



WELLINGTON
SHIRE COUNCIL

Agenda Ordinary Council Meeting

Wednesday 5 November 2025, commencing at 5:00 PM

Meeting to be held at

Wellington Centre – Wellington Room, Foster Street, Sale via

Microsoft Teams

or stream online at <https://www.youtube.com/@wellingtonshire>

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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 published and archived on Council's Website for viewing by the public. Recordings may be used for publicity or information purposes.

Members of the public in attendance at the Council meeting who wish to communicate with the Council regarding an agenda item or any other matter should advise the Mayor, ideally prior to the meeting starting, to ensure that their submission is called at the appropriate time during the meeting.

Would gallery visitors, Councillors and invited online attendees please ensure that mobile phones and other electronic devices are turned off or in silent mode for the duration of the meeting.

MISSION STATEMENT

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

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 GOVERNANCE

OBJECTIVE

To adopt the minutes of the Ordinary Council Meeting of 21 October 2025.

RECOMMENDATION

That Council adopt the minutes and resolutions of the Ordinary Council Meeting of 21 October 2025.

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. DELEGATES REPORT

11. GENERAL MANAGER CORPORATE SERVICES

11.1. ASSEMBLY OF COUNCILLORS REPORT

ACTION OFFICER: MANAGER GOVERNANCE

PURPOSE

To report on all assembly of Councillor records received for the period 13 October to 26 October 2025.

RECOMMENDATION

That Council note and receive the attached Assembly of Councillor records for the period 13 October to 26 October 2025.

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, in accordance with good governance, 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 13 October to 26 October 2025.

ATTACHMENTS

1. Assembly of Councillors - 21 Oct 2025 Council Day [11.1.1 - 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 13 October to 26 October 2025.

CONFLICT OF INTEREST

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

COUNCIL PLAN 2025-29

While this report does not meet a specific Council Plan strategic objective, it aligns with good governance.

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 in accordance with good governance.

COUNCIL POLICY IMPACT

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

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 – 21 OCTOBER 2025			
COUNCILLOR	ATTENDANCE	OFFICERS IN ATTENDANCE	
Cr Scott Rossetti (Mayor)	YES	David Morcom	Chief Executive Officer
Cr Cindy Madeley (Deputy Mayor)	YES	Arthur Skipitaris	General Manager Corporate Services
Cr Catherine Bannerman	YES	Chris Hastie	General Manager Built and Natural Environment
Cr Liz Foat	YES	Ashley Smirl	Acting Manager Economic Development
Cr Edward Lowe	YES		
Cr Garry Stephens (Online)	YES		
Cr Carmel Ripper	YES		
Cr John Tattersson	YES		
Cr Geoff Wells	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 – 21 OCTOBER 2025		
ITEM NO.	WORKSHOP TITLE	PRESENTERS
1.1	ELECTION OF THE MAYOR AND DEPUTY MAYOR	- Carly Bloomfield, Manager Governance - Catie Thomson, Governance Officer Conflict of Interest: NIL
1.2	SOUTHERLY TEN UPDATE	- Paul Johnson, Senior Manager, Regional Development – Southerly Ten - Erin Coldham, Chief Development Officer – Southerly Ten Conflict of Interest: NIL

ASSEMBLY OF COUNCILLORS AND OFFICERS IN ATTENDANCE - COUNCIL DAY

WORKSHOP DETAILS – 21 OCTOBER 2025		
ITEM NO.	WORKSHOP TITLE	PRESENTERS
1.3	GIPPSLAND REGIONAL LIVESTOCK EXCHANGE UPDATE	• Daniel Gall, Coordinator Commercial Property • Kim McMahon, GRLE Team Leader Conflict of Interest: NIL
1.4	CONFIDENTIAL WORKSHOP – WEST SALE AIRPORT	• Andrew Pomeroy, General Manager Development • Ashley Smirl, Acting Manager Economic Development Conflict of Interest: NIL
1.5	DEVELOPMENT DIVISION UPDATE	• Andrew Pomeroy, General Manager Development • Barry Hearsey, Manager Planning and Building • Rosina Davidson-Tuck, Manager Community Development • Ross McWhirter, Manager Culture and Leisure • Ashley Smirl, Acting Manager Economic Development Conflict of Interest: NIL
1.6	SERVICE LEVEL REVIEW – NEXT STEPS	• Sam McPherson, Manager Facilities and Emergencies • Chris Hastie, General Manager Built and Natural Environment • Natasha French, Senior Community Facilities Projects Officer • Lisa Lyndon, Coordinator Community Committees Conflict of Interest: NIL
1.7	GIPPSLAND WATER UPDATE	• Sarah Cumming, Managing Director – Gippsland Water Conflict of Interest, NIL.
1.8	SEPTEMBER 2025 QUARTERLY PERFORMANCE REPORT	• Ian Carroll, Manager Corporate Finance • Arthur Skipitaris, General Manager Corporate Services Conflict of Interest: NIL

12. GENERAL MANAGER DEVELOPMENT

12.1. AMENDMENT C123 (WELLINGTON GROWTH MANAGEMENT STRATEGY IMPLEMENTATION)

ACTION OFFICER: GENERAL MANAGER DEVELOPMENT

PURPOSE

To seek a Council resolution requesting that the Minister for Planning authorise Council, in its capacity as the Planning Authority for the Wellington Planning Scheme, to prepare Amendment C123well (Wellington Growth Management Strategy Implementation) and proceed to a period of formal public exhibition.

RECOMMENDATION

That Council:

- 1. Request the Minister for Planning to authorise Council, as the planning authority, to prepare Amendment C123well (Wellington Growth Management Strategy Implementation) as per Attachment 12.1.1 pursuant to Section 8A of the Planning and Environment Act 1987 and proceed to a period of formal public exhibition.***

BACKGROUND

On 6 August 2024 Council formally adopted the 'Wellington Growth Management Strategy' ('Strategy').

The purpose of the Strategy was 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 was to identify priority economic development opportunities to support job creation and investment across the municipality.

A copy of the adopted Strategy and supporting Background Report can be accessed via Council's website <https://www.wellington.vic.gov.au/planning-projects/wellington-growth-management-strategy>

Planning Scheme Amendment C123well proposes to implement key policy directions of the adopted Strategy into the Wellington Planning Scheme to support future urban growth and economic development priorities. The Amendment also proposes various minor updates (e.g. updated population forecasts). More specifically, the Amendment proposes the following policy changes to the Wellington Planning Scheme:

- Amends Clause 02.01 (Context) to update population projections and to reference sea level rise and contextual changes to key economic sectors in the Wellington Shire.
- Amends Clause 02.02 (Vision) to include new strategic directions from the 'Wellington Community Vision', 'Council Plan 2025-2029', and a new land use planning vision identified in the Strategy.

- Amends Clause 02.03 (Strategic Directions) to update preferred urban growth strategic directions for the municipality, including identification of a settlement hierarchy (in table format) and the removal of text describing each town (Clause 02.03-1) and updated/amended strategic directions for environmental and landscape values (Clause 02.03.02), built environmental and heritage (Clause 02.03-5) and economic development (Clause 02.03-6).
- Amends Clauses 11.01-1L for Sale, Wurruk and Longford, Maffra, Rosedale, Heyfield, Yarram and Stratford to encourage higher density residential development in areas well located to services and infrastructure.
- Inserts new Clause 13.01-1L (Natural Hazards and Climate Change) to insert a local objective and strategies to consider natural hazards and climate change.
- Amends Clause 14.01-1L (Protection of agricultural land – Wellington) to avoid land use conflict and protect productive agricultural land from inappropriate rezoning and inappropriate use and development, including in the Macalister Irrigation District.
- Amends Clause 14.01-2L (Diversifying agriculture - Wellington) to include a new strategy to support value adding industries and expansion and growth of emerging rural investment including broilers and waste to energy investment.
- Inserts new Clause 16.01-1L (Housing Supply Wellington) to encourage more diverse housing supply including in multi-dwelling developments and new subdivisions.
- Amends Clause 17.01-1L (Diversified Economy – Wellington) to reference renewable energy and tourism as sectors where growth should be facilitated.
- Inserts new Clause 19.01-2L (Renewable Energy – Wellington) to facilitate future renewable energy investment and supporting land, housing and infrastructure needs.
- Amends the Schedule to Clause 72.08 (Background Documents) to insert the following background documents, which form the basis of this amendment:
 - o *Wellington Shire Growth Management Strategy* (SGS Economics and Planning Pty Ltd, July 2024).
 - o *Wellington Renewable Energy Impact and Readiness Study* (Urban Enterprise Pty Ltd, January 2023).

A copy of *draft* Amendment C123well (Wellington Growth Management Strategy Implementation) is included – refer Attachment 12.1.1 which includes the proposed changes via ‘tracked changes’.

It is noted that the Amendment was originally drafted to include new local policy around housing affordability, however, the Department of Transport and Planning raised concern that this duplicated State policy and hence it was removed from the draft Amendment included in Attachment 12.1.1.

ATTACHMENTS

1. Draft Amendment C123well (Wellington Growth Management Strategy Implementation) [**12.1.1** - 78 pages]

OPTIONS

Council has the following options available:

1. To request the Minister for Planning to authorise Council, in its capacity as the Planning Authority for the Wellington Planning Scheme, to prepare Amendment C123well (Wellington Growth Management Strategy Implementation) and proceed to a period of formal public exhibition; or
2. To not request the Minister for Planning to authorise Council, in its capacity as the Planning Authority for the Wellington Planning Scheme, to prepare Amendment C123well (Wellington Growth Management Strategy Implementation) and to seek further information for consideration at an upcoming Council meeting.

PROPOSAL

That Council request the Minister for Planning to authorise Council, as the Planning Authority, to prepare Amendment C123well (Wellington Growth Management Strategy Implementation) as per Attachment 12.1.1 pursuant to s8A of the *Planning and Environment Act 1987* and proceed to a period of formal public exhibition.

CONFLICT OF INTEREST

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

COUNCIL PLAN 2025-29

This report supports the achievement of the following Council Plan 2025-29 Strategic Objective/s:

Strategic Objective Two: Dynamic and Diverse Economy – *An economy that enables sustainable growth, and enhances the social environment, lifestyle and unique characteristics of our communities* – states the following strategy:

*Supporting job growth and diversification of our economy.
Planning to support future growth and changing needs of our community.
Guiding responsible, sustainable development that protects, values and celebrates our unique heritage.*

Strategic Objective Three: Infrastructure, Spaces and Places – *Strategically planned, designed and well-maintained infrastructure, spaces and places* – states the following strategy:

*Providing high quality places and spaces to enhance our townships and community.
Coordinating facilities and infrastructure to meet growth and evolving needs.*

Strategic Objective Four: Natural Environment – *A healthy natural environment, protected and nurtured for generations to come* – states the following strategy:

*Encouraging and supporting sustainable practices.
Strengthening natural disaster resilience and emergency response preparedness.*

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

Amendment C123well (Wellington Growth Management Strategy Implementation) has been prepared having regard to the *Planning and Environment Act 1987* and the provisions of the Wellington Planning Scheme including relevant State planning policy.

Amendment C123well (Wellington Growth Management Strategy Implementation) will be notified in accordance with the requirements of the *Planning and Environment Act 1987*.

COUNCIL POLICY IMPACT

The Strategy which informed preparation of Amendment C123well (Wellington Growth Management Strategy Implementation) was prepared within the context of the current policy, the *Community Engagement Policy*.

RESOURCES AND STAFF IMPACT

There is no significant resource or staff impact associated with Amendment C123well (Wellington Growth Management Strategy Implementation).

COMMUNITY IMPACT

The Strategy and consequent Planning Scheme Amendment 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

Should Council decide to proceed with Amendment C123well, and authorisation from the Minister for Planning is subsequently granted, a formal period of public exhibition will be undertaken.

Notice of the Amendment will be published in both the Government Gazette and Gippsland Times and all supporting documentation will be available to view on both Council's and the Department of Transport and Planning's websites.

Hard copies of all Amendment documents will also be available to view at Council's Customer Service Centres in Sale and Yarram, and at library branches.

Relevant statutory stakeholders will also be directly notified of the formal period of public exhibition and will have the opportunity to comment.

Any submissions received to the Amendment will be reported to Council following public exhibition.

RISK MANAGEMENT IMPACT

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

Planning and Environment Act 1987

Wellington Planning Scheme

Amendment C123well

Instruction Sheet

The planning authority for this amendment is the Wellington Shire Council.

The Wellington Planning Scheme is amended as follows:

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

1. In **Purpose and Vision** – replace Clause 02.01 in the form of the attached document.
2. In **Purpose and Vision** – replace Clause 02.02 in the form of the attached document.
3. In **Purpose and Vision** – replace Clause 02.03 in the form of the attached document.
4. In **Planning Policy Framework**- replace Clause 11.01 in the form of the attached document.
5. In **Planning Policy Framework**- insert new Clause 13.01 in the form of the attached document.
6. In **Planning Policy Framework** – replace Clause 14.01 in the form of the attached document.
7. In **Planning Policy Framework**- insert new Clause 16.01 in the form of the attached document.
8. In **Planning Policy Framework** – replace Clause 17.01 in the form of the attached document
9. In **Planning Policy Framework**- insert new Clause 19.01 in the form of the attached document.
10. In **Operational Provisions** – Clause 72.08, replace the Schedule with a new Schedule in the form of the attached document.

End of document

DRAFT*Planning and Environment Act 1987***Wellington Planning Scheme****Amendment C123well****Explanatory Report****Overview**

This amendment introduces new and revised content in the Municipal Planning Statement and throughout local planning policy to implement key recommendations from the Wellington Shire Growth Management Strategy, July 2024 which was adopted by Wellington Shire Council on 6 August 2024.

The amendment does this by updating the Municipal Planning Strategy and Clause 11.01-1L (Sale, Wurruk and Longford; Maffra; Rosedale; Heyfield; Yarram; and Stratford), Clause 13.01-1L (Natural hazards and climate change), Clause 14.01-1L (Protection of agricultural land – Wellington), Clause 14.01-2L (Diversifying agriculture, Wellington), Clause 16.01-15 (Housing Supply Wellington), Clause 17.01-1L (Diversified economy Wellington), Clause 19.01-2L (Renewable Energy Wellington) and the Schedule to Clause 72.08 (Background Documents).

Where you may inspect this amendment

The amendment can be inspected free of charge at:

- Wellington Shire Council website at <https://www.wellington.vic.gov.au/development/planning-scheme-amendments>
- During office hours at the following places:
 - Wellington Shire Council offices, 18 Desailly St, Sale and 156 Grant Street, Yarram

The amendment can also be inspected free of charge at the Department of Transport and Planning website at planning.vic.gov.au/public-inspection or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

Submissions

Any person may make a submission about the amendment to the planning authority. Submissions about the amendment must be received by **xxxxx**.

A submission must be sent to:

Strategic Planning, Wellington Shire Council:

By post: PO Box 506, Sale, VIC 3850

In person: 18 Desailly St, Sale

By email: strategicplanning@wellington.vic.gov.au

Panel hearing dates

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

- Directions hearing: xxxx
- Panel hearing: xxxx

Details of the amendment

Who is the planning authority?

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

Land affected by the amendment

The amendment applies to all land within the Wellington Shire.

What the amendment does

This amendment introduces new and revised content in the Municipal Planning Statement and throughout the local planning policy to implement key elements of the Wellington Shire Growth Management Strategy.

Specifically, the amendment proposes the following changes:

Planning scheme ordinance

- Amends Clause 02.01 (Context) to update population projections and to reference sea level rise and contextual changes to key economic sectors in the Wellington Shire.
- Amends Clause 02.02 (Vision) to include new strategic directions from the Wellington Community Vision, Council Plan 2025-2029 and a new land use planning vision identified in the Growth Management Strategy.
- Amends Clause 02.03 (Strategic Directions) to update/amend preferred urban growth strategic directions for the municipality, including identification of a settlement hierarchy (in table format) and the removal of existing text describing each town (Clause 02.03-1) and updated/amended strategic directions for environmental and landscape values (Clause 02.03.02), built environmental and heritage (Clause 02.03-5) and economic development (Clause 02.03-6).
- Amends Clauses 11.01-1L for Sale, Wurruk and Longford, Maffra, Rosedale, Heyfield, Yarram and Stratford to encourage higher density residential development in areas well located to services and infrastructure.
- Inserts new Clause 13.01-1L (Natural Hazards and Climate Change) to insert a local objective and strategies to consider natural hazards and climate change.

- Amends Clause 14.01-1L (Protection of agricultural land – Wellington) to avoid land use conflict and protect productive agricultural land from inappropriate rezoning and inappropriate use and development, including in the Macalister Irrigation District.
- Amends Clause 14.01-2L (Diversifying agriculture - Wellington) to include a new strategy to support value adding industries and expansion and growth of emerging rural investment including broilers and waste to energy investment.
- Inserts new Clause 16.01-1L (Housing Supply Wellington) to encourage more diverse housing supply including in multi dwelling developments and new subdivisions.
- Amends Clause 17.01-1L (Diversified Economy – Wellington) to reference renewable energy and tourism as sectors where growth should be facilitated.
- Inserts new Clause 19.01-2L (Renewable Energy – Wellington) to facilitate future renewable energy investment and supporting land, housing and infrastructure needs.
- Amends the Schedule to Clause 72.08 (Background Documents) to insert the following background documents, which form the basis of this amendment:
 - *Wellington Shire Growth Management Strategy* (SGS Economics and Planning Pty Ltd, July 2024).
 - *Wellington Renewable Energy Impact and Readiness Study* (Urban Enterprise Pty Ltd, January 2023).

Strategic assessment of the amendment

Why is the amendment required?

The amendment is required to implement the Wellington Growth Management Strategy 2024 to ensure that the Wellington Planning Scheme includes preferred strategic and policy directions to support future urban growth and economic development priorities to 2041.

The Wellington Growth Management Strategy identifies that the population of Wellington Shire is estimated to grow at an annual average growth rate of approximately 1.1% (to support a population of more than 57,000 people in 2041). Consistent with existing township population distribution, the majority of the Shire's future urban growth needs will need to be met in the regional centre (Sale, Wurruk and Longford), and in the larger settlements of Maffra, Stratford, Heyfield, Rosedale and Yarram. Inland and coastal settlements will also play a supporting role in meeting future growth and tourism needs. The amendment proposes inclusion of an updated settlement hierarchy in table format in Clause 02.03.

The Wellington Growth Management Strategy is also clear that a more diverse range of housing options are needed to support future housing and population growth, which should be provided for in well located townships areas with required community and physical infrastructure. The amendment proposes to strengthen local planning policy in the regional centre and in the larger settlements of Maffra, Stratford, Heyfield, Rosedale and Yarram, to encourage a greater diversity of housing through available land supply and greater housing diversity.

The Wellington Growth Management Strategy also identifies priority economic sectors to support future jobs and population growth, in particular Defence/aviation, tourism, renewable energy and agriculture (and its diversification). The amendment includes strengthened policy reference to these sectors to facilitate future investment and economic development and to protect agricultural land from inappropriate conflicting land use given the economic significance of the agricultural sector in the Wellington Shire.

Wellington is at risk from bushfire, flooding, changes in climatic conditions and land degradation issues including salinity and erosion. The amendment is required to give strengthened policy reference to managing natural hazard risk.

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

The amendment implements the objectives of planning in Victoria as outlined in section 4(1) of the *Planning and Environment Act 1987* (PE Act) as follows:

- a) *Provide for the fair, orderly, economic and sustainable use, and development of land*

The amendment will result in the fair, orderly, economic and sustainable use and development of land by implementing a strategically prepared growth strategy that addresses the needs of the existing and future community of Wellington Shire.

- b) *Provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity;*

The amendment supports the orderly planning and growth of the Wellington Shire in appropriately serviced locations to protect resources and environmental assets of the Wellington Shire.

- c) *Secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;*

The amendment introduces preferred strategic growth directions for the Wellington Shire in appropriate and safe locations to support sustainable development outcomes for residents and visitors and supports future job and housing creation to support social and economic wellbeing.

- d) *Conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value.*

The amendment supports the creation of appropriately located and attractive built environments to strengthen the character and amenity appeal of Wellington Shire for visitors and current and future residents.

- e) *Protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community;*

The amendment supports the orderly provision of public infrastructure and facilities for the benefit of the community by directing growth to main township and settlement areas that benefit from existing infrastructure provision.

f) To facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e);

The amendment has been prepared to ensure development occurs in a logical manner to meet the communities needs consistent with the objectives set out in paragraphs (a) to (e).

fa) to facilitate the provision of affordable housing in Victoria;

The amendment supports the provision of a variety of housing choice and land supply in appropriate locations to assist in meeting affordable housing objectives and needs across the municipality.

g) to balance the present and future interests of all Victorians.

The amendment achieves this objective by introducing a suite of revised local policy content to guide future land use and development for the benefit of the Wellington Shire and its communities, consistent with State and regional planning policy.

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

Environmental effects

The amendment promotes future urban growth in main township areas with appropriate infrastructure to minimise environmental effects. Further, the amendment seeks to strengthen local policy to manage natural hazard risk. As the amendment proposes policy changes only (not rezoning of land), there are no specific environmental effects. Specific environmental effects can be considered through future planning assessment processes.

Social effects

This amendment, via local policy changes, aims to facilitate the orderly growth and development of the Wellington Shire to cater for the needs of projected population growth. Positive social effects are expected to be observed with provision of a greater diversity of housing and future job creation, with more detailed planning assessment processes to consider specific social impacts in due course.

Economic effects

This amendment, via local policy changes, seeks to promote and facilitate future economic development across the Wellington Shire, including through emerging sectors including Defence and aviation, tourism, renewable energy and agricultural expansion and diversification.

Does the amendment address climate change?

The requirements of Ministerial Direction 22 have been considered and satisfied as the amendment promotes future growth in main township and settlement areas and by encouraging greater density and diversity of housing in existing residential areas well located to urban services and facilities. Further, the Amendment introduces new

local policy in relation to natural hazards.

Does the amendment address relevant bushfire risk?

Bushfire risk in the Wellington Shire was considered as part of the development of the Growth Management Strategy. In accordance with Clause 13.02 of the Wellington Planning Scheme, the Growth Management Strategy and amendment seeks to direct and prioritise urban growth to established urban settlements, with population growth being directed to the regional centre of Sale and the main towns which are at the lowest end of landscape risk in Victoria (Landscape type 1 assessed as per *Planning Permit Applications Bushfire Management Overlay Technical Guide DELWP, 2017*). These main settlement areas also provide appropriate access to safe areas given current urban form. The amendment does not seek to introduce newly identified growth areas subject to fire risk beyond that already identified in the Planning Scheme.

The amendment introduces a new policy provision to require consideration of the primacy of life and includes strategies to avoid future development of land that is subject to hazard risk. These measures will ensure that existing bushfire risk issues across the municipality are not increased.

The views of the Country Fire Authority (CFA) were sought via the release of the draft Growth Management Strategy and will again be sought during exhibition of the amendment.

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

The amendment complies with the requirements of the Ministerial Direction – The Form and Content of Planning Schemes (section 7(5) of the Planning and Environment Act 1987).

Direction No. 11: Strategic Assessment of Amendments

The amendment complies with Ministerial Direction No. 11: (Strategic Assessment of Amendments) under section 12 of the Planning and Environment Act 1987. The amendment is consistent with this direction which ensures a comprehensive strategic evaluation of a planning scheme amendment and the outcomes it produces. This explanatory report provides a comprehensive strategic evaluation of the amendment and the outcomes it produces.

Direction No. 15: The Planning Scheme Amendment Process

The amendment process will comply with the requirements of Ministerial Direction 15.

Direction No. 22: Climate Change Consideration

The requirements of Ministerial Direction 22 have been considered and satisfied.

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

The amendment is consistent with the following clauses of the Planning Policy Framework and will assist in achieving objectives and strategies of the clauses:

Clause 11.01-1S – Settlement ‘to promote the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements’.

Clause 11.01-1R – Settlement – Regional Victoria including to support sustainable development of the regional service centre of Sale.

Clause 11.01-1R – Settlement Gippsland including ‘support the continuing role of Yarram, Maffra, Heyfield and small settlements in providing services to their districts, recognising their relationships and dependencies with larger towns’.

Clause 11.02-1S – Development capacity including ensuring that at least a 15 year supply of land and development capacity is available to meet housing targets.

Clause 11.03-4S Coastal Settlement to ‘support a network of diverse coastal settlements that provide for a broad range of housing types, economic opportunities and services’.

Clause 11.03-6S Regional and local places to ‘consider the distinctive characteristics and needs of regional and local places in planning for future land use and development’.

Clause 13 Environmental Risks and Amenity ‘planning should strengthen the resilience and safety of communities by adopting a best practice environmental management and risk management approach’.

Clause 13.02-1S Bushfire Planning ‘strengthening the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life’.

Clause 14.01-1S Protection of agricultural land ‘to protect the state’s agricultural base by preserving productive farmland.’

Clause 16.01-1S Housing Supply ‘to facilitate well-located, integrated and diverse housing that meets community needs’.

Clause 17.01-1S Diversified economy ‘to strengthen and diversify the economy’.

Clause 17.04-1S Facilitating Tourism ‘to encourage tourism development to maximise the economic, social and cultural benefits of developing the state as a competitive domestic and international tourist destination’.

Clause 19.01-2S Renewable energy ‘to support the provision and use of renewable energy in a manner that ensures appropriate siting and design considerations are met.’

Is the amendment consistent with the delivery of the relevant housing target set out in the Planning Policy Framework?

The Growth Management Strategy provides an analysis of long term housing supply and needs across the municipality and identifies preferred urban growth directions. The Growth Management Strategy identifies that long term housing needs in the Wellington Shire can be met via existing zoned land and via planned growth areas

previously identified in the Planning Scheme. The policy framework established by this amendment supports the future delivery of housing targets and a diversity of housing supply consistent with the Planning Policy Framework.

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

The amendment updates the Municipal Planning Strategy to reflect the key strategic and policy directions of the Wellington Shire Growth Strategy to ensure that the Municipal Planning Statement is current.

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

The amendment includes the Wellington Growth Management Strategy and the Wellington Renewable Energy Impact and Readiness Study (January 2023) as relevant Background Documents. These documents have informed the policy updates proposed by this amendment.

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

The views of relevant agencies were sought in the development of the Wellington Growth Management Strategy. The West Gippsland Catchment Management Authority (WGCMA), Department of Transport and Planning (DTP) and the Department of Energy, Environment and Climate Action (DEECA) provided written submissions to the public release of the draft Wellington Growth Strategy as summarised below.

The WGCMA provided general support for the strategic directions identified in the Strategy and references made to flooding (and sea level rise impacts) given that this is a significant issue in the Wellington Shire. The amendment makes policy updates to strengthen reference to hazard risk and includes reference to primacy of life and the need to ensure that the Planning Scheme includes the best available hazard information.

DTP indicated that the Strategy is clear and concise and noted that 'Plan for Victoria' is being prepared. DTP encouraged appropriate Planning Scheme updates (to implement the Wellington Shire Growth Strategy) via a Planning Scheme Amendment. This amendment has been prepared in consultation with DTP.

DEECA welcomed the Wellington Growth Strategy's consideration of preserving environmental and landscape significance and avoiding development in areas at risk of natural hazards.

Views of relevant agencies will be formally sought via the exhibition of this amendment.

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

This amendment is unlikely to have an impact on the transport system or the Transport Integration Act 2010.

Resource and administrative costs

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

The amendment will not have any adverse impact on the resource and administrative costs of the responsible authority.

WELLINGTON PLANNING SCHEME

02.01

CONTEXT

04/05/2023 - [redacted]
G409wellIP41 Proposed C123well 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. Wellington's key transport routes include the Princes Highway, South Gippsland Highway and the Bairnsdale-Melbourne rail corridor.

Wellington's 2019 2022 population of approximately 43,000 45,754 people is expected to increase to over 45,000 by 2036 57,000 by 2041 (an annual average growth rate of 1.1 percent).

Over 60 percent of Wellington's population resides in and around the six main urban centres of Sale, Maffra, Rosedale, Yarram, Stratford and Heyfield. 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 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, sea level rise, potential changes in climatic conditions and land degradation issues including salinity and erosion.

Agriculture is a major industry within Wellington and contributes both directly and indirectly to the ongoing prosperity of its communities. The timber industry plays an important role in Wellington's economy and is a significant employer, but has been adversely affected by native timber harvesting changes. Wellington hosts significant airfield infrastructure with the Royal Australian Air Force (RAAF) Base East Sale and the West Sale Airport being important local employers. The oil and gas industry have also been well established in Wellington for many years, but are in a period of decline. A transition to State and nationally significant renewable energy is underway, including Australia's first declared area for offshore wind in Bass Strait. Tourism is also an important and growing sector of the economy.

WELLINGTON PLANNING SCHEME

02.02

VISION

04/05/2023 - [redacted]
 C409wellIP41 Proposed C123well

Wellington Vision

The Wellington Community Vision for ~~2031~~2041 is:

~~Happy people, healthy environment and thriving communities.~~ Connected, inclusive communities, a thriving economy, a resilient environment and a sustainable future

The ~~2021-2025~~2025-2029 Council Plan sets the strategic actions, priorities, and key projects that seek to facilitate this vision. The ~~plan is centered on five key priority areas~~Plan includes the following strategic objectives:

- Healthy connected communities - vibrant, healthy, connected and inclusive communities. Quality services are accessible to everyone.
- Dynamic and diverse economy - an economy that enables sustainable growth, enhancing the social environment, lifestyle and unique characteristics of our communities.
- Infrastructure, Spaces and Places - strategically planned, designed and well-maintained infrastructure, spaces and places.
- Natural environment - a healthy natural environment, protected and nurtured for generations to come.

The Vision for future land use in Wellington is:

- ~~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~~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.
- ~~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.~~

WELLINGTON PLANNING SCHEME

02.03

04/05/2023
C109wellPt1

02.03-1

04/05/2023
C109wellPt1

STRATEGIC DIRECTIONS

Settlement

Large settlements Strategic directions for each settlement are identified in the table below.

Sale, Wurruk and Longford (combined population of about 15,800 people) have developed inter-dependent roles and together they form the regional centre of Wellington, providing for diverse commercial, cultural, health and industrial activities.

Sale is the principal town and main growth settlement in Wellington. It is Wellington's main employment, education, medical and commercial centre and caters to a large catchment of smaller townships.

Important attributes of Sale include its character which is derived from its heritage buildings; the Port of Sale Cultural and Civic Precinct; and its farming hinterland. Energy resources in Bass Strait and the RAAF Base East Sale support employment in Sale.

Wurruk is distinguished by contemporary infrastructure and its position on a ridgeline overlooking the Thomson River floodplains.

Longford is a small rural living settlement south of Sale and is characterised by single dwellings set amongst gardens on large allotments.

Maffra (4,300) is an administrative, commercial and social centre for surrounding farms and communities. A productive rural hinterland supports rural industry in the town. It is characterised by a town centre that features a tree-lined boulevard with a variety of specialty shops and cafes.

Heyfield (2,000) is built on timber industries and tourism being the major hardwood sawmilling centre of Victoria and the gateway to Lake Glenmaggie, the Avon Wilderness Park and Alpine National Parks. It is characterised by large vegetated recreation areas, spacious streetscapes with native vegetation and predominately low-scale built form.

Stratford (2,600) is located on the Princes Highway between Sale and Bairnsdale on the Avon River. It is developing a specialisation as an arts and culture stopover and provides essential services for the local community and visitors. It is characterised by its association with the Avon River, native street trees and single-storey scale, although taller buildings do exist, including the State Bank building.

Rosedale (1,600) is a highway town on the Latrobe River which is developing as a recognised tourist stopover. It is characterised by active frontages to Princes Street, heritage buildings, the intact Crown grid subdivision pattern and tree-lined, wide road reserves that provide a visual connection to the rural surrounds.

Yarram (2,100) is the primary commercial and cultural centre for the rural areas and small settlements in the south-western part of Wellington and capitalises on its heritage for regional tourism and local recreational opportunities. The South Gippsland Highway forms the central spine of the township and includes a defined town centre characterised by heritage buildings. Residential areas are generally located to the east and south of the town centre and maintain a consistent grid subdivision pattern.

Most larger settlements within Wellington are connected to reticulated services except for low density residential properties that use on-site effluent disposal systems. Some rural towns including Maffra and Yarram have drainage issues.

Council's strategic directions for 'Large Settlements' are to:

- Support higher population and growth and reinforce the regional centre role of Sale.
- Support Wurruk and Longford as secondary settlements to complement Sale by providing diversity and choice in urban and rural living and opportunities for new industry, local services and facilities.

WELLINGTON PLANNING SCHEME

- Support moderate population and growth within Maffra, Rosedale, Stratford Yarram and Heyfield to maintain their roles as local service centres.
- Encourage rural living areas in proximity to developed settlements to utilise existing social, cultural and infrastructure facilities.

Hierarchy	Settlement/Area	Role	Strategic Direction
Regional centre	Sale, Wurruk and Longford	Main residential, employment and commercial centre	Support higher population growth.
Main towns	Maffra, Stratford, Heyfield, Rosedale and Yarram	Service centres containing residential, employment and commercial centres	Support moderate population growth
Small towns	Alberton, Briagolong, Boisdale, Carajung, Cowwarr, Coongulla, Gormandale, Glenmaggie, Kilmany, Munro, Tinamba, Woodside, Newry, Dargo, Licola	Small towns providing residential and a range of other uses	Support limited population growth (within existing township boundaries or potential expansion areas identified in the Planning Scheme) as minor towns and tourism nodes
Coastal towns	Loch Sport, Golden Beach/Paradise Beach, Seaspray, the Honeysuckles, McLoughlins Beach, Manns Beach, Tarraville, Woodside Beach, Robertsons Beach and Port Albert/Langsborough	Coastal towns providing residential and a range of other uses	Support limited population growth (within existing township boundaries) as minor townships or tourism nodes

Other settlements Future population and housing growth should be directed to the regional centre, larger settlements and other inland and coastal settlements to support efficient and safe use of land and infrastructure and convenient access to jobs and services.

There are a number of other inland and coastal townships in Wellington that are minor rural service centres with limited reticulated sewerage, drainage, community or recreational facilities. These include the following townships:-

Alberton (260) is a small rural service centre with an established timber industry. It is characterised by its low lying farmland context and low-scale dwellings set close to the South Gippsland Highway. The Victoria Hotel is a prominent local landmark.

Briagolong (1,100) is a small town with a service role to the local community and nearby tourist uses. It is characterised by low-scale dwellings set into a well vegetated urban environment. The town centre is not formalised and commercial activities predominately located on Maffra-Briagolong Road.

Dargo (100) is a remote rural community supporting outdoor recreational tourism in the surrounding National Parks. It is characterised as a mountain village with a stylised, rustic built form using earthen materials and colours. It also includes groves of established walnut trees and informal open spaces which connect the urban area to the surrounding forested hills and valley pastures. Low rural fencing and large lot sizes contribute to the rural character.

WELLINGTON PLANNING SCHEME

Licola (30) is a remote rural locality providing limited retail and communication services to nearby camping grounds, isolated rural dwellings and tourists. It is characterised as a mountain village with a collection of isolated buildings set among native vegetation on the Macalister River. Local rural fencing and informal gardens contribute to a sense of open space.

Council's strategic directions for 'Other settlements' are to:

- Support limited population and growth within other inland townships as minor settlements or tourism nodes.
- Encourage rural living areas in proximity to developed settlements to utilise existing social, cultural and infrastructure facilities.

Coastal settlements

Wellington is also characterised by several coastal settlements along the Ninety Mile Beach coastal area and the Nooramunga Marine and Coastal Park. Most of these settlements experience a large population influx during holiday periods.

There is a legacy of about 11,000 subdivided lots along the Ninety Mile Beach without connection to reticulated water and sewerage systems. State government controls have been in place since 1979 to restrict development in these areas due to a lack of infrastructure and impacts on the coastal environs and Gippsland Lakes system. The *Wellington Coast Subdivision Strategy: The Honeysuckles to Paradise Beach* (GHD, February 2007) identifies the limits to growth along this sensitive coastal strip.

Coastal settlements in Wellington include:

Loch Sport (800) is a growing coastal town with local commercial and community facilities catering to outdoor recreation, particularly water-oriented activities. It is a linear town with single and double storey dwellings of varied sizes set among coastal forest and bushland.

Port Albert and Palmerston is a small port town of special heritage significance in Gippsland. It is a tourist destination with commercial and recreational marinas, retail and services. It is characterised by its cultural heritage and heritage building stock. The town retains much of its original form, layout and aspect.

Golden Beach and Paradise Beach are low density coastal lifestyle settlements with limited utility services. Golden Beach includes a limited range of commercial and community facilities which serve both settlements. Both settlements are characterised by low maintenance modest dwellings set amongst coastal heathland. There is no reticulated water or sewerage and only limited areas are connected to electricity.

Seaspray has an established role as a tourist destination with a caravan park, boat launching facilities and lifesaving club. It is characterised by an avenue of cypress pines, wide road reserves, relatively small allotments and examples of pre-war beach holiday development.

The Honeysuckles is a small residential dormitory settlement. It is characterised by formed gravel roads providing access to modest weatherboard or hardiplank dwellings set within the coast heathland.

McLoughlins Beach is a small residential settlement dependent on surrounding townships for commercial and community facilities. There is a major boat launching and mooring facility located to the east of the township. It is characterised by its distinctive setting of waterways and mangrove wetland. Urban form is varied with an indistinct housing stock, partially sealed road network and informal open swale drains.

Manns Beach is a small fishing and holiday settlement, dependent on surrounding towns for commercial and community facilities. Its urban form is characterised by modest single and two storey dwellings with large sheds set in simple gardens. Unsealed roads and low scale vegetation expose the settlement to views and coastal weather.

Robertsons Beach is a small low-lying residential settlement reliant on Port Albert and Yarram for commercial and community facilities. It is characterised by its native heathland setting, unsealed roads and open drains.—

- Support limited population and growth within coastal townships as minor settlements or tourism nodes;
- Limit unplanned development outside the defined settlement boundaries along the Ninety Mile Beach;

Environmental and landscape values

~~4/05/2023~~
~~G489well~~
~~Proposed C123well~~

Owing to native vegetation clearance, many of Wellington's native species and communities are listed as highly significant and threatened including the Gippsland Red Gum Grassy Woodland vegetation community. Remnant native vegetation in agricultural landscapes form important bio-links between the Australian Alps National Parks and Reserves, the Gippsland Lakes, Ninety Mile Beach, the Strzelecki Ranges and Nooramunga Inlet.

Wellington's rural areas contain some of the most ecologically important and diverse areas in Victoria, including the Gippsland Lakes, the Ninety Mile Beach and the Alpine National Park. Significant environmental landscape issues for Wellington's rural areas include water quality, inappropriate residential development and protection of vegetation habitat and neighbouring wetlands and coastal parks. Infrastructure development can have significant detrimental effects on these landscapes.

There is a legacy of about 11,000 subdivided lots along the Ninety Mile Beach without connection to reticulated water and sewerage systems. State government controls have been in place since 1979 to restrict development in these areas due to a lack of infrastructure and impacts on the coastal environs and Gippsland Lakes system. The *Wellington Coast Subdivision Strategy: The Honeysuckles to Paradise Beach* (GHD, February 2007) identifies the limits to growth along this sensitive coastal strip.

- Respect the ecological importance of the Gippsland Lakes and coastal environment of the region.
- Protect areas of environmental and landscape significance and avoid development in areas of significant risk from natural hazards.
- Require development to be subordinate to the natural landscape character and significance of the Ninety Mile Beach and the Gippsland Lakes.

WELLINGTON PLANNING SCHEME

- Avoid development in towns and settlements where it threatens the water quality and ecosystem values of the Gippsland Lakes and coastline.
- Limit unplanned development outside the defined settlement boundaries along the Ninety Mile Beach.

02.03-3 Environmental risks and amenity

04/05/2023
C109wellIPt1
Proposed C123well
There are several environmental risks that may impact on land use and development decisions, including bushfire, flooding, salinity, drought and land degradation.

Climate change has the potential to significantly increase the frequency and severity of these events, with coastal areas being particularly vulnerable as these areas may be subject to inundation from future sea level rises.

Salinity, acid sulphate soils, sedimentation and high nutrient loads may pose threats to farmland, infrastructure, the built environment of coastal towns and wetlands around Sale and Lake Wellington in particular. Salinity and land degradation can create issues for the viability of agriculture as well as reduce the quality of the environment.

Council's strategic directions for 'Environmental risks and amenity' are to:

- Limit development in towns and settlements where it will be subject to flooding, tidal flooding or subsidence, particularly around the Gippsland Lakes.
- Discourage development in areas of significant coastal vulnerability.
- Discourage residential development and associated uses in areas that are subject to high fire risk.
- Encourage use and development to minimise environmental damage on groundwater and aquifer recharge areas.

02.03-4 Natural resource management

04/05/2023
C109wellIPt1

Rural areas include high quality agricultural land, timber industries, rural activities and environmental values. Wellington's agricultural sector is one of the largest contributors to Victoria's agricultural economy. Key agricultural sectors include dairying, vegetable growing and timber production.

The Macalister Irrigation District (MID) is an important component of the rural area within which dairying and cattle grazing are the dominant agricultural pursuits. Farm sizes in the MID are smaller on average than farms across Victoria. The *Rural Zones Review* (Maunsell Australia, January 2009) categorised Wellington into nine Landscape Units which are shown at Clause 02.04.

The timber industry plays an important role in Wellington's economy and comprises plantations, timber mills, processing plants and transport services. The potential for expansion of timber plantations in rural areas makes this industry an important one, with positive employment, economic, social, and environmental flow on effects.

Substantial areas of rural land are located in declared water catchment areas that provide for urban, domestic and irrigation water supplies.

Townships and farming communities are heavily dependent upon the health of the rivers and streams within catchment areas for town water supplies and rural irrigation. The supply of quality water depends on sound management of these water supply catchments.

Poor management of stormwater and effluent is contributing to pollution of ground and surface water resources in some settlements.

The Gippsland region contains significant coal resources that are an important energy resource suitable as a fuel source for the generation of electricity and having potential for alternative fuels and other products.

WELLINGTON PLANNING SCHEME

Council's strategic directions for 'Natural resource management' are to:

- Discourage subdivisions that do not support efficient agricultural practices.
- Discourage residential development that impacts the use of rural land for agricultural, industrial or rural activities.
- Support the contribution that agriculture and rural industries make to the economy.
- Maintain settlement growth boundaries to protect natural assets, coastal areas, the Macalister Irrigation District and high quality agricultural land.
- Discourage uses and development that are incompatible with the protection of productive land and natural assets.
- Promote sustainable development within the timber industries.
- Facilitate integrated catchment management that addresses salinity, erosion, sedimentation, water quality, biodiversity, and native vegetation retention.
- Discourage land and water management practices that impact the quality of water or increase occurrences of blue green algal blooms.
- Protect Wellington's coal reserves by delineating coal resources and urban buffer areas.

02.03-5

Built environment and heritage

04/05/2023
C409wellIP14 Proposed C123well

Wellington Shire has an extensive and diverse cultural heritage. The area was home to the Gunaikurnai people for thousands of years prior to European settlement. Gunaikurnai people are the recognised traditional owners of land, with territory extending from coastal and inland areas through to the southern slopes of the Victorian Alps.

There are significant areas of Wellington which have important cultural heritage values, including the Gippsland Lakes, which need to be conserved and protected for the benefit of future generations.

The Wellington Shire also has many important post European heritage precincts and places. In particular, Port Albert is a place of special heritage significance in Gippsland.

Council's strategic directions for 'Built environment and heritage' are to:

- ~~Promote the identification, protection and conservation of places of heritage significance and cultural value.~~
- ~~Protect and enhance the individual character of each township.~~

Promote the identification, protection and conservation of places of heritage significance and cultural value.

Protect and enhance the individual character of each township.

Create attractive and well designed built environments to strengthen the character and amenity appeal of Wellington for visitors and residents.

02.03-6

Economic development

04/05/2023
C409wellIP14 Proposed C123well

Wellington's economy is linked to the natural resource base and productive agricultural land and it is important to ensure natural assets are protected and used sustainably.

Important industries include defence, aviation, health, education, manufacturing, horticulture, dairying, intensive agriculture, timber production, racing, forestry and forestry support, fishing, tourism, oil and gas, brown coal production, mining support and environmentally sustainable green energy.

The RAAF Base East Sale and the West Sale Airport are important assets and provide opportunities for a range of aviation related businesses and value-added industries in the region.

WELLINGTON PLANNING SCHEME

Renewable energy production presents opportunities for Wellington to capitalise on Gippsland's potential to be a future leader in new, low emission energy technologies such as biomass.

Tourism has significant potential for growth, particularly cultural, agri-tourism, outdoor eco-tourism and racing, including horse and greyhound racing. A significant opportunity to improve tourism is associated with the Port of Sale Cultural and Civic Precinct including arts, entertainment and cultural activities.

Council's strategic directions for 'Economic development' are to:

- ~~Encourage expansion and diversification of the regional economy to increase employment.~~
Encourage expansion and diversification of the regional and local economy to increase employment.
Support growth of established and emerging sectors including Defence, aviation, agriculture (including potential expansion of the Macalister Irrigation District), renewable energy and tourism
- Maximise the potential of productive and natural assets for rural purposes.
- Promote diversity in industrial, retail and commercial sectors and ensure sufficient zoned land is available.
Encourage intensification of commercial and industrial zoned areas to accommodate employment growth.
Support the consolidation of commercial and retail activity in the commercial core of Sale and other main settlements.
- Support the role of horse and greyhound racing economy.
- Promote Sale as the regional headquarters for horse and greyhound racing in eastern Victoria.
- Encourage the development of tourism around natural environment, cultural and heritage assets.
- Facilitate Sale's role as a tourist destination.

02.03-7

04/05/2023
C109wellPt1

Infrastructure

The efficient delivery of infrastructure is a fundamental element in providing affordable and diverse housing, generating economic growth and managing the municipality in a sustainable manner.

Basslink is an electricity interconnector located at McGaurans Beach that connects Tasmania to the national electricity market through the Loy Yang switchyard. The Interconnector enhances security of electricity supply on both sides of Bass Strait.

The Eastern Gas Pipeline (EGP) is a natural gas pipeline that is a key supply artery between the Gippsland Basin and New South Wales. Longford Gas Plant is a key link between the EGP and the wholesale gas market and allows suppliers to source gas from a variety of receipt points, including Longford. Natural gas from the Bass Strait gas fields is distributed to Melbourne via the Longford to Long Island Point pipeline.

Council's strategic directions for 'Infrastructure' are to:

- Encourage a consistent approach to the design and construction of infrastructure.
- Protect the Basslink Electricity Interconnector, the EGP and other natural gas infrastructure from development that impacts their continued operation.

WELLINGTON PLANNING SCHEME

11.01
31/07/2018
VC148

VICTORIA

WELLINGTON PLANNING SCHEME

11.01-1S02/09/2025
VC283**Settlement****Objective**

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

Strategies

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

Develop sustainable communities through a settlement framework that:

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

Focus investment and growth in:

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

Manage the expansion of settlements by:

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

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

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

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

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

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

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

Facilitate environmentally resilient settlements by:

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

WELLINGTON PLANNING SCHEME

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

Policy guidelines

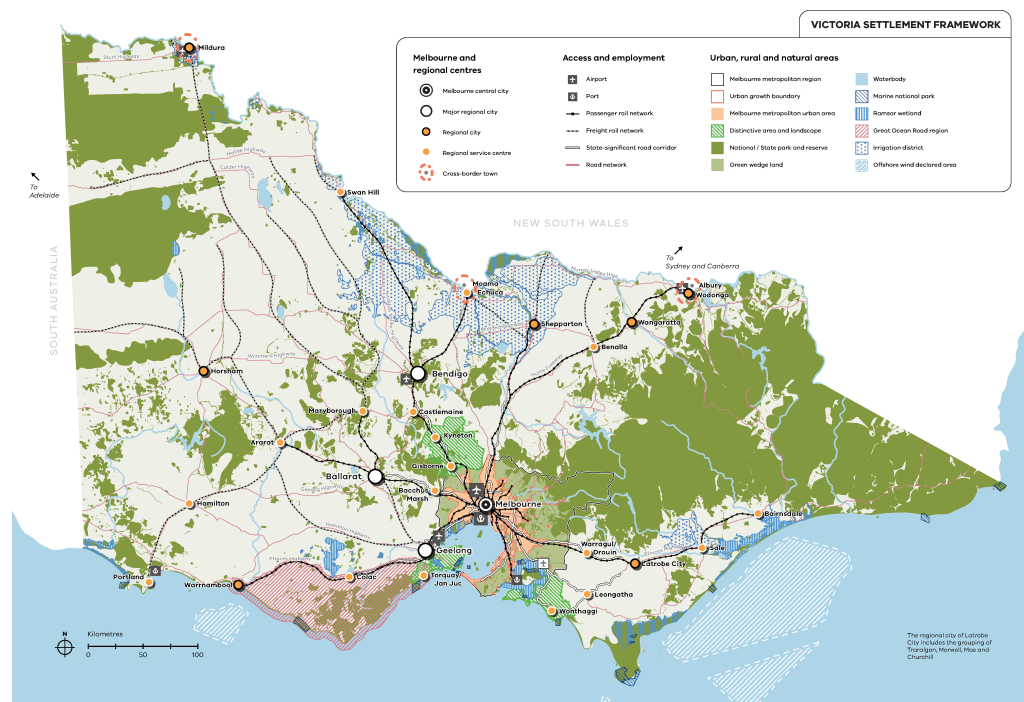
Consider as relevant:

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

Policy documents

Consider as relevant:

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

Victoria Settlement Framework Plan

WELLINGTON PLANNING SCHEME

11.01-1R02/09/2025
VC283**Settlement - Regional Victoria****Strategies**

Focus regional investment and growth in:

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

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

Deliver networks of high-quality integrated regional settlements by:

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

WELLINGTON PLANNING SCHEME

11.01-1R02/09/2025
VC283**Settlement - Gippsland****Strategies**

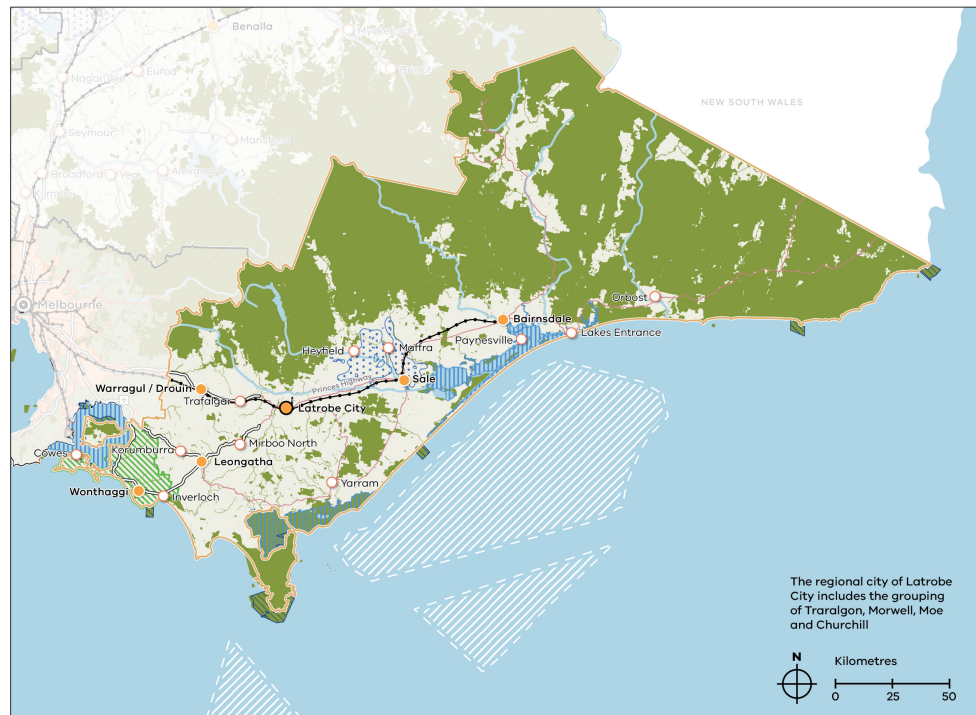
Support urban growth in Latrobe City as Gippsland's Regional city and at Bairnsdale, Leongatha, Sale, Warragul/Drouin and Wonthaggi as Regional service centres.

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

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

WELLINGTON PLANNING SCHEME

Gippsland Settlement Framework



Gippsland Settlement Framework

Regional cities and towns

- Regional city
- Regional service centre
- District town

Access and employment

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

Urban, rural and natural areas

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

WELLINGTON PLANNING SCHEME

11.01-1L

Sale, Wurruk and Longford

04/05/2023 - 11:00 AM
C409wellIP41 Proposed C123well

Policy application

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

Strategies

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

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

Encourage higher density residential development:

- Within and close to the Sale CBD, including on key strategic sites surplus to State Government requirements.
- Within and around the medical precinct identified in the Sale & Wurruk Strategy Plan.
- Around neighbourhood activity centres and in areas well located to services and infrastructure.
- On major transport routes.

Support residential growth within the North Sale growth area.

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

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

Encourage development that respects the rural character of Longford.

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

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

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

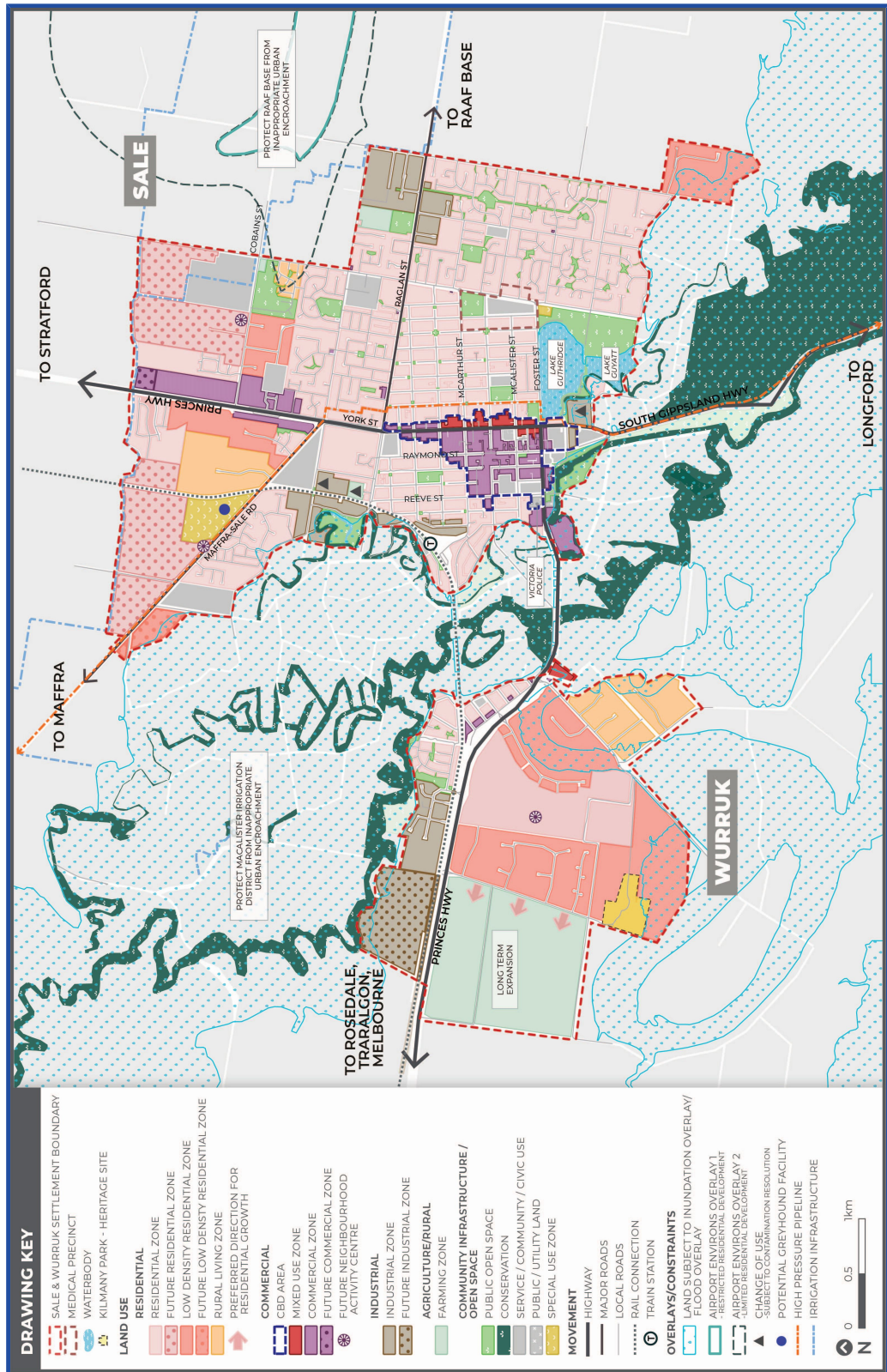
Policy guidelines

Consider as relevant:

- Encouraging higher density residential development within and adjoining a 400 metre radius of the Sale CBD and in areas well located to services and infrastructure.

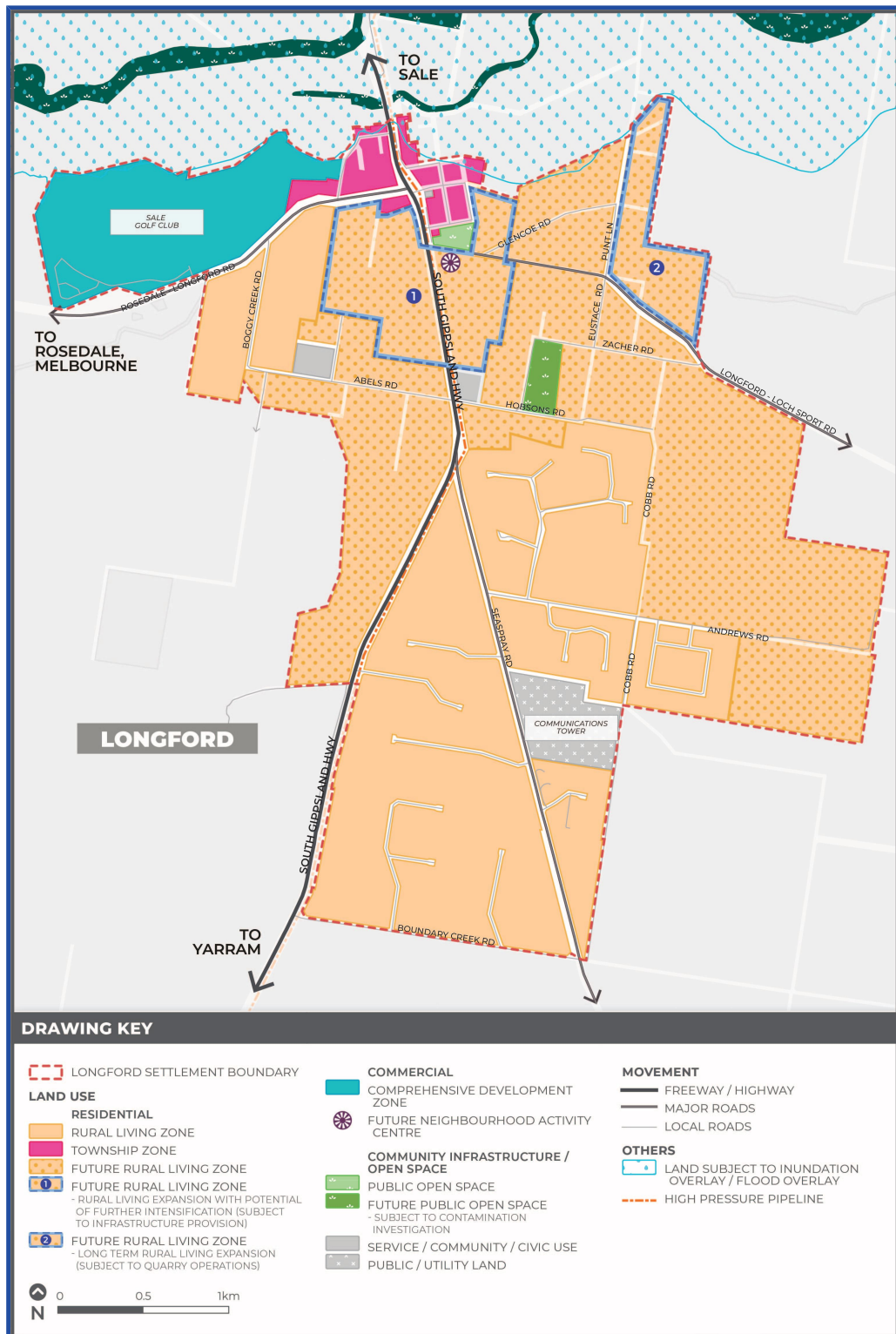
WELLINGTON PLANNING SCHEME

Sale & Wurruk Strategy Plan



WELLINGTON PLANNING SCHEME

Longford Strategy Plan



WELLINGTON PLANNING SCHEME

11.01-1L

Maffra

04/05/2023
C409wellIP41 Proposed C123well**Policy application**

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

Strategies

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

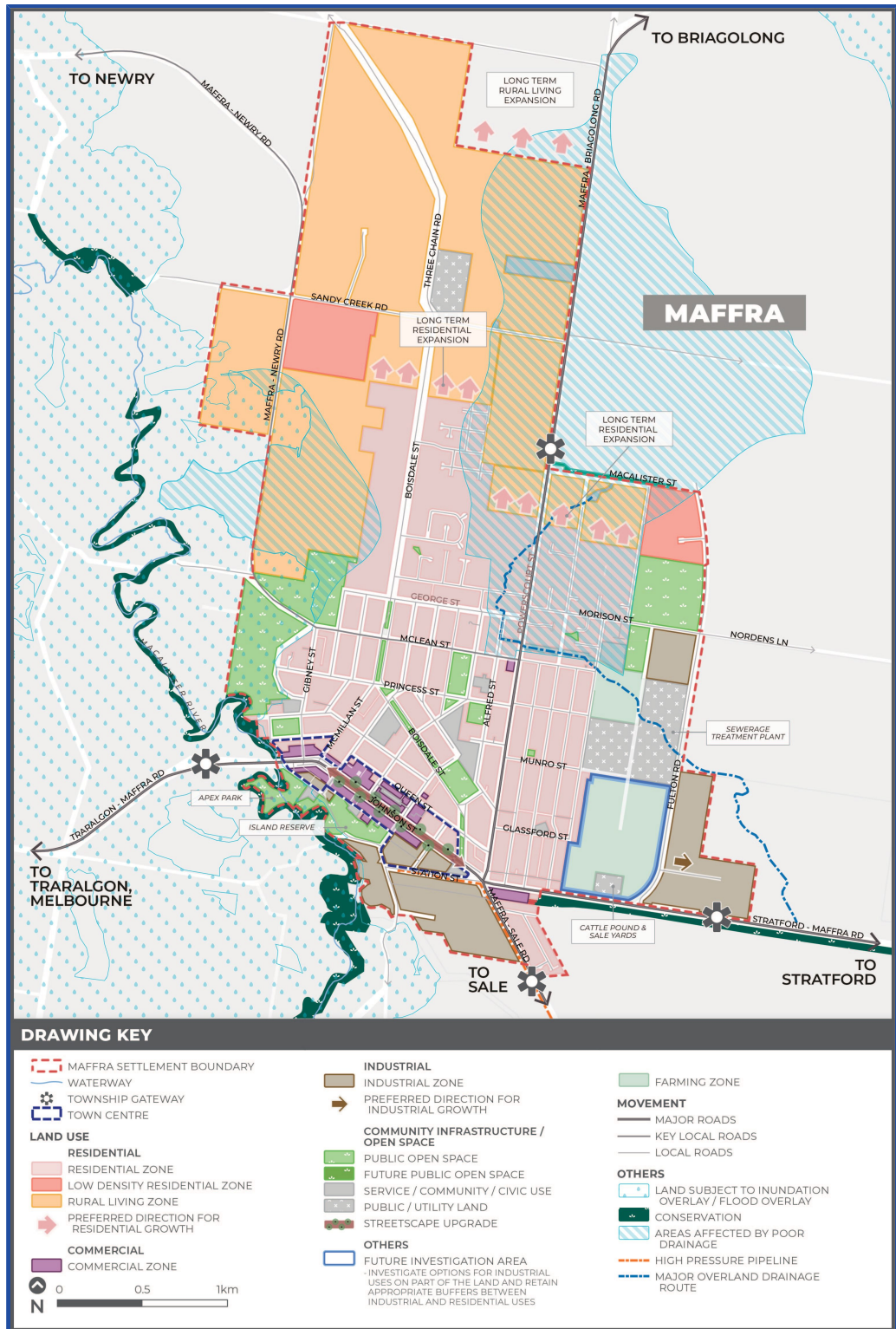
Direct residential development to:

- The northern and north-eastern residential growth corridors.
- Land either side of Boisdale Street and extending northwards up to Sandy Creek Road.
- Land either side of Powerscourt Street extending eastwards to Campbell Street and northwards to McAlister Street.

WELLINGTON PLANNING SCHEME

Encourage higher density residential development in areas well located to services and infrastructure.

Maffra Strategy Plan



WELLINGTON PLANNING SCHEME

11.01-1L

Rosedale

04/05/2023 - 1st
G109wellIP11 Proposed C123well**Policy application**

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

Objectives

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

Strategies

Maintain and enhance Rosedale's rural character.

Encourage the retention of historic places on the Princes Highway.

Encourage urban development to be designed to:

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

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

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

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

Facilitate future growth while minimising encroachment of development into floodplains.

Protect views from the town to the surrounding landscape.

Residential Strategies

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

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

Encourage low density residential development on:

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

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

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

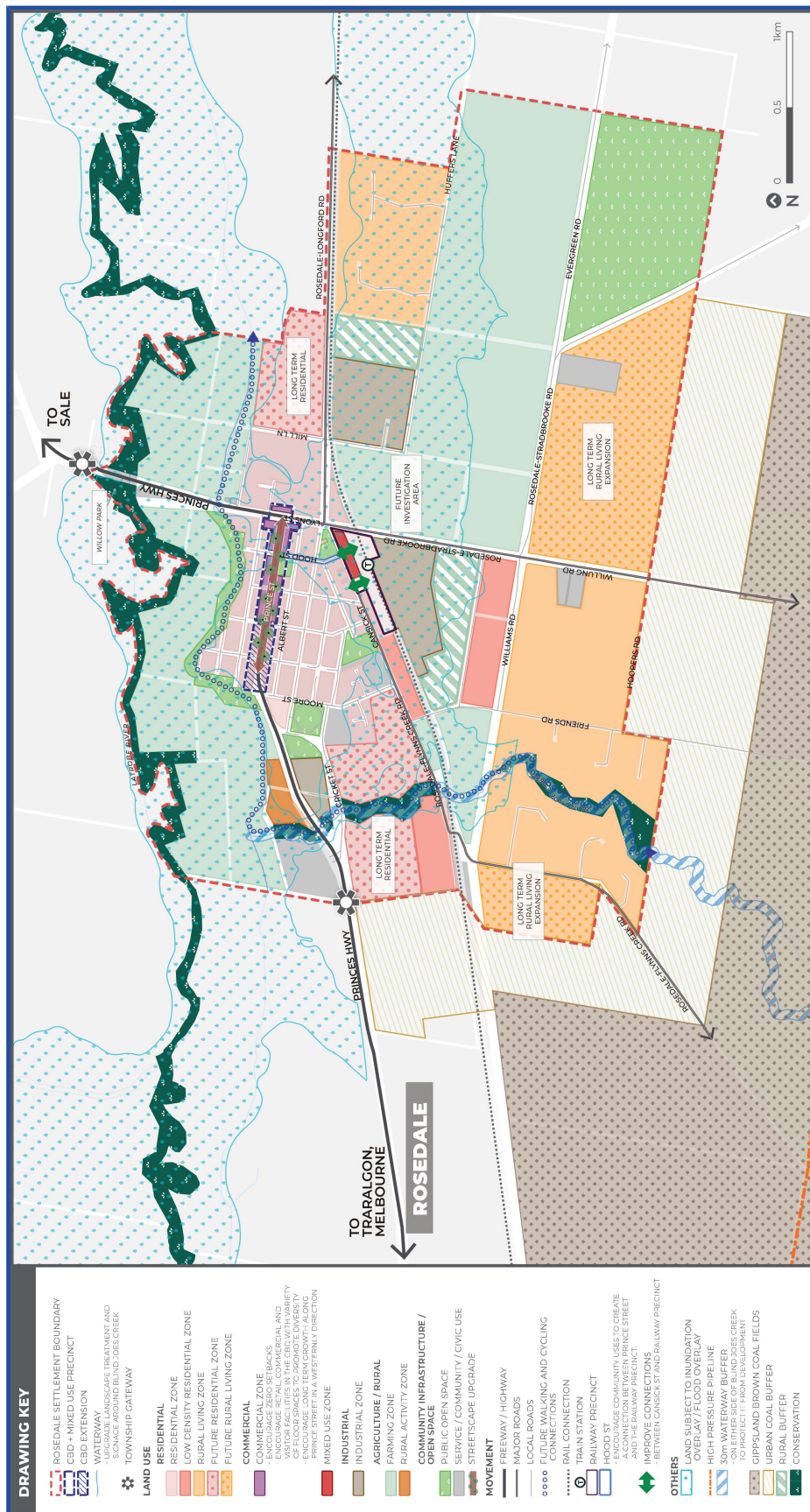
Encourage higher density residential development in areas well located to services and infrastructure.



WELLINGTON PLANNING SCHEME

Rosedale Strategy Plan

WELLINGTON PLANNING SCHEME



WELLINGTON PLANNING SCHEME

11.01-1L

Heyfield

04/05/2023 - 11.01-1L
C409wellIP41 Proposed C123well**Policy application**

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

Strategies

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

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

Urban design strategies

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

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

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

Commercial strategies

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

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

Encourage the expansion of the existing supermarket.

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

Residential strategies

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

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

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

Enable more intensive residential development within the Heyfield Township Boundary in areas well located to services and infrastructure.

Encourage the development of short term workers accommodation in Heyfield.

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

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

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

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

Industrial strategies

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

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

WELLINGTON PLANNING SCHEME

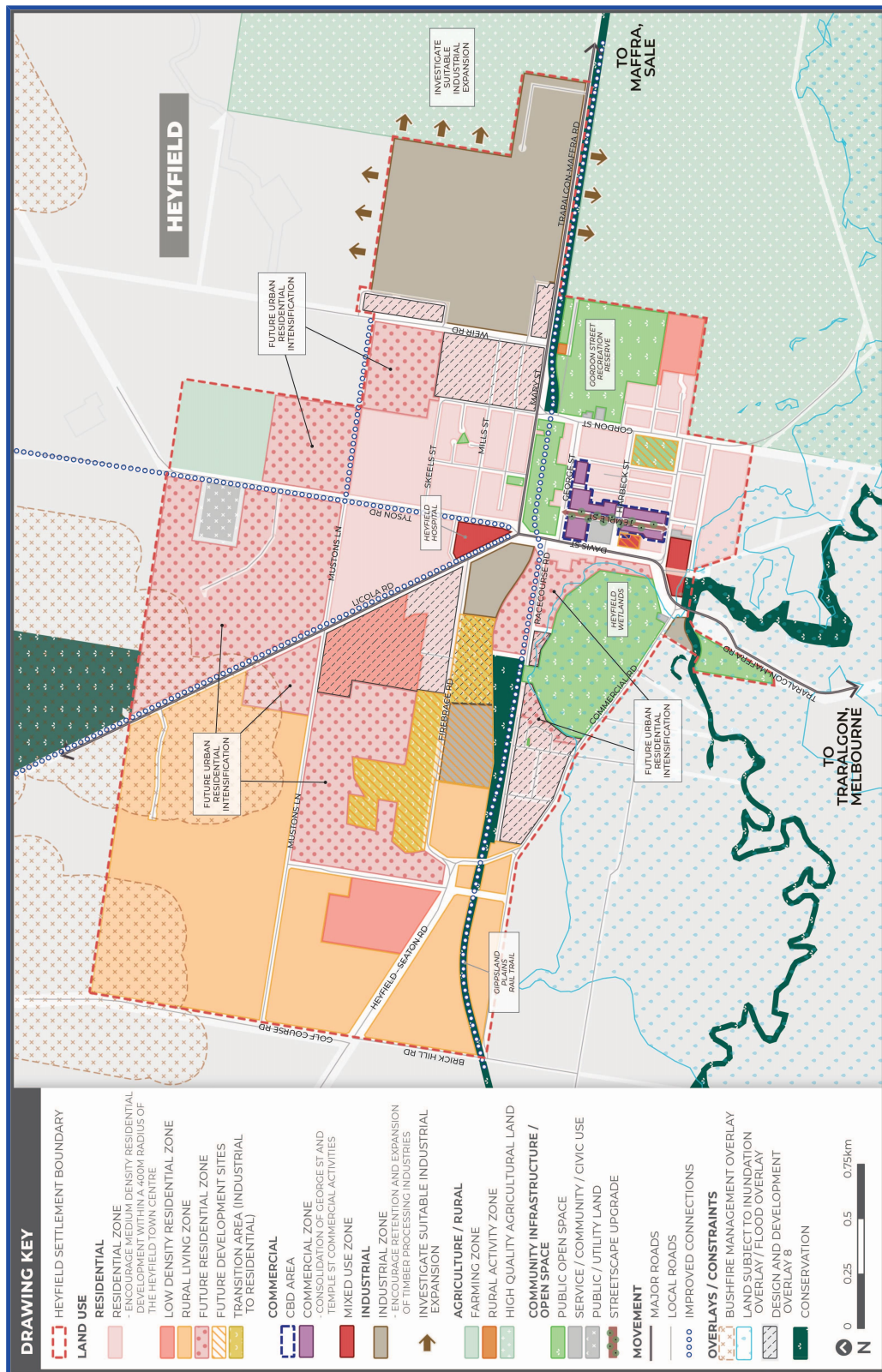
Protect timber processing industries around Heyfield by including noise attenuation measures in developments for sensitive uses in close proximity.

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

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

WELLINGTON PLANNING SCHEME

Heyfield Strategy Plan



WELLINGTON PLANNING SCHEME

11.01-1L

Yarram

04/05/2023 - 11:00 AM
C409wellIP41 Proposed C123well**Policy application**

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

Strategies

Maintain and promote a compact commercial centre.

Encourage the retention of heritage buildings in the commercial centre.

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

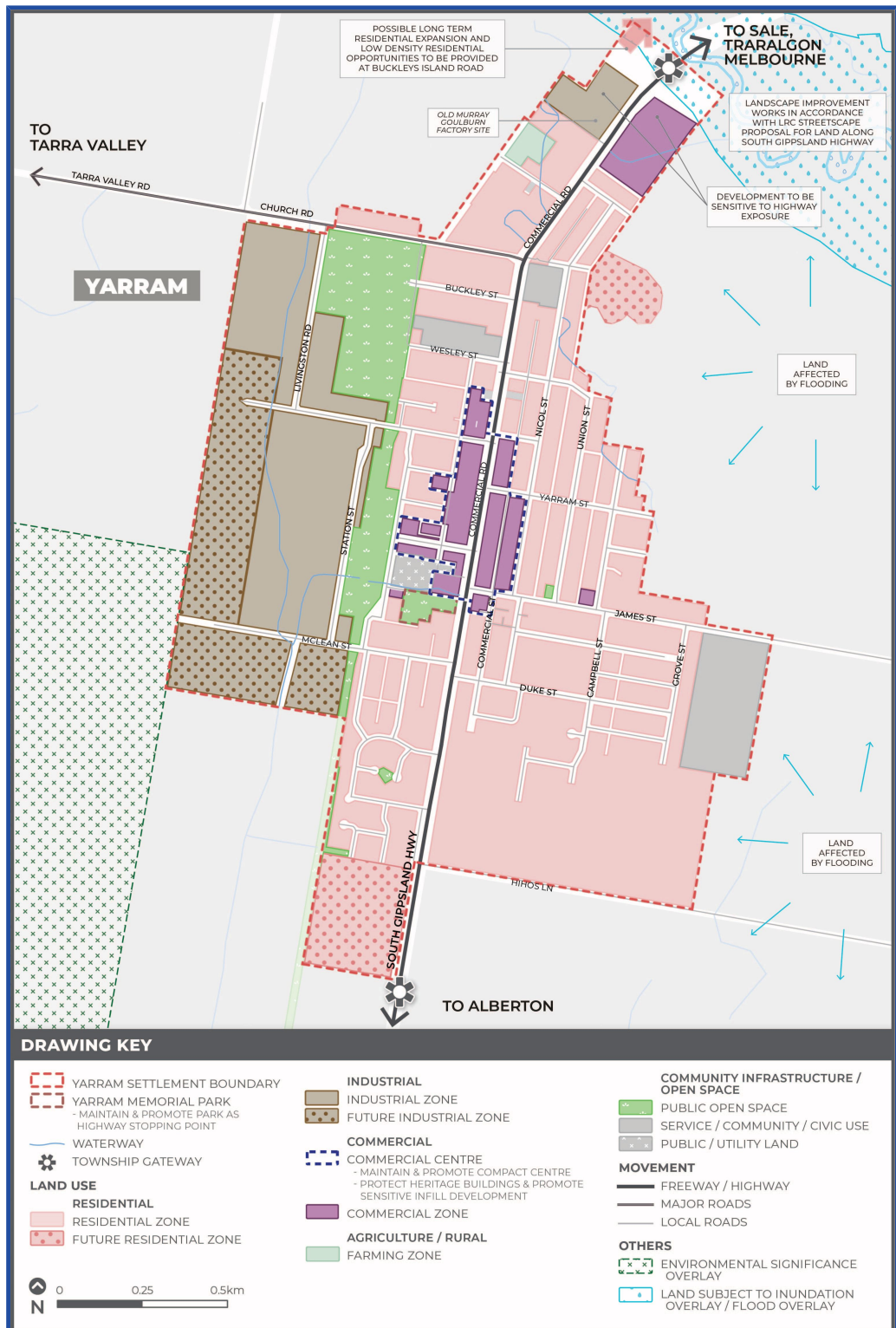
Encourage low density residential development at Buckleys Island Road.

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

Encourage higher density residential development in areas well located to services and infrastructure.

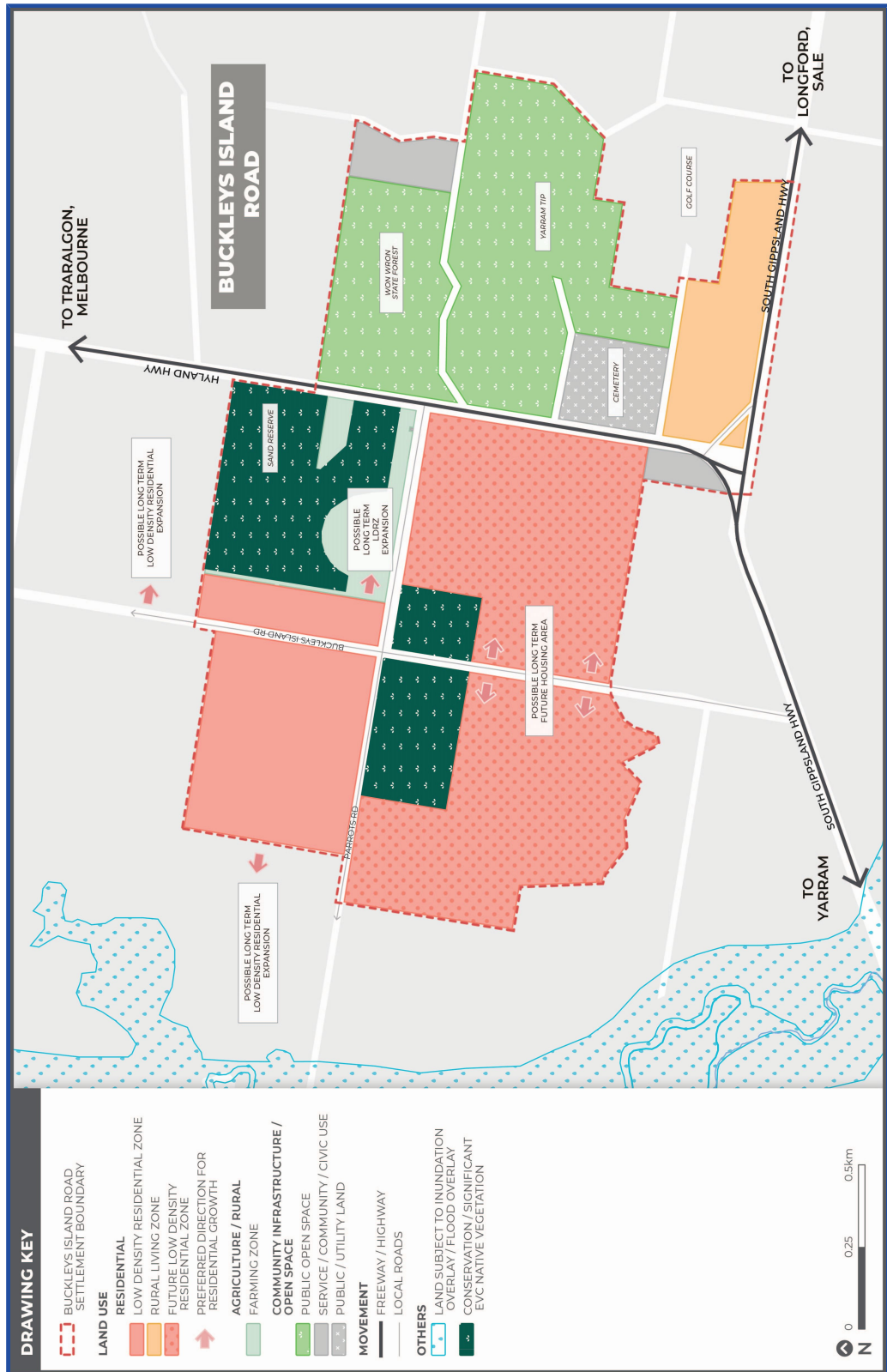
WELLINGTON PLANNING SCHEME

Yarram Strategy Plan



WELLINGTON PLANNING SCHEME

Buckleys Island Road Strategy Plan



WELLINGTON PLANNING SCHEME

11.01-1L

Stratford

04/05/2023 - 11:00 AM
C409wellIP41 Proposed C123well**Policy application**

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

Stratford strategies

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

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

Encourage higher density residential development in areas well located to services and infrastructure.

WELLINGTON PLANNING SCHEME

Stratford Strategy Plan



WELLINGTON PLANNING SCHEME

11.01-1L04/05/2023
C109wellPt1**Other settlements****Policy application**

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

Briagolong strategies

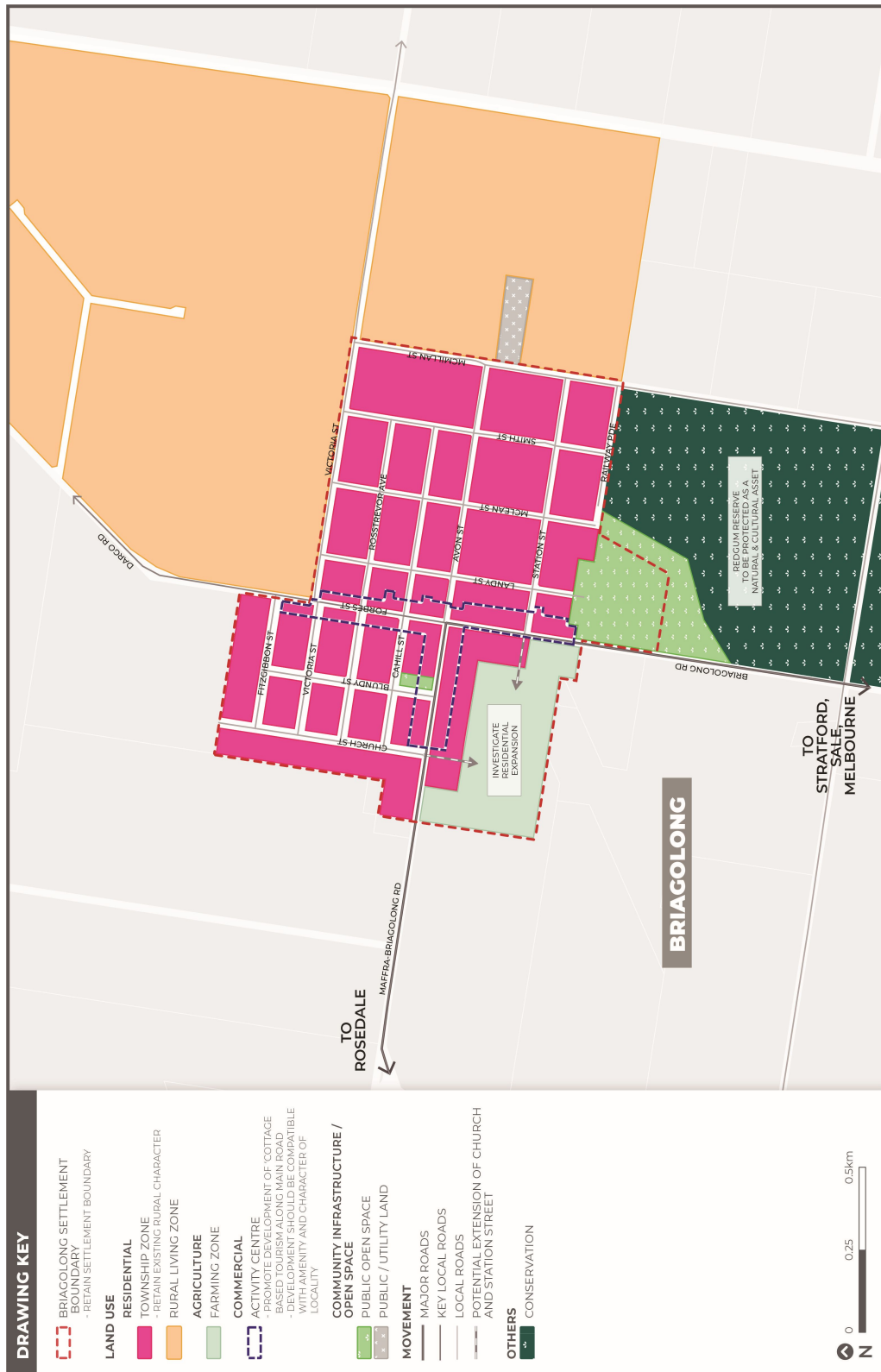
Retain the existing rural character in the township zone.

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

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

WELLINGTON PLANNING SCHEME

Briagolong Strategy Plan



WELLINGTON PLANNING SCHEME

Alberton, Dargo and Licola objective

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

Alberton, Dargo and Licola strategies

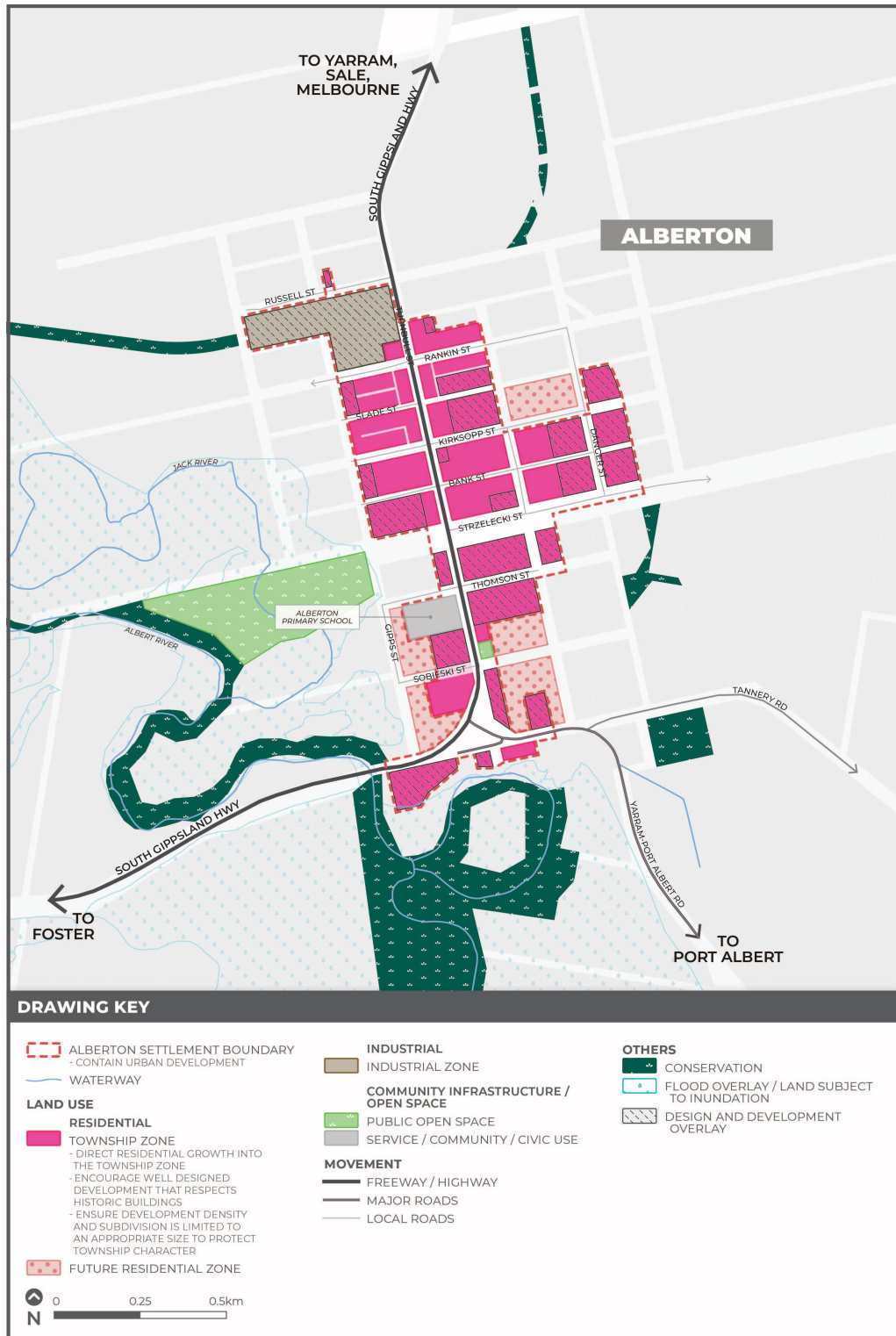
Direct residential growth in Alberton to the township zone.

Ensure development density and subdivision protects township character.

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

WELLINGTON PLANNING SCHEME

Alberton Strategy Plan



WELLINGTON PLANNING SCHEME

13.01
31/07/2018
VC148

CLIMATE CHANGE IMPACTS

WELLINGTON PLANNING SCHEME

13.01-1S05/09/2025
VC268**Natural hazards and climate change****Objective**

To minimise the impacts of natural hazards and adapt to the impacts of climate change through risk-based planning.

Strategies

Respond to the risks associated with climate change in planning and management decision making processes.

Identify at risk areas using the best available data and climate change science.

Integrate strategic land use planning with emergency management decision making.

Direct population growth and development to low risk locations.

Develop adaptation response strategies for existing settlements in risk areas to accommodate change over time.

Ensure planning controls allow for risk mitigation and climate change adaptation strategies to be implemented.

Site and design development to minimise risk to life, health, property, the natural environment and community infrastructure from natural hazards.

Policy guidelines

Consider as relevant:

- Climate change data and information maintained by the Department of Energy, Environment and Climate Action.
- Adaptation action plans prepared under Division 2 of Part 5 of the *Climate Action Act 2017*.

Policy documents

Consider as relevant:

- Climate science report prepared under Part 6 of the *Climate Action Act 2017*

WELLINGTON PLANNING SCHEME

13.01-1L

Proposed C123well

Natural Hazards and Climate Change Wellington**Objective**

To strengthen the resilience of settlements and communities to natural hazards and prioritise the protection of human life.

Strategies

Ensure the Planning Scheme includes the best available hazard risk data via application of overlays.

Ensure that risk to residents, property and community infrastructure will not increase as a result of future land use and development.

Policy documents

Consider as relevant:

- *Wellington Shire Growth Management Strategy (SGS Economics and Planning Pty Ltd, July 2024).*

13.01-2S05/09/2025
VC268**Coastal inundation and erosion****Objective**

To plan for and manage coastal hazard risk and climate change impacts.

Strategies

Plan for sea level rise of not less than 0.8 metres by 2100 and allow for the combined effects of tides, storm surges, coastal processes and local conditions such as topography and geology when assessing risks and coastal impacts associated with climate change.

Ensure that land subject to hazards is identified and appropriately managed to ensure that future use and development is not at risk.

Avoid use and development in areas vulnerable to coastal inundation and erosion.

Respond to marine and coastal processes in the context of the coastal compartment type.

Assess the effectiveness, costs, benefits, impacts (direct, cumulative and synergistic) and path dependency of available adaptation options in the following order:

1. non-intervention
2. avoid
3. nature-based methods
4. accommodate
5. retreat
6. protect

Ensure that development or protective works that seek to respond to coastal hazard risks avoid detrimental impacts on coastal processes.

Policy guidelines

Consider as relevant:

- Any applicable Victorian Environmental Assessment Council recommendations.
- Any applicable Regional and Strategic Partnership Product, environmental management plan or coastal and marine management plan approved under the *Marine and Coastal Act 2018* or *National Parks Act 1975*.
- Any coastal erosion advice required under section 75 of the *Marine and Coastal Act 2018*.
- Local coastal hazard assessments and localised projections.

WELLINGTON PLANNING SCHEME

Policy documents

Consider as relevant:

- Any applicable adaptation action plan prepared under the *Climate Action Act 2017*
- *Guidelines for Coastal Catchment Management Authorities: Assessing Development in relation to Sea Level Rise* (June, 2012)
- *Marine and Coastal Policy* (Department of Environment, Land, Water and Planning, 2020)
- *Marine and Coastal Strategy* (Department of Environment, Land, Water and Planning, 2022)
- *Planning for Sea Level Rise Guidelines, Port Phillip and Westernport Region* (Melbourne Water, 2017)
- *Siting and Design Guidelines for Structures on the Victorian Coast* (Department of Environment, Land, Water and Planning, 2020)
- *The Victorian Coastal Hazard Guide* (Department of Sustainability and Environment, 2012)

WELLINGTON PLANNING SCHEME

13.01-3S02/09/2025
VC283**Urban heat****Objectives**

To reduce urban heat and minimise impacts of urban heat on human health and wellbeing.

Strategies

Support development that contributes to cooler urban environments.

Support cooling design responses in urban areas through the:

- Planting and maintenance of canopy trees and other vegetation.
- Use of integrated water management.
- Provision of shading of pedestrian walkways.
- Use of permeable surfaces and low heat absorbing surface materials, such as green roofs and walls.

Encourage use of alternative water resources such as recycled water, stormwater and rainwater to support canopy tree and vegetation growth.

Policy documents

Consider as relevant:

- *Trees for Cooler and Greener Streetscapes Planning and Design Guidelines* (Department of Environment, Land, Water and Planning, 2019)

WELLINGTON PLANNING SCHEME

14.01
31/07/2018
VC148

AGRICULTURE

WELLINGTON PLANNING SCHEME

14.01-1S20/03/2023
VC229**Protection of agricultural land****Objective**

To protect the state's agricultural base by preserving productive farmland.

Strategies

Identify areas of productive agricultural land, including land for primary production and intensive agriculture.

Consider state, regional and local, issues and characteristics when assessing agricultural quality and productivity.

Avoid permanent removal of productive agricultural land from the state's agricultural base without consideration of the economic importance of the land for the agricultural production and processing sectors.

Protect productive farmland that is of strategic significance in the local or regional context.

Protect productive agricultural land from unplanned loss due to permanent changes in land use.

Prevent inappropriately dispersed urban activities in rural areas.

Protect strategically important agricultural and primary production land from incompatible uses.

Limit new housing development in rural areas by:

- Directing housing growth into existing settlements.
- Discouraging development of isolated small lots in the rural zones from use for dwellings or other incompatible uses.
- Encouraging consolidation of existing isolated small lots in rural zones.

Identify areas of productive agricultural land by consulting with the Department of Energy, Environment and Climate Action and using available information.

In considering a proposal to use, subdivide or develop agricultural land, consider the:

- Desirability and impacts of removing the land from primary production, given its agricultural productivity.
- Impacts on the continuation of primary production on adjacent land, with particular regard to land values and the viability of infrastructure for such production.
- Compatibility between the proposed or likely development and the existing use of the surrounding land.
- The potential impacts of land use and development on the spread of plant and animal pests from areas of known infestation into agricultural areas.
- Land capability.

Avoid the subdivision of productive agricultural land from diminishing the long-term productive capacity of the land.

Give priority to the re-structure of inappropriate subdivisions where they exist on productive agricultural land.

Balance the potential off-site effects of a use or development proposal (such as degradation of soil or water quality and land salinisation) against the benefits of the proposal.

WELLINGTON PLANNING SCHEME

14.01-1R

31/07/2018
VC148

Protection of agricultural land - Gippsland

Strategy

Protect productive land and irrigation assets, including the Macalister Irrigation District, that help grow the state as an important food bowl for Australia and Asia.

WELLINGTON PLANNING SCHEME

14.01-1L

Protection of agricultural land - Wellington

04/05/2023 - 14.01-1L
G4109wellIP41 Proposed C123well

Use and development – strategies

Discourage residential, commercial, industrial and other land uses that do not demonstrate a direct link with agricultural land use or rural dependent tourism enterprises.

Discourage development for dog breeding and boarding facilities on high quality agricultural land and in the Macalister Irrigation District.

Ensure use and development adjacent to main roads in rural areas is related to agriculture.

Protect the continued operation of existing farms in rural areas from adverse residential amenity concerns and land use conflict.

Discourage dwellings in agricultural areas unless there is a clear and necessary connection between the use of the dwelling and a rural activity carried out on the land.

Support rural residential development in areas zoned Rural Living or Low Density Residential to avoid impacts on productive rural land.

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

Protect the critically important Macalister Irrigation District and other agricultural land from inappropriate use and development

Subdivision – strategies

Ensure subdivisions and associated development are designed to minimise potential impacts on irrigation infrastructure.

Support the realignment of boundaries only to:

- Make minor adjustments, such as in association with topographical or public infrastructure features; or
- Facilitate more productive agricultural outcomes particularly through farm consolidation.

Ensure the realignment of boundaries does not create additional subdivision potential.

Support house lot excisions only when they are:

- Directly related to the agricultural use of the land
- Not likely to lead to a concentration of lots that would change the general use or development of the area
- For an existing and long-established farm house, where the owner seeks to remain on the land.

Discourage small or irregular shaped rural lots unless it will facilitate and provide greater flexibility for continued agricultural production.

Ensure small rural lots support ongoing agricultural production and are located adjacent to sealed roads and close to community services.

Subdivision - policy guidelines

Consider as relevant:

- Whether the resulting lot has a maximum size of 1 hectare on irrigated land and 2 hectares elsewhere.
- Following the creation of a small lot, whether an agreement under Section 173 of the *Planning and Environment Act 1987* should be entered into to restrict the ability to use the small lot provisions of Clause 35.07-3 again in respect of the affected land.

WELLINGTON PLANNING SCHEME

14.01-2S21/09/2018
VC150**Sustainable agricultural land use****Objective**

To encourage sustainable agricultural land use.

Strategies

Ensure agricultural and productive rural land use activities are managed to maintain the long-term sustainable use and management of existing natural resources.

Support the development of innovative and sustainable approaches to agricultural and associated rural land use practices.

Support adaptation of the agricultural sector to respond to the potential risks arising from climate change.

Encourage diversification and value-adding of agriculture through effective agricultural production and processing, rural industry and farm-related retailing.

Assist genuine farming enterprises to embrace opportunities and adjust flexibly to market changes.

Support agricultural investment through the protection and enhancement of appropriate infrastructure.

Facilitate ongoing productivity and investment in high value agriculture.

Facilitate the establishment and expansion of cattle feedlots, pig farms, poultry farms and other intensive animal industries in a manner consistent with orderly and proper planning and protection of the environment.

Ensure that the use and development of land for animal keeping or training is appropriately located and does not detrimentally impact the environment, the operation of surrounding land uses and the amenity of the surrounding area.

Policy documents

Consider as relevant:

- *Victorian Code for Cattle Feedlots* (Department of Agriculture, Energy and Minerals, 1995)
- *Victorian Code for Broiler Farms* (Department of Primary Industries, 2009, plus 2018 amendments)
- *Apiary Code of Practice* (Department of Planning and Community Development, 2011)
- *Planning Guidelines for Land Based Aquaculture in Victoria* (Department of Primary Industries, No. 21, 2005)
- *Victorian Low Density Mobile Outdoor Poultry Farm Planning Permit Guidelines* (Department of Economic Development, Jobs, Transport and Resources, June 2018)
- *Victorian Low Density Mobile Outdoor Pig Farm Planning Permit Guidelines* (Department of Economic Development, Jobs, Transport and Resources, June 2018)

WELLINGTON PLANNING SCHEME

14.01-2L Diversifying agriculture - Wellington

04/05/2023
C109wellPt1 Proposed C123well

Strategies

Facilitate more intensive and diversified agricultural and value adding uses including horticulture and viticulture, viticulture, broilers and waste to energy investment.

14.01-3S Forestry and timber production

20/03/2023
VC229

Objective

To facilitate the establishment, management and harvesting of plantations and the harvesting of timber from native forests.

Strategies

Identify areas that may be suitably used and developed for plantation timber production.

Promote the establishment of softwood and hardwood plantations on predominantly cleared land, as well as other areas that are subject to or contributing to land and water degradation.

Ensure protection of water quality and soil.

Ensure timber production in native forests is conducted in a sustainable manner.

Conduct timber production (except agroforestry, windbreaks and commercial plantations of 5 hectares or less) in accordance with the *Code of Practice for Timber Production 2014 (as amended 2022)* (Department of Environment, Land, Water and Planning, 2022).

Ensure Victoria's greenhouse sinks are protected and enhanced by controlling land clearing, containing the growth of urban areas and supporting revegetation programs.

Policy documents

Consider as relevant:

- *Code of Practice for Timber Production 2014 (as amended 2022)* (Department of Environment, Land, Water and Planning, 2022)

14.01-3L Forestry and timber production - Wellington

04/05/2023
C109wellPt1

Strategies

Encourage timber production activities, including timber mills and agroforestry, in rural areas that minimise impacts on the environment.

Facilitate development of timber industries in Heyfield and Yarram.

Facilitate retention and expansion of timber processing industries.

Encourage timber production and agroforestry on marginal agricultural land including land with steep slopes (but less than 30 degrees), cleared land and areas with poor soil structure, perched water tables, salinity and erosion.

WELLINGTON PLANNING SCHEME

16.01
31/07/2018
VC148

RESIDENTIAL DEVELOPMENT

WELLINGTON PLANNING SCHEME

16.01-1S02/09/2025
VC283**Housing supply****Objective**

To facilitate well-located, integrated and diverse housing that meets community needs.

Strategies

Plan to accommodate housing targets specified in this clause by ensuring zones and overlays deliver sufficient realisable development capacity.

Ensure that an appropriate quantity, quality and type of housing is provided, including aged care facilities and other housing suitable for older people, supported accommodation for people with disability, rooming houses, student accommodation and social housing.

Increase the proportion of housing in urban areas with good access to opportunities and services (including under-utilised urban land) and reduce the share of new dwellings in greenfield, fringe and dispersed development areas.

Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.

Identify opportunities for increased residential densities to help consolidate urban areas.

Facilitate diverse housing that offers choice and meets changing household needs by widening housing diversity through a mix of housing types.

Encourage the development of well-designed housing that:

- Provides a high level of internal and external amenity.
- Incorporates universal design and adaptable internal dwelling design.

Support opportunities for a range of income groups to choose housing in well-serviced locations.

Plan for growth areas to provide for a mix of housing types through a variety of lot sizes, including higher housing densities in and around activity centres.

Policy documents

Consider as relevant:

- *Homes for Victorians - Affordability, Access and Choice* (Victorian Government, 2017)
- *Apartment Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2021)

Table 1 - Metropolitan Melbourne Housing Targets

	Housing Target	Greenfield Area Target	Established Area Target
Growth Municipalities			
Mitchell	66,000	56,000	10,000
Cardinia	30,000	21,000	9,000
Casey	87,000	58,500	28,500
Hume	79,000	53,500	25,500
Melton	109,000	104,000	5,000
Whittlesea	72,000	43,000	29,000

WELLINGTON PLANNING SCHEME

Wyndham	99,000	74,000	25,000
Inner Melbourne			
Melbourne	119,500	-	119,500
Port Phillip	55,000	-	55,000
Stonnington	50,000	-	50,000
Yarra	44,000	-	44,000
Middle Melbourne			
Banyule	45,500	-	45,500
Bayside	30,000	-	30,000
Boroondara	65,500	-	65,500
Darebin	69,000	-	69,000
Glen Eira	63,500	-	63,500
Hobsons Bay	22,500	-	22,500
Kingston	51,500	-	51,500
Manningham	28,500	-	28,500
Maribyrnong	48,000	-	48,000
Merri-bek	69,000	-	69,000
Monash	69,500	-	69,500
Moonee Valley	47,500	-	47,500
Whitehorse	76,500	-	76,500
Outer Melbourne			
Brimbank	59,500	-	59,500
Frankston	33,000	-	33,000
Greater Dandenong	52,500	-	52,500
Knox	43,000	-	43,000
Maroondah	39,500	-	39,500
Mornington Peninsula	24,000	-	24,000
Nillumbik	6,500	-	6,500
Yarra Ranges	25,000	-	25,000

WELLINGTON PLANNING SCHEME

Table 2 - Regional Victoria Housing Targets

	Housing Target	Greenfield Area Target	Established Area Target
Barwon			
Colac Otway	3,700	-	3,700
Greater Geelong	128,600	51,100	77,500
Queenscliffe	400	-	400
Surf Coast	8,000	-	8,000
Central Highlands			
Ararat	1,000	-	1,000
Ballarat	46,900	18,900	28,000
Golden Plains	12,500	-	12,500
Hepburn	3,150	-	3,150
Moorabool	20,000	-	20,000
Pyrenees	1,300	-	1,300
Gippsland			
Bass Coast	19,250	-	19,250
Baw Baw	25,700	-	25,700
East Gippsland	11,000	-	11,000
Latrobe	13,000	-	13,000
South Gippsland	8,000	-	8,000
Wellington	8,000	-	8,000
Goulburn			
Greater Shepparton	15,250	-	15,250
Mitchell	66,000	56,000	10,000
Moria	4,500	-	4,500
Murrindindi	3,350	-	3,350
Strathbogie	2,400	-	2,400
Great South Coast			
Corangamite	1,400	-	1,400
Glenelg	1,400	-	1,400
Moyne	2,900	-	2,900

WELLINGTON PLANNING SCHEME

Southern Grampians	1,250	-	1,250
Warrnambool	7,200	-	7,200
Loddon Campaspe			
Campaspe	4,500	-	4,500
Central Goldfields	1,700	-	1,700
Greater Bendigo	37,000	11,000	26,000
Loddon	550	-	550
Macedon Ranges	13,200	-	13,200
Mount Alexander	4,500	-	4,500
Mallee			
Buloke	150	-	150
Gannawarra	850	-	850
Mildura	8,500	-	8,500
Swan Hill	2,100	-	2,100
Ovens Murray			
Alpine	1,250	-	1,250
Benalla	1,700	-	1,700
Indigo	3,100	-	3,100
Mansfield	3,900	-	3,900
Towong	550	-	550
Wangaratta	6,000	-	6,000
Wodonga	15,200	-	15,200
Wimmera Southern Mallee			
Hindmarsh	250	-	250
Horsham	3,300	-	3,300
Northern Grampians	750	-	750
West Wimmera	200	-	200
Yarriambiack	300	-	300

WELLINGTON PLANNING SCHEME

16.01-1L Housing Supply Wellington

Proposed C123well

Strategies

Encourage the inclusion of one and two bedroom dwellings in apartment, townhouse and multi-dwelling developments and a diversity of lot sizes in new subdivisions to provide a more diverse housing supply.

Support innovative approaches to broadening housing diversity including shared equity housing, build to rent, dedicated key worker housing and other products.

Encourage the development of higher density housing on key strategic sites which are surplus to State Government requirements.

Policy documents

Consider as relevant:

- *Wellington Shire Growth Management Strategy (SGS Economics and Planning Pty Ltd, July 2024).*

16.01-2S02/09/2025
VC283**Housing affordability****Objective**

To deliver affordable housing in areas with good access to opportunities and services.

Strategies

Improve housing affordability by:

- Ensuring housing supply continues to be sufficient to meet demand.
- Increasing choice in housing type, tenure and cost to meet the needs of households as they move through life cycle changes and to support diverse communities.
- Promoting good housing and urban design to minimise negative environmental impacts and keep costs down for residents and the wider community.
- Encouraging a significant proportion of new development to be affordable for households on very low to moderate incomes.

Increase the supply of well-located affordable housing by:

- Facilitating a mix of private, affordable and social housing in suburbs, growth areas, activity centres and urban renewal precincts.
- Ensuring the redevelopment and renewal of public housing stock better meets community needs.

Facilitate the delivery of social housing by identifying surplus government land suitable for housing.

Policy documents

Consider as relevant:

- *Homes for Victorians - Affordability, Access and Choice* (Victorian Government, 2017)

WELLINGTON PLANNING SCHEME

16.01-3S09/10/2020
VC169**Rural residential development****Objective**

To identify land suitable for rural residential development.

Strategies

Manage development in rural areas to protect agriculture and avoid inappropriate rural residential development.

Encourage the consolidation of new housing in existing settlements where investment in physical and community infrastructure and services has already been made.

Demonstrate need and identify locations for rural residential development through a housing and settlement strategy.

Ensure planning for rural residential development avoids or significantly reduces adverse economic, social and environmental impacts by:

- Maintaining the long-term sustainable use and management of existing natural resource attributes in activities including agricultural production, water, mineral and energy resources.
- Protecting existing landscape values and environmental qualities such as water quality, native vegetation, biodiversity and habitat.
- Minimising or avoiding property servicing costs carried by local and state governments.
- Maintaining an adequate buffer distance between rural residential development and animal production.

Ensure land is not zoned for rural residential development if it will encroach on high quality productive agricultural land or adversely impact on waterways or other natural resources.

Discourage development of small lots in rural zones for residential use or other incompatible uses.

Encourage consolidation of existing isolated small lots in rural zones.

Ensure land is only zoned for rural residential development where it:

- Is located close to existing towns and urban centres, but not in areas that will be required for fully serviced urban development.
- Can be supplied with electricity, water and good quality road access.

WELLINGTON PLANNING SCHEME

16.01-4S04/11/2022
VC226**Community care accommodation****Objective**

To facilitate the establishment of community care accommodation and support their location being kept confidential.

Strategies

Planning schemes should not require a planning permit for or prohibit the use of land in a residential area for community care accommodation provided no more than 20 clients are accommodated and the use is funded by, or carried out by or on behalf of, a government department or public authority, including a public authority established for a public purpose under a Commonwealth Act.

Facilitate the confidential establishment of community care accommodation through appropriate permit, notice and review exemptions.

WELLINGTON PLANNING SCHEME

16.01-5S09/10/2020
VC169**Residential aged care facilities****Objective**

To facilitate the development of well-designed and appropriately located residential aged care facilities.

Strategies

Recognise that residential aged care facilities contribute to housing diversity and choice, and are an appropriate use in a residential area.

Recognise that residential aged care facilities are different to dwellings in their purpose and function, and will have a different built form (including height, scale and mass).

Ensure local housing strategies, precinct structure plans and activity centre structure plans provide for residential aged care facilities.

Ensure that residential aged care facilities are located in residential areas, activity centres and urban renewal precincts, close to services and public transport.

Encourage planning for housing that:

- Delivers an adequate supply of land or redevelopment opportunities for residential aged care facilities.
- Enables older people to live in appropriate housing in their local community.

Provide for a mix of housing for older people with appropriate access to care and support services.

Ensure that proposals to establish residential aged care facilities early in the life of a growth area are in locations that will have early access to services and public transport.

Ensure that residential aged care facilities are designed to respond to the site and its context.

Promote a high standard of urban design and architecture in residential aged care facilities.

Policy guidelines

Consider as relevant:

- The Commonwealth Government's Responsible ratios for the provision of aged care places under the *Aged Care Act 1997*.

WELLINGTON PLANNING SCHEME

17.01
31/07/2018
VC148

EMPLOYMENT

WELLINGTON PLANNING SCHEME

17.01-1S31/07/2018
VC148**Diversified economy****Objective**

To strengthen and diversify the economy.

Strategies

Protect and strengthen existing and planned employment areas and plan for new employment areas.

Facilitate regional, cross-border and inter-regional relationships to harness emerging economic opportunities.

Facilitate growth in a range of employment sectors, including health, education, retail, tourism, knowledge industries and professional and technical services based on the emerging and existing strengths of each region.

Improve access to jobs closer to where people live.

Support rural economies to grow and diversify.

WELLINGTON PLANNING SCHEME

17.01-1R31/07/2018
VC148**Diversified economy - Gippsland****Strategies**

Support production and processing facilities that add value to local agricultural, forestry and fisheries products.

Support the development of industry sectors focussed on growing Asian and other international markets.

Support development of coal-to-products industries such as diesel, fertiliser and gas, for both domestic and export markets.

Improve Gippsland's capacity in advanced manufacturing and engineering with particular reference to Latrobe Valley industries.

Support Gippsland's fishing industry by maintaining ports and enabling development of fishing operations at Lakes Entrance, Mallacoota, Port Welshpool, San Remo, Port Franklin and Port Albert.

Facilitate opportunities within aviation-related industries.

WELLINGTON PLANNING SCHEME

17.01-1L Diversified economy - Wellington04/05/2023 - 17.01-1L
C4109wellIP44 Proposed C123well**Strategies**

Support use and development that will increase employment opportunities and diversify industry in the Wellington, consistent with the Latrobe Valley Economic Growth Sub-Region Strategic Framework Plan to Clause 02.04.

Encourage development that supports agricultural, defence and oil and gas industries and supply chains, including industrial and commercial business activities.

Facilitate the development of the Defence sector, and development and business activities that complement Defence activities including training, manufacturing and research and development.

Capitalise on the opportunities afforded by the RAAF Base East Sale and the West Sale Airport to Wellington's employment and economic profile.

Support the development of aviation related industries on or within proximity to the West Sale Airport and RAAF Base East Sale.

Facilitate the growth of other key sectors such as ~~recreation and~~ general industry, renewable energy and tourism.

Facilitate the establishment of the West Sale Airport area in accordance with the West Sale Industrial Strategy Plan at Clause 17.03-1L as a major industrial node with access by road, rail and air, while ensuring the airport functions and environmentally significant features are not adversely affected.

Support business that uses Wellington's natural resources in a sustainable manner.

Facilitate development and diversification of local vegetable processing industries in the Maffra and Boisdale area.

Facilitate the expansion of the oil and gas industry and resource exploration within the region's oil and gas fields.

17.01-2S Innovation and research04/10/2018
VC149**Objective**

To create opportunities for innovation and the knowledge economy within existing and emerging industries, research and education.

Strategies

Encourage the expansion and development of logistics and communications infrastructure.

Support the development of business clusters.

Support the development of enterprise precincts that build the critical mass of employment in an area, leverage the area's public and private sector economic competitive strengths and assets, and cater to a diversity of employment types and scales.

Promote an accessible, well-connected, high-amenity and collaborative physical environment that is conducive to innovation and to creative activities.

Encourage the provision of infrastructure that helps people to be innovative and creative, learn new skills and start new businesses in locations identified to accommodate employment and economic growth.

Support well-located, appropriate and low-cost premises for not-for-profit or start-up enterprises.

Improve access to community-based information and training through further developing libraries as community learning centres.

WELLINGTON PLANNING SCHEME

17.01-2R

31/07/2018
VC148

Innovation and Research - Gippsland

Strategies

Facilitate opportunities for innovation and industry development arising from climate change and initiatives to reduce greenhouse gas emissions.

Support development of the region's research and development capacity in places with an established presence including Churchill and Ellinbank.

WELLINGTON PLANNING SCHEME

19.01
31/07/2018
VC148

ENERGY

WELLINGTON PLANNING SCHEME

19.01-1S05/09/2025
VC268**Energy supply****Objective**

To facilitate appropriate development of energy supply infrastructure.

Strategies

Support the development of energy generation, storage, transmission, and distribution infrastructure to transition to a low-carbon economy.

Develop appropriate infrastructure to meet community demand for energy services.

Ensure energy generation, storage, transmission and distribution infrastructure and projects are resilient to the impacts of climate change.

Facilitate the production and distribution of zero emission gases and fuels.

Support energy infrastructure projects in locations that minimise land use conflicts, including in any renewable energy zones declared under section 63 of the *National Electricity (Victoria) Act 2005*.

Support energy infrastructure projects in locations that take advantage of existing and planned resources and infrastructure networks.

Facilitate energy infrastructure projects that help diversify local economies and improve sustainability and social outcomes.

Facilitate renewable energy generation and storage to meet on-site energy needs.

Policy guidelines

Consider as relevant:

- The long-term emissions reduction target specified in section 6 of Part 2 of the *Climate Action Act 2017*.
- Interim emissions reduction targets determined under Division 2 of Part 2 of the *Climate Action Act 2017*.
- Adaptation action plans prepared under Division 2 of Part 5 of the *Climate Action Act 2017*.

Policy documents

Consider as relevant:

- *2025 Victorian Transmission Plan* (VicGrid, 2025)

WELLINGTON PLANNING SCHEME

19.01-1R

31/07/2018
VC148

Energy supply – Gippsland

Strategy

Support continuing production from the region's oil and gas fields.

WELLINGTON PLANNING SCHEME

19.01-2S05/09/2025
VC268**Renewable energy****Objective**

To support the provision and use of renewable energy in a manner that ensures appropriate siting and design considerations are met.

Strategies

Facilitate renewable energy development in appropriate locations, including in any renewable energy zones declared under section 63 of the *National Electricity (Victoria) Act 2005*.

Protect renewable energy infrastructure against competing and incompatible uses.

Set aside suitable land for future renewable energy infrastructure.

Consider the economic, social and environmental benefits to the broader community of renewable energy generation while also considering the need to minimise the effects of a proposal on the local community and environment.

Support wind energy facilities in locations with consistently strong winds over the year.

Policy documents

Consider as relevant:

- *Policy and Planning Guidelines for Development of Wind Energy Facilities in Victoria* (Department of Environment, Land, Water and Planning, November 2021)
- *Solar Energy Facilities Design and Development Guideline* (Department of Environment, Land, Water and Planning, October 2022)
- *Victoria's Climate Change Strategy* (Department of Environment, Land, Water and Planning, May 2021)
- *Community Engagement and Benefit Sharing in Renewable Energy Development in Victoria* (Department of Environment, Land, Water and Planning, July 2021)
- *2025 Victorian Transmission Plan* (VicGrid, 2025)

WELLINGTON PLANNING SCHEME

19.01-2L

Proposed C123well

Renewable Energy Wellington**Objective**

To support renewable energy investment and transition.

Strategies

Facilitate renewable energy use and development in appropriate locations.

Ensure that supporting land, housing and infrastructure is provided to support new energy investment.

Policy documents

Consider as relevant:

- *Wellington Shire Growth Management Strategy (SGS Economics and Planning Pty Ltd, July 2024).*
- *Wellington Renewable Energy Impact and Readiness Study (Urban Enterprise Pty Ltd, January 2023).*

19.01-3S31/07/2018
VC148**Pipeline infrastructure****Objective**

To ensure that gas, oil and other substances are safely delivered to users and to and from port terminals at minimal risk to people, other critical infrastructure and the environment.

Strategies

Plan for the development of pipeline infrastructure subject to the *Pipelines Act 2005*.

Recognise existing transmission-pressure gas pipelines in planning schemes and protect from further encroachment by residential development or other sensitive land uses, unless suitable additional protection of pipelines is provided.

Plan new pipelines along routes with adequate buffers to residences, zoned residential land and other sensitive land uses and with minimal impacts on waterways, wetlands, flora and fauna, erosion prone areas and other environmentally sensitive sites.

Provide for environmental management during construction and on-going operation of pipeline easements.

WELLINGTON PLANNING SCHEME

24/10/2019
C103well

SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

1.0

Background documents

04/05/2023
C109wellPt1 Proposed C123well

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

WELLINGTON PLANNING SCHEME

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

WELLINGTON PLANNING SCHEME

Name of background document	Amendment number - clause reference
<i>State Overview Report, Coastal Spaces Landscape Assessment Study</i> (Planisphere, 2006)	C71 - Clause 42.03s1
<i>The City of Sale Restoration and Conservation Guidelines</i> (Wilson Sayer Pty Ltd, 1983)	C109wellPt1 - Clause 2.03 Clause 15.03-L Clause 43.01
<i>Victoria's Native Vegetation Management – A Framework for Action</i> (Department of Natural Resources and Environment, 2002)	C32 - Clause 42.03s1
<i>Wellington Coast Subdivision Strategy: The Honeysuckles to Paradise Beach</i> (GHD, 2007)	C109wellPt1 - Clause 12.02-1L
<i>Wellington Heritage Study: Stage 1</i> (Context Pty Ltd, 2005)	C109wellPt1 - Clause 2.03 Clause 15.03-1L Clause 43.01
<i>Wellington Open Space Strategy</i>	C86 - Clause 43.04s8
<u><i>Wellington Renewable Energy Impact and Readiness Study (Urban Enterprise Pty Ltd, January 2023)</i></u>	<u>C123 - Clause 19.01-2L</u>
<u><i>Wellington Shire Growth Management Strategy (SGS Economics and Planning Pty Ltd, July 2024)</i></u>	<u>C123 - Clause 11.01-1L Clause 13.01-1L</u> <u>Clause 16.01-1L</u> <u>Clause 16.01-2L</u> <u>Clause 19.01-2L</u>
<i>Wellington Shire Stage 2 Heritage Study</i> (amended August 2017) (Heritage Intelligence & Briggs, 2016)	C109wellPt1 - Clause 2.03 Clause 15.03-1L Clause 43.01
<i>Wellington Shire Walking and Cycling Strategic Plan 2012-16</i>	C82 - Clause 43.04s6
<i>West Gippsland Native Vegetation Plan</i> (West Gippsland Catchment Management Authority & Department of Natural Resources and Environment, 2000)	C24 Pt1 - Clause 42.02s1
<i>West Sale Aerodrome Public Management Agreement</i> (June 2003)	C109wellPt1 - Clause 37.01s1
<i>West Sale Airport Master Plan Update</i> (Wellington Shire Council, 2017)	C98 - Clause 37.01s1
<i>West Sale and Wurruk Industrial Land Supply Strategy</i> (Urban Enterprise, 2018)	C103 - Clause 43.04s12
<i>Wellington Shire Rural Zones Review, Volume 1 and 2</i> (Maunsell Australia, 2009)	C109wellPt1 - Clause 2.03-4
<i>Woodside Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines</i> (March 2007)	C50 Pt2 - Clause 43.02s16

13. GENERAL MANAGER BUILT AND NATURAL ENVIRONMENT

13.1. EMERGENCY MANAGEMENT LANDSLIDE REPAIRS (SOUTHERN AREA) PACKAGE 1

ACTION OFFICER: MANAGER ASSETS AND PROJECTS

PURPOSE

The purpose of this report is for Council to consider entering into a contract for the Landslide Rectification Various Locations Package 1.

RECOMMENDATION

That Council:

- 1. Adopt the recommendations contained in the confidential attachment 13.1.2 2025-207 - Landslide Rectification Various Locations Package 1; and***
- 2. Note that the information contained in the confidential attachment 13.1.2 2025-207 - Landslide Rectification Various Locations Package 1, was designated confidential by the General Manager Built and Natural Environment on 24 October 2025 because it contains confidential information as defined in section 3(1) of the Local Government Act 2020 (g)(ii) private commercial information, being information provided by a business, commercial or financial undertaking that if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage; except that once this recommendation has been adopted the name of the successful tenderer can be made public.***

BACKGROUND

Multiple storm events affected the Yarram Area in December 2023 and January 2024. Initial repairs were completed to stabilise affected areas of roadway within the Strezlecki range between Welshpool and Gormandale. Following additional engineering advice being received the works list was split into two work parts (packages) and two tenders were released to the market in January 2025. Received pricing was used as the basis for a funding submission to Emergency Management Victoria under the Disaster Recovery Funding Arrangements.

This funding claim has been accepted and a contract has now been prepared for Council's consideration.

ATTACHMENTS

1. Confidential Header - 2025-207 Tender Evaluation Report - Landslide Rectification Various Locations Package 1 [**13.1.1** - 1 page]
2. CONFIDENTIAL REDACTED - 2025-207 Tender Evaluation Report - Landslide Rectification Various Locations Package 1 [**13.1.2** - 6 pages]

OPTIONS

Council has the following options available:

1. Adopt the recommendations contained in the confidential 2025-207 Tender Evaluation Report for the Landslide Rectification Various Locations Package 1;
2. Not enter into a contract and not proceed with these works at this time.

PROPOSAL

That Council adopt the recommendations contained in the confidential 2025-207 Tender Evaluation Report for the Landslide Rectification Various Locations Package 1.

CONFLICT OF INTEREST

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

COUNCIL PLAN 2025-29

This report supports the achievement of the following Council Plan 2025-29 Strategic Objective/s:

Strategic Objective Three: Infrastructure, Spaces and Places – *Strategically planned, designed and well-maintained infrastructure, spaces and places* – states the following strategy:

Coordinating facilities and infrastructure to meet growth and evolving needs.

COLLABORATION

Pursuant to section 109(2) of the *Local Government Act 2020*, no collaborative opportunities have been identified for this one-off project.

FINANCIAL IMPACT

These works have been budgeted for under the 2025-2026 capital works program.

COMMUNICATION IMPACT

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

LEGISLATIVE IMPACT

Wellington Shire Council is committed to ensuring the Contract tendering process complies with the *Local Government Act 2020* and the Best Practice Procurement Guidelines for Victorian Local Government.

COUNCIL POLICY IMPACT

These works are in line with Council's policies of maintaining and enhancing Council's infrastructure.

RESOURCES AND STAFF IMPACT

This project will be undertaken with the resources of the Assets and Projects unit.

COMMUNITY IMPACT

These works will have a positive community impact because it will reinstate road sections damaged from previous storm events.

ENVIRONMENTAL IMPACT

This impact will have minimal environmental impact, with the contractors providing an Environmental Management Plan which will be strictly monitored.

ENGAGEMENT IMPACT

Wellington Shire Council's standard consultation practices will be implemented on this project.

RISK MANAGEMENT IMPACT

It is considered that the proposed contract works will not expose Wellington Shire Council to any significant risks. All Occupational Health and Safety risks will be discussed with the contractor and allocated to the party in the best position to manage each risk.



WELLINGTON
SHIRE COUNCIL

The Heart of Gippsland

ORDINARY COUNCIL MEETING 05 November 2025

I declare that the information contained in the attached document **2025-207 CONTRACT TENDER EVALUATION REPORT** relating to **EMERGENCY MANAGEMENT LANDSLIDE REPAIRS (SOUTHERN AREA) - PACKAGE 1** 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

CHRIS HASTIE
General Manager Built and Natural Environment
24/10/2025

13.2. EMERGENCY MANAGEMENT LANDSLIDE REPAIRS (SOUTHERN AREA) PACKAGE 2

ACTION OFFICER: MANAGER ASSETS AND PROJECTS

PURPOSE

The purpose of this report is for Council to consider entering into a contract for the 2025-208 - Landslide Rectification Various Locations Package 2.

RECOMMENDATION

That Council:

- 1. Adopt the recommendations contained in the confidential attachment 13.2.2 2025-208 - Landslide Rectification Various Locations Package 2; and***
- 2. Note that the information contained in the confidential attachment 13.2.2 2025-208 - Landslide Rectification Various Locations Package 2, was designated confidential by the General Manager Built and Natural Environment on 24 October 2025 because it contains confidential information as defined in section 3(1) of the Local Government Act 2020 (g)(ii) private commercial information, being information provided by a business, commercial or financial undertaking that if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage; except that once this recommendation has been adopted the name of the successful tenderer can be made public.***

BACKGROUND

Multiple storm events affected the Yarram Area in December 2023 and January 2024. Initial repairs were completed to stabilise affected areas of roadway within the Strezlecki range between Welshpool and Gormandale. Following additional engineering advice being received the works list was split into two work packages and two tenders were released to the market in January 2025. Received pricing was used as the basis for a funding submission to Emergency Management Victoria under the Disaster Recovery Funding Arrangements.

This funding claim has been accepted and a contract has now been prepared for Council's consideration.

ATTACHMENTS

1. Confidential Header - 2025-208 Tender Evaluation Report - Landslide Rectification Various Locations Package 2 [**13.2.1** - 1 page]
2. CONFIDENTIAL REDACTED - 2025-208 Tender Evaluation Report - Landslide Rectification Various Locations Package 2 [**13.2.2** - 6 pages]

OPTIONS

Council has the following options available:

1. Adopt the recommendations contained in the confidential 2025-208 Tender Evaluation Report for the Landslide Rectification Various Locations Package 2;
2. Not enter into a contract and not proceed with these works at this time.

PROPOSAL

That Council adopt the recommendations contained in the confidential 2025-208 Tender Evaluation Report for the Landslide Rectification Various Locations Package 2.

CONFLICT OF INTEREST

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

COUNCIL PLAN 2025-29

This report supports the achievement of the following Council Plan 2025-29 Strategic Objective/s:

Strategic Objective Three: Infrastructure, Spaces and Places – *Strategically planned, designed and well-maintained infrastructure, spaces and places* – states the following strategy:

Coordinating facilities and infrastructure to meet growth and evolving needs.

COLLABORATION

Pursuant to section 109(2) of the *Local Government Act 2020*, no collaborative opportunities have been identified for this one-off project.

FINANCIAL IMPACT

These works have been budgeted for under the 2025-2026 capital works program.

COMMUNICATION IMPACT

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

LEGISLATIVE IMPACT

Wellington Shire Council is committed to ensuring the Contract tendering process complies with the *Local Government Act 2020* and the Best Practice Procurement Guidelines for Victorian Local Government.

COUNCIL POLICY IMPACT

These works are in line with Council's policies of maintaining and enhancing Council's infrastructure.

RESOURCES AND STAFF IMPACT

This project will be undertaken with the resources of the Assets and Projects unit.

COMMUNITY IMPACT

These works will have a positive community impact because it will reinstate road sections damaged from previous storm events.

ENVIRONMENTAL IMPACT

This impact will have minimal environmental impact, with the contractors providing an Environmental Management Plan which will be strictly monitored.

ENGAGEMENT IMPACT

Wellington Shire Council's standard consultation practices will be implemented on this project.

RISK MANAGEMENT IMPACT

It is considered that the proposed contract works will not expose Wellington Shire Council to any significant risks. All Occupational Health and Safety risks will be discussed with the contractor and allocated to the party in the best position to manage each risk.



WELLINGTON
SHIRE COUNCIL

The Heart of Gippsland

ORDINARY COUNCIL MEETING 05 November 2025

I declare that the information contained in the attached document **2025-208 CONTRACT TENDER EVALUATION REPORT** relating to **EMERGENCY MANAGEMENT LANDSLIDE REPAIRS (SOUTHERN AREA) - PACKAGE 2** 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

CHRIS HASTIE
General Manager Built and Natural Environment
24/10/2025

14. 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.

15. 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 confidential 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*

IN CLOSED SESSION

COUNCILLOR

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

Meeting declared closed at: