waterways and post colonisation massacre sites and missions. The plan also acknowledges that significant amounts of cultural heritage has been damaged, destroyed, removed or lost. Detailed cultural mapping is required to identify and protect cultural heritage sites.

Areas of 'cultural heritage sensitivity' include registered Aboriginal cultural heritage places, as well as landforms and land categories that are generally regarded as more likely to contain Aboriginal cultural heritage. These include land within 200 metres of named waterways and land within 50 metres of registered Aboriginal cultural heritage places.

### 4.3 Built form and character

It is important to study and understand the existing built form character in Wellington, as this helps in forming an understanding of the challenges and opportunities with regards to managing changes in the physical environment over the long term. It is important to have a point of reference for the feel of a place, influenced by its buildings and street networks, to ensure that new development in Wellington compliments and reflects local values and features.

There are several areas in Wellington, particularly in larger townships such as Sale, where the built form has already evolved to include infill development. There are also several greenfield precincts with new housing developments.

When moving towards a greater mix of housing forms and new opportunities for employment, character will inevitably change. Therefore, it is important that new development provides a positive contribution and reflects the valued features of the area.

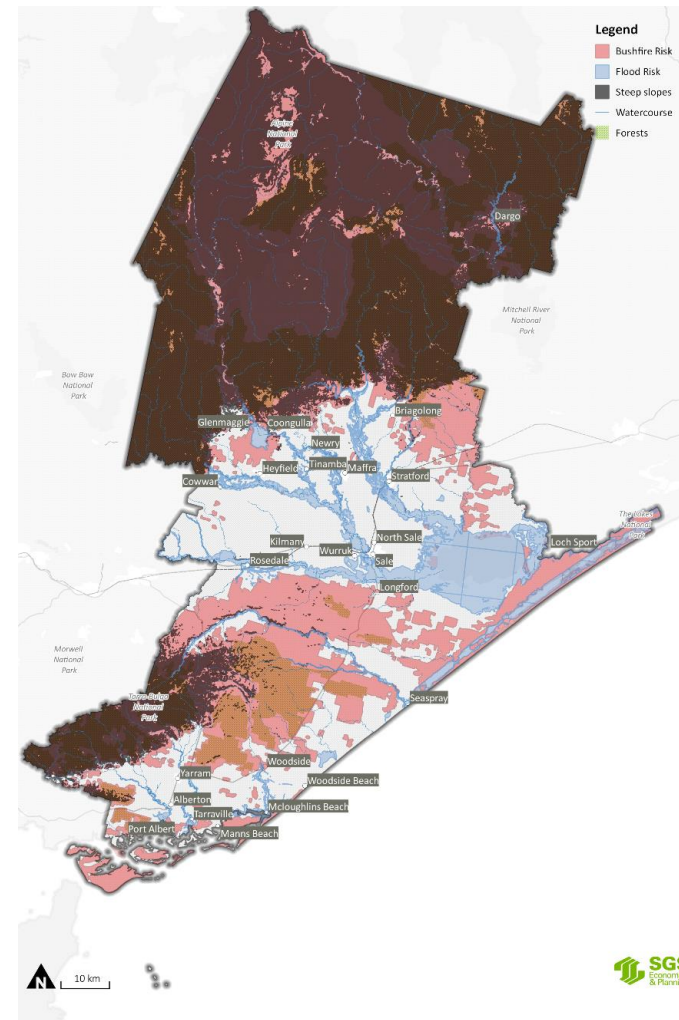
#### 4.4 Natural hazards

The impacts of climate change pose a significant threat to the health, wellbeing, and liveability of our natural environment, people, and communities. Wellington is at risk from bushfire, flooding, changes in climatic conditions and land degradation issues including salinity and erosion.

Many parts of Wellington, adjacent to coastal areas and along river systems, are low lying and prone to flood risk and risks from rising sea levels and coastal processes. Areas around the Gippsland Lakes are particularly prone to flooding.

The topography of Wellington varies greatly with many areas considered to be very steep as the Shire extends into the high country. Excessive slopes make the provision of infrastructure and construction of buildings prohibitively expensive or unfeasible. Where the slopes coincide with unstable soils, development can be unsafe due to landslip and erosion. Development on steep slopes can also impact landscape values.

FIGURE 3: NATURAL HAZARDS IN WELLINGTON SHIRE



#### 4.5 Transport

Wellington's key transport routes include the Princes Highway, South Gippsland Highway and the Bairnsdale-Melbourne rail corridor.

Bus services in the Shire's smaller townships are limited or non-existent, hindering accessibility for residents who rely on access to major townships in the region for a range of higher order services, education and employment. Private vehicles are predominately used for travel to these key destinations.

Limited public transport services and reliance on key routes result in restricted accessibility for many members of the community who don't drive.

Planning for new development must also consider providing for and promoting sustainable and active transport modes in accordance with the Victorian Government's *Movement and Place Framework* and have regard for key state policy directions such as the '20-minute neighbourhood' concept, to ensure people can access a wide range of everyday needs by a wide range of transport modes, beyond cars.

#### 4.6 Physical infrastructure

The consideration of existing infrastructure networks in the growth of Wellington is critical for assessing appropriate locations for future housing and commercial/industrial land development, especially the critical water and sewerage networks.

Gippsland Water (GW) and South Gippsland Water (SGW) have been engaged in this project to inform the networks capacity, helping guide where growth can be accommodated and where future infrastructure investment is being prioritised. Drainage is also a

critical issue to resolve and is often a cost impediment to the viability of greenfield residential subdivision.

Council has previously adopted a forward funding of infrastructure policy to assist in addressing physical infrastructure challenges and costs, particularly during the initial stages of greenfield residential subdivision. It is hoped that such an approach will assist in activating key residential growth areas across the main towns in the municipality.

#### 4.7 Community infrastructure

Community infrastructure is an infrastructure framework of physical facilities needed to support and sustain a community of people to live and work. Community infrastructure can be provided by government, organisations, and the private sector. Planning for community infrastructure in a regional Council area is especially important due to the isolation and long distances people might otherwise have to travel to access essential services.

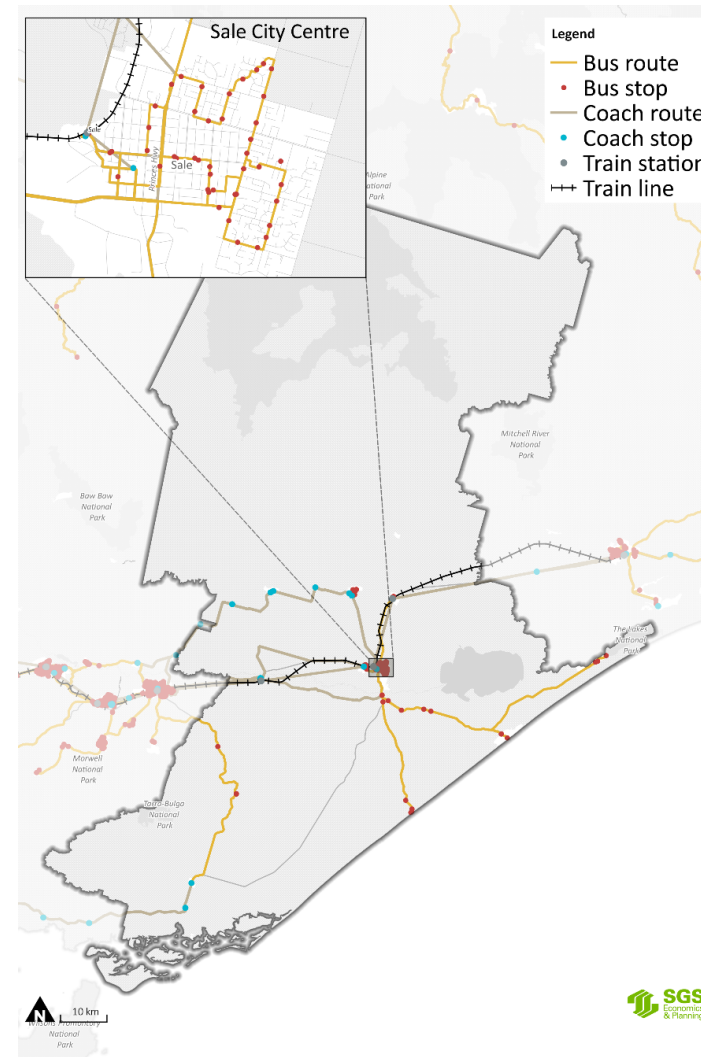
Given the broad geographic nature of Wellington with a network of settlements across the Shire and a relatively low population base, locating key community infrastructure services in regional centres and large settlements helps to make these services and facilities accessible to the wider community. The accessibility of these services can be boosted through appropriate connections and public transport links.

Most large settlements in Wellington benefit from higher order services such as schools, health services and sporting facilities.

Many coastal towns within Wellington face unique pressures from seasonal population flows as the towns serve as popular holiday destinations, especially during the summer months. Seasonal

fluctuations in population can create challenges for local government where the local rate base is relatively small, while infrastructure and service demand of part time and peak populations is high.

FIGURE 4: TRANSPORT NETWORK IN WELLINGTON SHIRE



## 5. Future housing

The population of Wellington Shire is projected to continue to grow as we approach 2041. Accordingly, more housing will be needed to accommodate this growth.

### 5.1 Forecast population

Wellington Shire is forecast to grow to 57,184 people by 2041. This suggests an increase of around 10,587 people in the 18 years from 2023 at an average annual growth rate (AAGR) of 1.1%. This is slightly higher than recent annual average growth rates, with 2011-2021 seeing an AAGR of 0.8% and 2016-2021 seeing an AAGR of 0.9%. The population forecast was developed by *id. Consulting* in collaboration with Council and represents a situation in which recent, higher than historical trends in population growth are projected to continue. It is an optimistic growth scenario, with annual rates of growth higher than the State Government's official *Victoria in Future 23* forecasts to 2036. A comparison of historical growth rates, and forecasts prepared by *id. Consulting* and State Government forecasts are shown in Table 1.

On average, the Shire's population has grown at a rate of 0.5 per cent per year over the last 20 years. Before the onset of the COVID-19 pandemic there was an uptick in the rate of population growth (to around 0.8 per cent). However, growth peaked at 1 per cent during the start of the pandemic, before tapering to 0.7 per cent by

2022. While long running trends were disrupted from the migration effects of the pandemic, data indicates that trends are settling back to pre-pandemic growth trends<sup>1</sup>.

**TABLE 1: POPULATION GROWTH RATE COMPARISON**

	Average per year	AAGR
2011-2016	+292 people	0.7%
2016-2021	+384 people	0.9%
2011-2021	+338 people	0.8%
2021-2041	+588 people	1.1%

Source: ABS Estimated Residential Population, 2023 and *id. Consulting* Population Forecast.

As the population grows, the proportion of older adults (aged 65+) is expected to increase at an annual growth rate of above 2 per cent, much higher than the growth rate for younger age groups (below 1 per cent), reflecting a national trend also occurring in the Shire. The growth in the proportion of older adults has implications for the need for increased housing diversity to offer downsizing and assisted living opportunities.

### 5.2 Forecast housing need

Demand for housing in Wellington is predominantly driven by population growth, as well as:

- Shifts in the average family and household sizes associated with population ageing and broader demographic trends.

<sup>1</sup> Australian Government Centre for Population, *2023 Population Statement*, 2023 p.23.

- To some degree, the purchasing of homes in coastal and other areas for investment purposes (for example, for short stay accommodation), and leisure reasons (for example, for holiday homes).

Taken together, these trends are expected to result in the need for an additional 5,877 houses across the Shire to 2041, with much of the demand for housing expected to be concentrated within Wellington Shire’s six main towns.

### 5.3 Existing capacity for housing

An assessment has been undertaken to determine the extent to which forecast demand for dwellings can be accommodated within existing residentially zoned areas (housing capacity).

Housing capacity is an estimate of the quantum of housing that could be accommodated within an area. It is based on existing planning controls, recent housing supply trends and planned future land-release precincts. It is a theoretical assessment of the maximum number of dwellings that could be developed. It follows from a high-level analysis and is intended to be indicative rather than absolute.

The housing capacity analysis takes into consideration:

- Other land uses including schools, major education facilities, retirement villages, hospitals, major medical centres, gardens, parks, sports grounds, power-sub stations and community centres.
- Multi-unit development and already subdivided areas.
- Recent development.
- Irregular block sizes and manual checks.

- Areas subject to natural hazards (bushfire, flooding, land slip).

Table 2 shows the capacity in both existing and planned residential zoned areas. Planned growth areas are areas that have been identified for future residential use through adopted Planning Scheme Strategy Plans, development plans, strategies and policies that identify expected future yields for the respective areas. Roughly one third of the share of capacity is in existing residential zoned areas while two thirds is within planned growth areas.

Within the current existing residential zoned land there is capacity for 3,571 dwellings. In planned growth areas there is capacity for 7,217, bringing the estimated total capacity to 10,968 dwellings.

**TABLE 2: DWELLING CAPACITY IN EXISTING RESIDENTIAL AREAS AND PLANNED OR IDENTIFIED GROWTH AREAS**

Existing residential vs future residential	Number of dwellings (#)	Per cent of total capacity (%)
Existing Residential	3,751	34%
Planned growth areas	7,217	66%
<b>Total</b>	<b>10,968</b>	<b>100%</b>

Source: SGS Economics & Planning, 2023

#### Housing demand versus capacity

Housing capacity results can be compared with housing demand results to determine the years of supply at both an LGA level and a sub-market level. It is a state government requirement that local governments plan for at least 15 years housing supply at an LGA level. However, housing markets operate at a smaller level and are more nuanced than LGA-level analysis. Analysis of housing demand and capacity at a township level allows for a deeper understanding



of localised housing needs and trends, ensuring efficient resource allocation and development strategies tailored to each town as well as providing a municipal wide view.

The assessment of expected future demand and the current capacity in each town is shown in Table 3. This assessment includes the capacity of both current residential zoned areas and identified growth areas which in many cases still require rezoning and hence are not currently available for development. In some instances, the activation of currently identified growth areas may become problematic (e.g. due to servicing viability or mitigating natural hazards), and hence alternative township growth areas may need to be identified through more detailed future township level strategic planning work to ensure that adequate residential land is available.

Further, the assessment is based on dwelling demand observed between 2016-2021 and assumes past uptake rates of dwellings in each town will be maintained, which is not likely to be the case (e.g. higher rates of dwelling demand may be observed in towns such as Yarram due to renewable energy demand, thereby reducing the number of years of supply). The data in Table 3 is therefore indicative only.

The assessment shows that:

- There is ample future supply (following rezoning) estimated across the LGA, totalling 5,091 dwellings, equivalent to 34 years of supply at recently observed development rates.
- The greatest share of future housing demand (2,065 dwellings) is expected in Sale/Wurruk/Longford, where there is an estimated 34 years of supply (mostly in planned growth areas not yet zoned).

- There is a shortfall in Stratford of -887 dwellings or 2 years of supply as no areas are currently identified in the Planning Scheme for future residential expansion.
- There is a shortfall of -308 dwellings or 11 years of supply in 'Other inland settlements' (as set out in the settlement Hierarchy). These townships are in some cases highly constrained for future development due to servicing or environmental constraints. Larger settlements with potential for growth will need to accommodate this overflow of demand to support safe and sustainable patterns of growth.
- While there is ample future supply at the LGA level, there is a significant forecast shortfall in Stratford. Stratford is recognised as a large settlement supported for future population growth. Future growth areas will need to be identified in Stratford to help accommodate growth.
- Excluding identified growth areas there is an estimated supply of 11 years of supply across the LGA. It is therefore critical that the planned growth areas are released for residential development to achieve sufficient capacity (+15 years).**

**TABLE 3: HOUSING DEMAND VERSUS CAPACITY BY TOWN (INCLUDES PLANNED GROWTH AREAS)**

Town/settlement	Additional dwelling demand to 2041	Capacity (dwellings)	Demand-capacity gap (dwellings)	Years of supply
Sale/Wurruk /Longford	2,065	3,938	1,873	34
Maffra	529	2,768	2,239	94
Stratford	1,017	130	-887	2

Town/ settlement	Additional dwelling demand to 2041	Capacity (dwellings)	Demand- capacity gap (dwellings)	Years of supply
Heyfield	205	1,536	1,331	135
Rosedale	201	691	490	62
Yarram	64	301	237	85
Coastal	957	1,073	116	20
Other inland settlement	839	531	-308	11
<b>Total</b>	<b>5,877</b>	<b>10,968</b>	<b>5,091</b>	<b>34</b>

#### 5.4 Need for housing assistance

In 2021, the estimated total need for housing assistance (social or affordable housing) in Wellington was 1,500 dwellings. For 2041, SGS's estimate of the total need for assistance, is 2,000 dwellings.

There remains a significant shortfall between the number of households requiring assistance and the number of available dwellings, a gap estimated currently at approximately 1,000.

If a relatively passive approach to investment in social housing is maintained, and the number of social housing dwellings in Wellington increases marginally as expected, it can be expected that this gap in provision will increase to 1,400 by 2041.

To meet projected need for social and affordable housing, approximately a quarter of the 5,877 total forecast dwelling demand

in Wellington to 2041 would be required to be delivered as social and affordable housing.

#### 5.5 Future land for new housing

Based on the analysis undertaken, there is forecast to be sufficient capacity for future dwellings in the LGA. However, the town of **Stratford** is likely to experience greater demand than there is available land supply for housing and has been identified in the *Gippsland Regional Growth Plan* as a town suitable to accommodate growth. Stratford does not have recent pre-existing structure planning work completed that has identified residential growth areas. Because of this identified demand and potential supply gap, suitability mapping has been completed for the area to identify areas appropriate for future residential use.

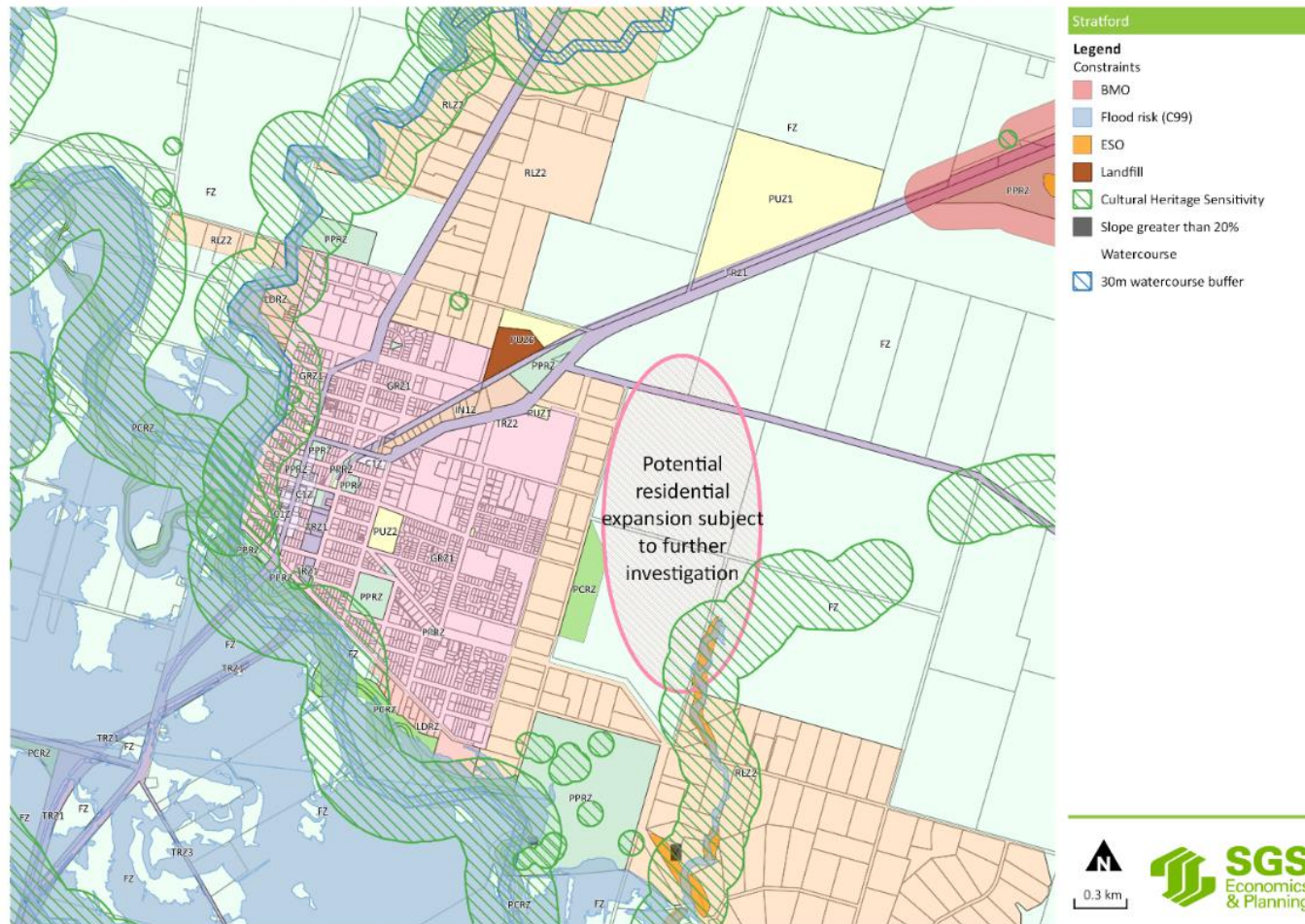
Stratford is expected to have an overall shortfall of 887 dwellings compared to dwelling demand projections to 2041. As a guide for how much land may be needed, the shortfall in dwellings can be multiplied by the median lot size with a 30% land allowance for infrastructure and services (910sqm in GRZ areas). This analysis shows that around 106 hectares of additional land will be required by 2041 in Stratford, however, this would be further refined through the structure planning process.

Figure 5 shows a map of Stratford and the constraints for development it currently faces. The town is subject to flooding risk to the south, west, and north-west, significantly limiting potential development areas. There is a wastewater plant to the north-east of the town which also requires a buffer from residential development. The constraints mapping completed through desktop analysis reveals the most suitable area for future investigation of residential growth is to the east of the town.

The assessment identifying these areas was preliminary, with the primary consideration being whether the areas can be readily serviced by infrastructure. A more detailed investigation will be needed to confirm full details of serviceability and the most suitable urban boundaries.

It is noted that the *Wellington Renewable Energy Impact and Readiness Study (2023)* identifies several residential 'investigation areas for potential rezoning' to accommodate the expected role of Yarram as a service centre to support renewable energy project needs. These sites are shown as Areas 1, 4 and 5 in Figure 6.

FIGURE 5: STRATFORD LAND SUITABILITY MAP



Source: SGS Economics & Planning, 2023

FIGURE 6: INVESTIGATION AREAS FOR POTENTIAL REZONING, YARRAM



Source: Urban Enterprise (2023), Wellington Renewal Energy Impact and Readiness Study, page 113.



## 6. Future jobs and employment

The number of jobs in Wellington Shire is expected to continue to grow and will be facilitated by early planning which will ensure that there is enough commercial and industrial land.

### 6.0 Existing Wellington economy

In 2022, Wellington's Gross Regional Product was \$3.864 billion, with mining being the biggest economic contributor. This industry total includes the extraction of oil and gas much of which is offshore. Other significant sectors include public administration, safety, agriculture, forestry, and fishing. The economy, which grew from about \$3 billion in 2017 to \$4 billion in 2020, saw a brief decline in 2021 due to the pandemic but recovered in 2022, growing at an average annual rate of 4.94% from 2017 to 2022.

Wellington's economy is also diversified with five industry sectors (Mining, Public Administration & Safety, Rental, Hiring & Real Estate Services, Agriculture, Forest and Fishing and Construction) each contributing over \$300 million to the economy annually. Another two industries (Healthcare & Social Assistance and Education & Training) also contribute over \$200 million annually to the economy. While natural resources continue to drive the economy, Wellington Shire also benefits from a diverse array of key economic anchors including the RAAF Base, a growing tourism industry and a major prison.

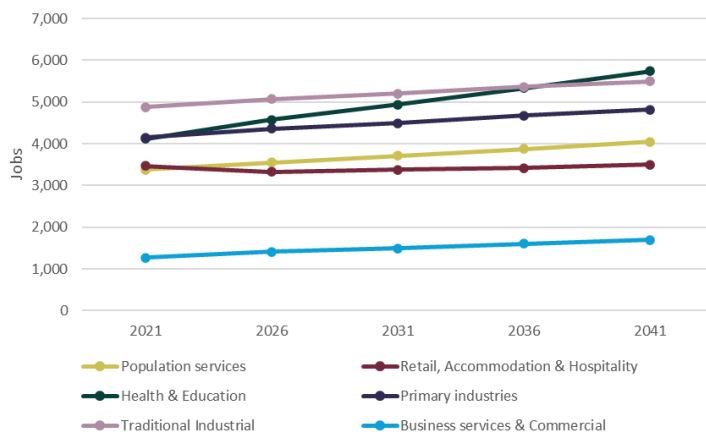
While mining and agriculture are key economic sectors, the majority of Wellington's workforce is employed in health and education. From 2011 to 2021, total employment increased by eight per cent, with the fastest growth occurring between 2016 and 2021. Over the same period, employment in health and education rose from 20% to 24%, while jobs in traditional industrial (mining, manufacturing etc.) decreased from 19 per cent to 15 per cent.

### 6.1 Employment forecast

Employment in Wellington is expected to increase by 4,000 jobs from 2021 to 2041. Key sectors driving this growth include Health and Education (1,625 jobs), Population Services (675 jobs), Primary Industries (675 jobs), Traditional Industries (645 jobs), and Business Services and Commercial (425 jobs).

In addition to this forecast increase, industry specific growth contingent on certain project and approvals may mean higher growth in jobs in certain sectors. The renewable energy industry, specifically wind farms, may see around 1,500 ongoing additional jobs if proposed renewable energy projects in the region go ahead. Expansion of the RAAF Base East Sale will also see additional defence personal residing in the area.

**FIGURE 7: EMPLOYMENT FORECAST BY INDUSTRY FOR WELLINGTON LGA (MEDIUM EMPLOYMENT SCENARIO), 2021 TO 2041**



Source: SGS Economics and Planning, 2023

## 6.2 Commercial land demand and capacity

Different types of employment have different requirements for building floorspace and land, influenced by factors like location, business size, and storage needs. Most employment growth is expected to occur within industries which require larger land areas and building footprints, including primary industries.

There is significant employment growth forecast in urban centres, particularly in Sale and Maffra. Industrial jobs are expected to mainly expand in the outskirts of Sale and other towns.

Wellington's employment centres currently have low job densities, meaning there is opportunity to accommodate growth through redevelopment and intensification of these areas. Consolidating

employment uses in centres helps to promote vibrant and active local centres, make the most of existing infrastructure, and enhance accessibility. Intensification may involve developing vacant sites, utilising upper floors of existing buildings, or rebuilding commercial structures.

While there is no immediate need for rezoning of commercial land, as Wellington grows, it is important to identify areas for rezoning in the long term to ensure a sufficient buffer of supply. This will be important in the regional centre of Sale and in the main towns, including growth in Yarram associated with future renewable energy investment. Before any future rezoning of commercial land across Wellington's centres, further economic analysis should be completed.

### 6.3 Industrial land demand and capacity

Wellington's industrial land supply is significant to the Shire's employment base. Wellington has a large industrial land supply with 1,200 hectares, of which 132 hectares are underused and 95 hectares are vacant. Between 2014 and 2023, around 2.1 hectares of industrial land were developed annually. Areas with the highest demand for industrial land were in Sale/Wurruk/Longford and Yarram.

**TABLE 4: INDUSTRIAL LAND SUPPLY, 2023**

Zone	Total zoned area (ha)	Vacant (ha)	Underutilised (ha)
IN1Z	1,201	94	126
IN3Z	14	1	6
<b>Total</b>	<b>1,214</b>	<b>95</b>	<b>132</b>

Source: SGS Economics & Planning, 2023

Ensuring the ongoing appropriate supply of industrial land will rely on the rezoning of future industrial areas identified through Council's previous work including within Sale/Wurruk, Stratford and Yarram Strategy Plans which offer around 61.5 ha of unencumbered, developable land.

When considering the identified future industrial areas and existing vacant land, Wellington's industrial land will be consumed by 2068 based on the historical take up rate of 2.1 ha per year. Land may be consumed more quickly should higher rates of growth be observed.

In addition to the vacant land however, underutilised land can play a role in accommodating a portion of future growth through redevelopment and intensification. When considering industrial

infill, the supply of land is far greater, although it is recognised that densification will not always be achievable.

### 6.4 Future economic opportunities

Given the decline in the oil and gas sector, the ending of native timber harvesting by the State Government, and the phased closure of coal plants in the Gippsland region, there will be a significant economic and jobs shift in Wellington.

Wellington's strong resource base, natural assets, climatic advantages and its diverse economy provide significant growth and new jobs potential. In particular, the following sectors (as outlined further in Table 28 of the Background Report) provide considerable opportunity to support new job creation:

- Agriculture/Agribusiness expansion and diversification.
- Defence expansion.
- Renewable Energy transition and supply chain opportunities.
- Tourism growth.

#### Focus areas for Council

Wellington should continue to capitalise on its diverse economic base, supporting significant industries poised for continued growth that include agriculture (supported by the Macalister Irrigation District (MID) and its potential expansion), defence and aviation industry expansion (supported by the RAAF Base East Sale and West Sale Airport), tourism (supported by investments such as the Port of Sale redevelopment and Wellington's attractive natural areas and climate), and a strong energy sector which is transitioning to renewables (supported by the Renewable Energy Zone and substantial national and global investment in renewable energy).



Wellington's economic development priorities should centre on reinforcing the foundation of its economy by supporting a diverse range of existing anchor businesses and fostering the growth of the agriculture sector. This includes advocating for the expansion of the MID and investment in horticulture and value-added processing industries to support increased levels of jobs growth, while ensuring the MID is safeguarded through planning controls to support viable agricultural enterprises.

As agriculture expands, leveraging Wellington's competitive advantages, such as land availability and climate, to pursue processing and value-added opportunities is crucial. There is significant potential for vertical integration of the agricultural value chain in Wellington Shire by supporting, for example, the poultry industry in Wellington with hatcheries, feed mills, production and processing. The circular economy (e.g. waste to energy, organics) initiatives also present significant opportunity for the agriculture sector across Wellington Shire. Further expansion of the plantation industry in Wellington Shire also presents as a strategic opportunity.

There should be continued support for the operations and expansion of the Defence industry and associated issues of suitable land use planning controls around RAAF Base East Sale and the West Sale airport, and the provision of adequate housing and community facilities to meet future Defence needs.

The visitor economy in Wellington, with its strong natural asset base and high amenity township and cultural offerings, provides significant opportunity for further expansion and tourism investment. The promotion of "The Middle of Everywhere" campaign will be key to boosting Wellington's share of the visitor economy and establishing it as a preferred lifestyle destination, taking advantage of its natural assets and diversity. Council should actively support new tourism investment and prepare a tourism

strategy to provide a holistic plan to help realise Wellington's tourism potential.

The booming renewable energy sector, led by offshore wind, promises significant job creation (an estimated 1500+ ongoing jobs) and economic benefits, necessitating state and federal support for infrastructure and community development.

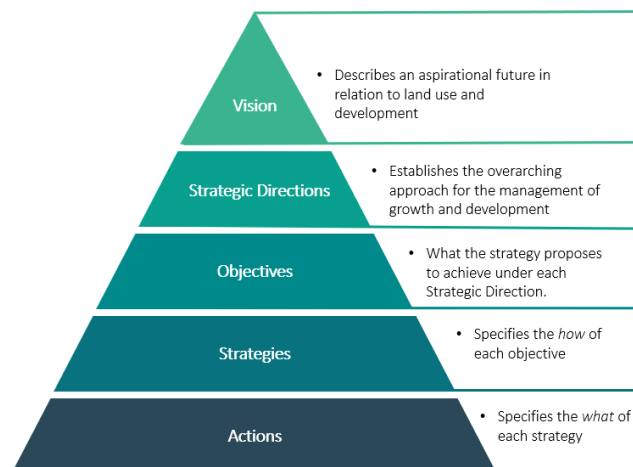
Wellington should support the emergence of new technologies, such as waste-to-energy facilities, advanced manufacturing, and research and development, to drive future economic growth.

## 7. Growth Management Strategy

This section sets out the overarching vision and strategic direction for future land use and development in Wellington Shire through to 2041.

Figure 8 depicts the structure of the GMS. The overarching direction of the Strategy is provided by the vision and strategic directions. The objectives, strategies and actions provide the ‘what’ and ‘how’, translating the aspirations of the Strategy to practical activities for implementation.

**FIGURE 8: GMS STRUCTURE**



### 7.1 Vision

The vision for the Shire is detailed within the current Council Plan and under *Clause 02.02* of the *Wellington Planning Scheme* is:

*“Happy people, healthy environment and thriving communities.”*

The *Council Plan 2021-2025* sets the strategic actions, priorities, and key projects that seek to facilitate this vision. The plan is centred on five key priority areas:

- Climate change is the biggest challenge and priority facing the Shire. At the current emission levels, future impacts on our people will be significant. Wellington seeks to be a **climate resilient community** with sustainable practices and places.*
- There is great opportunity to **diversify and transition our economy** to encourage job growth and take advantage of several exciting sunrise (growth) industries, the best prospect being the renewable energy industry.*
- Developing a strong relationship and **partnership with the Gunaikurnai people** and other traditional landowners is vital to achieving our common environmental, cultural, social, and economic objectives.*
- Increasing our **population growth** and securing greater **housing choice** has ripple effects right across our economy and community. Increased population improves the prosperity of our businesses and greater housing choice is important for our ageing and vulnerable people.*
- Improving **access to education, public transport, health, and internet services** is critical to our ability to attract new residents,*

*retain our youth and enhance the wellbeing of our ageing and vulnerable people.*

Building on this, the vision for future land uses in the Shire is:

*“In 2041, the diverse housing needs of our population will be met. Greater housing choice and increased housing affordability will support households as they move throughout the many stages of life, while attracting new residents to our thriving and diverse Shire. Local businesses will flourish, capitalising on emerging industries, technologies, high quality infrastructure and services, and a highly skilled local workforce. New development will respond to the risks posed by climate change and be a beacon for sustainable practices and places, while recognising and responding to the unique local built form and natural characteristics valued by the community.”*

## 7.2 Strategic directions

Underpinning the vision is a set of strategic directions for land use and development which reflect Victorian Government policy and preferred local outcomes.

**Strategic direction 1:** Preserve areas of environmental and landscape significance and avoid development in areas at risk of natural hazards.

**Strategic direction 2:** Direct future population and housing growth to the regional centre, larger settlements and other inland/coastal settlements in accordance with existing planning policy (Clause 02.03-1 of the Wellington Planning Scheme)

**Strategic direction 3:** Facilitate the supply of diverse, affordable and innovative housing options to provide for residents at all stages of life and spanning all income levels.

**Strategic direction 4:** Support the continued diversification and expansion of the Wellington economy by providing appropriate ‘job creating’ land with a focus on growth in established and emerging sectors including Defence/aviation, agriculture, renewable energy and the visitor economy.

**Strategic direction 5:** Create attractive built environments to strengthen the character and amenity appeal of Wellington Shire for visitors and current and future residents.

### **Strategic direction 1: Environmental significance and natural hazards**

Preserve areas of environmental and landscape significance and avoid development in areas at risk of natural hazards.

Wellington Shire covers a large geographic area within the Central Gippsland region, and features unspoilt coastal, lake and mountain areas, together with some of the richest agricultural land and oldest urban settlements in the state. Wellington has a variety of ecosystems from the Great Dividing Range, Alpine National Park and Dargo High Plains to the Gippsland Lakes system, wetlands and the Ninety Mile Beach coastal areas.

While many of these areas are desirable places to live, they are also most prone to natural hazards such as flooding and bushfire. Many of the natural assets of Wellington are also of high significance and need to be protected from urban encroachment.

Climate change and severe weather events continue to pose significant threats to rural and regional areas. Planning for resilient communities and protecting human life through appropriately located development and urban expansion is critical.

The Wellington Planning Scheme addresses *'Environmental Risks and Amenity'* emphasising the importance of using planning as a tool for risk mitigation to enhance community resilience and safety. Current policy directives prioritise safeguarding human life above all other policy aspects.

#### Objectives, Strategies and Actions

- Objective 1: Prioritise the protection of human life as the foremost priority in the planning scheme.**
- Strategy 1.1: Avoid rezoning of land that permits residential, commercial, community or industrial use in areas that are subject to natural hazards including bushfire and flooding.
- Action 1.1: Ensure the Planning Scheme includes the best available hazard risk data via application of Overlays.
- Action 1.2: Advocate to the State Government for resourcing support to prepare long term coastal adaption plans for coastal communities affected by climate change impacts.
- Objective 2: Protect areas of environmental and landscape significance**
- Action 2.1: Identify areas of environmental and landscape significance and apply appropriate overlays. This work could be undertaken as part of the scope of the preparation of the future Rural Land Use Strategy (refer Action 10.1).

## Strategic direction 2: Role of towns and settlements

Direct future population and housing growth to the regional centre, larger settlements and other inland/coastal settlements in accordance with existing planning policy (Clause 02.03-1 of the Wellington Planning Scheme).

A settlement hierarchy seeks to identify the role of settlements in an area. It groups and categorises settlements according to the existing (and/or future) size, economic and retail role, as well as the services and facilities available in the settlement.

A settlement hierarchy is important to:

- Provide clarity regarding preferred locations for future population growth to the community, investors and developers.
- Identify areas where change is most suitable while maintaining and enhancing the unique local character of different places across Wellington Shire.
- Prioritise locations to guide future infrastructure and service investment by Council and other government agencies.
- Ensure the sustainable use of land and respond to the increasing impacts of climate change.

The Wellington Planning Scheme includes statements at Clause 02.03-1 that describes the current and expected future role of the Shire's towns and settlements, and related strategies (termed 'strategic directions' in the scheme) as depicted in Table 5.

Sale (including Wurruk and Longford) is identified as the '**regional centre**' and main growth settlement in Wellington. This gives Sale a higher order status above other towns in the municipality. Sale will accommodate the largest share of future housing and employment growth to 2041.

Other **larger settlements** (Maffra, Stratford, Rosedale, Yarram and Heyfield) will accommodate moderate population growth and expansion in accordance with current or future town structure plans. Subject to future renewable energy investment, Yarram may observe significantly higher levels of growth relative to recent development rates.

**Smaller inland and coastal settlements** will cater for limited population growth within areas currently zoned for urban development (or for some inland settlements in areas previously identified in the Planning Scheme for potential expansion). Future infill development will need to effectively mitigate against various natural hazards, including fire, flooding and in the case of coastal settlements future sea level rise. It is noted that the future role of some inland settlements (e.g. Alberton) may need to change as coastal settlement risks intensify in the longer term, which will be subject to appropriate future investigations and infrastructure capacity considerations. Seasonal population fluctuations create unique infrastructure strains within coastal settlements which can be addressed through future local structure planning processes.

TABLE 5: SETTLEMENT HIERARCHY

Hierarchy	Settlement/area	Role	Strategic Direction
<b>Regional centre</b>	Sale, Wurruk and Longford	Main residential, employment and commercial centre	Support higher population growth.
<b>Larger settlements</b>	Maffra, Stratford, Heyfield, Rosedale and Yarram	Service centres containing residential, employment and commercial centres	Support moderate population growth
<b>Other inland settlements</b>	Alberton, Briagolong, Boisdale, Carajung, Cowwarr, Coongulla, Gormandale,	Small settlements providing residential and a range of other uses	Support limited population growth (within existing settlement boundaries or potential

	Glenmaggie, Kilmany, Munro, Tinamba, Woodside, Newry, Dargo, Licola		expansion areas identified in the Planning Scheme) as minor settlements and tourism nodes
<b>Coastal settlements</b>	Loch Sport, Golden Beach/Paradise Beach, Seaspray, the Honeysuckles, McLoughlins Beach, Manns Beach, Tarraville, Woodside Beach, Robertsons Beach and Port Albert/Langborough	Coastal towns providing residential and a range of other uses	Support limited population growth (within existing settlement boundaries) as minor settlements or tourism nodes

**Objectives, Strategies and Actions**

**Objective 3: Direct residential, commercial, industrial and community infrastructure growth to safe, suitable, and well serviced locations, in an orderly manner.**

Strategy 3.1: Direct population growth and development to Wellington's main settlement areas identified in the Settlement Hierarchy (Table 5) to support efficient and safe use of land and infrastructure and convenient access to jobs and services.

Action 3.1: Continue to undertake a staged program of township structure planning to:

- Confirm structure of land use and development.
- Identify development and social infrastructure requirements and gaps.
- Provide guidance on movement and access networks.
- Define appropriate township boundaries.

Action 3.2: Advocate to the State Government for improved public transport services and frequency from smaller settlements to larger towns/the regional centre and to Melbourne.

**Objective 4: Provide sufficient suitable and available residentially zoned land to meet future dwelling demand.**

Strategy 4.1: Plan the rezoning and release of additional residential land in identified growth areas that provides for diverse housing types once risk and infrastructure servicing constraints have been resolved. If servicing or risk issues cannot be resolved, identify alternative growth area land to ensure that sufficient supply is available in larger settlements.

Strategy 4.2: Prioritise structure planning in Stratford to ensure adequate residential land is available to meet future growth needs (with consideration of land identified in the Stratford Strategy Plan map).

Strategy 4.3: Ensure that structure planning for Stratford is undertaken in conjunction with infrastructure servicing assessment (particularly drainage) to ensure that future development areas are technically and economically viable to develop.

Strategy 4.4: Continue to support the approach of forward funding of greenfield infrastructure where development viability is constrained due to high initial infrastructure costs.

Strategy 4.5: Ensure that future town structure planning investigates the potential 'upzoning' of existing lifestyle (large) lots to ensure that existing zoned/serviced land is used efficiently (where appropriate).

### Strategic direction 3: Diverse and affordable housing

Facilitate the supply of diverse, affordable and innovative housing options for residents at all stages of life and spanning all income levels.

Encouraging the provision of diverse housing products, including social and affordable housing, is important for ensuring choice in the housing market to meet the needs of households as they move through the many stages of life. Benefits of increasing the supply of diverse and affordable housing include:

- Supporting local business and workers.
- Allowing people to live in their communities for longer.
- Enhancing the reputation of Wellington Shire as a diverse and inclusive place.
- Helping to reduce the experience of disadvantage in the private housing market.
- Greater capacity for the ageing population to move to appropriate living arrangements and freeing up housing potential for other residents.

Council supports infill development for its potential to provide greater housing diversity and efficiently use urban land and infrastructure.

Apartments, shop top housing, villa units, and townhouses offer increased housing choices, especially as households shrink and the population ages. These housing forms are preferred in areas with easy access to services, near the established retail and service centres of all larger settlements to maximise use of infrastructure availability. These preferred areas are identified as 'Consolidation Precincts' in the Strategy Plan maps contained in Section 8.7 for

Sale, Maffra and Stratford (Figure 10, Figure 12 and Figure 13). 'Consolidation' (or a greater diversity of housing forms and densities) should also be encouraged in other larger settlements (Heyfield, Rosedale and Yarram) in areas well located to services/facilities (shops, public transport etc) and with available infrastructure.

In Consolidation Precincts (and other larger settlement areas well located to services and infrastructure), where greater housing diversity is encouraged, land is currently zoned General Residential. This zone is supportive of desired housing outcomes in these areas, providing for a range of housing types. As such, no change to zoning is required.

In residential areas that are more distant from main commercial and community facilities, lower-density infill housing forms are preferred (separate houses, villa units). In these locations, the option exists to rezone land from the current General Residential Zone to the Neighbourhood Residential Zone to better align zoning controls with planned lower-density housing outcomes, in line with State Government guidance. However, Council Officers have advised that the current General Residential Zone (which is widely applied across Wellington's townships) is operating effectively and leading to appropriate land use change and development in these locations and further rezoning is not required. More detailed strategic planning work should consider in further detail whether adjustments to desired built form and residential zoning patterns are needed.

In new growth areas, lot size diversity is also encouraged to accommodate various dwelling types, including retirement villages and residential aged care.

There are several strategic renewal sites identified by Council for potential future residential and mixed-use development such as the



Sale High School (post relocation), and the vacant Port of Sale site. These sites offer appropriate locations for higher density development.

Future infill housing should prioritise quality design, amenity, climate resilience, and preservation of each place's unique character (discussed further under Strategic Direction 5).

Supporting diverse housing outcomes in the private housing market will assist in increasing housing options for households of varying incomes. However, these actions will not ensure low income households experiencing housing stress and requiring assistance are able to access the housing they need. Increased supply of social and affordable housing is needed to safeguard Wellington as a liveable, productive and inclusive place.

**Objectives, Strategies and Actions**

**Objective 5: Encourage increased diversity of housing supply to meet the needs of people of all ages, lifestyles and incomes.**

Strategy 5.1: Support higher density infill housing (e.g. apartments, shop top housing or townhouses) within Consolidated Precincts (and in other larger settlement areas well located to services and infrastructure).

Strategy 5.2: Support lower density infill housing types (e.g. dual occupancies and units) in residential areas outside Consolidation Precincts.

Strategy 5.3: Support a diverse range of lot sizes in new subdivisions.

Strategy 5.4: Encourage the inclusion of one and two-bedroom dwellings in all apartment, townhouse and multi-

unit developments to provide a more diverse housing supply.

Strategy 5.5: Support innovative approaches to broadening housing diversity including shared equity housing, build to rent, dedicated key worker housing and other products that provide access to affordable and appropriate housing for all household types, income levels and ages.

Strategy 5.6 Encourage the development of higher density housing on underutilised or vacant Public Use Zone (PUZ) land such as the Sale High School (post relocation), the vacant Port of Sale site and other key strategic sites within proximity to the Sale CBD.

Action 5.1: Advocate to the Victorian Government to increase investment in community and development infrastructure associated with population growth and diverse housing provision for Wellington Shire.

Action 5.2: Promote recent policy changes regarding secondary dwellings to encourage greater housing diversity in areas with easy access to essential services and commercial premises.

**Objective 6: Increase the supply of social and affordable housing.**

Action 6.1: Include a strong statement of support for affordable housing in the Wellington Planning Scheme.

Action 6.2: Advocate to the State and Federal Government for increased action to address the need for affordable housing across the state, including

introduction of regulatory tools that enable collection of contributions for affordable housing through planning processes.

Action 6.3: Partner with community housing providers and other providers of affordable housing in the region to deliver a greater diversity of affordable housing.

#### **Strategic direction 4: Economic diversification and expansion**

Support the continued diversification and expansion of the Wellington economy by providing zoned ‘job creating’ land with a focus on growth in established and emerging sectors including Defence/aviation, agriculture, renewable energy and the visitor economy.

Providing sufficient land to accommodate employment growth in Wellington Shire over the long term is necessary for ensuring ongoing productivity, diversification, and innovation in the local economy.

Victorian Government policy promotes consolidating retail, commercial, and community uses in existing activity centres, emphasising accessibility and efficient infrastructure use. Industrial land planning requires good access to labour, freight, and road transport, with careful consideration to avoid conflicts with sensitive uses.

Wellington’s activity centres typically have low employment densities and would benefit from redevelopment and intensification. This would help to enhance the vibrancy of local centres, optimise existing infrastructure, and enhance accessibility. Intensification may involve developing vacant sites, utilising upper floors of existing buildings, or rebuilding commercial structures.

Commercial 2 Zone and Mixed Use Zone areas along main road corridors accommodate commercial uses with typically larger land requirements than what can or should be accommodated in town centres. To help boost density in centres, larger format commercial uses should be promoted on main road corridors.

Growth in industry in Wellington is reliant on the realisation of proposed industrial areas identified in existing strategy plans for West Sale/Wurruk, Yarram and Stratford. Together, these areas will provide an additional 61.5 ha of unencumbered industrial land. Their staged release will ensure a sufficient buffer meeting the needs of Wellington's longer term industrial growth. Other larger towns will also play a role in meeting future industrial land needs, including Heyfield, Rosedale and Maffra. As part of forest transition funding, strategic planning work is currently underway in Heyfield, for example, to help unlock industrial land to drive new job creation in the town.

Other key growth sectors in Wellington to actively support include further expansion of the Defence/aviation sector (particularly at RAAF Base East Sale and West Sale airport). Vacant industrial zoned land adjacent to West Sale Airport provides significant potential for future job creation in this strategically important location.

Further, the agricultural sector in Wellington is a key economic asset and employment generator which provides the backbone to the local economy. The Macalister Irrigation District (MID) is the largest irrigation district south of the Great Dividing Range, servicing around 430 farms and the region's agri-food supply chain. Continuing upgrades to the MID (and potential expansion of the irrigation area) and the ongoing transition to horticulture will see more jobs growth in the agriculture sector. Growth in the broiler farming industry and the potential for multipurpose feed mills also provide important economic growth opportunities, with potential to create sufficient critical mass to support future processing facilities. Waste to energy projects also provide significant opportunity for Wellington.

The protection of productive farmland from permanent change in land uses and inappropriate urban activities is critical to ensure the longevity of this industry and Wellington's economic future. Likewise, value adding industries, particularly processing

opportunities, should be supported. Council should undertake a future Rural Land Use Strategy to ensure that appropriate policy and planning controls are in place, including in relation to the Macalister Irrigation District which may be subject to future expansion.

Finally, the visitor economy in Wellington with its strong natural asset base and high amenity township and cultural offerings provides significant opportunity for further expansion. 'The Middle of Everywhere' campaign has provided a successful platform to market Wellington's offerings, and it is important that the Planning Scheme provides sufficient strategic alignment to support future tourism investment.

These findings and recommendations are considered independently of the impacts of planned renewable energy projects in and proximate to Wellington Shire. These projects are expected to contribute to transformational change for the municipality, particularly in areas closest to port activity in Barry Beach/Port Anthony. More than 1,500 ongoing jobs are expected, and this number may grow if further investment is realised and/or local ports also play a future construction role to support the establishment of the offshore wind sector in Victoria.

If successful, the planned renewable projects will boost the needs for industrial land supply in strategically located areas. While the *Wellington Renewable Energy Impact & Readiness Study* identifies potential future sites for this purpose, this will require further analysis and consideration. It is critical that a strategic land use (and infrastructure) plan be developed to support future investment in an orderly manner (e.g. the provision of well-located worker housing and locally available industrial land to support jobs growth).

**Objective, Strategies and Actions:**

**Objective 7: Ensure sufficient suitable and available commercial and industrial land to meet future demand.**

Strategy 7.1: Plan the rezoning and release of additional industrial and commercial land identified within existing strategy plans ensuring that any risk and servicing constraints have been resolved.

Strategy 7.2: Support location of larger format commercial uses on main road corridors within Mixed Use and Commercial 2 zoned areas.

Action 7.1: Finalise detailed planning of industrial land adjacent to West Sale airport and advocate to Government for funding support for required infrastructure provision.

**Objective 8: Create vibrant employment centres with diverse offerings.**

Strategy 8.1: Support the consolidation of commercial and retail activity in the commercial core of Sale and other main settlements.

Strategy 8.2: Encourage intensification of commercial and industrial zoned areas to accommodate employment growth.

Action 8.1: Continue to invest in town centre activation, placemaking and connectivity.

**Objective 9: Capitalise on the opportunities presented by the Gippsland Renewable Energy Zone.**

Action 9.1: With Government support, undertake and prioritise detailed strategic land use and infrastructure planning to respond to opportunities presented by the Renewable Energy Zone, with consideration for residential (including worker housing), commercial, and industrial land requirements, transport and servicing infrastructure, business and supply chain linkages, and local housing needs.

Action 9.2: Amend the Wellington Planning Scheme to provide strategic support for new energy investment and supporting land, housing and infrastructure needs.

**Objective 10: Support the existing economic base and emerging growth sectors, including Defence/aviation, agriculture, renewable energy and the visitor economy.**

Strategy 10.1: Continue to support the Department of Defence with its activities at RAAF Base East Sale and at West Sale Airport.

Strategy 10.2: Ensure adequate buffers protect West Sale Airport and RAAF Base East Sale from encroachment by incompatible uses.

Strategy 10.3: Support the potential expansion of the Macalister Irrigation District

Strategy 10.4: Facilitate value adding industries and expansion and growth of emerging rural investment including broilers and waste-to-energy investment.

Action 10.1: Prepare a future Rural Land Use Strategy to ensure that appropriate policy and planning controls are in place to protect agricultural land as a key economic and employment asset.

Use Strategy to protect agricultural uses dependant on irrigation and avoid the location of uses that are not reliant on irrigation.

Action 10.2: Undertake a future review of the West Sale Airport Masterplan to capitalise on its growth potential.

Action 10.3: Prepare a future tourism strategy.

Action 10.4: Continue to support The Middle of Everywhere marketing campaign, place activation and future tourism investment in the Wellington Shire, recognising the significant growth potential given Wellington’s competitive advantages.

**Objective 11: Protect agricultural areas that underpin the economy from urban encroachment and adverse impacts.**

Strategy 11.1: Avoid rezoning of land that permits residential, commercial, community or industrial use in areas of highly productive agricultural land.

Strategy 11.2: Avoid adverse impacts on highly productive agricultural land through minimising land use conflicts with rural residential and other non-agricultural land uses.

Strategy 11.3: Permit rural residential development that is not associated with an agricultural use only in areas zoned Rural Living to avoid impacts on productive rural land.

Action 11.1 Investigate further protection of the Macalister Irrigation District as defined by Southern Rural Water through the preparation of the Rural Land

### Strategic direction 5: Character and amenity

Create attractive built environments to strengthen the character and amenity appeal of Wellington Shire for visitors and current and future residents.

The term amenity refers to the pleasantness and attractiveness of an area, while character is about its sense of place and community meaning.

The character of Wellington Shire's built environment varies across the municipality. As defined in policy guidance by the Victorian Government, the term 'neighbourhood character' refers to the characteristics of the public and private realms. It is the cumulative product of every property, public place, or piece of infrastructure, whether great or small. The different features that form the basis of a place's unique character may include:

- Topography (flat, undulating, hilly, physical features like river valleys)
- Range of house types
- Built form (buildings: height, size, setbacks, roof form, heritage, site coverage and space around houses)
- Extent of rear gardens and private open spaces
- Landscaping and vegetation (size, type, native/non-native, or a mix)
- Size and spacing of lots
- Street widths and patterns (a grid layout, curvilinear streets with lots of courts)
- Fences (style and height).

Consideration of the valued features of an area is important for ensuring that future development and infrastructure investment makes a positive contribution; creating great places to live and enhancing the Shire's attractiveness as a tourism destination.

The Planning Scheme is the primary tool through which council can influence character and amenity outcomes in the private realm, while government investment in infrastructure and place making initiatives can support improvements to the character and amenity of the public realm.

Consideration of character and amenity is particularly important for areas that are expected to undergo the most change, such as the residential 'Consolidation Precincts' referenced under Strategic Direction 2, and the commercial centres of the regional centre and larger settlements. In these locations, an understanding of preferred future character and built form outcomes is needed to ensure that new development and investment responds to the valued elements of existing character, while also recognising that there is opportunity to shape character over time.

A distinct approach is also required in 'Emerging Character Precincts' (also identified in Section 8.7). These are areas that are generally early in the process of development, meaning that there is not a well-established built form character to protect. Other existing residentially zoned areas are generally designated as 'Incremental Change Precincts'. Change is still expected in these areas, but in a more incremental manner and with greater regard to the existing character. Neighbourhood character objectives for Consolidation, Incremental Change and Emerging Character Precincts are set out in Table 6. Detailed future strategic planning will assist in further distilling current and preferred character in these locations and identify policy initiatives and planning controls needed to support these outcomes.

TABLE 6: NEIGHBOURHOOD CHARACTER OBJECTIVES

Consolidation Precincts (and other well serviced main settlement areas)				Incremental Change Precincts		Emerging Character Precincts	
Zone	General Residential Zone (GRZ)						
Neighbourhood Character Objectives	<p>To encourage increased housing diversity and supply, including through provision of a variety of housing types within developments.</p> <p>To encourage new development that respects existing built form character through use of detached, semi-detached, and townhouse forms within garden settings.</p> <p>To encourage an emerging built form of two-storey development (where appropriate) to improve housing supply.</p> <p>To avoid prominent garages and prominent or wasteful vehicle circulation spaces.</p> <p>To maintain existing prevailing front setbacks and a high standard of landscaping, including trees in front setbacks that provide shade to pedestrians.</p>	<p>To encourage new development that respects existing built form character through use of detached and semi-detached building forms within garden settings.</p> <p>To encourage development that respects prevailing one- and two-storey forms.</p> <p>To avoid prominent garages and prominent or wasteful vehicle circulation spaces.</p> <p>To respect prevailing front and side setbacks, and to respond to patterns of open space and landscaping.</p> <p>To encourage a high standard of landscaping, including trees in front setbacks that provide shade.</p>	<p>To encourage a diversity of lot sizes and housing types set within garden settings.</p> <p>To avoid prominent garages and prominent or wasteful vehicle circulation spaces.</p> <p>To encourage a high standard of landscaping, including trees in front setbacks that provide shade.</p>				

**Objective 12:** Encourage a diversity of residential development that respects and responds to the preferred character of townships.

Action 13.2: Identify a program of public realm works to enhance the amenity appeal of towns when preparing future strategic planning projects.

Strategy 12.1: Encourage new development to adopt best practice design and incorporate sustainability measures.

Strategy 12.2: Support a greater diversity and density of housing, within identified Consolidation Precincts (and in other large settlement areas that are well-serviced).

Strategy 12.3: Support incremental change, respecting existing typologies and development patterns, within identified Incremental Change precincts.

Strategy 12.4: Support an emerging character in newly established estates that includes a diversity of housing types within garden settings.

Action 12.1: Monitor outcomes from housing reforms, including codification of medium density housing provisions, to determine need for further strategic work to achieve desired outcomes.

**Objective 13:** Improve the public realm, including in commercial areas and public open spaces to reinforce the amenity appeal and functioning of key public areas.

Action 13.1: Undertake further detailed assessment of existing and desired future character when preparing town structure plans (or relevant strategic planning projects).





## 8. Implementation of the GMS

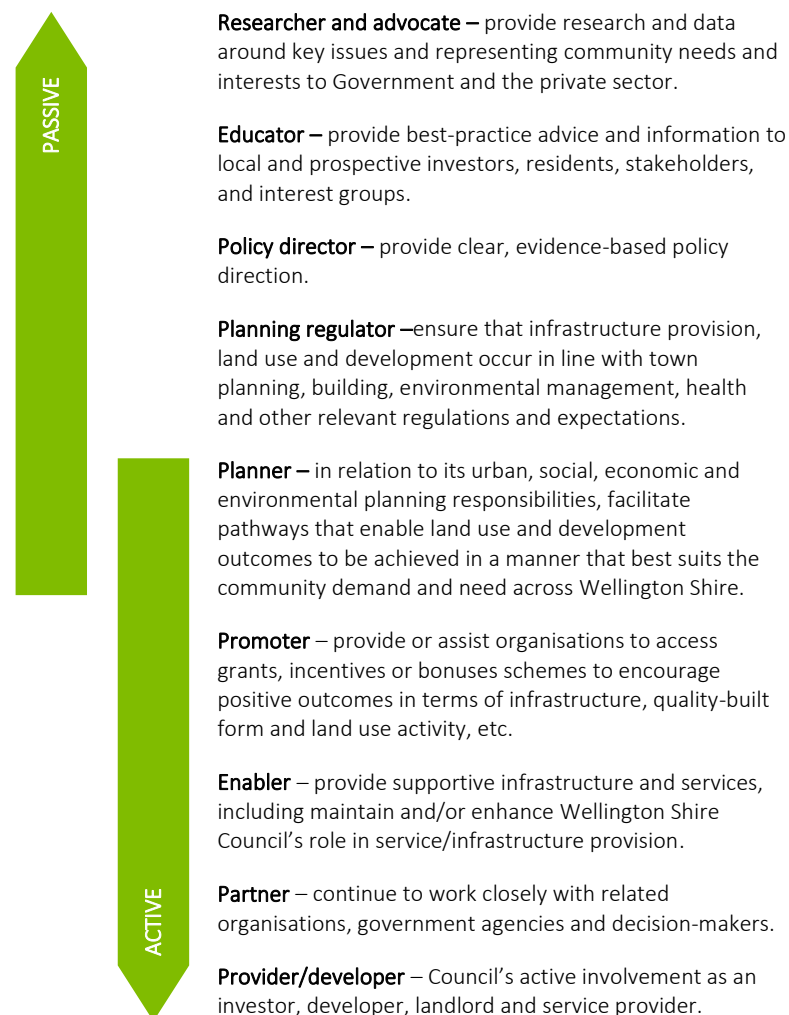
This section presents a consolidated implementation plan to realise the objectives and strategies of the Wellington Growth Management Strategy.

### 8.1 GMS Implementation

Each of the proposed objectives and strategies in the Growth Management Strategy will be supported by implementation actions, some of which will relate to updates to the Wellington Planning Scheme.

While the Planning Scheme is an important tool in guiding growth and change in Wellington, Council also has several other roles and levers in influencing land use and development outcomes. These are overviewed in Figure 9.

FIGURE 9: COUNCIL'S ROLE IN IMPLEMENTING THE LDS



## 8.2 Partner organisations

Some actions identified in this Strategy may involve participation and collaboration with state, regional and local organisations to enable their realisation. These include but are not limited to the agencies listed below:

- Gunaikurnai Land and Waters Aboriginal Corporation
- Department of Energy, Environment and Climate Action (DEECA)
- Regional Development Victoria (RDV)
- Environmental Protection Authority Victoria (EPA)
- Department of Transport and Planning (DTP)
- Regional Roads Victoria
- Department of Health (DHS)
- Department of Families, Fairness and Housing
- West and East Gippsland Catchment Management Authority (CMA)
- Gippsland Water (GW)
- South Gippsland Water (SGW)
- Country Fire Authority

## 8.3 Further Strategic Work

Further strategic work, including structure planning or place planning development, will address land use, development, character, and infrastructure challenges in the main settlements. This will be prioritised based on current pressure, anticipated growth, community support for change, and infrastructure

availability. The Implementation Plan will be coordinated and reviewed against a broader strategic work program.

## 8.4 Rezoning

The GMS supports the rezoning of future residential areas identified in the existing Wellington Planning Scheme, within the Strategy Plans at *Clause 11.01* as well as current Development Plans to meet the future housing demand of the Wellington Shire to 2041.

Stratford should be prioritised for future structure planning and subsequent rezoning of residential land as Stratford has a forecast housing supply of only 2 years with increasing rates of demand in the area.

Ensuring the ongoing appropriate supply of industrial land will rely on the rezoning of future industrial areas identified through Council's previous strategic planning work, noting that new energy investment may have significant implications for future land use needs.

## 8.5 Timing

The actions and strategies set out in the *Implementation Plan* (Table 7) are prioritised based on short, medium and long-term with some actions being recognised as ongoing priorities.

Actions are subject to available budgets, resources, and funding opportunities. Planning Scheme Amendment implementation items are subject to further review/modification at the time of preparing an Amendment.

The timeframe for completing prioritised actions is:

- Short term: Action to occur over the next 0-4 years
- Medium term: Action to occur over the next 5-10 years

- Long term: Action to occur over the next 10+ years
- Ongoing: Action to be undertaken on an ongoing basis.

## 8.6 Implementation Plan

TABLE 7: IMPLEMENTATION PLAN

Strategic Direction 1: Preserve areas of environmental and landscape significance and avoid development in areas at risk of natural hazards.			
Objective	Strategies (for planning scheme) and actions (further work)	Implementation	Timing
1. Prioritise the protection of human life as the foremost priority in the planning scheme.	S1.1: Avoid rezoning of land that permits residential, commercial, community or industrial use in areas that are subject to natural hazards including bushfire and flooding.	Planning Scheme Amendment - update local policy	Short
	A1.1: Ensure the Planning Scheme includes the best available hazard risk data via application of Overlays.	Further strategic work	Ongoing
	A1.2: Advocate to the State Government for resourcing support to prepare long term coastal adaption plans for coastal communities affected by climate change impacts.	Advocacy plan	Short/Medium
2. Protect areas of environmental and landscape significance.	A2.1: Identify areas of environmental and landscape significance and apply appropriate overlays. This work could be undertaken as part of the scope of the preparation of the future Rural Land Use Strategy (refer Action 10.1).	Further strategic work	Short/Medium

Strategic Direction 2: Direct future population and housing growth to the regional centre, larger settlements and other inland/coastal settlements in accordance with existing planning policy (Clause 02.03-1 of the Wellington Planning Scheme)			
Objective	Strategies (for planning scheme) and actions (further work)	Implementation Action	Timing
3. Direct residential, commercial, industrial and community infrastructure growth to safe, suitable and well serviced locations, in an orderly manner.	S3.1: Direct population growth and development to Wellington's main settlement areas identified in the Settlement Hierarchy (Table 5) to support efficient and safe use of land and infrastructure and convenient access to jobs and services.	Planning Scheme Amendment – update local policy.	Short
	A3.1: Continue to undertake a staged program of township structure planning to:	Further strategic work	Ongoing

	<ul style="list-style-type: none"> <li>- Confirm structure of land use and development.</li> <li>- Identify development and social infrastructure requirements and gaps.</li> <li>- Provide guidance on movement and access networks.</li> <li>- Identify preferred character and design outcomes.</li> <li>- Define appropriate township boundaries.</li> </ul>		
	A3.2: Advocate to the State Government for improved public transport services and frequency from smaller settlements to larger towns/the regional centre and to Melbourne.	Advocacy	Ongoing
<b>4. Provide sufficient suitable and available residentially zoned land to meet future dwelling demand.</b>	S4.1: Plan the rezoning and release of additional residential land in identified growth areas that provides for diverse housing types once risk and infrastructure servicing constraints have been resolved. If servicing or risk issues cannot be resolved, identify alternative growth area land to ensure that sufficient supply is available in larger settlements.	Further strategic work	Ongoing
	S4.2: Prioritise structure planning in Stratford to ensure adequate residential land is available to meet future growth needs (with consideration of land identified in the Stratford Strategy Plan map).		Short
	S4.3: Ensure that structure planning for Stratford is undertaken in conjunction with infrastructure servicing assessment (particularly drainage) to ensure that future development areas are technically and economically viable to develop.		Short
	S4.4: Continue to support the approach of forward funding of greenfield infrastructure where development viability is constrained due to high initial infrastructure costs.		Ongoing
	S4.5: Ensure that future town structure planning investigates the potential 'upzoning' of existing lifestyle (large) lots to ensure that existing zoned/serviced land is used efficiently (where appropriate).		Ongoing

Strategic Direction 3: Facilitate the supply of diverse, affordable and innovative housing options for residents at all stages of life and spanning all income levels.			
Objective	Strategies (for planning scheme) and actions (further work)	Implementation Action	Timing

<p><b>5. Encourage increased diversity of housing supply to meet the needs of people of all ages, lifestyles and incomes.</b></p>	S5.1:	Support higher density infill housing (e, g. apartments, shop top housing or townhouses) within Consolidated Precincts (and in other larger settlement areas well located to services and infrastructure).	Planning Scheme Amendment – update local policy	Short
	S5.2:	Support lower density infill housing types (e.g. dual occupancies and units) in residential areas outside Consolidation Precincts.		
	S5.3:	Support a diverse range of lot sizes in new subdivisions.	Planning permit assessment	Ongoing
	S5.4:	Encourage the inclusion of one and two-bedroom dwellings in all apartment, townhouse and multi-unit developments to provide a more diverse housing supply.		
	S5.5:	Support innovative approaches to broadening housing diversity including shared equity housing, build to rent, dedicated key worker housing and other products that provide access to affordable and appropriate housing for all household types, income levels and ages.		
	S5.6:	Encourage the development of higher density housing on underutilised or vacant Public Use Zone (PUZ) land such as the Sale High School (post relocation), the vacant Port of Sale site and other key strategic sites within proximity to the Sale CBD.	Planning Scheme Amendment – update local policy, zones and overlays	Short
	A5.1:	Advocate to the Victorian Government to increase investment in community and development infrastructure associated with population growth and diverse housing provision for Wellington Shire.	Advocacy plan	Medium
A5.2:	Promote recent policy changes regarding secondary dwellings to encourage greater housing diversity in areas with easy access to essential services and commercial premises.	Advocacy plan	Ongoing	
<p><b>6. Increase the supply of social and affordable housing.</b></p>	A6.1:	Include a strong statement of support for affordable housing in the Wellington Planning Scheme.	Planning Scheme Amendment – update local policy	Short
	A6.2:	Advocate to the State and Federal Government for increased action to address need for affordable housing across the state, including introduction of regulatory tools that enable collection of contributions for affordable housing through planning processes.	Advocacy plan	Medium

	A6.3: Partner with community housing providers and other providers of affordable housing in the region to deliver a greater diversity of affordable housing.	Advocacy plan	Medium
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Strategic Direction 4: Support the continued diversification and expansion of the Wellington economy by providing zoned 'job creating' land and with a focus on growth in established and emerging sectors including Defence/aviation, agriculture, renewable energy and the visitor economy.			
Objective	Strategies (for planning scheme) and actions (further work)	Implementation Action	Timing
7. Ensure sufficient suitable and available commercial and industrial land to meet future demand.	S7.1: Plan the rezoning and release of additional industrial and commercial land identified within existing strategy plans ensuring that any risk and servicing constraints have been resolved.	Further strategic work	Ongoing
	S7.2: Support location of larger format commercial uses on main road corridors within Mixed Use Zone (MUZ) and Commercial Zone Schedule 2 (C2Z) areas.	Planning permit assessment	Ongoing
	A7.1: Finalise detailed planning of industrial land adjacent to West Sale airport and advocate to Government for funding support for required infrastructure provision.	Further strategic work	Short
8. Create vibrant employment centres with diverse offerings.	S8.1: Support the consolidation of commercial and retail activity in the commercial core of Sale and other main settlements	Planning permit assessment	Ongoing
	S8.2: Encourage intensification of commercial and industrial zoned areas to accommodate employment growth.	Planning permit assessment	Ongoing
	A8.1: Continue to invest in town centre activation, placemaking and connectivity.	Further strategic work/capital works planning/advocacy plan	Ongoing
9. Capitalise on the opportunities presented by the realisation of the Gippsland Renewable Energy Zone.	A9.1: With Government support, undertake and prioritise detailed strategic land use and infrastructure planning to respond to opportunities presented by the Renewable Energy Zone, with consideration for residential (including worker housing), commercial, and industrial land requirements, transport and servicing infrastructure, business and supply chain linkages, and local housing needs.	Further strategic work	Short



	A9.2: Amend the Wellington Planning Scheme to provide strategic support for new energy investment and supporting land, housing and infrastructure needs.	Planning Scheme Amendment – update local policy	Short
<b>10. Support the existing economic base and emerging growth sectors, including Defence/aviation, agriculture, renewable energy and the visitor economy.</b>	S10.1: Continue to support the Department of Defence with its activities at RAAF Base East Sale and at West Sale Airport.	Advocacy plan	Ongoing
	S10.2: Ensure adequate buffers protect West Sale Airport and RAAF Base East Sale from encroachment by incompatible uses.	Further strategic work	Short/Medium
	S10.3: Support the potential expansion of the Macalister Irrigation District	– Advocacy plan	Short
	S10.4: Facilitate value adding industries and expansion and growth of emerging rural investment including broilers and waste-to-energy investment.	Planning Scheme Amendment – update local policy	Short
	A10.1: Prepare a future Rural Land Use Strategy to ensure that appropriate policy and planning controls are in place to protect agricultural land as a key economic and employment asset.	Further strategic work	Short/Medium
	A10.2: Undertake a future review of the West Sale Airport Masterplan to capitalise on its growth potential.	Further strategic work	Short
	A10.3: Prepare a future tourism strategy.	Further strategic work	Short
	A10.4: Continue to support The Middle of Everywhere marketing campaign, place activation and future tourism investment in the Wellington Shire, recognising the significant growth potential given Wellington’s competitive advantages.	Advocacy plan	Ongoing
<b>11. Protect agricultural areas that underpin the economy from urban encroachment and adverse impacts.</b>	S11.1: Avoid rezoning of land that permits residential, commercial, community or industrial use in areas of highly productive agricultural land.	Planning Scheme Amendment - update local policy	
	S11.2: Avoid adverse impacts on highly productive agricultural land through minimising land use conflicts with rural residential land uses.		
	S11.3: Permit rural residential development that is not associated with an agricultural use only in areas zoned Rural Living to avoid impacts on productive rural land.	Planning permit assessment	Ongoing

	A11.1: Investigate further protection of the Macalister Irrigation District as defined by Southern Rural Water through the preparation of the Rural Land Use Strategy to protect agricultural uses dependant on irrigation and avoid the location of uses that are not reliant on irrigation.	Further strategic work	Short/Medium
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**Strategic Direction 5: Create attractive built environments to strengthen the character and amenity appeal of Wellington Shire for visitors and current and future residents.**

Objective	Strategies (for planning scheme) and actions (further work)	Implementation Action	Timing
<b>12. Encourage a diversity of residential development that respects and responds to the preferred character of townships.</b>	S12.1: Encourage new development to adopt best practice design and incorporate sustainability measures.	Planning Scheme Amendment – update local policy.	Short
	S12.2: Support a greater diversity and density of housing, within identified Consolidation Precincts. (and in other large settlement areas well located to services and infrastructure).	Planning Scheme Amendment – update local policy	Short
	S12.3: Support incremental change, respecting existing typologies and development patterns, within identified Incremental Change precincts.		
	S12.4: Support an emerging character in newly established estates that includes a diversity of housing types within garden settings.		Planning permit assessment
	A12.1: Monitor outcomes from housing reforms, including codification of medium density housing provisions, to determine need for further strategic work to achieve desired outcomes.	Further strategic work	Ongoing
<b>13. Improve the public realm, including in commercial areas and public open spaces to reinforce the amenity appeal and functioning of key public areas.</b>	A13.1: Undertake further detailed assessment of existing and desired future character when preparing town structure plans (or relevant strategic planning projects).	Further strategic work	Short/Medium
	A13.2: Identify a program of public realm works to enhance the amenity appeal of towns when preparing future strategic planning projects.	Further strategic work	Ongoing

**8.7 Strategy Plan Maps**

FIGURE 10: SALE & WURRUK STRATEGY PLAN –

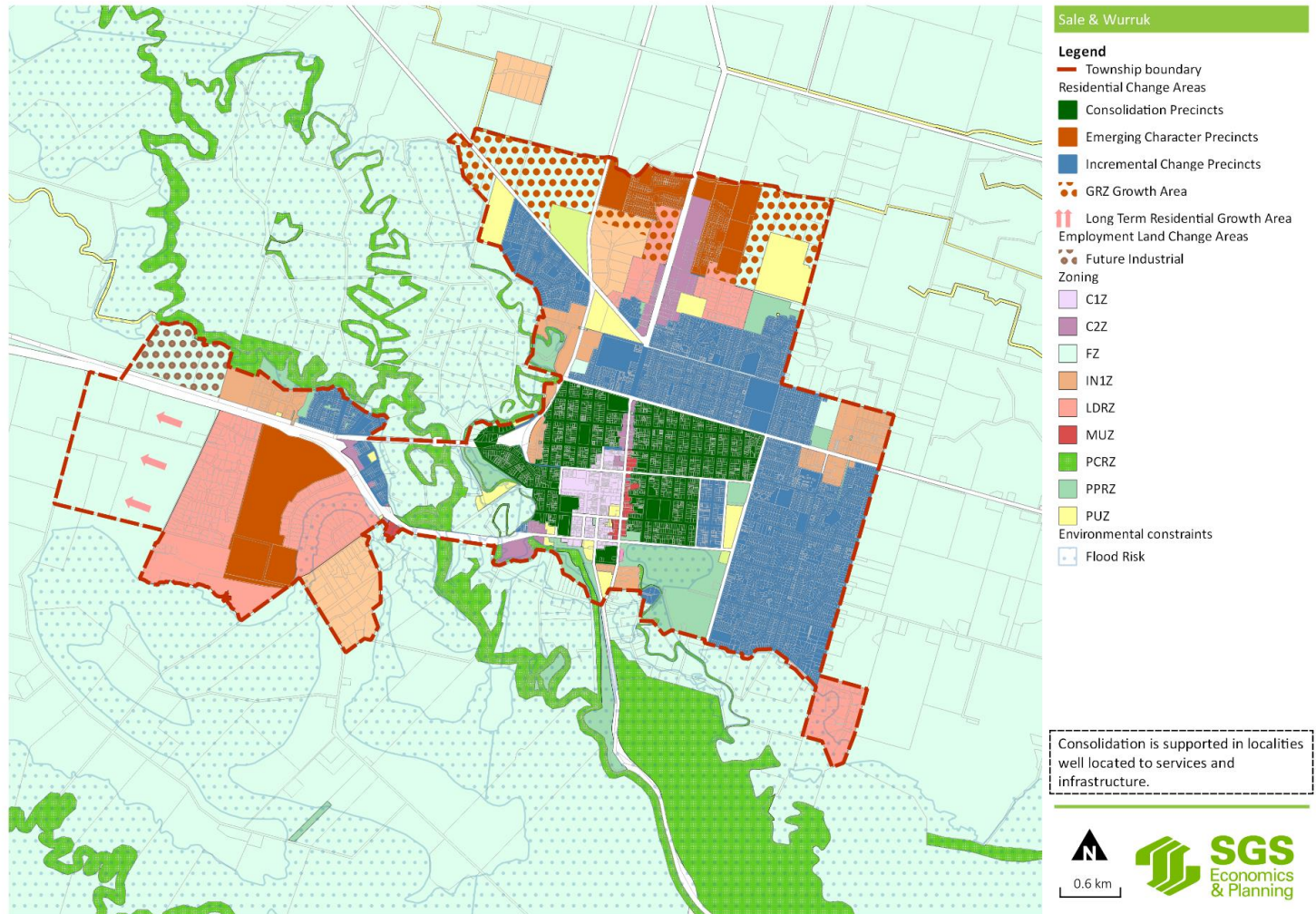




FIGURE 11: LONGFORD STRATEGY MAP

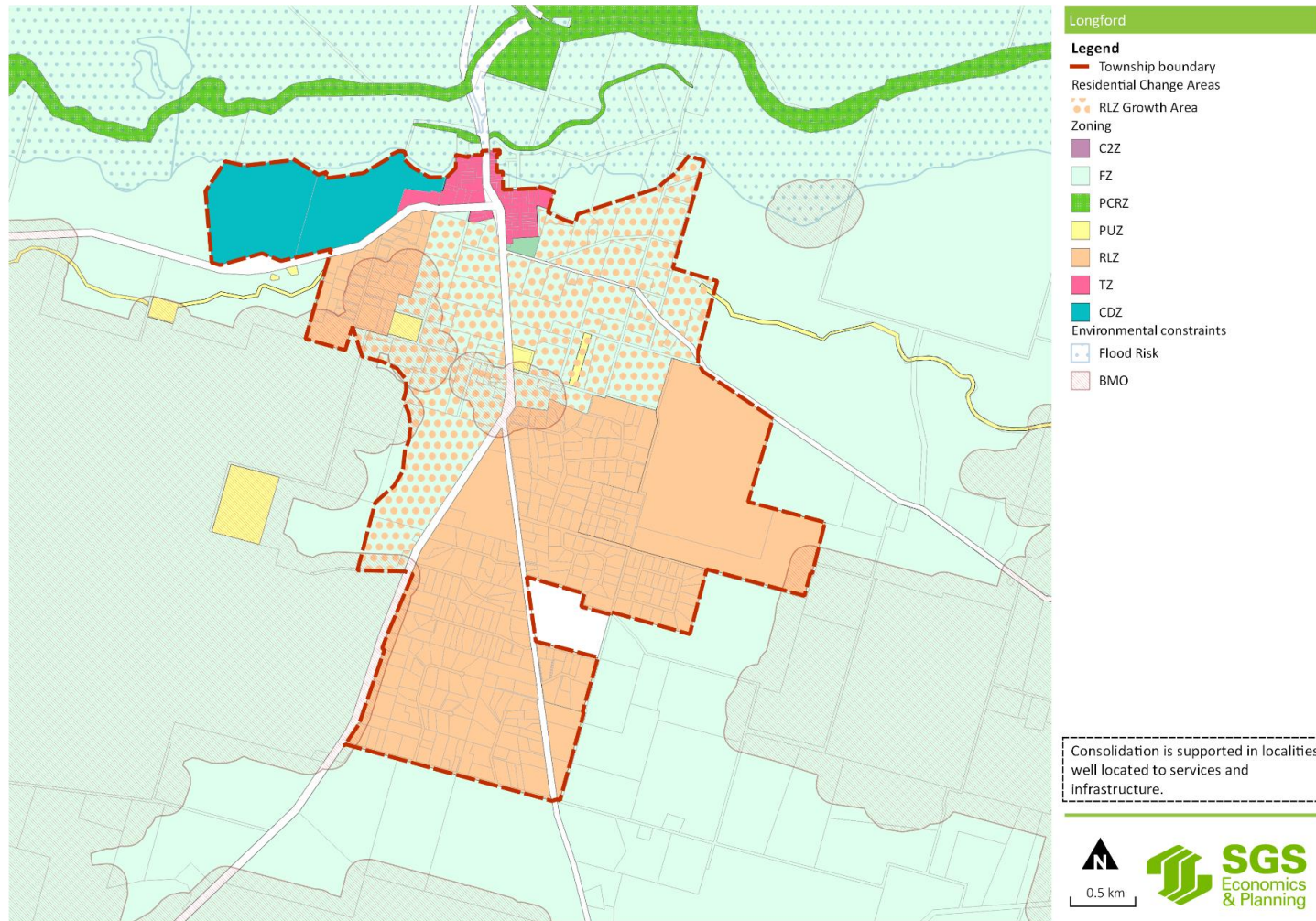


FIGURE 12: MAFFRA STRATEGY MAP

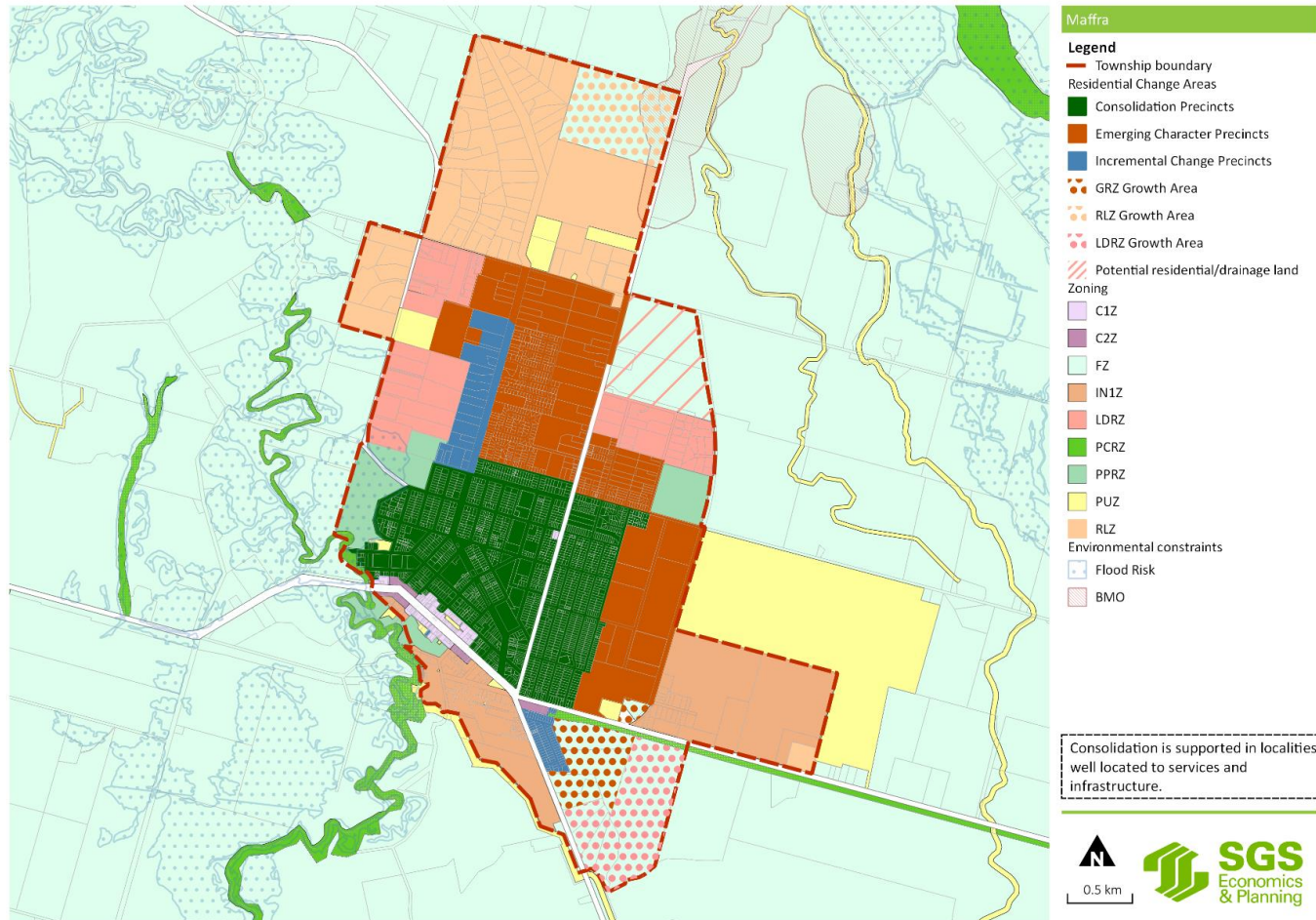




FIGURE 13: STRATFORD STRATEGY MAP

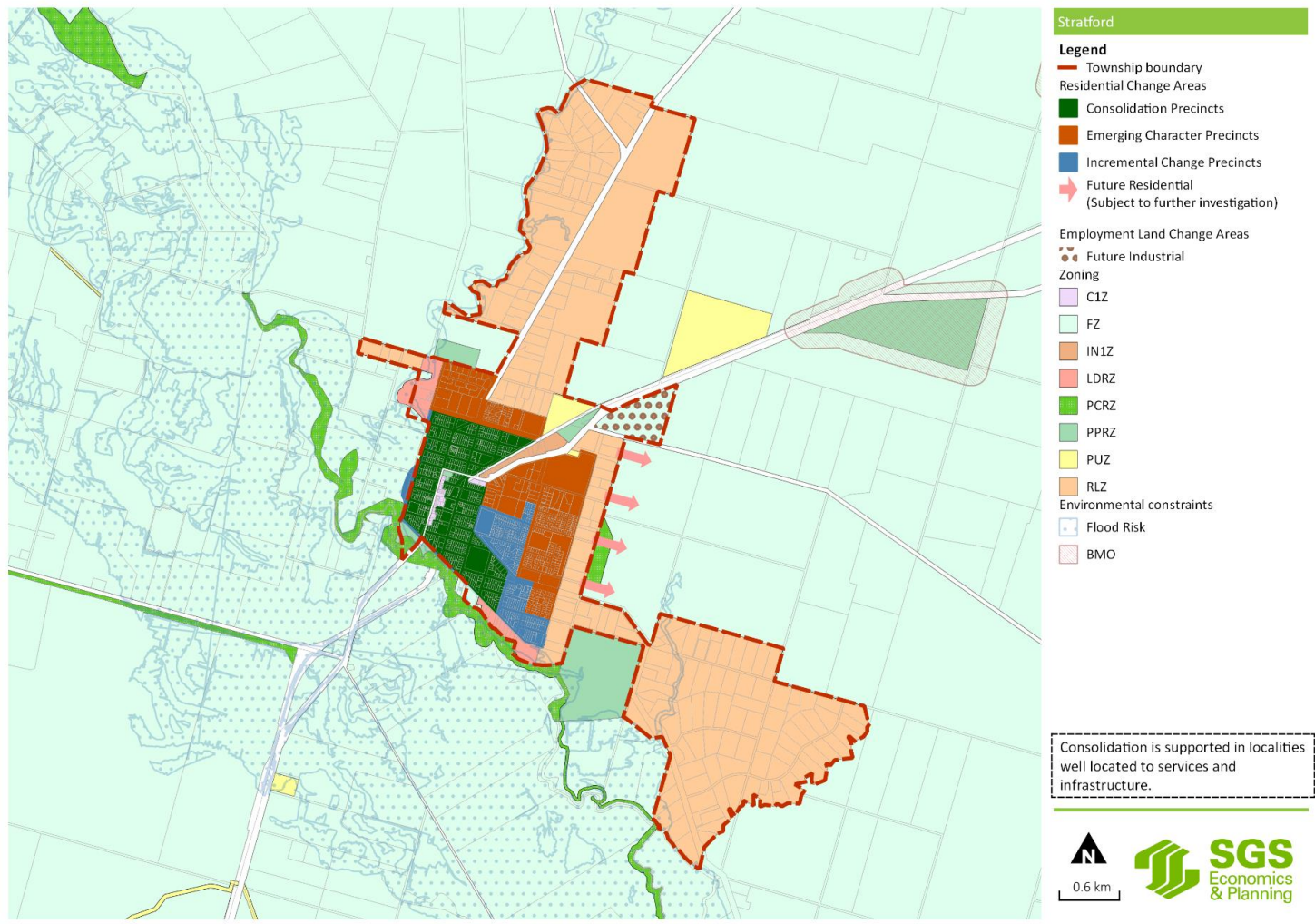


FIGURE 14: HEYFIELD STRATEGY MAP

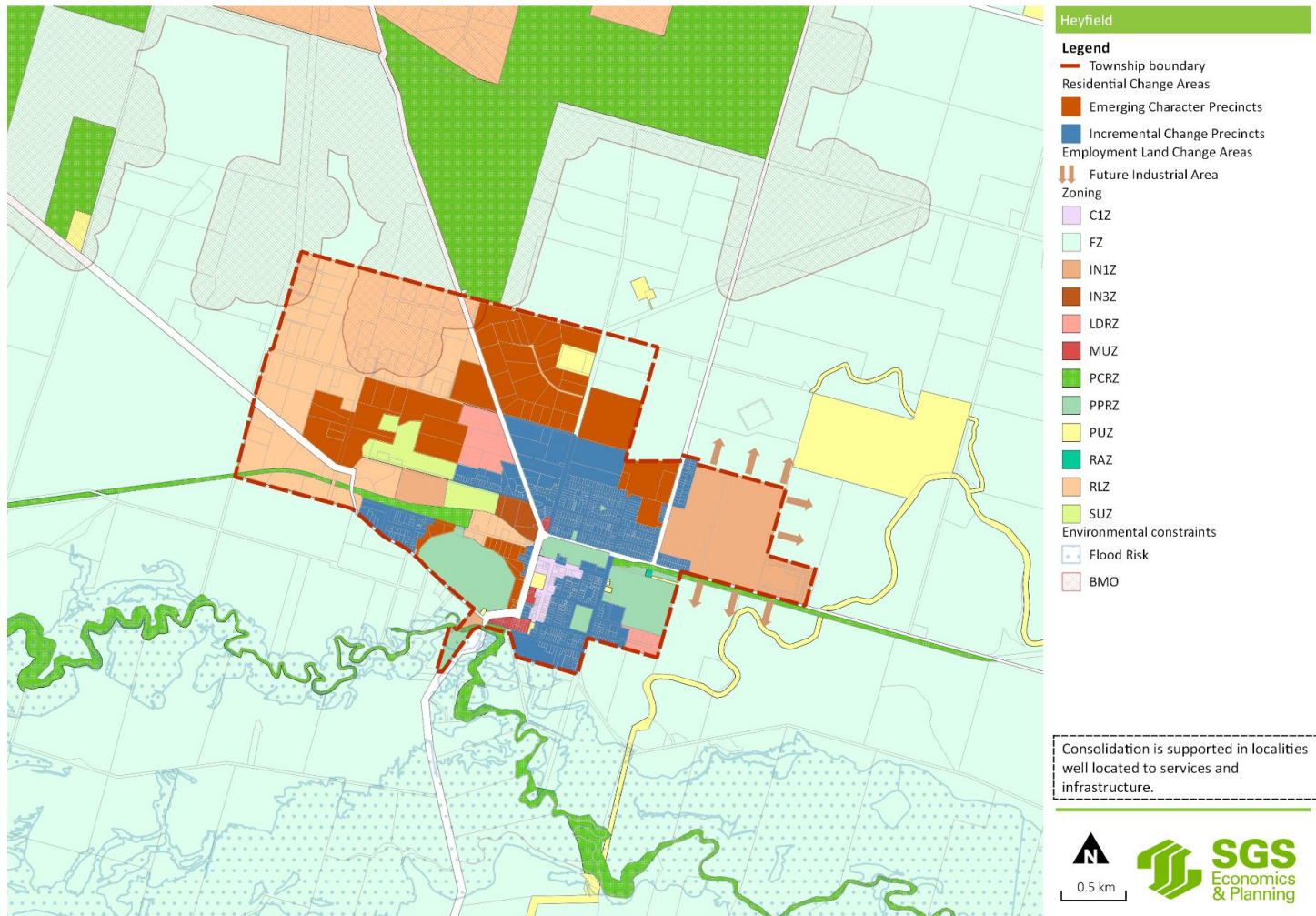




FIGURE 15: ROSEDALE STRATEGY MAP

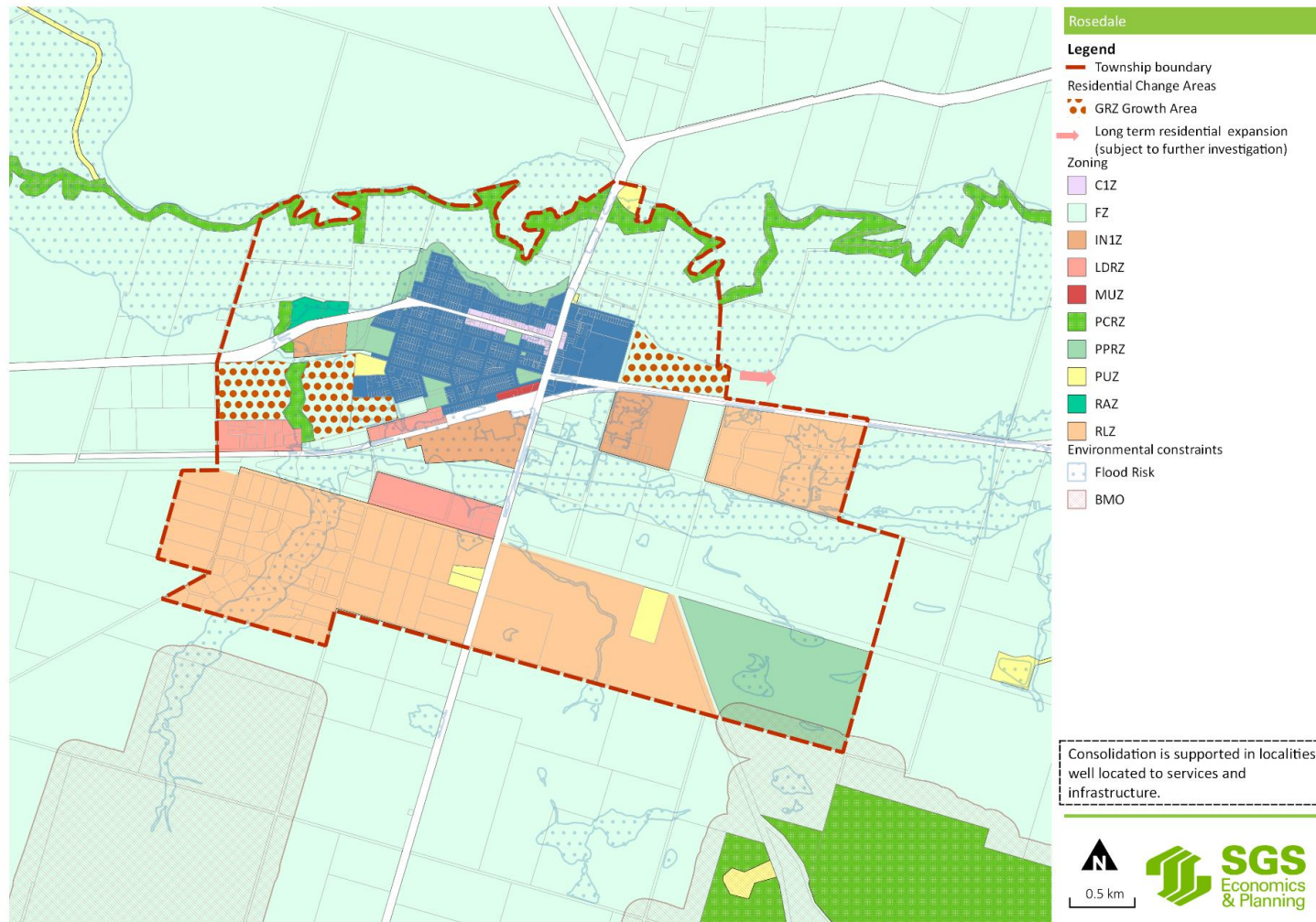
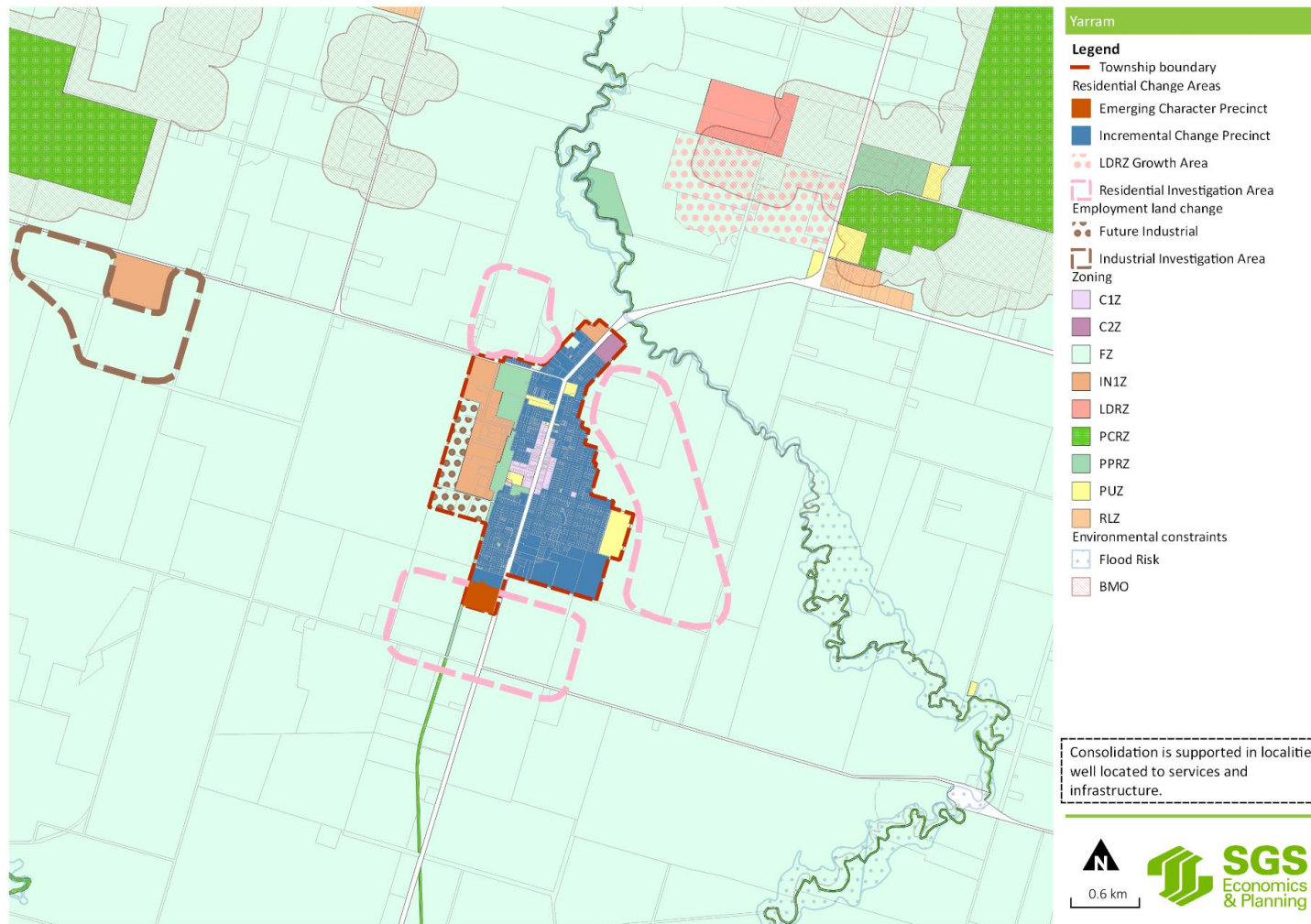


FIGURE 16: YARRAM STRATEGY MAP



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# RESPONSE TO SUBMISSIONS

## Draft Wellington Growth Management Strategy



### Submissions from authorities

Submission No	Key issues raised	Officer response
1 <b>Department of Transport and Planning (DTP)</b>	Strategy is clear and concise. Notes that Plan for Victoria is currently being prepared. Would encourage appropriate Planning Scheme updates (to implement the Strategy) via a Planning Scheme Amendment.	Submission noted. A future Planning Scheme Amendment will be prepared in consultation with DTP and reported to Council for consideration.
2. <b>West Gippsland Catchment Management Authority</b>	Provides general support for the strategic directions identified in the Strategy and references made to flooding (and sea level rise impacts) as a significant issue/constraint in the Wellington Shire. Submission suggests it would be useful to provide further discussion in relation to flood risks in Yarram. It would also be beneficial if Figure 6 Yarram includes flood risk and watercourses. The Authority would support additional discussion in the Strategy as to why development should be discouraged in flood prone areas and why sea level rise needs to be considered. It is important to reinforce the fact that intensifying development and expanding growth areas into flood affected areas has potential implications for emergency management and the need to evacuate anyone with an illness or serious injury during flood events.	Submission points noted. Figure 6 Yarram map is derived from previously adopted work, with watercourse implications to be considered through more detailed drainage and planning work.

<p><b>3</b> <b>Department of Energy, Environment and Climate Action (DEECA)</b></p>	<p>The consideration of preserving environmental and landscape significance and avoiding development in areas at risk of natural hazards is welcomed. DEECA environment portfolio looks forward to engaging with Council on the future strategic projects that implement the Strategy following its adoption.</p>	<p>Submission noted.</p>
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### Submissions from the community

Submission No	Key issues raised	Officer response
1	To meet Strategy objectives relating to a greater diversity of housing options, consideration should be given to allowing dwellings on smaller Farming Zone lots (while protecting farming businesses). Lots larger than 4000 square metres would be attractive. Requests that a strategy be added that makes reference to allowing greater housing density outside townships.	Submission points noted. The Strategy supports a range of housing opportunities across the Shire in appropriate locations, including larger lifestyle lot properties in the Low Density Residential and Rural Living Zones. The primary purpose of the Farming Zone is for agricultural activities, with housing density preferred in urban centres.
2	Resident lives in Seaspray and would like to see a morning and afternoon bus service between Seaspray and Sale (via Longford).	<b>Add new Strategy to advocate to the State Government for improved public transport services between towns and larger settlements/the regional centre.</b>
3	Submission raises the benefits of the past delivery of trunk drainage infrastructure in Stratford, which subsequently resulted in strong development activity in recent years. Without such infrastructure interventions in the future, the same levels of future growth may not be observed in Stratford.	Submission points noted. Assumed levels of growth in the Strategy are not absolute and are difficult to predict (this is referenced in the Strategy). Upcoming Stratford Structure Plan to consider land and infrastructure needs in further detail.
4	Requests consideration of a pump track in Rosedale for use of youth and tourists.	Submission points noted, referred to relevant business unit of Council for reference.



5	<p>In general the Strategy is sound, but the submitter requests an extension to the preferred consolidation precinct in Sale to support greater infill development in areas close to schooling near Guthridge Parade and in East Sale near the medical centre/hospital. Submitter considers that infill development should not be restricted to centrally located areas which have valued heritage/character. Submitter also indicates that more and wider footpaths should be established in infill development areas. Submitter also raises a number of issues around future neighbour relations/local law matters.</p>	<p>In relation to preferred consolidation precincts, the aim of the Strategy is to offer 'high level' policy support for further infill development/housing diversity in areas well located to services and community infrastructure. The Strategy does recognise that infill development should also be encouraged in other areas (outside consolidation precincts) which are well located to facilities and community infrastructure, with the underlying zoning across Sale (General Residential) allowing for such outcomes when deemed appropriate through a planning permit assessment process. <b>In response to the submission, each township Strategy Plan has been annotated to reference that consolidation should also be supported in other localities well located to services and infrastructure.</b> The other issues raised by the submitter have been referred to the relevant Council business unit for reference.</p>
6	<p>Submitter made enquiry about initiatives for teenagers such as ten pin bowling, a games arcade or laser tag.</p>	<p>Submission points noted. Current zoning allows for such activities if there is private sector investment.</p>
7	<p>Submitter raises concerns about the environment and biodiversity/habitat loss, climate change and adverse impacts of urban development. Submitter raises a number of proposals for consideration including Council setting aside land for replanting, incentives for farmers to put areas of land under regeneration systems, rates reductions for environmental stewardship initiatives on private land (e.g. protection of vegetation for habitat). It is suggested that such environmental initiatives should be the focus prior to further growth.</p>	<p>Submission points noted. The Strategy recognises various State and local policies applicable to the environment which are already included in the Wellington Planning Scheme. Various layers of regulatory control also apply to ensure that environmental matters are assessed prior to development, commensurate with the scale, location and specific impacts of any given development proposal. The Strategy identifies that future environmental protection can be investigated (e.g. future overlay protection) as part of future strategic planning work. It is noted that Council is advancing various initiatives such as Greening Wellington to support</p>

		improved environmental and liveability outcomes and that Council already offers a rates rebate on land that has a deed of covenant for conservation approved by Trust for Nature.
8	<p>Submission considers that coastal areas, particularly Loch Sport is under represented in the Strategy (particularly given recent growth rates and Covid impacts such as the ability to work from home and transition of housing for permanent/semi-permanent residency). It is suggested that the Strategy does not effectively account for significant seasonal population influxes in coastal towns, which in turn favours planning and service/infrastructure provision in settlements with higher levels of permanent residency. Submission suggests that the exclusion of coastal towns from the Strategy appears to suggest an avoidance of having to commit to future investment in infrastructure and services. Community centre and enhanced boat harbour projects have not received adequate support from Council. Strategy fails to address economic needs of the workforce that service the coastal towns, including the importance of the Rosedale-Longford Rd to attract trades and resources. The Strategy should plan for younger families and capitalise on work from home opportunities, including in the knowledge industry. Submitter considers that simplified and quickened planning permit processes are required. Submission raises a number of environmental issues which are of importance to Loch Sport. Submission identifies a large area of industrial zoned land in Loch Sport which is Council owned, which could provide economic and planning benefits from being released/activated. Land sales funds could also be used to help fund local community infrastructure. The submission also raises the prospect for Loch Sport becoming a 'tiny house friendly' town to better respond to current housing needs.</p>	<p><b>Strategy has given strengthened reference to seasonal population influxes/infrastructure demands and Covid 19 pandemic impacts</b>, but the overall settlement hierarchy remains unchanged. Future infrastructure needs in Loch Sport (and other coastal towns) can be considered through more specific township studies/needs assessments and thereafter annual budget/prioritisation processes. Industrial land on the entrance to Loch Sport is heavily constrained by native vegetation and cultural heritage sensitivity mapping, but can be further considered for potential disposal outside the Strategy process. Tiny houses can be accommodated within Loch Sport if there is market demand.</p>
9	<p>Identifying human life as the top objective would seem to contradict many of the Shire's other policies. Delivering information face to face and answering questions in situ would have been preferred. Concerns about urban expansion impacts on agricultural</p>	<p>Submission points noted. Many of the issues raised will be considered in further detail (and involving the local community) via the upcoming township specific Stratford Structure Plan project.</p>

land. Road access/bottle neck issues in Stratford, which will only be exacerbated by future growth. How are these issues being considered and what other accessible transport options are being consider for an aging population? Raises various issues and opportunities arising from climate change impacts and environmental protection and improvements, including along waterway corridors. Raises issues of the challenge of maintaining township character. Mental health and social isolation have been overlooked in the Strategy. Can succession planning on agricultural land be better supported by allowing more than one dwelling on land? Growth of tourism using existing infrastructure provides a growth opportunity which should be factored into growth capacity. Enlivening and energising communities to achieve growth needs 'place based' empowerment.

10

Submitter references a parcel of land in the northeast of Maffra as being suitable for residential development (as well as providing a drainage function) and outlines the benefits of developing this land for residential purposes (compared to other land identified in the Maffra Structure Plan which is more fragmented and infrastructure constrained). Submitter requests that the land be identified in the Strategy as future residential.

The land in question is identified in the Maffra Structure Plan as 'public use and utilities' given the need for the land to be utilised for future drainage purposes to support growth. Since the Maffra Structure Plan was adopted by Council, further discussions have occurred with the developer and Council Officers on the ability to co-locate drainage and future residential development on the land, subject to a future Planning Scheme Amendment process. The subject land is located within the township boundary (as defined in the Structure Plan and Strategy) and hence its potential for future residential use is appropriate, provided the overarching drainage purpose of the site is maintained. It is also appropriate to reference the parcel to the north in the same manner for future investigation. The draft Strategy Plan (Figure 12 of the Strategy) is 'silent' on the future residential use of the land and hence **it is recommended that Figure 12 be updated to reflect the lands potential future use for drainage/residential development.**



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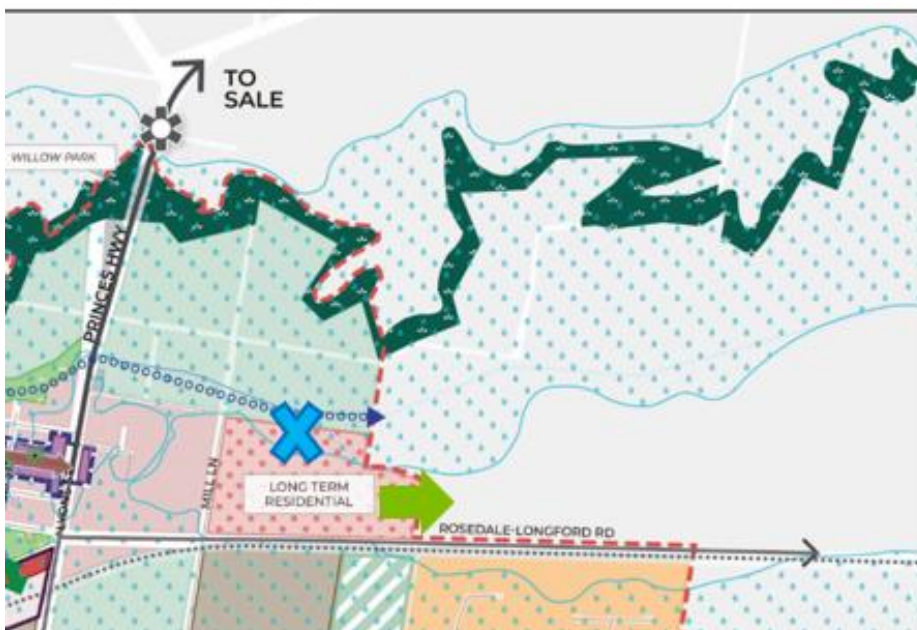
## Submissions from other Council business units

Submission No	Key issues raised	Officer response
Internal email	<ul style="list-style-type: none"> <li>- Should Licola be on the map?</li> <li>- The statement about unstable slopes on page 15 seems a bit out of place.</li> <li>- Should the Yarram map on page 24 and page 61 be updated based on preliminary drainage assessment work underway?</li> </ul>	<b>Licola to be added to map</b> , other issues noted.

## Other changes

Arising from earlier email requests from consultants while preparing the draft Strategy, the following changes are also recommended for inclusion in the final Strategy.

1. Rosedale Strategy Plan: the current Rosedale Strategy Plan in the Wellington Planning Scheme identifies a residential expansion area at the eastern edge of the township (marked as 'long term residential' in the image below). In recognition that part of this potential expansion area is flood affected (as marked with the blue cross below), **it is recommended that the final Strategy include an arrow (in green below) on the plan for Rosedale (Figure 15) signifying potential eastward expansion (outside flood affected areas).**



## Rosedale Strategy Plan

2. Low Density/Rural Living land (lifestyle lots): a request was made to consider 'upzoning' a Low-Density Residential Zone precinct in Heyfield due to the current economic challenges of developing the land. The request raises a broader issue that future town structure plans should consider the appropriateness of 'upzoning' lifestyle lots to allow for increased lot yields. In general terms, the more efficient use/subdivision of land (to take advantage of infrastructure and create further housing opportunities) is supported, but should be subject to specific assessment and consultation via future structure plan projects. **The Strategy has been updated to reflect the need for future investigation of potential 'upzoning' of lifestyle lots as part of future town structure planning projects.**

## 14. GENERAL MANAGER BUILT AND NATURAL ENVIRONMENT

### 14.1. RE-OPENING OF UNUSED ROAD LICENCE (PART) COLLIS ROAD, JACK RIVER

#### ACTION OFFICER: MANAGER BUILT ENVIRONMENT

#### PURPOSE

For Council to consider a request to re-open 150 metres at the northern end of unused road licence held over Collis Road, abutting 69 Collis Road, Jack River to public traffic.

#### PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY

#### RECOMMENDATION

***That:***

- 1. Council, in accordance with section 407(1) of the Land Act 1958, considers that it is desirable and in the public interest that licence 1507283 concerning the 150 metres at the northern end of the unused road abutting 69 Collis Road at Jack River be cancelled as it is required for public traffic; and***
- 2. The Department of Energy, Environment and Climate Change be informed of this resolution.***

#### BACKGROUND

The property owner of 69 Collis Road at Jack River is currently undertaking a two lot subdivision of their property. The property owner is also the current holder of the unused road licence 1507283 over (part of) the abutting Collis Road. The extents of this licence are such that one of the lots being created by the subdivision would not have formal road access onto Collis Road.

The owner has made a request to the Department of Energy, Environment and Climate Action (DECCA) to re-open 150 metres of road at the northern end of their unused road licence over Collis Road by revoking part of this licence. The re-opening of 150 metres of the road will enable the two lots being created by the proposed subdivision (PS918984) to have formal road access onto Collis Road as a public road.

Unused road licences are issued and administered by the DEECA, with the prior consent of Council, when a road is deemed unused and not required for public traffic. Likewise, an unused road licence may be revoked (fully or in part) on the written consent from Council that the road is again required for public traffic.

The proposal is to revoke 150 metres at the northern end of the current unused road licence, to allow for opening the road to public traffic and provide road access onto Collis Road, to service both lots in the proposed subdivision, refer to the plan in attachment "Map Image - Proposed Unused Road Licence (Part) Collis Road, Jack River".

To re-open the road, the process requires Council to resolve that this part of Collis Road is required to be opened for public traffic and to formally request the Department, pursuant to section 407(1) of the *Land Act 1958*, to revoke the 150 metres at the northern end of unused road licence 1507283 as it is required for public traffic.

The revocation of this unused road licence does not obligate Council to declare this additional section of road on its register of Public Roads, or, to undertake any road maintenance. Subject to Council resolution, once open to public traffic, this additional section of road will remain non-maintained, unless the owner constructs the road to Council's minimum required standard.

## **ATTACHMENTS**

1. Map Image - Proposed Unused Road Licence (Part) Collis Road, Jack River. [14.1.1 - 2 pages]

## **OPTIONS**

Council has the following options available:

1. Agree to the request Pursuant to section 407(1) of the *Land Act 1958*, to revoke 150 metres at the northern end of unused road licence 1507283 held over Collis Road at Jack River as the road is required for public traffic; or
2. Not agree to the revocation of the unused road licence (part) as the road is not required for public traffic.

## **PROPOSAL**

That Council, in accordance with section 407(1) of the *Land Act 1958*, resolves that it is desirable and in the public interest that licence 1507283 concerning the 150 metres at the northern end of the unused road abutting 69 Collis Road at Jack River be cancelled as it is required for public traffic; and that the Department of Energy, Environment and Climate Change be informed of this resolution.

## **CONFLICT OF INTEREST**

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

## **FINANCIAL IMPACT**

The revocation of the unused road licence (part thereof) and opening of the road to public traffic will not incur any cost to Council. It is not proposed to include the additional section of Collis Road onto Council's Register of Public Roads.

## **COMMUNICATION IMPACT**

This impact has been assessed and there is no effect to consider at this time.

## **LEGISLATIVE IMPACT**

Application for revocation of the licence (part thereof) has been made pursuant to Section 407(1) of the *Land Act 1958*.

## **COUNCIL POLICY IMPACT**

There is no Council policy on the closure or opening of unused roads to public traffic. Each application is treated on merit.

## **COUNCIL PLAN IMPACT**

The Council Plan 2021-25 Theme 4 “Services and Infrastructure” states the following strategic outcome:

**Strategic Outcome 4.3:** *“Well planned and sustainable towns, facilities, and infrastructure that service community need.”*

This report supports the above Council Plan strategic outcome.

## **RESOURCES AND STAFF IMPACT**

This impact has been assessed and there is no effect to consider at this time.

## **COMMUNITY IMPACT**

The part revocation of the unused road licence will allow the use of Collis Road for public access to both lots being created by the proposed subdivision.

## **ENVIRONMENTAL IMPACT**

This impact has been assessed and there is no effect to consider at this time.

## **ENGAGEMENT IMPACT**

The licence holder is the applicant and the only person directly affected by the proposal.

## **RISK MANAGEMENT IMPACT**

This impact has been assessed and there is no effect to consider at this time.

**PROPOSED PART REVOCATION OF UNUSED ROAD LICENCE  
ABUTTING 69 COLLIS ROAD, JACK RIVER**



Applicants properties – shown as



Road proposed to be opened to public traffic – shown as

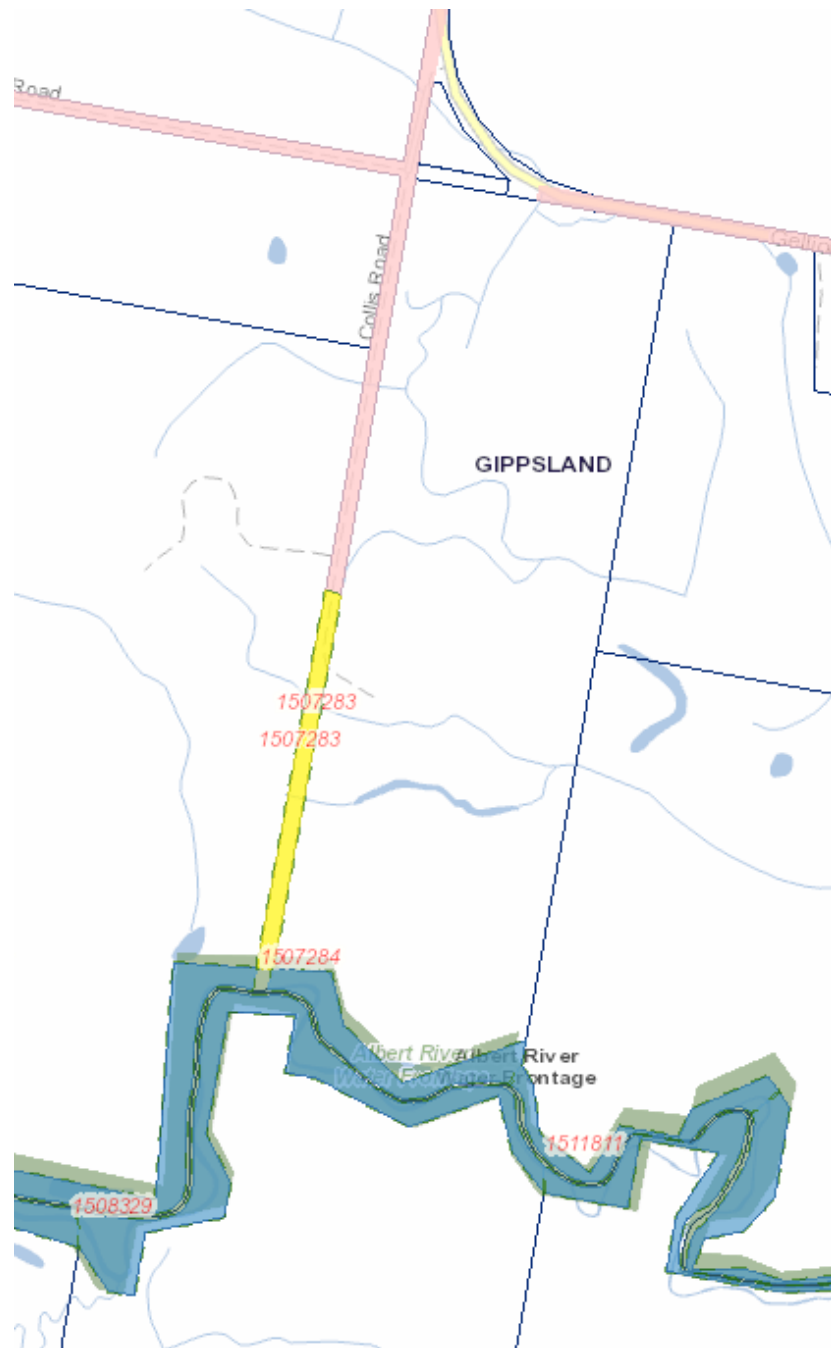


Balance of Unused Road Licence – shown as





DEECA MAPPING  
SHOWING UNUSED ROAD LICENCES



## 15. FURTHER GALLERY AND ONLINE 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.*

ONLINE COMMENTS –

FURTHER GALLERY COMMENTS –

Meeting declared closed at:

The live streaming of this Council meeting will now come to a close.



## 16. IN CLOSED SESSION

### COUNCILLOR

*That the meeting be closed to the public pursuant to Section 66(2) of the Local Government Act 2020 to consider matters under Section 66(5)(b) as defined by Section 3(1) being:*

- a) Council business information*
- b) Security information*
- c) Land use planning information*
- d) Law enforcement information*
- e) Legal privileged information*
- f) Personal information*
- g) Private commercial information*
- h) Confidential meeting information*
- i) Internal arbitration information*
- j) Councillor Conduct Panel confidential information*
- k) Information prescribed by the regulations to be confidential information*
- l) Information that was confidential information for the purposes of section 77 of the Local Government Act 1989*

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IN CLOSED SESSION

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### COUNCILLOR

*That Council move into open session and ratify the decision made in closed session.*