WELLINGTON
SHIRE COUNCIL

Agenda
Ordinary Council Meeting

Tuesday 16 June 2026, commencing at 5:00 PM

Meeting to be held at

Wellington Centre – Wellington Room, Foster Street, Sale

via MS Teams

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

ORDINARY MEETING OF COUNCIL
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COUNCIL MEETING INFORMATION

Members of the public gallery should note that the Council records and publishes Council meetings via YouTube to enhance the accessibility of Council meetings to the broader Wellington community. These recordings are also 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

We acknowledge the Traditional Custodians of the land, the Gunaikurnai people. 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.

RECOGNITION OF COMMUNITY

We recognise the entire Wellington Shire community, including visitors to our shire, for their collective efforts in protecting and preserving the land, water, air, and history, and for making this a better place to live and work for current and future generations.

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 Special Council Meeting dated 26 May 2026 and the Ordinary Council Meeting dated 2 June 2026.

RECOMMENDATION

That Council adopt the minutes and resolutions of the Special Council Meeting dated 26 May 2026 and the Ordinary Council Meeting dated 2 June 2026.

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
Request for Safety Improvements around Alberton Primary School in and around Thompson Street.	19 May 2026	Refer to Item 15.1 for Council response to the Petition.	16 June 2026 Council Meeting.

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. MAYOR AND COUNCILLORS REPORT

ACTION OFFICER: MAYOR CINDY MADELEY

RECOMMENDATION

That the Mayor and Councillors report be noted for May 2026.

MAY 2026

DATE	EVENT	ATTENDEES
2 May	Walk & Talk, Pine Lodge.	Cr Ripper
3 May	Stratford Shakespeare Festival Faire Day.	Cr Ripper
4 May	Cobains Estate Road Cattle Grazing Operation Discussion.	Cr Ripper and Deputy Mayor Foat.
	Natural Environment and Parks Presentation Overview from Council Meeting 21st April 2026.	Cr Ripper and Deputy Mayor Foat.
	FOGO update post Council - second overview.	Mayor Madeley, Deputy Mayor Foat, and Cr Ripper.
	Maffra Recreation Reserve Committee Meeting.	Cr Wells
	CEO and Mayor Weekly Catch Up.	Mayor Madeley
	John Leslie Foundation Civic Reception Update.	Mayor Madeley
6 May	Candlelight Vigil - Family Violence Remembrance Day.	Mayor Madeley, Deputy Mayor Foat and Cr Ripper.
	Respectful Workplaces Training.	Mayor Madeley
7 May	FOGO update – third overview.	Cr Lowe and Cr Stephens.
	Seaspray Committee Meeting.	Cr Wells
	MAV - Session 2: Psychological First Aid and the Disaster Recovery Cycle.	Mayor Madeley
9 May	Kilmany Public Hall & Rec Reserve Committee - Centenary Celebration - Opening of Time Capsule.	Mayor Madeley and Deputy Mayor Foat.
	Bard's banquet Stratford Shakespeare festival.	Mayor Madeley

DATE	EVENT	ATTENDEES
11 May	Mayor and Cr Ripper Catch Up.	Mayor Madeley and Cr Ripper.
11 May	CEO and Mayor Catch Up.	Mayor Madeley
12 May	Wellington Disability Advisory Committee Meeting #2.	Mayor Madeley and Cr Bannerman.
	Wellington Youth Services Network Meeting – May.	Mayor Madeley
	Mayor and Cr Bannerman Catch Up.	Mayor Madeley and Cr Bannerman.
	U3A Presentation – Projects & Planning.	Deputy Mayor Foat.
	Mayor and Deputy Mayor Weekly Catch Up.	Mayor Madeley and Deputy Mayor Foat.
13 May	Timber Towns Victoria Meeting with Members of Parliament, Melbourne.	Cr Bannerman
	Meeting | Cobains Road, Chinamans Lane.	Cr Wells
	Meeting | Community Assistance Grants.	Cr Wells
	FOGO: Wurruk Community House information session.	Deputy Mayor Foat.
	The Middle of Everywhere Jobs & Careers Fair.	Mayor Madeley
	Golden Roller Photo Shoot, Maffra.	Mayor Madeley
	School Presentation: Longford Primary School.	Mayor Madeley
14 May	SEATS Quarterly Meeting for Victorian members, Warragul.	Cr Tatterson
	Respectful Workplaces Training.	Deputy Mayor Foat
	15th Annual Gippsland Sexual and Reproductive Health Forum.	Mayor Madeley
15 May	Business Challenge Day @ Sale Golf Club.	Cr Lowe
	Gippsland Critical Minerals CRG Meeting #7.	Cr Wells
	Live4Life Crew: Launch Positive Mental Health Theme.	Mayor Madeley
16 May	Heyfield Vintage Machinery Rally, opening speech.	Mayor Madeley and Cr Ripper.
18 May	CAG online briefing: Environmental Approvals Public Exhibition.	Cr Bannerman
	Mirradong Volunteer Lunch.	Cr Stephens

DATE	EVENT	ATTENDEES
18 May	CEO and Mayor Weekly Catch Up. IDAHOBIT Film Screening - The Dream Life of Georgie Stone. John Leslie Foundation Civic Reception Update. Online meeting with Darren Chester: Sale Rowing Club. CEO also in attendance.	Mayor Madeley Mayor Madeley Mayor Madeley Mayor Madeley
19 May	Remuneration Committee meeting.	Mayor Madeley, Cr Ripper and Cr Bannerman.
20 May	Gippsland Irrigation Expo. Presentation: Gippsland Grammar Whole School Assembly. Giffard CWA 80 Years Celebration and unveiling of plaque. Wellington - Women's Networking Group.	Cr Wells Mayor Madeley Mayor Madeley Mayor Madeley
21 May	School Presentation: Rosedale Primary School. Central Gippsland Health & Royal Flying Doctors Volunteer High Tea.	Mayor Madeley Mayor Madeley
22 May	Meeting with Mayor East Gippsland Shire Council. One Gippsland Closed Mayoral Session. One Gippsland Local Government Meeting.	Mayor Madeley Mayor Madeley Mayor Madeley and Deputy Mayor Foat.
23 May	Maffra Band - Yarram Memorial Band Rotunda. Maffra Band - Regent Theatre.	Cr Stephens Cr Stephens
24 May	Briagolong RSL 80th Anniversary. Maffra Rotary Community Service Awards.	Cr Ripper Cr Ripper
25 May	GRSC User Group Meeting. CEO and Mayor Weekly Catch Up. Mayor meeting with Comms Team.	Deputy Mayor Foat and Cr Lowe. Mayor Madeley Mayor Madeley
26 May	Place Names Committee Meeting.	Mayor Madeley, Cr Ripper and Cr Stephens.

DATE	EVENT	ATTENDEES
26 May	Ramahyuck's National Sorry Day event.	Mayor Madeley, Cr Ripper and Cr Wells.
	CEO and Cr Wells Catch Up.	Cr Wells
	Meeting with CEO and Karen Cain, Gippsland Energy Consultant/Advisor.	Mayor Madeley
	John Leslie Foundation Civic Reception Update.	Mayor Madeley
	Mayor and Deputy Mayor Catch Up.	Mayor Madeley and Deputy Mayor Foat.
	Monthly Media Training Catch-Up.	Mayor Madeley and Deputy Mayor Foat.
	General Manager Development and Cr Tatterson Catch Up.	Cr Tatterson
	Special Council Meeting and Special Council Workshop - Draft Budget Submissions.	Mayor Madeley, Deputy Mayor Foat, Cr Ripper, Cr Lowe, Cr Stephens, Cr Wells, Cr Tatterson and Cr Rossetti.
27 May	Civic Reception - John Leslie Foundation - A celebration of John's Legacy.	Mayor Madeley, Deputy Mayor Foat, Cr Ripper, Cr Wells, Cr Tatterson and Cr Rossetti.
	WSC Audit & Risk Committee meeting.	Cr Stephens and Cr Wells.
	CEO and Cr Stephens Catch Up.	Cr Stephens
	St Columbas Kinder Waste Education Session.	Deputy Mayor Foat
	Wellington Neighbourhood Policing Forum.	Mayor Madeley and Deputy Mayor Foat.
28 May	Wellington MEMPC Meeting May.	Cr Stephens
	MAV Sector Leaders Welcome Reception (Pre-State Council).	Mayor Madeley
	St Columbas Kinder Waste Education Session.	Deputy Mayor Foat
29 May	MAV State Council Meeting. CEO also in attendance.	Mayor Madeley and Cr Rossetti.

11. DELEGATES REPORT

12. CHIEF EXECUTIVE OFFICER

12.1. CHIEF EXECUTIVE OFFICER REPORT

ACTION OFFICER: CHIEF EXECUTIVE OFFICER

RECOMMENDATION
That the Chief Executive Officer's report be received for May 2026.

MAY 2026

DATE	EVENT
4 May	Met with Mayor Madeley, Weekly Catch Up. John Leslie Foundation Civic Reception Update. Mayor Madeley also in attendance. Attended FOGO Update post Council – Second Overview.
5 May	Meeting with Alistair Parker, CEO VicGrid and Allison Jones, South Gippsland Shire Council.
6 May	Attended Candlelight Vigil - Family Violence Remembrance Day.
7 May	Attended Committee for Wellington Monthly Meeting.
11 May	Attended Gippsland Regional Partnership Quarterly Meeting.
13 May	Met with solicitors for confidential discussion on RFP & Deed Amendments, West Sale Airport.
15 May	Met with Brett Singh, Marathon Electrical regarding West Sale Airport. Met with Terry Robinson, CEO Destination Gippsland.
18 May	Attended MAV | Monday Connect Meeting. Met with Mayor Madeley, Weekly Catch Up. John Leslie Foundation Civic Reception Update. Mayor Madeley also in attendance. Online meeting with Darren Chester regarding Sale Rowing Club. Mayor also in attendance. Attended IDAHOBIT Film Screening – The Dream Life of Georgie Stone.
19 May	Attended Remuneration Committee Meeting. Mayor Madeley also in attendance.
22 May	Meeting with East Gippsland CEO Fiona Weigall regarding Shared Services Update.

22 May	Attended One Gippsland Local Government CEO Session and One Gippsland Local Government Meeting. Meeting with Brett Singh, Marathon Electrical regarding West Sale Airport.
26 May	Met with Cr Wells, catch up. Attended Ramahyuck's National Sorry Day Event. Met with Karen Cain, Gippsland Energy Consultant/Advisor. Mayor Madeley also in attendance. John Leslie Foundation Civic Reception Update. Mayor Madeley also in attendance. Meeting with Mayor Madeley and Deputy Mayor Foat. Attended Special Council Meeting and Special Council Workshop – Draft Budget Submissions.
27 May	Met with Cr Stephens, catch up. Attended Audit & Risk Committee meeting. Attended John Leslie Foundation Civic Reception.
28 May	Attended Local Govt Professionals (LGPRo) Mentoring following up meeting.
29 May	Attended MAV State Council Meeting, Melbourne.
30 May	Attended Live4Life Annual Dinner, Melbourne.

13. GENERAL MANAGER CORPORATE SERVICES

13.1. ASSEMBLY OF COUNCILLORS REPORT

ACTION OFFICER: MANAGER GOVERNANCE

PURPOSE

To report on all assembly of Councillor records received for the period 25 May 2026 to 7 June 2026.

RECOMMENDATION

That Council note and receive the attached Assembly of Councillor records for the period 25 May 2026 to 7 June 2026.

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 25 May 2026 to 7 June 2026.

ATTACHMENTS

1. Assembly of Councillors - 26 May 2026 Place Names Committee [**13.1.1** - 1 page]
2. Assembly of Councillors - 26 May 2026 Council Workshops [**13.1.2** - 1 page]
3. Assembly of Councillors - 2 June 2026 Council Workshops [**13.1.3** - 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 25 May 2026 to 7 June 2026.

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.

GENDER IMPACT ASSESSMENT (GIA)

Officers understand the requirements in relation to conducting GIA's to ensure Council remains compliant with obligations outlined in the *Gender Equality Act 2020*.

The following determination was made.

A Gender Impact Assessment was not conducted as the policy, program or service does not meet the assessment requirement criteria.

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 - MEETING ORGANISED, HOSTED OR SUPPORTED BY COUNCIL

NAME OF MEETING	PLACE NAMES COMMITTEE
DATE OF MEETING	26 MAY 2026

ASSEMBLY OF COUNCILLORS AND OFFICERS IN ATTENDANCE			
COUNCILLOR	**ATTENDANCE**	**OFFICERS IN ATTENDANCE**	
Mayor Cindy Madeley	YES	**Ray Weber**	Manager Assets & Projects
Cr Carmel Ripper	YES	**James Blythe**	GIS Officer
Cr Garry Stephens	YES		
MATTERS CONSIDERED IN THE MEETING			
• Various place and street naming issues as per the minutes attached to the Council Report related to this meeting.			
CONFLICTS OF INTEREST NOTED*			
NIL			

* In accordance with Rule 18.5(1) 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.

ASSEMBLY OF COUNCILLORS AND OFFICERS IN ATTENDANCE - COUNCIL DAY

COUNCIL WORKSHOPS – 26 MAY 2026			
COUNCILLOR	**ATTENDANCE**	**OFFICERS IN ATTENDANCE**	
Cr Cindy Madeley (Mayor)	YES	**David Morcom**	Chief Executive Officer
Cr Liz Foat (Deputy Mayor)	YES	**Arthur Skipitaris**	General Manager Corporate Services
Cr Catherine Bannerman (Leave)	NO	**Chris Hastie**	General Manager Built and Natural Environment
Cr Scott Rossetti	YES	**Renae Littlejohn**	General Manager Development
Cr Edward Lowe	YES		
Cr Garry Stephens	YES		
Cr Carmel Ripper	YES		
Cr John Tatterson	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 – 26 MAY 2026		
ITEM NO.	**WORKSHOP TITLE**	**PRESENTERS**
1.1	**RECEIPT AND CONSIDERATION OF THE DRAFT 2026/27 BUDGET SUBMISSIONS**	• *Arthur Skipitaris, General Manager Corporate Services* *Conflict of Interest: NIL*

ASSEMBLY OF COUNCILLORS AND OFFICERS IN ATTENDANCE - COUNCIL DAY

COUNCIL WORKSHOPS – 2 JUNE 2026			
COUNCILLOR	**ATTENDANCE**	**OFFICERS IN ATTENDANCE**	
Cr Cindy Madeley (Mayor)	YES	**David Morcom**	Chief Executive Officer
Cr Liz Foat (Deputy Mayor)	YES	**Arthur Skipitaris**	General Manager Corporate Services
Cr Catherine Bannerman	YES	**Chris Hastie**	General Manager Built and Natural Environment
Cr Scott Rossetti	YES	**Renae Littlejohn**	General Manager Development
Cr Edward Lowe	YES		
Cr Garry Stephens	YES		
Cr Carmel Ripper *(Items 1.3 - 1.7)*	YES		
Cr John Tatterson	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 – 2 JUNE 2026		
ITEM NO.	**WORKSHOP TITLE**	**PRESENTERS**
1.1	**SHARED SERVICES UPDATE**	• *Arthur Skipitaris, General Manager Corporate Services* *Conflict of Interest: NIL*
1.2	**HVP PLANTATIONS**	• *Shae Hansen, Manager Economic Development* • *Craig Dunn, Community Relations Manager – HVP Plantations* *Conflict of Interest: NIL*

ASSEMBLY OF COUNCILLORS AND OFFICERS IN ATTENDANCE - COUNCIL DAY

WORKSHOP DETAILS – 2 JUNE 2026		
ITEM NO.	**WORKSHOP TITLE**	**PRESENTERS**
1.3	**GIPPSLAND ART GALLERY FOUNDATION – UPDATE ON PROGRESS OF FOUNDATION AND FUNDING**	• *Dr John Gibson, Chair - Gippsland Art Gallery Foundation* • *Simon Gregg, Director – Gippsland Art Gallery* *Conflict of Interest: NIL*
1.4	**PLANNING SCHEME AMENDMENT 120WELL - MAFFRA STRUCTURE PLAN – PANEL REPORT UPDATE**	• *Nicole Reynolds, Coordinator Strategic Planning* • *Caragh Button, Strategic Planner* *Conflict of Interest: NIL*
1.5	**PROGRESS OF COUNCIL PLAN 2025-29 – QUARTER 3**	• *Keisha Roy, Coordinator Governance and Strategy* • *Billie-Jo Thorburn, Acting Manager Customer and Communications* *Conflict of Interest: NIL*
1.6	**EARLY YEARS INFRASTRUCTURE**	• *Gemma Elston, Coordinator Social Connection and Inclusion* *Conflict of Interest: NIL*
1.7	**LICOLA LIONS CLUB**	• *Shae Hansen, Manager Economic Development* • *Mark Coleman, Economic Development Officer* • *Merrin Munroe, Secretary – Licola Lions Club* • *Denis Carruther, Chairperson – Licola Lions Club* *Conflict of Interest: NIL*

13.2. ADOPTION OF 2026/27 BUDGET, PROPOSED RATES AND FEES AND CHARGES

ACTION OFFICER: MANAGER CORPORATE FINANCE

PURPOSE

For Council to adopt the:

- 2026/27 Budget including:
  - 2026/27 Fees and charges
  - 2026/27 Capital Works Program
- 2026/27 Declared Rates and Service Charges.

RECOMMENDATION

That:

1. Council adopt the 2026/27 Budget, as attached, including:

- ***2026/27 Fees and charges***
- ***2026/27 Capital Works Program***

in accordance with Section 96 of the Local Government Act 2020; and

2. Council adopt the following declared rates and charges for the period commencing on 1 July 2026 and concluding on 30 June 2027:

A) Pursuant to the provisions of Sections 158, 161 and 162 of the Local Government Act 1989 (currently these remain saved provisions under the 1989 Act), the Wellington Shire Council hereby resolves to declare that the amount it intends to raise by rates and annual service charges is $78.9M

Type of Rate or Charge	$'000
General Rate	*67,849*
Garbage Charge	*7,456*
Waste Infrastructure Charge	*2,855*
EPA Levy Charge	*580*

B) (1) It be further declared subject to paragraph 4 of this Part, the general rate be raised through the application of differential rates.

(2) A rate in the dollar of 0.003610 be specified as the general rate.

(3) It be confirmed that the general rate for all rateable land within the municipal district be determined so that the amount payable be the Capital Improved Value multiplied by the rate in the dollar of 0.003610.

(4) a) It be recorded that Council considers that a differential rate will contribute to the equitable and efficient carrying out of Council functions.

b) A differential rate (80% of the general rate) be declared for that rateable land having the characteristics specified below, which characteristics will form the criteria for the differential rate so declared:

(i) Farm Land:

Means any land that:

Is "Farm Land" within the meaning of section 2(1) of the Valuation of Land Act 1960 (paras a) and b)) and other criteria as defined by Council in c) hereunder

a) that is not less than 2 hectares in area; and

b) that is used primarily for grazing (including agistment), dairying, pig-farming, poultry-farming, fish-farming, tree-farming, bee-keeping, viticulture, horticulture, fruit-growing or the growing of crops of any kind or for any combination of those activities; **and**

c) where the ratepayer is a Primary Producer with any evidence/ruling confirmed by the Australian Taxation Office, registered ABN and business plan.

C) Garbage Charge:

(1) An annual service charge of $366.00 be declared for the collection and disposal of garbage in respect of Residential premises to which the service is available – whether or not the owner or occupier of any such premises avails themselves of the service. Council has introduced the additional bin charge for FOGO bin, which is included in $366.00.

D) Waste Infrastructure Charge:

(1) An annual service charge be declared for the development of Landfills, Recycling facilities, Transfer Stations and the rehabilitation of Landfill sites, and provision of facilities for ongoing monitoring of landfills, to ensure that Council can continue to provide a waste disposal service.

(2) The charge be $90.00 for each property in respect of which a municipal charge may be levied. This charge will not apply to properties identified as being within the Ninety Mile Beach Restructure Plan Stages 7 – 22 with the exception of those properties with an existing dwelling where the charge will still apply.

E) EPA Levy Charge:

(1) An annual service charge of $23.00 be declared to cover the costs levied by the Environment Protection Authority on the operation of landfills, not otherwise recouped.

(2) The charge be levied on each property to which a Garbage Charge is applied, at the rate of one EPA Levy Charge for each Garbage Charge – except those properties are the subject of the Ombudsman's report into non developable blocks along Ninety Mile Beach and noted on Council's website.

F) Cultural and Recreational Land:

(1) The amount of $84,000 (excluding service charges) be declared as payable in accordance with section 4 of the Cultural and Recreational Lands Act 1963, having regard to the services provided by the Council to the community from this recreational land.

G) Pursuant to the provisions of section 169 of the Local Government Act 1989 (currently this remains as a saved provision under the 1989 Act), Council declares a Rates Rebate on land with a Deed of Covenant for conservation purposes.

(1) Council considers that this rebate will ensure that the biodiversity values of the land will be protected for the benefit of the broader community.

(2) The rebate will apply only to the land that is affected by a covenant as described in the covenant document.

(3) The rebate will be applied at $15 per hectare, with a minimum rebate of $100 and a maximum equal to the annual general rate on the property for that portion of land, in accordance with the Sustainability Policy.

(4) Conditions apply as per Council's Policy 4.1.12 – Rates Rebate on land with a Deed of Covenant for Conservation Purposes.

BACKGROUND

At the Council meeting held on 21 April 2026, it was resolved that:

1. Council advertise it's 2026/27 Draft Budget in accordance with section 96 of the *Local Government Act 2020*;
2. Council consider submissions on the 2026/27 Draft Budget at an unscheduled Council Meeting on Tuesday 26 May 2026 at 5pm;
3. Council meet on Tuesday 16 June 2026 to consider the formal adoption of the 2026/27 Budget; and
4. Council make declarations about rates and charges for the period commencing on 1 July 2026 and concluding on 30 June 2027.

Council has now considered 18 written submissions. The budget submissions only had immaterial financial impact, and Council has provided comment for each submission in the attached 2026/27 Budget Submission Outcomes - refer Attachment 13.2.1. Council will also write to each submitter.

The 2026/27 Budget as attached - refer Attachment 13.2.2 - and presented for adoption, includes a capital works program of $54.2 million. This program includes capital works of $30.5 million on roads, footpaths, bridges and drainage, $6.3 million on buildings, $3.7 million on parks and open space, recreation and leisure, $5.9 million on plant and equipment and $7.8 million on other works.

Property markets have changed in the past 12 months in regional Victoria so there will be some variation in rates between individual properties based on movement in individual valuations as determined by the State Valuer General however, Council's total general rate increase has been capped at 2.75% in line with the Victorian Government's Fair Go Rates System. Council is committed to maintaining and enhancing services while working within the cap.

ATTACHMENTS

1. 2026-27 Budget Submission Outcomes [**13.2.1** - 6 pages]
2. 2026/27 Final Budget [**13.2.2** - 74 pages]

OPTIONS

Council has the following options available:

1. Adopt the 2026/27 Budget including Fees and Charges, and 2026/27 Capital Projects and the 2026/27 declared Rates and Service Charges; or
2. Amend the proposed 2026/27 Budget including Fees and Charges, and 2026/27 Capital Projects and 2026/27 declared Rates and Service Charges, prior to adoption; or
3. Seek further information and amend the 2026/27 Budget including Fees and Charges, and the 2026/27 Capital Projects and the 2026/27 declared Rates and Service Charges, prior to adoption at a future meeting of Council.

Section 94(1) of the *Local Government Act 2020* requires that the Budget be adopted prior to 30 June 2026. Therefore, should option 2 or 3 be selected, a further Council Meeting before 30 June 2026 would be required to re-present the Budget for Council's consideration.

PROPOSAL

That Council adopt the 2026/27 Budget including Fees and Charges and 2026/27 Capital Projects and the 2026/27 declared Rates and Service Charges.

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.

GENDER IMPACT ASSESSMENT (GIA)

Officers understand the requirements in relation to conducting GIA's to ensure Council remains compliant with obligations outlined in the *Gender Equality Act 2020*.

The following determination was made.

A Gender Impact Assessment was conducted as the policy, program or service meets the assessment requirement criteria. Officers undertook the GIA in accordance with the *Gender Equality Act 2020* to ensure potential gendered impacts were identified, considered and appropriately addressed.

FINANCIAL IMPACT

Since releasing the draft budget for public submissions, and receiving submissions, a final examination of the capital works program has occurred. The amendments have resulted in a net decrease of capital works of $4.9 million for the 2026/27 Capital Works Program. This is due to the examination of the 2025/26 forecast capital works and a number of projects which have been delayed until 2026/27 and a few until 2027/28.

Council has now considered 18 written submissions. The budget submissions have not impacted the 2026/27 surplus/deficit.

Also, the final budget has been updated since the draft 2026/27 Budget was submitted to Council. The most significant alterations have been the result of new external advice and information collated since the draft budget was released to the public. Ratings Valuations for 2026 as presented to Council has increased our CIV valuations for rateable properties. As a result, the “Rate in the Dollar” has reduced from cents/$CIV of 0.003640 to 0.003610.

It must be noted that the detailed Final Adopted Budget - Underlying Operating Result, does not contain capital funds however, the “Combined Surplus for the year” (refer attached budget) includes various funding for capital projects.

The underlying operating result in the original draft budget was a deficit of $1.3 million however the deficit has increased to $7.0 million, mainly due to the early recognition of the Victoria Grants Commission (VGC) payments in FY2026. We have been advised by VGC to book 80% of grants payments in advance.

The estimated amount to be raised by general rates and the proposed rate in the dollar is reflected in the table below: The rate in the dollar applied has been increased from the draft budget to account for the annual revaluation results.

Type of Property	Proposed Rate in the dollar	Total Income $’000
General residential	0.003610	**44,408**
Commercial/Industrial	0.003610	**8,518**
Farm	0.002889	**14,838**
Cultural and Recreational Land		**84**
Total		**67,848**

The estimated amount to be raised through service charges and the proposed charge per property is as follows:

Type of Charge	Per rateable property	Total Income $0’000
Kerbside collection (Garbage)	227.00	**7,456**
Waste Infrastructure Charge	90.00	**2,855**
EPA Levy Charge	23.00	**580**
Total		**10,891**

All rates are levied on Capital Improved Values, which were revalued as at 1 January 2026 and are effective from 1 July 2026.

COMMUNICATION IMPACT

In accordance with section 96(1)(b) of the *Local Government Act 2020*, Council placed the draft 2026/27 Budget in the public domain for comment. Advertisements were placed in local newspapers to seek community submissions on the draft 2026/27 Budget and it was accessible on Council's website.

All individuals or organisations making submissions in response to the draft 2026/27 Budget had an opportunity to provide feedback to Council on Tuesday 26 May 2026 and will be advised in writing of the outcome.

LEGISLATIVE IMPACT

As soon as practicable after a Council has prepared a proposed budget, the Council must give public notice that it is available for public consideration under Council's Community Engagement Policy and in accordance with section 96 of the *Local Government Act* 2020.

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

The 2026/27 Budget reflects the financial impact of the services provided by Council to ratepayers, residents and visitors and, as such, will impact on the community.

ENVIRONMENTAL IMPACT

Council considers that the declaration of a rate rebate on land with a Deed of Covenant for conservation purposes will ensure that the biodiversity values of the land will be protected for the benefit of the broader community.

ENGAGEMENT IMPACT

Section 96(1)(b) of the *Local Government Act 2020* requires that Council develop the budget in line with its Community Engagement Policy. To ensure that Council provided ample and varied opportunity for community engagement, Council placed the draft 2026/27 Budget on Council's website and advertised that it had done so. Advertisements were placed in local newspapers, on Facebook and Council's website seeking community submissions on the draft 2026/27 Budget and inviting the public to speak to and in support of submissions at an unscheduled Council meeting held on 26 May 2026 to consider any submissions received.

RISK MANAGEMENT IMPACT

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

2026/27 BUDGET SUBMISSION OUTCOMES

	SUBMISSION	OUTCOME
1.	FOGO – Concerns that fortnightly red bin collection would unfairly impact people with disability, and questions the integrity of the consultation process	These submissions were included in the submissions to the Waste Policy/Guidelines review. Feedback was noted and resulted in the introduction of an 'Additional General Rubbish Subsidy' on a proof-based application process for those with excess medical/hygiene waste and for families with 2 or more children under 4 years of age, either as property owners or directly as tenants. The amended Waste Collection Policy was adopted by Council on 2 June 2026. ***Budget Outcome*** *Inclusion of the subsidy provisions will require an adjustment to the waste services budget, estimated at $100,000 for the financial year, distributed across the base kerbside service charge of all users, adding $5.00 to the base 3-bin kerbside service charge. The 2026/27 Budget will be amended accordingly.*
2.	FOGO - Questions the purpose of the consultation as the decision appears to have already been made without waiting for all community feedback to be received	
3.	FOGO – Concerns that Council is imposing FOGO bins without prior consultation	
4.	FOGO – Concerns that a fortnightly rubbish collection is unhygienic and unsafe for households with nappies, continence aids and sanitary waste	
5.	FOGO – Concerns that families cannot halve weekly waste and suggests alternating FOGO bin with fortnightly recycling	
6.	FOGO – Highlights the feeling of powerlessness about the shift to fortnightly general waste collection, shown by a Change.org petition with nearly 2,000 signatures, and a feeling that consultation is not genuine as the decision has already been made	
7.	FOGO – Concerns that the FOGO consultation is not genuine when it closes on 27 April, yet ratepayer costs are increasing and it has already been communicated there will be service reduction from weekly to fortnightly general waste collection	

	SUBMISSION	OUTCOME
8.	FOGO – Suggests weekly rubbish collection should be retained as FOGO rollout is illogical for families who produce little food or garden waste and rely on weekly red bin collection	
9.	FOGO - Opposes the waste collection changes where rates are increasing, but services are reducing	
10.	Concern over increase to capital budget, request for Council to review internal spending and belief that ratepayers should be able to opt out of FOGO scheme.	**Capital spending** Council's capital program is guided by the Asset Management Plan and Long Term Financial Plan, with the draft 2026/27 Capital Budget showing a reduction reflecting audited asset needs, stable and sustainable rate funding, and the inherent variability of State and Federal grant allocations over time. **Ability to opt out of FOGO** Everyone pays for waste management regardless of personal use because it is an essential public health utility. Much like road networks, and health, waste collection operates on a community-wide basis to prevent disease, avoid illegal dumping, and cover fixed costs such as the transfer station, landfill levies etc. ***Budget Outcome*** *No change to the 2026/27 Budget.*
11.	Request that Council concentrate on core services, responsibilities and servicing the needs of ratepayers	Noted ***Budget Outcome*** *No change to the 2026/27 Budget.*
12.	Suggests that the introduction of the FOGO service should be opt out	Everyone pays for waste management regardless of personal use because it is an essential public health utility. Much like road networks, and health, waste collection

	SUBMISSION	OUTCOME
		operates on a community-wide basis to prevent disease, avoid illegal dumping, and cover fixed costs such as the transfer station, landfill levies etc. ***Budget Outcome*** *No change to the 2026/27 Budget.*
13.	Concern that rates continue to rise without noticeable improvements	Funds collected from council rates go toward a wide array of community facilities and services, infrastructure and maintenance, waste management and environment, planning and development. As inflation and other costs continue to rise, so do rates to ensure that the Council provided items as detailed above, can continue to be provided. ***Budget Outcome*** *No change to the 2026/27 Budget.*
14.	Request for price freeze on yard dues at Gippsland Regional Livestock Exchange	Officers are exploring alternative delivery options and therefore a decision to freeze fees at this point would be ad hoc and not evidence-based. ***Budget Outcome*** *No change to the 2026/27 Budget.*
15.		
16.	Encouraging Council to consider opportunities for additional investment in environmental and community resilience initiatives.	Council has maintained strong investment in parks and natural areas, including the ongoing urban forest program (up to 1,000 new street and park trees annually), significant works in the Flooding Creek corridor west of Sale, continued weed control, and waste reduction, recycling and education programs. Council is satisfied that this level of investment supports its objective of protecting and nurturing a healthy natural environment for current and future generations. ***Budget Outcome*** *No change to the 2026/27 Budget.*

	SUBMISSION	OUTCOME
17.	Various Matters: 1. Management of Direct and Contracted Fuel Exposure 2. Aligning Regional Leadership with Operational Strategy 3. Budgetary Anomalies: Bad Debts and Depreciation 4. Financial Resilience and Insurance Recovery	**1. Management of Direct and Contracted Fuel Exposure** Council endeavours to include efficiency based savings in supplier contracts within reason. However, the recent abnormal increase in fuel costs and the order passed by Fair Work Commission for road transport cost increases cannot be fully offset through efficiency based savings for 2026/27. **2. Aligning Regional Leadership with Operational Strategy** Council is working with the industry on technological innovation that can provide sustainable outcomes. **3. Budgetary Anomalies: Bad Debts and Depreciation** **Bad Debt:** Bad/Doubtful Debt provision for 2026/27 Budget is set in line with the normal provisions. **Depreciation**: Reduction in depreciation is primarily attributable to an ageing fleet and plant. This decrease is not expected to continue in the longer term, with depreciation forecast to increase as capital replacement programs progress and supply chain conditions normalise. **4. Financial Resilience and Insurance Recovery** In recent years Council has not encountered any unforeseen natural emergency events, but we do understand that this risk is always present. Although Council does not carry any specific provisions, we can draw on state and federal government grants, Council's own cash reserves and we also work with the insurance industry to help expedite claims processing in case of unforeseen natural events occurring in the future. ***Budget Outcome*** *No change to the 2026/27 Budget.*

	SUBMISSION	OUTCOME
18.	Various issues: 1. Continue investment in initiatives that directly benefit children, families and community wellbeing. 2. Expansion of rubbish bin services is not the best use of council resources. 3. Prioritise safe and accessible public spaces 4. Prioritise practical infrastructure and transport access 5. Improved lighting around the lake and walking areas. 6. Enforcement of laws around the use of e-scooters on footpaths. 7. Introduction of stronger preventative approaches to reducing drug-related harm. 8. Advocating to state and federal government regarding service gaps in the region. 9. Play a role in prevention, early intervention of family violence.	**1. Continue investment in initiatives that directly benefit children, families and community wellbeing** Noted **2. Expansion of rubbish bin services is not the best use of council resources** Introduction of FOGO ensures that Council complies with state legislation and shifting our general rubbish collection to fortnightly will keep waste costs down as low as we can for the majority of our residents. **3. Prioritise safe and accessible public spaces** Council has a current Public Open Space Strategy which has been under implementation for the last 10 years, and a new replacement Public Open Space Strategy 2026-2036 is in development and will be made available for public comment later in 2026. At its core, the Public Open Space Strategy is all about ensuring a suitable mix and diversity of Open Space opportunities for the community to be activated and use. The recognition of the importance of provision of such spaces and places for community health, wellbeing and connection is a key function of council. **4. Prioritise practical infrastructure and transport access** Council is committed to facilitating the provision of practical infrastructure that supports the orderly development and ongoing effective functioning of the community. This includes infrastructure provision such as roads, drainage, footpaths, access to transport and open space, which are important to ensuring safe, accessible transport and liveable neighbourhoods. **5. Improved lighting around the lake and walking areas.** Council has an annual ongoing lighting program for public reserves to encourage public open space activation and improve safety. Reserves are prioritised through the Public Open Space Strategy and where public usage is likely to be enhanced as a

	SUBMISSION	OUTCOME
		result of investment. Council is open to community suggestions of locations that may benefit from this investment. **6. Enforcement of laws around the use of e-scooters on footpaths.** The rules for use of e-scooters and similar devices, that apply across Victoria, are set out in the Road Safety Road Rules 2017. These rules are legislated by State Government and are enforced by Victoria Police, not Councils. **7. Introduction of stronger preventative approaches to reducing drug-related harm.** Reducing drug related harm is included in Council's current Municipal Public Health and Wellbeing Plan, Live Well in Wellington (LWIW) and focuses on improving the health and wellbeing of people within the Wellington municipality. **8. Advocating to state and federal government regarding service gaps in the region.** Council has always played an active leadership role in regional advocacy and will continue to do so for important services and projects. This includes services from improvements in regional rail and public transport outcomes to urgent increased support for outcomes like improved social housing and more resources to combat family violence. **9. Play a role in prevention, early intervention of family violence.** Council already plays a role in prevention of family and all forms of violence. Council currently has a full time, dedicated Free from Violence Officer who leads primary prevention initiatives across Wellington. Council, along with key partners such as Quantum, Uniting and Victoria Police, will work to deliver prevention initiatives through program delivery, advocacy, capacity building, and awareness. ***Budget Outcome*** *No change to the 2026/27 Budget.*

WELLINGTON
SHIRE COUNCIL

2026/27 Budget

16 June 2026

2026/27 Budget - Wellington Shire Council

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Disclaimer

The information contained in this document is for general guidance only. It is not professional advice and should not be used, relied upon, or treated as a substitute for specific professional advice. Given the changing nature of laws, rules and regulations, and the inherent hazards of electronic communication, there may be delays, omissions or inaccuracies in information contained in this document.

The budget, including financial statements, has been prepared in accordance with the requirements of the *Local Government Act 2020* and the *Local Government (Planning and Reporting) Regulations 2020*. While every effort has been made to ensure that the information contained in this document has been accurate and complies with relevant Victorian legislation, each Council remains responsible to ensure that the budget they prepare is compliant with all statutory requirements.

Mayor's Introduction to Budget 2026/27- Draft

I am pleased to present Council's Budget for 2026/27; a conscientious budget that balances restraint with responsible spending across Wellington Shire.

This Budget reflects a disciplined approach to financial management. Rising construction and operational costs, continued reductions in state government funding and the continued shifting of responsibilities to councils all place significant strain on local governments around Victoria.

While our expenses continue to increase each year, the Budget works within the rate increase of 2.75 per cent (set by the Victorian Government's Fair Go Rates System). While this cap helps protect households from sudden increases, it also requires Council to make difficult decisions as our costs continue to rise faster than revenue.

Despite these challenges, Council remains committed to delivering the services our community relies on every day, from waste and roads to community facilities, libraries and emergency response support.

For 2026/27, Council has allocated $54.2 million to its Capital Works Program, with $40.25 million funded through Council operations and $13.95 million supported by grants and external contributions. Securing external funding remains critical as councils receive less while being asked to do more.

Investment across the entire municipality remains a key focus. Roads and drainage continue to be our largest area of capital investment, with $22.1 million invested in resealing and re-sheeting, with a further $6.5 million allocated to bridges and drainage. In addition to the Capital Works Program, a further $6.5 million will be spent on rural road maintenance, supporting gravel road re-sheeting, drainage improvements, major culvert and bridge works, as well as roadside vegetation management.

Importantly, the Program delivers significant infrastructure investment to our smaller towns, rural districts and coastal communities, ensuring they continue to receive targeted improvements. Projects include drainage renewal in George Street Maffra (allocated $3.65 million), Briagolong-Stockdale Road's reconstruction and widening ($1.7 million), finalising Maffra's Cameron Sporting Complex changeroom upgrades ($350,000), renewal works for Seagull Drive Boat Ramp Renewal at Loch Sport ($200,000) and rehabilitation for Port Albert's seawall ($300,000).

Council is also investing in community and environmental infrastructure across the municipality, including building an additional landfill cell at Kilmany Landfill to address capacity needs and preliminary works at Maffra's planned Resource Recovery Facility to ensure environmentally responsible waste management into the future.

An exciting addition to this year's budget is the introduction of a Food Organics and Garden Organics (FOGO) kerbside bin collection service. While introducing FOGO comes with operational and education costs, it reflects Council's commitment to reducing landfill and responding to long term sustainability challenges.

Council is also progressing a Renewable Energy Land and Infrastructure project, a $4.9 million initiative largely supported through grant funding. Council's contribution forms part of a long term investment in lowering emissions, strengthening energy resilience and reducing future operating costs, which is a critical consideration as energy prices continue to climb.

At the heart of this Budget is a strong focus on keeping essential services running, renewing ageing assets and planning sensibly for the future, while being realistic about the financial pressures facing local government. Council will continue advocating for fairer funding and less cost shifting, while making sure every dollar we spend delivers real value for our community.

On behalf of all Councillors, thank you to our community for staying involved, and to Council's staff for their thoughtful and professional work on this Budget. Together, we'll keep delivering essential services, investing carefully across our municipality and responding to future challenges with care.

Cindy Madeley
Mayor
Wellington Shire Council

2026/27 Budget - Wellington Shire Council

Financial Snapshot

Key Statistics	2025/26 Forecast $000's	2026/27 Budget $000's
Total Income	146,123	134,942
Total Expenditure	125,767	131,347
Surplus for the year	**20,356**	**3,595**

Note: The surplus for the year reflects the anticipated annual performance of Council's day to day activities.

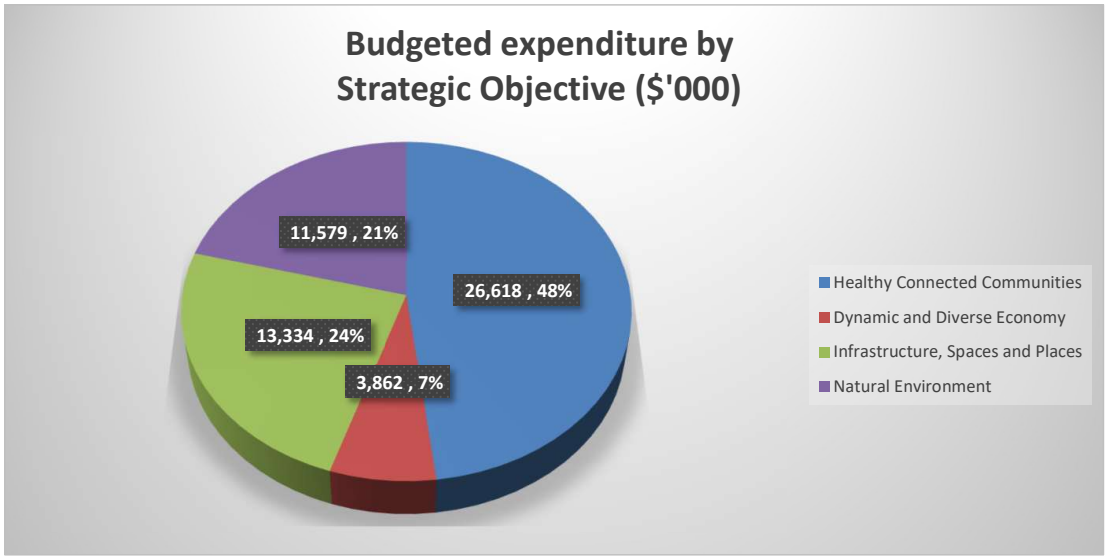
Underlying operating surplus / (deficit)	7,706	(7,033)

Note: The Underlying operating result is an important measure of financial sustainability as it excludes non-recurrent grants used to fund capital expenditure, non-monetary contributions, and contributions to fund capital expenditure from sources other than those referred to above. In 2026/27, there is projected to be non-recurrent grant funding of $6.4M, contributions, and donations (including ratepayer contributions to special street charge schemes). All have been excluded to determine the underlying result. The projected deficit is due to the timing of the receipt of 80% the 2026/27 Victoria Grants Commission annual allocation which is expected to be received in advance in June 2026.

Net Cash result	5,753	(8,158)

This is the net funding result after operations, capital works and financing activities. Refer Statement of Cash Flow in Section 3.

Capital works program	**49,977**	**54,237**
Funding the capital works program		
Cash and Reserves	37,739	40,291
Borrowings	-	-
External grants and contributions (recurrent and non-recurrent)	12,239	13,946
	49,977	**54,237**



2026/27 Budget - Wellington Shire Council

Economic Assumptions

Assumption	Notes	Actual 2024/25	Forecast 2025/26	Budget 2026/27	Projections 2027/28	2028/29	2029/30	Trend +/o/-
Rate Cap Increase	1	3.50%	2.75%	2.75%	2.50%	2.50%	2.50%	-
Population Growth	2	1.20%	1.20%	1.20%	1.20%	1.20%	1.20%	+
Investment Interest Rate	3	4.50%	4.10%	3.85%	3.85%	3.85%	3.85%	-
Borrowing Interest Rate	4	4.00%	5.00%	5.10%	5.20%	5.30%	5.40%	+
Expense Growth	5	4.10%	2.40%	3.20%	2.70%	2.70%	2.70%	+
User Fees	6	2.75%	2.75%	3.00%	3.00%	3.00%	3.00%	+
Grants - Recurrent	7	2.75%	2.75%	3.00%	3.00%	3.00%	3.00%	+
Employee Costs	8	2.50%	2.50%	3.00%	3.00%	3.00%	3.00%	+
Contractors, consultants and materials		3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	+
Utilities	9	3.00%	3.00%	3.00%	3.00%	3.00%	3.00%	+

Notes to Assumptions

1. Rate Cap
Base rate revenue will increase by 2.75% for the 2026/27 year, based on the state government rate cap, with estimated future annual increases. Rating increases are prepared in line with the Revenue and Rating Plan.

2. Population Growth
The Victorian Government's "Victoria in Future" forecasts suggest that between now and 2036, population will grow by an annual average rate of 1.2% in Wellington Shire.

3. Investment Interest Rate
The average rate of investment has been decreasing, it is assumed the rate will further drop in 2026/27 taking the cash rate to 3.85%-4.35%. This has a significant impact on the revenue raising ability of Council.

4. Borrowing Interest Rate
The current borrowing rate is expected to increase in the next few years.

5. Expense Growth
The Expense Growth has been projected to reflect Council's experiences.

6. User Fees
User Fees are determined to be based on a cost recovery status no higher than market rate as determined in the Revenue and Rating Plan. Budgeted user fees in 2026/27 have been increased in line with the Rate Cap percentage.

7. Grants - Recurrent
Recurrent Grants are expected to continue for the next four years. These include Roads to Recovery and several smaller operating grants that enable Council to maintain its current service levels.

8. Employee Costs
Employee costs have increased with an estimated 3.0% rise in compliance with the current Enterprise Agreement (EA) schedule. Superannuation expenses are forecast to continue to increase in line with government requirements.

9. Utilities
Price increases are expected to consistently and steadily increase for the next four years at a rate of 3%, which takes into account any expected rise less efficiencies from LED lighting which are reducing our consumption and overall electricity costs.

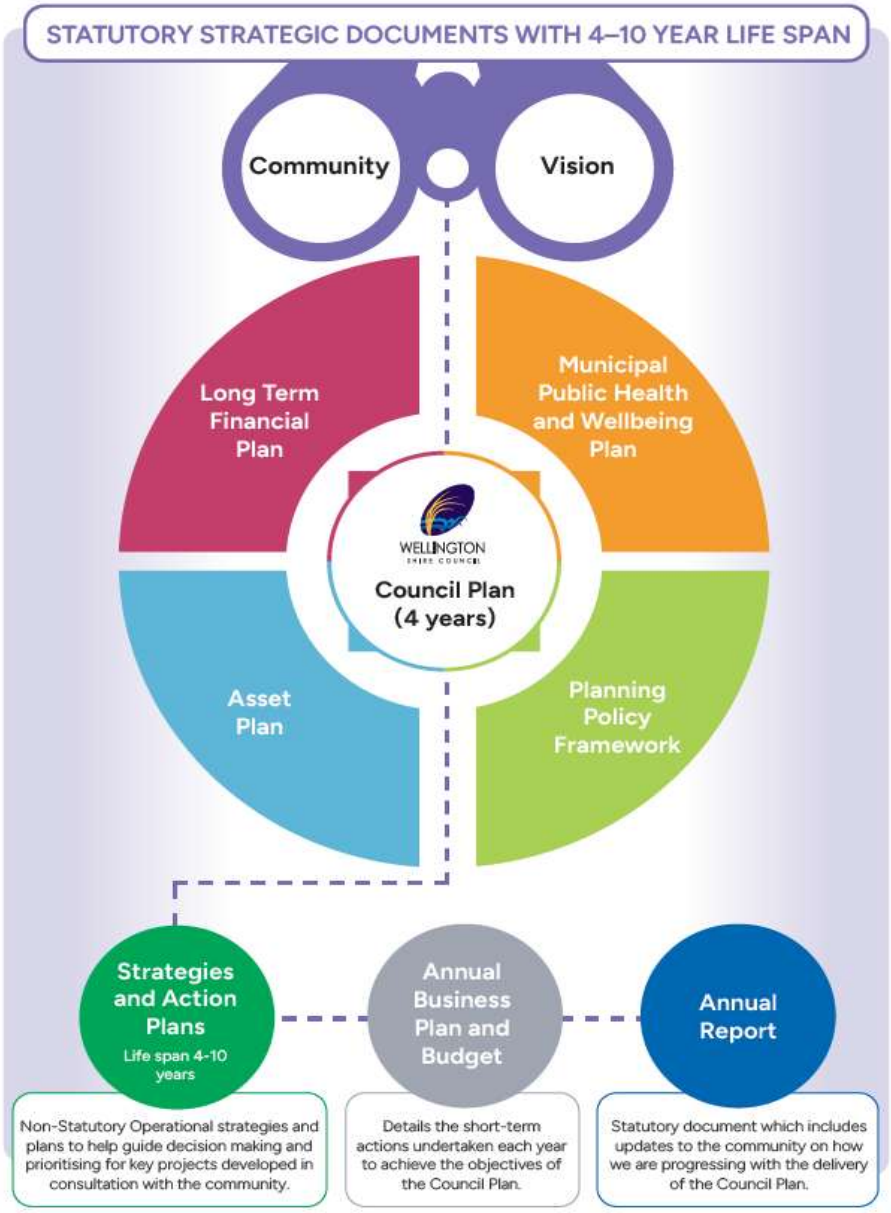
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1. Link to the Integrated Strategic Planning and Reporting Framework

This section describes how the Budget links to the achievement of the Community Vision and Council Plan within an overall integrated strategic planning and reporting framework. This framework guides the Council in identifying community needs and aspirations over the long term (Community Vision, Financial Plan and Asset Plan), medium term (Council Plan, Workforce Plan, and Revenue and Rating Plan) and short term (Budget) and then holding itself accountable (Annual Report).

1.1 Legislative Planning and Accountability Framework

The Budget is a rolling four-year plan that outlines the financial and non-financial resources that Council requires to achieve the strategic objectives described in the Council Plan. The diagram below depicts the integrated strategic planning and reporting framework that applies to local government in Victoria. At each stage of the integrated strategic planning and reporting framework there are opportunities for community and stakeholder input. This is important to ensure transparency and accountability to both residents and ratepayers.



1.1.2 Key Planning considerations

Service level planning

Although councils have a legal obligation to provide some services - such as animal management, local roads, food safety and statutory planning - most council services are not legally mandated, including some services closely associated with councils such as libraries, building permits and sporting facilities. Further, over time, the needs and expectations of communities can change. Therefore councils need to have robust processes for service planning and review to ensure all services continue to provide value for money and are in line with community expectations. In doing so, councils should engage with communities to determine how to prioritise resources and balance service provision against other responsibilities such as asset maintenance and capital works.

Community consultation is in line with council's adopted Community Engagement Policy and Public Transparency Policy.

1.2 Our purpose

Our vision

Connected, inclusive communities, a thriving economy, a resilient environment, and a sustainable future.

Our mission

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

Our values

- ***Cooperation**: Working together, teamwork, collaboration and being solution oriented.*

- ***Integrity**: Acting with respect, honesty, reliability, trust, tolerance and understanding.*

- ***Balance**: Demonstrating fairness, equity and flexibility. Considering work-life balance, and balancing community needs against resources.*

- ***Professionalism**: Personal development and meaningful work, being competent, innovative and courageous, focusing on excellence and continuous improvement.*

- ***Sustainability**: Going above and beyond to demonstrate commitment to leading sustainable practices and encouraging and supporting others to do the same.*

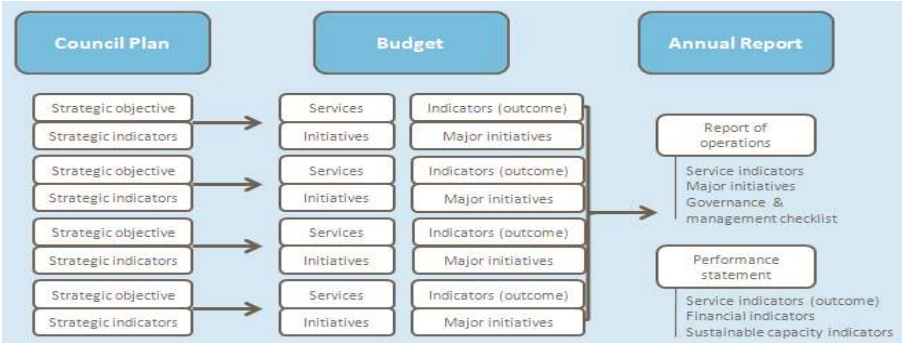
1.3 Strategic Objectives

Council delivers services and initiatives in over 100 service categories. Each contributes to the achievement of one of the strategic objectives under each of four themes as set out in the Council Plan for the years 2025-29, and listed in the following table. The four strategic directions define the actions Council will take to achieve these and other community priorities. These priorities and strategic directions will keep us focused on our regional advantages and community aspirations.

Strategic Objective	Description
1 Healthy Connected Communities	Vibrant, healthy, connected and inclusive community. Quality services accessible to everyone. 1.1 Enabling utilisation, access and movement across places and spaces. 1.2 Celebrating, respecting and embracing the Gunaikurai people, and Aboriginal and Torres Strait Islander heritage. 1.3 Enriching community experiences through creativity, culture and history for all ages and abilities. 1.4 Aligning services through a community-centred organisation.
2 Dynamic and Diverse Economy	An economy that enables growth, enhancing the social environment, lifestyle and unique characteristics of our community. 2.1 Supporting job growth and diversification of our economy. 2.2 Leveraging our natural environment and community assets to promote tourism, events and activation. 2.3 Planning to support future growth and changing needs of our community. 2.4 Guiding responsible, sustainable development that protects, values and celebrates our unique heritage.
3 Infrastructure, Spaces and Places	Strategically planned, designed and well-maintained infrastructure, spaces and places. 3.1 Providing high quality places and spaces to enhance our townships and community. 3.2 Developing and promoting safe and suitable transport infrastructure. 3.3 Coordinating facilities and infrastructure to meet growth and evolving needs. 3.4 Fostering inclusive and accessible connection, creativity and activities.
4 Natural Environment	A healthy natural environment, protected and nurtured for generations to come. 4.1 Contributing to the protection and revitalisation of natural landscapes, biodiversity and waterways. 4.2 Encouraging and supporting sustainable practices. 4.3 Strengthening natural disaster resilience and emergency response preparedness. 4.4 Empowering the community and business to drive positive environmental outcomes.

2. Services and service performance indicators

This section provides a description of the services and initiatives to be funded in the Budget for the 2026/27 year and how these will contribute to achieving the strategic objectives outlined in the Council Plan. It also describes several initiatives and service performance outcome indicators for key areas of Council's operations. Council is required by legislation to identify major initiatives, initiatives, and service performance outcome indicators in the Budget and report against them in the Annual Report to support transparency and accountability. The relationship between these accountability requirements in the Council Plan, the Budget and the Annual Report is shown below.



Source: Department of Jobs, Precincts and Regions

2.1 Strategic Objective One: 'Healthy Connected Communities'

Vibrant, healthy, connected and inclusive communities.
Quality services are accessible to everyone.

- Enabling utilisation, access and movement across places and spaces.
- Celebrating, respecting and embracing the Gunaukurnai people, and Aboriginal and Torres Strait Islander heritage.
- Enriching community experiences through creativity, culture and history for all ages and abilities.
- Aligning services through a community-centred organisation.

The activities and initiatives for each service category and key strategic activities are described below:

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Services						
Service area	Initiatives or Actions	Description of services provided	Net Cost	2024/25 Actual $'000	2025/26 Forecast $'000	2026/27 Budget $'000
Facilities & Emergencies	**Action 1.8**	The Facilities and Emergencies unit is responsible for the long-term planning, provision, and maintenance of Council's community building and property portfolio. This portfolio includes community assets such as town halls, early learning centres, and multipurpose community hubs as well as sport and recreation reserves. The unit is also responsible for supporting the community during times of emergency and ensuring Council fulfils its legislated emergency management roles and functions.	*Exp*	593	636	563
			Rev	(101)	(218)	(101)
			Net Cost/(Revenue)	**492**	**418**	**462**
Built Environment	**Major Initiative 1.1**	The Built Environment unit manages the maintenance, renewal and improvement of Council's road and boating infrastructure, in addition to various civic facilities and buildings, including roadways, paths, drainage, boat ramps and jetties etc. This includes planning for new infrastructure development opportunities and managing Council's road maintenance teams and ensures that maintenance of Council's road and other infrastructure is performed in a coordinated way to maximise benefits to the community and other users.	*Exp*	5,488	5,587	5,792
			Rev	(2,252)	(3,188)	(1,632)
			Net Cost	**3,236**	**2,399**	**4,160**
Community Development	**Major Initiative 1.2**	The Community Development unit is responsible for strategic planning and policy across community, social and library services. This includes delivering community development initiatives, leading the Municipal Public Health and Wellbeing Plan, coordinating key community events, and overseeing the delivery of Library Services to the Wellington community.	*Exp*	1,707	1,884	1,707
			Rev	(473)	(694)	(473)
			Net Cost	**1,234**	**1,190**	**1,234**
Customer and Communications	**Major Initiative 1.3**	The Customer & Communications unit offers comprehensive support across communications, media, community engagement, and advocacy. With a focus on keeping the Wellington Shire community well-informed about Council projects, initiatives, and events, the team utilises a range of digital and traditional media channels. Additionally, the Communications and Media team plays a crucial role in supporting the organisation's brand and reputation, ensuring transparency, consistency, and clarity across all messaging and engagement opportunities.	*Exp*	2,785	2,817	2,934
			Rev	0	0	0
			Net Cost	**2,785**	**2,817**	**2,934**
Culture & Leisure	**Major Initiative 1.4**	Culture & Leisure delivers a broad range of recreation, fitness, arts, and cultural services that enhance community wellbeing, connection, and creativity. The unit offers and facilitates programs, as well as manages Council's recreation, cultural and creative facilities, including pools, gyms, theatres, galleries, and community venues, ensuring they are sustainable, well utilised, and accessible to all. Through diverse activities and inclusive opportunities, Culture & Leisure supports a healthy, active, and culturally vibrant community.	*Exp*	2,626	2,754	2,626
	Action 1.7		*Rev*	(1,569)	(1,403)	(1,569)
	Action 1.10		***Net Cost***	**1,057**	**1,351**	**1,057**

2026/27 Budget - Wellington Shire Council

Service area	Initiatives or Actions	Description of services provided	Net Cost	2024/25 Actual $'000	2025/26 Forecast $'000	2026/27 Budget $'000
Information Services	**Major Initiative 1.5**	The Information Services Unit provides a range of cost-effective, centralised and integrated services relating to technology, data management, cybersecurity, ICT infrastructure and telecommunications, information management, business systems and application management, and new and emerging technologies. The unit also supports the management, protection and responsible use of Council data that underpins community service delivery across the organisation and ensures legislative requirements are met to support Council staff to deliver services in a smart, productive, and efficient way.	*Exp*	6,103	6,869	7,153
			Rev	(1,532)	(1,658)	(1,571)
			Net Cost	**4,571**	**5,211**	**5,582**
People and Capability	**Action 1.6**	The People & Capability unit provides expert, responsive, and strategically aligned support across all aspects of end-to-end Human Resources Management. The unit partners closely with leaders and employees to build a positive and high-performing workplace culture, offering guidance and services across recruitment, workforce planning, organisational development, employee relations, performance management, and workplace wellbeing. Through this work, People & Capability ensures Council has the right people, capabilities, and systems in place to deliver high-quality services to the community and to support a safe, inclusive, and engaged workforce.	*Exp*	1,404	1,832	1,907
			Rev	0	0	0
			Net Cost	**1,404**	**1,832**	**1,907**
Governance	**Action 1.9**	Governance is responsible for delivering a range of strategic and regulatory services, including corporate performance and reporting, governance, fraud prevention, risk management, insurance, council business, local laws, and environmental health. These functions are fundamental to ensuring statutory compliance, transparency and the integrity of Council's operations.	*Exp*	9,981	9,665	10,738
			Rev	(1,534)	(1,503)	(1,456)
			Net Cost	**8,447**	**8,162**	**9,282**
		TOTAL HEALTHY CONNECTED COMMUNITIES OBJECTIVE		**23,226**	**23,380**	**26,618**

Major Initiatives and Actions	
Major Initiative 1.1	*Support initiatives that improve access, encourage movement, and increase community use of local places and spaces through education, infrastructure activation, and promotion of active and safe travel.*
Major Initiative 1.2	*Partner with the Gunaikurnai community to strengthen relationships and deliver positive outcomes.*
Major Initiative 1.3	*Deliver transparent and consistent community engagement, providing opportunities for input and how community feedback is considered.*
Major Initiative 1.4	*Advance inclusion and engagement of Wellington's socially and culturally diverse communities through a range of arts and culture programs.*
Major Initiative 1.5	*Implement key initiatives of the Information and Communication Technology Strategic Plan, including regional shared services initiatives, that support community facing services and emergency management responsiveness.*
Action 1.6	*Provide ongoing internal training in inclusive practices, cultural safety, and accessibility.*
Action 1.7	*Lead a collaborative procurement initiative to acquire upgraded leisure management software that provides a user-friendly customer experience.*
Action 1.8	*Provide resources, training, and recognition opportunities that strengthen volunteering and community groups.*
Action 1.9	*Strengthen public transparency through enhancing accessibility to reporting and decision-making information.*
Action 1.10	*Continue to grow Wellington Shire's reputation as a cultural centre for Gippsland through major arts, culture events and festivals.*

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Services Performance Outcome Indicators			
Service	**Indicator**	**Baseline**	**Target**
		30-Jun-25	**30-Jun-29**
Community satisfaction with Council's customer service.	Community Satisfaction Survey	Wellington Shire Council result 68/100 Large Rural Council result 65/100	Equal to or greater than Large Rural Council result
Community satisfaction with Council community and culture activities.	Community Satisfaction Survey	Wellington Shire Council result 66/100 Large Rural Council result 63/100	Equal to or greater than Large Rural Council result
Community satisfaction with Council's local street and footpath network.	Community Satisfaction Survey	Wellington Shire Council result 56/100 Large Rural Council result 48/100	Equal to or greater than Large Rural Council result
Community satisfaction with Council's community consultation and engagement.	Community Satisfaction Survey	Wellington Shire Council result 52/100 Large Rural Council result 48/100	Equal to or greater than Large Rural Council result
Participation at Council-run performing arts events	Internal data	18,615 visits (2024/25)	Maintain
Participation in Gippsland Art Gallery programs and events	Internal data	35,508 visits (2024/25)	Maintain

Domain	**Indicator**		**2024/25 Actual**	**2025/26 Forecast**	**2026/27 Budget**
Governance	Community engagement		52	52	52
Responsiveness	Food Safety		100%	100%	100%

2.2 Strategic Objectives for 'Dynamic and Diverse Economy'
Vibrant, healthy, connected and inclusive communities.
Quality services are accessible to everyone.

- Supporting job growth and diversification of our economy.
- Leveraging our natural environment and community assets to promote tourism, events and activation.
- Planning to support future growth and changing needs of our community.
- Guiding responsible, sustainable development that protects, values and celebrates our unique heritage

The activities and initiatives for each service category and key strategic activities are described below.

Services

Business area	Major Initiatives or Actions	Description of services provided	Net Cost	2024/25 Actual $'000	2025/26 Forecast $'000	2026/27 Budget $'000
Economic Development	Major Initiative 2.1	Council's Economic Development service plays an important role in supporting a strong and resilient local economy. The service works closely with businesses to encourage growth, investment, and job creation, and manages Council's commercial properties to ensure they are used sustainably and deliver value to the community. It also promotes Wellington's lifestyle advantages and vibrant tourism sector, helping attract visitors, new residents, and new industries. Together, these efforts contribute to a thriving economy and an enhanced quality of life across the Shire.	*Exp*	4,037	4,475	3,932
	Major Initiative 2.3		*Rev*	(1,909)	(2,389)	(1,909)
	Major Initiative 2.4 & Action 2.7		***Net Cost***	**2,128**	**2,086**	**2,023**
Planning and Building	Major Initiative 2.2	Through building, statutory planning and strategic land use planning services, the Planning and Building unit prepare forward looking land use planning policies and plans that guide and support future sustainable growth and facilitate appropriate land use and development outcomes. Many of these services are required and driven by statutory legislation. The unit aims to provide services that satisfy community needs by encouraging and supporting safe, well-designed development that satisfies the required statutory standards.	*Exp*	4,819	3,333	3,897
	Major Initiative 2.5		*Rev*	(2,765)	(2,079)	(2,058)
	Major Initiative 2.6 & Action 2.8		***Net Cost***	**2,054**	**1,254**	**1,839**
		TOTAL DYNAMIC AND DIVERSE ECONOMY OBJECTIVE		**4,182**	**3,340**	**3,862**

Major Initiatives and Actions	
Major Initiative 2.1	*Provide support to existing, new and emerging businesses and industries to contribute to their sustainability and growth.*
Major Initiative 2.2	*Deliver integrated, place-based planning for community infrastructure and services with a focus on housing diversity, equitable access, and long-term social and physical infrastructure requirements.*
Major Initiative 2.3	*Collaborate with industry and government partners in attracting new investment to advance renewable energy solutions.*
Major Initiative 2.4	*Maximise Council's current and future investment in The Middle of Everywhere branding and supporting materials.*
Major Initiative 2.5	*Facilitate the delivery of zoned land for residential, industrial and commercial growth and land supply.*
Major Initiative 2.6	*Progress the West Sale industrial precinct to facilitate economic development.*
Action 2.7	*Progress initiatives and projects to maximise returns to Council by leveraging its assets.*
Action 2.8	*Review the Wellington Planning Scheme.*
Action 2.9	*Partner with and advocate for our local agricultural industry, to support and add value to horticulture, dairy, timber, animal husbandry and other key agri-business sectors.*

Services Performance Outcome Indicators			
Service	**Performance Measure**	**Baseline**	**Target**
		30-Jun-25	**30-Jun-29**
Community satisfaction with the support given by Council to business, community development and tourism.	Community Satisfaction Survey	Wellington Shire Council result 61/100 Large Rural Council result 55/100	Equal to or greater than Large Rural Council result
Community satisfaction with Council's planning and building permits.	Community Satisfaction Survey	Wellington Shire Council result 53/100 Large Rural Council result 41/100	Equal to or greater than Large Rural Council result
Annual growth rate of real Gross Regional Product (GRP)	REMPLAN economy	Wellington Shire Council $5.134B - 20.78% growth Gippsland $24.933B - 15.40% growth	Equal to or greater than the growth rate of Gippsland
Unemployment rate.	ID economic profile	Wellington 4.8% Gippsland 4.9%	Equal to or less than the unemployment rate of Gippsland
Domestic travel visitors to Wellington Shire.	ID profile	1,168,000 visitors	Increase
Population growth of Wellington Shire.	ID economic profile	46,553 people	Increase

Domain	**Indicator**	**2024/25 Actual**	**2025/26 Forecast**	**2026/27 Budget**
Responsiveness	Statutory Planning	92%	91%	75%
Governance	Financial Decisions	11%	11%	11%

2.3 Strategic Objectives for theme 'Infrastructure, Spaces and Places'

Strategically planned, designed and well-maintained infrastructure, spaces and places

- Providing high quality places and spaces to enhance our townships and community.
- Developing and promoting safe and suitable transport infrastructure.
- Coordinating facilities and infrastructure to meet growth and evolving needs.
- Fostering inclusive and accessible spaces for community connection, creativity and activities.

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Services Performance Outcome Indicators						
Business Area		**Description of services provided**	**Net Cost**	**Actual**	**Forecast**	**Budget**
				$'000	**$'000**	**$'000**
Assets and Projects	**Action 3.10**	The Assets and Projects unit manages a diverse range of services for Council including the implementation and management of capital projects across the organisation in the order of $41M to $50M per annum and providing asset management and information systems and support.	*Exp*	2,809	2,412	3,264
			Rev	(20)	(163)	(20)
			Net Cost	**2,789**	**2,249**	**3,244**
Natural Environment & Parks	**Major Initiative 3.1**	The Natural Environment & Parks (NEP) business unit covers a range of activities related to the operational management of public open space, which includes approximately 320 hectares of parkland and associated infrastructure, such as picnic shelters, BBQs, seating, boardwalks, fences and public toilets. The NEP business unit also proactively manages around 70,000 urban trees and is responsible for the management, design and development of parks and streetscapes in urban areas. NEP are also responsible for moving the Wellington community towards a more sustainable future by managing waste and resource recovery services including kerbside collection, recycling, transfer station/landfill operations, community education and the coordination of sustainability projects. Key priority areas include biodiversity, water consumption and quality, waste management and energy use.	*Exp*	11,274	10,823	11,347
	Major Initiative 3.4		*Rev*	(7,963)	(7,367)	(8,169)
	Major Initiative 3.8		***Net Cost***	**3,311**	**3,456**	**3,178**
Culture & Leisure	**Major Initiative 3.2**	Culture & Leisure delivers a broad range of recreation, fitness, arts, and cultural services that enhance community wellbeing, connection, and creativity. The unit offers and facilitates programs, as well as manages Council's recreation, cultural and creative facilities, including pools, gyms, theatres, galleries, and community venues, ensuring they are sustainable, well utilised, and accessible to all. Through diverse activities and inclusive opportunities, Culture & Leisure supports a healthy, active, and culturally vibrant community.	*Exp*	2,626	2,754	2,626
	Major Initiative 3.5		*Rev*	(1,569)	(1,403)	(1,569)
	Major Initiative 3.6 & Action 3.11		***Net Cost***	**1,057**	**1,351**	**1,057**
Facilities & Emergencies	**Major Initiative 3.3**	The Facilities and Emergencies unit is responsible for the long-term planning, provision, and maintenance of Council's community building and property portfolio. This portfolio includes community assets such as town halls, early learning centres, and multipurpose community hubs as well as sport and recreation reserves. The unit is also responsible for supporting the community during times of emergency and ensuring Council fulfils its legislated emergency management roles and functions.	*Exp*	593	636	563
	Major Initiative 3.9		*Rev*	(101)	(218)	(101)
	Action 3.13		***Net Cost***	**492**	**418**	**462**

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Business Area		Description of services provided	Net Cost	Actual	Forecast	Budget
				$'000	$'000	$'000
Community Development	Major Initiative 3.7	The Community Development unit is responsible for strategic planning and policy across community, social and library services. This includes delivering community development initiatives, leading the Municipal Public Health and Wellbeing Plan, coordinating key community events, and overseeing the delivery of Library Services to the Wellington community.	*Exp*	1,707	1,884	1,707
			Rev	(473)	(694)	(473)
			Net Cost	**1,234**	**1,190**	**1,234**
Built Environment	Action 3.12	The Built Environment unit manages the maintenance, renewal and improvement of Council's road and boating infrastructure, in addition to various civic facilities and buildings, including roadways, paths, drainage, boat ramps and jetties etc. This includes planning for new infrastructure development opportunities and managing Council's road maintenance teams and ensures that maintenance of Council's road and other infrastructure is performed in a coordinated way to maximise benefits to the community and other users.	*Exp*	5,488	5,587	5,792
			Rev	(2,252)	(3,188)	(1,632)
			Net Cost	**3,236**	**2,399**	**4,160**
TOTAL INFRASTRUCTURE, SPACES AND PLACES OBJECTIVE				**12,119**	**11,063**	**13,335**

Major Initiatives and Actions	
Major Initiative 3.1	*Maintain a network of local parks, open spaces and urban forest to support community activity, wellbeing and connection to the natural environment.*
Major Initiative 3.2	*Explore alternative, cost-effective models for delivering cultural, leisure, and recreation facilities and programs.*
Major Initiative 3.3	*Advocate and plan for early years infrastructure provision and developments that support inclusive access to appropriate facilities.*
Major Initiative 3.4	*Improve physical accessibility, enhance safety and ease of use for all ages and abilities, and embed inclusive design features.*
Major Initiative 3.5	*Deliver a targeted activation plan for the newly redeveloped Aqua Energy leisure facility.*
Major Initiative 3.6	*Develop and deliver a renewed Aquatic and Leisure Strategy.*
Major Initiative 3.7	*Undertake review of libraries to ensure improved effectiveness of service delivery without compromising community satisfaction.*
Major Initiative 3.8	*Work to ensure that our town centres are activated, safe, well presented, have appropriate facilities and are well-maintained.*
Major Initiative 3.9	*Undertake a review of the Community Managed Facilities Strategy to ensure continued community access to well-managed, well-maintained spaces that prioritise high-use and multi-purpose venues.*
Action 3.10	*Ensure the proactive maintenance, renewal, and management of Council infrastructure assets.*
Action 3.11	*Deliver The Wedge Performing Arts Centre refresh project and operating model.*
Action 3.12	*Revise the Residential Road and Street Construction and Urban Paths Plans.*
Action 3.13	*Revise the Recreational Boating Facilities Plan.*

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Service Performance Outcome Indicators			
Service	**Performance Measure**	Baseline	Target
		30-Jun-25	30-Jun-29
Community satisfaction with the appearance of Council's public areas.	Community Satisfaction Survey	Wellington Shire Council result 71/100 Large Rural Council result 66/100	Equal to or greater than Large Rural Council result
Community satisfaction with the appearance of Council's public areas.	Community Satisfaction Survey	Wellington Shire Council result 71/100 Large Rural Council result 66/100	Equal to or greater than Large Rural Council result
Community satisfaction with Council's recreational facilities.	Community Satisfaction Survey	Wellington Shire Council result 70/100 Large Rural Council result 65/100	Equal to or greater than Large Rural Council result
Community satisfaction with Council's Art centres and libraries	Community Satisfaction Survey	Wellington Shire Council result 77/100 Large Rural Council result 71/100	Equal to or greater than Large Rural Council result
Community satisfaction with Council's recreational facilities.	Community Satisfaction Survey	Wellington Shire Council result 70/100 Large Rural Council result 65/100	Equal to or greater than Large Rural Council result
Community satisfaction with Council's Art centres and libraries.	Community Satisfaction Survey	Wellington Shire Council result 77/100 Large Rural Council result 71/100	Equal to or greater than Large Rural Council result
Community satisfaction with Council's overall performance	Community Satisfaction Survey	Wellington Shire Council result 58/100 Large Rural Council result 50/100	Equal to or greater than Large Rural Council result
Utilisation of aquatic facilities.	Internal data	160,943 visits or 3.46 visits per head of population	Maintain
Library visits per head of population.	Internal data	226,587 visits or 4.87 visits per head of population	Maintain

Domain	Indicator		2024/25 Actual	2025/26 Forecast	2026/27 Budget
Environment	Roads		99.4%	99.5%	99.5%
Community	Library Services		22%	4%	4%
Cost	Library Services		N/A	$40.48 per person	$41.66 per person

2.4 Strategic Objectives for 'Natural Environment'

A healthy natural environment, protected and nurtured for generations to come .

- Contributing to the protection and revitalisation of natural landscapes, biodiversity and waterways.
- Encouraging and supporting sustainable practices.
- Strengthening natural disaster resilience and emergency response preparedness.
- Empowering the community and businesses to drive positive environmental outcomes.

The activities and initiatives for each service category and key strategic activities are described below:

Services Performance Outcome Indicators

Business area		Description of services provided	Net Cost	2024/25 Actual	2025/26 Forecast	2026/27 Budget
				$'000	$'000	$'000
Natural Environment & Parks	**Major Initiative 4.1**	The Natural Environment & Parks (NEP) business unit covers a range of activities related to the operational management of public open space, which includes approximately 320 hectares of parkland and associated infrastructure, such as picnic shelters, BBQs, seating, boardwalks, fences and public toilets. The NEP business unit also proactively manages around 70,000 urban trees and is responsible for the management, design and development of parks and streetscapes in urban areas. NEP are also responsible for moving the Wellington community towards a more sustainable future by managing waste and resource recovery services including kerbside collection, recycling, transfer station/landfill operations, community education and the coordination of sustainability projects. Key priority areas include biodiversity, water consumption and quality, waste management and energy use.	*Exp*	11,274	10,823	11,347
	Major Initiative 4.2		*Rev*	(7,963)	(8,916)	(7,463)
	Major Initiative 4.7 & Action 4.8 Action 4.9		***Net Cost***	**3,311**	**1,907**	**3,884**

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Business area		Description of services provided	Net Cost	2024/25 Actual $'000	2025/26 Forecast $'000	2026/27 Budget $'000
Planning and Building	**Major Initiative 4.6**	Through building, statutory planning and strategic land use planning services, the Planning and Building unit prepare forward looking land use planning policies and plans that guide and support future sustainable growth and facilitate appropriate land use and development outcomes. Many of these services are required and driven by statutory legislation. The unit aims to provide services that satisfy community needs by encouraging and supporting safe, well-designed development that satisfies the required statutory standards.	*Exp*	4,819	3,333	3,897
			Rev	(2,765)	(2,079)	(2,058)
			Net Cost	**2,054**	**1,254**	**1,839**
Facilities & Emergencies	**Major Initiative 4.5**	The Facilities and Emergencies unit is responsible for the long-term planning, provision, and maintenance of Council's community building and property portfolio. This portfolio includes community assets such as town halls, early learning centres, and multipurpose community hubs as well as sport and recreation reserves. The unit is also responsible for supporting the community during times of emergency and ensuring Council fulfils its legislated emergency management roles and functions.	*Exp*	593	636	563
			Rev	(101)	(218)	(101)
			Net Cost	**492**	**418**	**462**
Community Development	**Major Initiative 4.4**	The Community Development unit is responsible for strategic planning and policy across community, social and library services. This includes delivering community development initiatives, leading the Municipal Public Health and Wellbeing Plan, coordinating key community events, and overseeing the delivery of Library Services to the Wellington community.	*Exp*	1,707	1,884	1,707
			Rev	(473)	(694)	(473)
			Net Cost	**1,234**	**1,190**	**1,234**
Built Environment	**Major Initiative 4.3**	The Built Environment unit manages the maintenance, renewal and improvement of Council's road and boating infrastructure, in addition to various civic facilities and buildings, including roadways, paths, drainage, boat ramps and jetties etc. This includes planning for new infrastructure development opportunities and managing Council's road maintenance teams and ensures that maintenance of Council's road and other infrastructure is performed in a coordinated way to maximise benefits to the community and other users.	*Exp*	5,488	5,587	5,792
			Rev	(2,252)	(3,188)	(1,632)
			Net Cost	**3,236**	**2,399**	**4,160**
		TOTAL NATURAL ENVIRONMENT OBJECTIVE		**10,327**	**7,168**	**11,579**

Major Initiatives and Actions	
Major Initiative 4.1	*In partnership with community and business, encourage sustainability initiatives and take actions to reduce Council's impact on climate.*
Major Initiative 4.2	*Enhance the extent and quality of the urban forest across our townships.*
Major Initiative 4.3	*Continue involvement in regional Integrated Water Management forum and consider funding opportunities where aligned with Integrated Water Management Plan.*
Major Initiative 4.4	*Encourage the reuse of items through the provision of a quality library service.*
Major Initiative 4.5	*Ensure emergency management plans are developed collaboratively with lead agencies and communities to improve community preparedness.*
Major Initiative 4.6	*Progress updates to the flooding provisions within the Wellington Planning Scheme.*
Major Initiative 4.7	*Manage waste production and resource recovery, supporting both waste reduction and diversion from landfill.*
Action 4.8	*Enhance the reuse and recycling of resources, minimise waste and support the development of circular economy initiatives.*
Action 4.9	*Educate the community on the importance of environmental stewardship, sustainable living, and climate resilience.*

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Service Performance Outcome Indicators					
Service	**Performance Measure**	**Baseline**		**Target**	
		30-Jun-25		**30-Jun-29**	
Community satisfaction with emergency and disaster management by Council.	Community Satisfaction Survey	Wellington Shire Council result 67/100 Large Rural Council result 65/100		Equal to or greater than Large Rural Council result	
Community satisfaction with the management of waste by Council.	Community Satisfaction Survey	Wellington Shire Council result 63/100 Large Rural Council result 62/100		Equal to or greater than Large Rural Council result	
Community satisfaction with Council's approach to environmental sustainability.	Community Satisfaction Survey	Wellington Shire Council result 59/100 Large Rural Council result 58/100		Equal to or greater than Large Rural Council result	
Kerbside collection waste diverted from landfill.	Local Government Performance Reporting Framework	26.35% waste diversion		Maintain	
Achieve an annual nett gain of street and park trees through the Urban Forest Renewal Program.	WSC Carbon Accounts	Approximately 100,000 trees		Increase	
Domain	**Indicator**		**2024/25 Actual**	**2025/26 Forecast**	**2026/27 Budget**
Cost	Waste Management		N/A	0.390 tonnes/ property	0.242 tonnes/ property
Environment	Waste Management		N/A	30.0%	28.0%

2.5 Performance statement

The service performance indicators detailed in the preceding pages will be reported on within the Performance Statement which is prepared at the end of the financial year as required by Section 132 of the Act and included in the 2020/21 Annual Report. The Performance Statement will also include reporting on prescribed indicators of financial performance (outlined in section 5) and sustainable capacity, which are not included in this budget report. The prescribed performance indicators contained in the Performance Statement are audited each year by the Victorian Auditor General who issues an audit opinion on the Performance Statement. The major initiatives detailed in the preceding pages will be reported in the Annual Report in the form of a statement of progress in the Report of Operations.

Service Performance Outcome Indicators

Domain	Indicator	Performance Measure	Computation
Governance	Consultation and engagement	Satisfaction with the opportunities offered by Council to be consulted on or engaged in Council decisions (community satisfaction rating out of 100 with the consultation and engagement efforts of Council)	Community satisfaction rating out of 100 with how Council has performed on community consultation and engagement
	Financial decisions	Total unpaid rates and charges (total unpaid rates and charges and unpaid interest on rates and charges for all financial years as a percentage of	[Sum of unpaid rates and charges and unpaid interest on rates and charges for all financial years / Sum of all rates and charges for the financial year] x100
Community	Library services	Library membership (Percentage of the population that are registered library members)	[Number of registered library members/Population] x 100.
Environment	Roads	Sealed local roads below the intervention level (percentage of sealed local roads that are below the renewal intervention level set by Council and not requiring renewal)	[Number of kilometres of sealed local roads below the renewal intervention level set by Council / Kilometres of sealed local roads] x100
	Waste management	Kerbside collection waste diverted from landfill. (Percentage of garbage, recyclable and green organics collected from kerbside bins that is diverted from landfill)	[Weight of recyclables and green organics collected from kerbside bins/ Weight of garbage, recyclables and green organics collected from kerbside bins] x 100
Responsiveness	Food safety	Critical and major non-compliance notifications. (Percentage of critical and major non-compliance outcome notifications that are followed up by Council).	[Number of critical non-compliance outcome notifications and major non-compliance outcome notifications about a food premises followed up/ Number of critical non-compliance outcome notifications and major non-compliance outcome notifications about food premises] x 100.
	Statutory Planning	Planning applications decided within required timeframes (percentage of regular and Vic Smart planning application decisions made within legislated timeframes)	[Number of planning application decisions made within 60 days for regular permits and 10 days for Vic Smart permits / Number of planning application decisions made] x100
Cost	Library services	Cost of library services (direct cost of library services per head of population)	Direct cost of library services / Population
	Waste management	Cost of kerbside waste collection services (direct cost of kerbside waste collection services per serviced property)	Direct cost of kerbside waste collection services / Number of serviced properties

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2.6 Reconciliation with budgeted comprehensive result

	Revenue $'000	Expenditure $'000	Net Cost $'000	
Healthy Connected Communities	6,802	33,420	26,618	
Dynamic and Diverse Economy	3,967	7,829	3,862	
Infrastructure, Spaces and Places	11,965	25,299	13,334	
Natural Environment	11,727	23,306	11,579	
Total	**34,461**	**89,854**	**55,393**	
Expenses added in:				
Depreciation and amortisation			40,093	
Finance costs			446	
Net (gain)/loss on disposal of property, plant & equipment			861	
Others			204	
Deficit before funding sources			**96,998**	
Funding sources added in:				
General Rates			(67,753)	
Waste charge revenue			(2,855)	
Victoria Grants Commission (general purpose)			(9,071)	
Capital income			(13,946)	
Others			(6,968)	
Total funding sources			**(100,593)**	
Combined (surplus) for the year			**(3,595)**	(Surplus)

3. Financial Statements

This section presents information in regard to the Financial Statements and Statement of Human Resources. The budget information for the year 2026/27 has been supplemented with projections to 2029/30.

This section includes the following financial statements prepared in accordance with the *Local Government Act 2020* and the *Local Government (Planning and Reporting) Regulations 2020*.

Comprehensive Income Statement
Balance Sheet
Statement of Changes in Equity
Statement of Cash Flows
Statement of Capital Works
Statement of Human Resources

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Comprehensive Income Statement

For the four years ending 30 June 2030

	NOTES	Forecast Actual 2025/26 $'000	Budget 2026/27 $'000	Projections 2027/28 $'000	2028/29 $'000	2029/30 $'000
Income/Revenue						
Rates and Charges	4.1.1	76,120	**78,730**	81,542	84,275	87,088
Statutory fees & fines	4.1.2	1,084	**1,043**	1,074	1,112	1,150
User fees & charges	4.1.3	12,496	**12,807**	13,187	13,655	14,125
Grants - Operating	4.1.4	28,954	**17,922**	23,900	22,793	23,585
Grants - Capital	4.1.4	11,979	**12,710**	12,950	8,963	10,300
Contributions - monetary - Operating	4.1.5	2,111	**924**	1,101	973	1,155
Contributions - monetary - Capital	4.1.5	50	**1,236**	702	590	1,490
Contributions - non monetary - Capital	4.1.5	5,006	**1,670**	1,703	1,737	1,772
Other income - Operating	4.1.6	7,523	**6,880**	6,524	6,723	7,030
Other income - Capital	4.1.6	800	**1,020**	612	612	612
Total income/Revenue		146,123	**134,942**	143,295	141,433	148,307
Expenses						
Employee costs	4.1.7	37,606	**39,909**	40,353	41,710	43,165
Materials and Services	4.1.8	48,072	**49,753**	49,769	48,084	49,881
Bad and doubtful debts - allowance for impairment losses	4.1.9	69	**12**	13	13	14
Depreciation	4.1.10	37,643	**39,366**	41,311	42,268	43,459
Amortisation - intangible assets	4.1.11	868	**715**	775	817	846
Depreciation - right of use assets	4.1.12	404	**446**	559	1,124	1,350
Borrowing Costs	4.1.13	228	**229**	254	276	293
Finance Cost - leases	4.1.14	73	**51**	54	106	109
Other expenses	4.1.15	1,173	**861**	887	918	951
Net loss / (gain) on disposal of property, infrastructure, plant and equipment	4.1.16	(369)	**5**	(264)	(88)	(67)
Total expenses		125,767	**131,347**	133,711	135,228	140,001
Surplus for the year		20,356	**3,595**	9,584	6,205	8,306
Other comprehensive income						
Items that will not be reclassified to surplus or deficit:						
Net asset revaluation gain/(loss)		10,989	**13,730**	40,902	4,477	11,170
Total other comprehensive income		10,989	**13,730**	40,902	4,477	11,170
Total comprehensive result		31,345	**17,325**	50,486	10,682	19,476

Balance Sheet

For the four years ending 30 June 2030

	NOTES	Forecast Actual 2025/26 $'000	Budget 2026/27 $'000	Projections 2027/28 $'000	2028/29 $'000	2029/30 $'000
Assets						
Current assets						
Cash and cash equivalents		64,582	**56,424**	53,416	52,885	53,331
Trade and other receivables		11,881	**6,736**	6,980	6,911	7,235
Other financial assets		82,275	**82,275**	82,275	82,275	82,275
Prepayments		1,595	**1,627**	1,659	1,693	1,726
Other assets		213	**219**	226	233	240
Total current assets	4.2.1	160,546	**147,281**	144,556	143,997	144,807
Non-current assets						
Trade and other receivables		3,556	**3,627**	3,700	3,773	3,849
Property, infrastructure, plant & equipment		1,480,875	**1,510,226**	1,561,363	1,570,846	1,588,126
Right-of-use assets		1,212	**2,122**	2,240	4,506	4,511
Intangible assets		352	**3,719**	3,743	3,356	6,400
Total non-current assets	4.2.1	1,485,995	**1,519,694**	1,571,046	1,582,481	1,602,886
Total assets		1,646,541	**1,666,975**	1,715,602	1,726,478	1,747,693
Liabilities						
Current liabilities						
Trade and other payables		7,543	**7,857**	7,875	7,861	8,147
Trust funds and deposits		4,862	**5,008**	5,158	5,313	5,472
Contract and other liabilities		3,768	**3,881**	3,997	4,117	4,241
Provisions		8,077	**10,316**	10,394	10,475	10,559
Interest-bearing loans and borrowings	4.2.3	1,946	**1,035**	1,143	1,255	1,374
Lease liabilities	4.2.4	399	**434**	553	1,112	1,354
Total current liabilities	4.2.2	26,595	**28,531**	29,120	30,133	31,147
Non-current liabilities						
Provisions		15,349	**14,654**	12,337	10,039	11,358
Interest Bearing loans and borrowings	4.2.3	6,810	**7,783**	7,634	7,373	6,992
Lease liabilities	4.2.4	860	**1,755**	1,773	3,513	3,300
Total non-current liabilities	4.2.2	23,019	**24,192**	21,744	20,925	21,650
Total liabilities		49,614	**52,723**	50,864	51,058	52,797
Net assets		1,596,927	**1,614,252**	1,664,738	1,675,420	1,694,896
Equity						
Accumulated surplus		521,271	**529,732**	536,847	541,803	551,131
Other Reserves	4.3.1	15,240	**10,374**	12,843	14,092	13,070
Asset Revaluation Reserve		1,060,416	**1,074,146**	1,115,048	1,119,525	1,130,695
Total equity		1,596,927	**1,614,252**	1,664,738	1,675,420	1,694,896

2026/27 Budget - Wellington Shire Council

Statement of Changes in Equity

For the four years ending 30 June 2030

	NOTES	Total $'000	Accumulated Surplus $'000	Asset Revaluation Reserve $'000	Other Reserves $'000
2026 Forecast					
Balance at beginning of the financial year		1,565,582	501,942	1,049,427	14,213
Impact of adoption of new accounting standards		-	-	-	-
Adjusted opening balance		1,565,582	501,942	1,049,427	14,213
Surplus for the year		20,356	20,356	-	-
Net asset revaluation gain/(loss)		10,989	-	10,989	-
Transfer to other reserves		-	(5,860)	-	5,860
Transfer from other reserves		-	4,833	-	(4,833)
Balance at end of the financial year		**1,596,927**	**521,271**	**1,060,416**	**15,240**
2027 Budget					
Balance at beginning of the financial year		**1,596,927**	**521,271**	**1,060,416**	**15,240**
Surplus/(deficit) for the year		**3,595**	**3,595**	**-**	**-**
Net asset revaluation gain/(loss)		**13,730**	**-**	**13,730**	**-**
Transfer to other reserves	**4.3.1**	**-**	**(5,100)**	**-**	**5,100**
Transfer from other reserves	**4.3.1**	**-**	**9,966**	**-**	**(9,966)**
Balance at end of the financial year	**4.3.2**	**1,614,252**	**529,732**	**1,074,146**	**10,374**
2028					
Balance at beginning of the financial year		1,614,252	529,732	1,074,146	10,374
Surplus for the year		9,584	9,584	-	-
Net asset revaluation gain/(loss)		40,902	-	40,902	-
Transfer to reserves		-	(6,349)	-	6,349
Transfer from reserves		-	3,880	-	(3,880)
Balance at end of the financial year		**1,664,738**	**536,847**	**1,115,048**	**12,843**
2029					
Balance at beginning of the financial year		1,664,738	536,847	1,115,048	12,843
Surplus for the year		6,205	6,205	-	-
Net asset revaluation gain/(loss)		4,477	-	4,477	-
Transfer to reserves		-	(5,924)	-	5,924
Transfer from reserves		-	4,675	-	(4,675)
Balance at end of the financial year		**1,675,420**	**541,803**	**1,119,525**	**14,092**
2030					
Balance at beginning of the financial year		1,675,420	541,803	1,119,525	14,092
Surplus for the year		8,306	8,306	-	-
Net asset revaluation gain/(loss)		11,170	-	11,170	-
Transfer to reserves		-	(5,849)	-	5,849
Transfer from reserves		-	6,871	-	(6,871)
Balance at end of the financial year		**1,694,896**	**551,131**	**1,130,695**	**13,070**

2026/27 Budget - Wellington Shire Council

Statement of Cash Flows

For the four years ending 30 June 2030

	NOTES	Forecast Actual 2025/26 $'000	Budget 2026/27 $'000	Projections 2027/28 $'000	2028/29 $'000	2029/30 $'000
		Inflows (Outflows)	Inflows (Outflows)	Inflows (Outflows)	Inflows (Outflows)	Inflows (Outflows)
Cash flows from operating activities						
Rates and charges		77,011	**81,505**	81,424	84,141	86,959
Statutory fees and fines		1,205	**1,221**	1,171	1,212	1,254
User fees		13,895	**15,076**	14,465	14,965	15,485
Grants - Operating		29,269	**18,541**	23,641	22,819	23,535
Grants - Capital		12,109	**13,144**	12,926	9,109	10,229
Contributions- monetary		2,161	**2,160**	1,803	1,563	2,645
Interest received		5,619	**5,774**	5,947	6,156	6,371
Trust funds and deposits taken		-	**146**	150	155	159
Other receipts		3,249	**2,903**	1,691	1,569	1,713
Net GST refund/payment		8,650	**8,476**	8,044	7,742	7,919
Employee costs		(37,837)	**(39,792)**	(40,339)	(41,604)	(43,060)
Materials and services		(53,205)	**(54,574)**	(54,779)	(53,056)	(54,732)
Other payments		(1,298)	**(3,107)**	(3,213)	(3,324)	(3,441)
Net cash provided by operating activities	**4.4.1**	60,828	**51,473**	52,931	51,447	55,036
Cash flows from investing activities						
Payments for property, infrastructure, plant and equipment		(54,975)	**(59,995)**	(56,370)	(51,505)	(53,749)
Proceeds from sale of property, infrastructure, plant and equipment		1,407	**1,007**	1,322	1,148	1,149
Payments for investments		(124,000)	**(125,240)**	(126,492)	(127,757)	(129,035)
Proceeds from investments		124,000	**125,240**	126,492	127,757	129,035
Net cash used in investing activities	**4.4.2**	(53,568)	**(58,988)**	(55,048)	(50,357)	(52,599)
Cash flows from financing activities						
Finance costs		(228)	**(229)**	(254)	(276)	(293)
Proceeds from borrowings		1,000	**1,000**	1,000	1,000	1,000
Repayment of borrowings		(1,826)	**(938)**	(1,041)	(1,149)	(1,262)
Interest paid - lease liability		(73)	**(51)**	(54)	(106)	(109)
Repayment of lease liabilities		(380)	**(425)**	(542)	(1,090)	(1,327)
Net cash provided by financing activities	**4.4.3**	(1,507)	**(643)**	(891)	(1,621)	(1,991)
Net increase (decrease) in cash & cash equivalents		5,753	**(8,158)**	(3,008)	(531)	446
Cash & cash equivalents at beginning of the financial year		58,829	**64,582**	56,424	53,416	52,885
Cash & cash equivalents at end of the financial year		64,582	**56,424**	53,416	52,885	53,331

2026/27 Budget - Wellington Shire Council

Statement of Capital Works

For the four years ending 30 June 2030

	NOTES	Forecast Actual 2025/26 $'000	Budget 2026/27 $'000	Projections 2027/28 $'000	2028/29 $'000	2029/30 $'000
Property						
Land		-	**785**	3,700	-	-
Land Improvements		500	**3,707**	-	100	3,800
Total land		**500**	**4,492**	**3,700**	100	**3,800**
Buildings		6,747	**6,317**	8,375	8,762	2,010
Total property		**7,247**	**10,809**	**12,075**	**8,862**	**5,810**
Plant & Equipment						
Plant, machinery and equipment		3,281	**4,908**	3,912	4,445	4,386
Fixtures, fittings and furniture		-	**65**	395	205	120
Computers and telecommunications		1,066	**655**	1,100	450	1,050
Library books		243	**238**	233	228	228
Total plant & equipment		**4,590**	**5,866**	**5,640**	**5,328**	**5,784**
Infrastructure						
Roads		22,685	**22,116**	19,550	15,700	14,700
Bridges		1,279	**1,500**	750	2,450	5,300
Footpaths and cycleways		1,865	**1,930**	1,995	2,010	2,025
Drainage		5,987	**4,970**	3,350	2,900	4,400
Recreational, leisure and community facilities		2,462	**1,856**	1,802	2,263	2,459
Waste management		2,226	**1,690**	1,160	2,140	610
Parks, open spaces and streetscapes		890	**1,795**	2,760	3,940	5,035
Aerodromes		41	**80**	1,200	-	-
Off street car parks		-	**470**	250	250	1,750
Other infrastructure		705	**1,156**	250	650	900
Total Infrastructure		**38,140**	**37,563**	**33,067**	**32,303**	**37,179**
Total capital works expenditure	4.5.1	**49,977**	**54,237**	**50,782**	**46,493**	**48,773**
Represented by:						
New asset expenditure		-	**-**	-	-	
Asset renewal expenditure		35,213	**34,334**	34,775	34,078	34,873
Asset upgrade expenditure		9,609	**11,015**	7,594	5,400	4,598
Asset expansion expenditure		5,155	**8,889**	8,412	7,015	9,302
Total capital works expenditure	4.5.1	**49,977**	**54,237**	**50,782**	**46,493**	**48,773**
Funding sources represented by:						
Grants		12,148	**12,710**	12,950	8,963	10,300
Contributions		90	**1,236**	702	590	1,490
Council cash		37,739	**40,291**	37,130	36,940	36,983
Borrowings		-	**-**	-	-	-
Total capital works expenditure	4.5.1	**49,977**	**54,237**	**50,782**	**46,493**	**48,773**

Projects within these categories can be completed over multiple years during this resource plan.

2026/27 Budget - Wellington Shire Council

Statement of Human Resources

For the four years ending 30 June 2030

	Forecast Actual 2025/26 $'000	Budget 2026/27 $'000	Projections 2027/28 $'000	2028/29 $'000	2029/30 $'000
Staff expenditure					
Employee costs - operating	38,756	**41,059**	41,593	42,975	44,455
Employee costs - capital	(1,150)	**(1,150)**	(1,240)	(1,265)	(1,290)
Total staff expenditure	37,606	**39,909**	40,353	41,710	43,165
	FTE	**FTE**	FTE	FTE	FTE
Staff numbers					
Employees	356.8	**353.9**	348.9	344.7	344.7
Total Staff numbers	356.8	**353.9**	348.9	344.7	344.7

A summary of human resources expenditure categorised to the organisational structure of Council is included below:

		Comprises			
	Budget	Permanent		Casual	Temporary
Division	2026/27	Full Time	Part Time		
	$'000	$'000	$'000	$'000	$'000
Chief Executive Officer	**2,242**	1,753	489	-	-
Built & Natural Environment	**16,305**	15,679	626	-	213
Development	**9,229**	6,648	2,581	2,815	132
Corporate Services	**8,887**	7,728	1,159	117	121
Total permanent staff expenditure	**36,663**	31,808	4,855		
Casuals, temporary and other expenditure	**3,398**			2,932	466
Other employee related expenditure	**998**				
Capitalised Labour costs	**(1,150)**				
Total operating expenditure	**39,909**				

A summary of the number of full time equivalent (FTE) Council staff in relation to the above expenditure is included below:

		Comprises			
	Budget	Permanent		Casual	Temporary
Division	2026/27 FTE	Full Time	Part Time		
Chief Executive Officer	**14.6**	11	3.6	-	-
Built & Natural Environment	**150.4**	144	6.1	-	2.0
Development	**85.8**	55	30.4	23.4	2.8
Corporate Services	**72.8**	61	11.4	1.1	1.0
Total permanent staff	**323.6**	272	51.5		
Total casuals and temporary staff	**30.3**			24.5	5.8
Less: Capitalised Labour costs	**-**				
Total Staff	**353.9**				

2026/27 Budget - Wellington Shire Council

Summary of Planned Human Resources Expenditure
For the four years ended 30 June 2030

	2026/27 $'000	2027/28 $'000	2028/29 $'000	2029/30 $'000
Chief Executive Officer				
Permanent - Full time	1,753	1,797	1,842	1,888
Women	1,134	1,162	1,191	1,221
Men	619	634	650	667
Persons of self-described gender	-	-	-	-
Permanent - Part time	489	501	514	527
Women	489.0	501.2	513.8	526.6
Men	-	-	-	-
Persons of self-described gender	-	-	-	-
Total Chief Executive Officer	2,242	2,298	2,356	2,414
Built & Natural Environment				
Permanent - Full time	15,679	16,071	16,474	16,885
Women	3,126	3,204	3,284	3,366
Men	12,553	12,867	13,188	13,518
Persons of self-described gender	-	-	-	-
Permanent - Part time	626	642	659	675
Women	339	347	356	365
Men	287	294	302	309
Persons of self-described gender	-	-	-	-
Total Built & Natural Environment	16,305	16,714	17,131	17,560
Development				
Permanent - Full time	6,648	6,815	6,985	7,159
Women	3,741	3,835	3,930	4,029
Men	2,907	2,980	3,054	3,131
Persons of self-described gender	-	-	-	-
Permanent - Part time	2,581	2,646	2,712	2,780
Women	2,101	2,154	2,207	2,263
Men	480	492	504	517
Persons of self-described gender	-	-	-	-
Total Development	9,229	9,461	9,695	9,939
Corporate Services				
Permanent - Full time	7,728	7,921	8,119	8,322
Women	4,361	4,470	4,582	4,696
Men	3,367	3,451	3,537	3,626
Persons of self-described gender	-	-	-	-
Permanent - Part time	1,159	1,188	1,218	1,248
Women	932	955	979	1,004
Men	214	219	225	230
Persons of self-described gender	13	13	14	14
Total Corporate Services	8,887	9,109	9,337	9,570
Casuals, temporary and other expenditure	4,396	4,011	4,455	4,972
Capitalised labour costs	(1,150)	(1,240)	(1,265)	(1,290)
Total staff expenditure	**39,909**	**40,353**	**41,710**	**43,165**

2026/27 Budget - Wellington Shire Council

Summary of Planned Human Resources FTE
For the four years ended 30 June 2029

	2026/27 FTE	2027/28 FTE	2028/29 FTE	2029/30 FTE
Chief Executive Officer				
Permanent - Full time	11.0	11.0	11.0	11.0
Women	8.0	8.0	8.0	8.0
Men	3.0	3.0	3.0	3.0
Persons of self-described gender	-	-	-	-
Permanent - Part time	3.6	3.6	3.6	3.6
Women	3.6	3.6	3.6	3.6
Men	-	-	-	-
Persons of self-described gender	-	-	-	-
Total Chief Executive Officer	14.6	14.6	14.6	14.6
Built & Natural Environment				
Permanent - Full time	144.3	144.3	144.3	144.3
Women	28.3	28.3	28.3	28.3
Men	116.0	116.0	116.0	116.0
Persons of self-described gender	-	-	-	-
Permanent - Part time	6.1	6.1	6.1	6.1
Women	3.5	3.5	3.5	3.5
Men	2.6	2.6	2.6	2.6
Persons of self-described gender	-	-	-	-
Total Built & Natural Environment	150.4	150.4	150.4	150.4
Development				
Permanent - Full time	55.4	55.4	55.4	55.4
Women	30.4	30.4	30.4	30.4
Men	25.0	25.0	25.0	25.0
Persons of self-described gender	-	-	-	-
Permanent - Part time	30.4	30.4	30.4	30.4
Women	26.0	26.0	26.0	26.0
Men	4.4	4.4	4.4	4.4
Persons of self-described gender	-	-	-	-
Total Development	85.8	85.8	85.8	85.8
Corporate Services				
Permanent - Full time	61.4	61.4	61.4	61.4
Women	36.4	36.4	36.4	36.4
Men	25.0	25.0	25.0	25.0
Persons of self-described gender	-	-	-	-
Permanent - Part time	11.4	11.4	11.4	11.4
Women	8.7	8.7	8.7	8.7
Men	2.5	2.5	2.5	2.5
Persons of self-described gender	0.2	0.2	0.2	0.2
Total Corporate Services	72.8	72.8	72.8	72.8
Casuals and temporary staff	30.3	25.3	21.1	21.1
Total staff numbers	**353.9**	**348.9**	**344.7**	**344.7**

4. Notes to financial statements

This section presents detailed information on material components of the financial statements. Council needs to assess which components are material, considering the dollar amounts and nature of these components.

4.1 Comprehensive Income Statement

4.1.1 Rates and Charges

Rates and charges are required by the Act and the Regulations to be disclosed in Council's budget.

As per the Local Government Act 2020, Council is required to have a Revenue and Rating Plan which is a four year plan for how Council will generate income to deliver the Council Plan, programs and services, and capital works commitments over a four-year period.

In developing the Budget, rates and charges were identified as an important source of revenue. Planning for future rate increases has therefore been an important component of the financial planning process. The Fair Go Rates System (FGRS) sets out the maximum amount councils may increase rates in a year. For 2026/27 the FGRS cap has been set at 2.75%. The cap applies to both general rates and municipal charges and is calculated on the basis of council's average rates and charges.

The level of required rates and charges has been considered in this context, with reference to Council's other sources of income and the planned expenditure on services and works to be undertaken for the community.

To achieve these objectives while maintaining service levels and a strong capital expenditure program, the average general rate and the municipal charge will increase by 2.75% in line with the rate cap.

This will raise total rates and charges for 2026/27 to $78.8M.

4.1.1(a) The reconciliation of the total rates and charges to the Comprehensive Income Statement is as follows:

		Forecast Actual	Budget	Change	
		2025/26 $'000	2026/27 $'000	$'000	%
General rates*	1	66,377	**67,848**	1,471	2.2
Garbage Charge		6,400	**7,456**	1,056	16.5
Waste Infrastructure Charge		2,170	**2,855**	685	31.6
State Government EPA Levy		575	**580**	5	0.9
Special charge	2	598	**86**	(512)	(85.6)
Total rates and charges		76,120	**78,730**	2,705	3.4

*This item is subject to the rate cap established under the FGRS.

Comments

(1) This item includes $84,000 Cultural and Recreational Land rates income which is not included in the FGRS calculations (refer 4.1.1(j)).

(2) Special charge relates to owner contributions raised as a special charge for ratepayers' contributions towards street reconstructions.

2026/27 Budget - Wellington Shire Council

4.1.1(b) The rate in the dollar to be levied as general rates under Section 158 of the Act for each type or class of land compared with the previous financial year.

Type or class of land	2025/26 cents/$CIV	2026/27 cents/$CIV	Change
General residential	0.003610	**0.003610**	0.0%
Commercial/Industrial	0.003610	**0.003610**	0.0%
Farm	0.002889	**0.002889**	0.0%
Cultural & Recreational Land Act (rate concession)	N/A	**N/A**	N/A

4.1.1(c) The estimated amount to be raised by general rates in relation to each type or class of land, and the estimated total amount to be raised by general rates compared with the previous financial year.

Type or class of land	2025/26 Forecast $'000	2026/27 $'000	Change $'000	%
Residential	43,468	**44,408**	940	2.2
Commercial/Industrial	8,235	**8,518**	283	3.4
Farm	14,591	**14,838**	247	1.7
Cultural & Recreational Land	83	**84**	1	1.2
Total amount to be raised by general rates	66,377	**67,848**	1,471	2.2

- Additional supplementary property valuations and new assessments occurring after the 2026/27 budget will be struck in June 2026, are fully annualised and are included in the budget for 2026/27.

4.1.1(d) The number of assessments in relation to each type or class of land, and the total number of assessments, compared with the previous financial year.

Type or class of land	2025/26 Forecast No.	2026/27 No.	Change No.	%
General residential	27,978	**28,068**	90	0.3
Commercial/Industrial	1,703	**1,692**	(11)	(0.6)
Farm	3,152	**2,955**	(197)	(6.3)
Cultural & Recreational Land	36	**35**	(1)	(2.8)
Total number of assessments	32,869	**32,750**	(119)	(0.4)

4.1.1(e) The basis of valuation to be used is the Capital Improved Value (CIV).

4.1.1(f) The estimated total value of each type or class of land, and the estimated total value of land, compared with the previous financial year.

Type or class of land	2025/26 Forecast $'000	2026/27 $'000	Change $'000	%
General residential	12,045,107	**12,301,563**	256,456	2.1
Commercial/Industrial	2,191,726	**2,359,381**	167,655	7.6
Farm	4,924,556	**5,136,275**	211,719	4.3
Recreational Land	47,055	**48,975**	1,920	4.1
Total value of land	19,208,444	**19,846,194**	637,750	3.3

Movements in individual valuations have been determined by the State Valuer General and represent significant adjustment to the valuation of properties across the shire. This valuation increase will be effective from 1 January 2026, rated from 1 July 2026.

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4.1.1(g) The rate or unit amount to be levied for each type of service rate or charge under Section 162 of the Act compared with the previous financial year.

Type of Charge	Per Rateable Property 2025/26 $	Per Rateable Property 2026/27 $	Change $	Change %
Residential Garbage collection	295.0	**366.0**	71.0	24.1
Waste Infrastructure Charge (Landfill operations)	70.0	**90.0**	20.0	28.6
EPA Levy Charge	26.4	**23.0**	(3.4)	(12.9)
Optional Additional Bins (New in 2026/27)				
120L Landfil Bin		**169.0**		
Additional EPA Levy Charge		**23.0**		
240L Landfil Bin		**336.0**		
Additional EPA Levy Charge		**46.0**		
240L Recycling Bin		**61.0**		
240L FOGO Bin		**83.0**		

Service rates and charges are not covered by FGRS

4.1.1 (h) The estimated amount to be raised by each type of service rate or charge, and the estimated total amount to be raised by service rates and charges, compared with the previous financial year.

Type of Charge	2025/26 Forecast $'000	2026/27 $'000	Change $'000	Change %
Kerbside collection (Garbage) *	6,400	**7,456**	1,056	17.0
Waste Infrastructure Charge	2,170	**2,855**	685	31.6
EPA Levy Charge	575	**580**	5	0.9
Total amount to be raised by service rates or charges	**9,145**	**10,891**	1,746	19.1

* Recycle processing charges and management of Council's landfills and transfer stations.

4.1.1(i) The estimated total amount to be raised by all rates and charges compared with the previous financial year:

	2025/26 Forecast $'000	2026/27 $'000	Change $'000
Rates and charges	76,120	**78,730**	2,610
Total	76,120	**78,730**	2,610

4.1.1(j) Fair Go Rates System Compliance

Wellington Shire Council is compliant with the State Government's Fair Go Rates System.

	2025/26	2026/27
Total Rates	$ 63,904,005	$ 66,294,219
Number of rateable properties	32,833	32,715
Base Average Rates	$ 1,946.33	$ 2,026.42
Maximum Rate Increase (set by the State Government)	3.00%	2.75%
Capped Average Rate	$ 2,004.72	$ 2,082.14
Maximum General Rates and Municipal Charges Revenue Allowable*	$ 66,294,219	$ 68,312,669
Budgeted General Rates and Municipal Charges Revenue*	$ 65,622,008	$ 67,752,692
Budgeted Total Rates and Municipal Charges Revenue*	$ 65,622,008	$ 67,752,692

* Excludes Cultural and Recreational Land rates income

4.1.1 (k) Any significant changes, that affect the estimated amounts to be raised by rates and charges.

There are no known significant changes which may affect the estimated amounts to be raised by rates and charges. However, the total amount to be raised by rates and charges may be affected by:

- The making of supplementary valuations
- The variation of returned levels of value (e.g. valuation appeals);
- Changes of use of land such that rateable land becomes non-rateable land and vice versa;
- Changes of use of land such that residential land becomes business land and vice versa; and
- Consolidation of farm properties and land subdivisions.

4.1.1(l) Differential rates

Rates to be levied

The rate in the dollar to be applied to the CIV in relation to land in each category of differential is:

- A general rate of 0.003610 for all rateable general properties; and

Each differential rate will be determined by multiplying the Capital Improved Value of each rateable land (categorised by the characteristics described below) by the relevant percentages indicated above.

Council considers that each differential rate will contribute to the equitable and efficient carrying out of Council functions. Details of the types of classes of land, which are subject to each differential rate are set out below.

Farm Land **80% of general rate in the dollar**

Definition:
Any land which is "Farm Land" within the meaning of Section 2(1) of the Valuation of Land Act 1960 (paras a) and b)) and other criteria as defined by Council in c) hereunder:

a. Farm Land means any rateable land that is 2 or more hectares in area;
b. used primarily for primary producing purposes from its activities on the land; used primarily for grazing (including agistment), dairying, pig-farming, poultry farming, fish farming, tree farming, bee keeping, viticulture, horticulture, fruit growing or the growing of crops of any kind or for any combination of those activities;
c. where the ratepayer is a Primary Producer with any evidence/ruling confirmed by the Australian Taxation Office, registered ABN and business plan, and commercial intent as outlined below;

That is used by a business –
• That has a significant and substantial commercial purpose or character;
• That seeks to make a profit on a continuous or repetitive basis from its activities on the land; and
• That is making a profit from its activities on the land, or that has a reasonable prospect of making a profit from its activities on the land if it continues to operate in the way that it is operating.

Objectives:
To ensure that the differential rate in the dollar declared for defined Farm Rate land properties is fair and equitable. Having regard to the cost and the level of benefits derived from provision of Council services with considerations to maintain agriculture as a major industry in the municipal district. To facilitate the longevity of the farm sector and achieve a balance between providing for municipal growth and retaining the important agricultural economic base.

Recreational land

Recreational land is land, which is as defined in accordance with Section 4 of the *Cultural & Recreational Lands Act 1963*:

- controlled by a non-profit organisation which exists for the purpose of providing or promoting culture or sporting recreation facilities which is used for sporting, recreation or cultural purposes or which is used for agricultural showgrounds.

The amounts levied on recreational land have regard to the services provided by the Council in relation to such lands, and the benefit to the community derived from such recreational lands.

4.1.2 Statutory fees and fines

	Forecast Actual 2025/26 $'000	Budget 2026/27 $'000	Change $'000	Change %
Infringements and costs	174	**117**	(57)	(32.8)
Planning Fees	574	**592**	18	3.1
Permits	162	**166**	4	2.5
Land & Building Information Certificates	174	**168**	(6)	(3.4)
Total statutory fees and fines	1,084	**1,043**	(41)	(3.8)

Statutory fees relate mainly to fees and fines levied in accordance with legislation and includes *Public Health and Wellbeing Act 2008* registrations, provision of property information and fines. Increases in statutory fees are made in accordance with legislative requirements.

Comments:

The 2026/27 budget for statutory fees and fines is expected to remain relatively consistent with 2025/26 budgets.

4.1.3 User fees

		Forecast Actual 2025/26 $'000	Budget 2026/27 $'000	Change $'000	Change %
Leisure centres	1	2,287	**2,542**	255	11.1
The Wedge	2	348	**492**	144	41.4
Saleyards	3	937	**1,002**	65	6.9
Waste management services	4	5,180	**5,241**	61	1.2
Registration and other permits		1,025	**1,036**	11	1.1
Animal Services		46	**48**	2	4.3
Wellington Centre		449	**487**	38	8.5
Other fees and charges	5	436	**383**	(53)	(12.2)
Reimbursements	6	1,788	**1,576**	(212)	(11.9)
Total user fees		12,496	**12,807**	311	2.5

User fees relate mainly to the recovery of service delivery costs through the charging of fees to users of Council's services. These include use of leisure, entertainment and other community facilities. In setting the budget, the key principles for determining the level of user charges are CPI and market levels, with some consideration towards cost recovery.

Comments:

Budgeted user fees are expected to increase by $0.31M over 2026/27.

(1) Closure of Aqua Energy for three months in 2025/26 resulted in decreased revenue. However, an increase to income is expected with a full financial year of operations.

(2) Wedge programming income expected to increase mainly due to intended increase in fees for services provided.

(3) Increase in GRLE user fees for the financial year 2026/27, result in increase in revenue for the respective financial year.

(4) Expected increase in landfill waste for the financial year 2026/27, to result in increased gate fees.

(5) External developer contributions received in 2025/26 as part of future infrastructure development projects, and the Royal Australian Air Force to commence paying the landing fees for West Sale Aerodrome in 2026/27.

(6) Unspent developer contribution received in 2025/26 from Sale Friends of the Wetland upon completion of the project. Additionally, income received in 2025/26 from other councils for the recycling processing services provided.

4.1.4 Grants

Grants are required by the Act and the Regulations to be disclosed in Council's budget.

		Forecast Actual 2025/26 $'000	Budget 2026/27 $'000	Change $'000	Change %
Grants were received in respect of the following:					
Summary of grants					
State funded grants		8,812	**10,054**	1,242	14.1
Commonwealth funded grants		32,121	**20,578**	(11,543)	(35.9)
Total grants received		**40,933**	**30,632**	(10,301)	**(25.2)**
(a) Operating Grants					
Recurrent - Commonwealth Government					
Victoria Grants Commission	1	24,894	**13,936**	(10,958)	(44.0)
Total Recurrent Commonwealth Grant		24,894	**13,936**	(10,958)	(44.0)
Recurrent - State Government					
Parks & Environmental services		127	**155**	28	22.0
School crossing supervisors		178	**180**	2	1.1
Environmental health		59	**61**	2	3.4
Libraries		363	**363**	-	-
Cultural Services		239	**238**	(1)	(0.4)
Community support programs	2	136	**81**	(55)	(40.4)
Municipal emergency	3	325	**247**	(78)	(24.0)
Total Recurrent State Grants		1,427	**1,325**	(102)	(7.1)
Non-Recurrent - State Government					
Planning	4	1,138	**2,230**	1,092	96.0
Municipal Emergency	5	63	**-**	(63)	(100.0)
Other	6	100	**-**	(100)	(100.0)
Parks & Environmental Services	7	104	**-**	(104)	(100.0)
Community Support programs	8	391	**231**	(160)	(40.9)
Community & Recreation Facilities upgrade	9	-	**200**	200	-
Natural Disaster Funding	10	787	**-**	(787)	(100.0)
Total Non-Recurrent grants		2,633	**2,661**	28	1.1
Total Operating Grants		**28,954**	**17,922**	**(11,032)**	**(61.6)**

Comments:

Budgeted operating grants are expected to decrease by $11.0M, primarily due to the early Victoria Grants Commission allocation.

(1) It has been advised that approximately 80% of the 2026/27 Victoria Grants Commission annual allocation is expected to be received in advance, before 30 June 2026.

(2) Community Roads Safety grants of ($96k) and Amplify funding of ($40k) expected to be recognised by the end of 2025/26, with $41k of Community Roads Safety funds and $40k of Amplify funds to be received during 2026/27.

(3) The 2025/26 forecast of ($209k) for the Municipal Emergency Resourcing Program includes remaining prior year funding that has been put towards additional resourcing. The 2026/27 budget is set based on the normal $120k annual allocation.

(4) A one-off grant has been awarded to fund development of a Renewable Energy Land and Infrastructure Plan with ($900k) of grant expenditure anticipated during 2025/26 and the remaining $3.8M to be completed during 2026/27.

(5) The Vaccine Helpers Program and Preparing Australian Communities grants totalling ($40k) related to prior year activities and were finalised in 2025/26 with acquittals completed and funds recognised.

(6) Forecast to spend ($104k) in 2025/26 on the Green Links Program - Flooding Creek Linear Reserve.

(7) Funding received towards the 2026-2030 Gippsland Regional Plan to be completed by June 2026.

(8) Grants forecast for 2025/26 include the VLGP Victorian Local Government Partnership program ($155k) comprised of programs for mental wellness and healthy eating, the Centralised Registration Enrolments Scheme ($83k), the Free From Violence program ($80k), plus art workshops and programs for Seniors ($48k). Grants expected to be earned during 2026/27 include the remaining funding towards the Centralised Registration Enrolments Scheme $85k and the Free From Violence program $82k, plus a new $50k grant for the Kindergarten Infrastructure & Services Plan.

(9) The Woodside Recreation Reserve LED Lighting project has been delayed from 2025/26 to 2026/27.

(10) Natural Disaster Funding claims received during 2025/26 were for the 25 August 2024 storm event $720k and the 2019 South East Victorian Bushfires $67k. No further claims are expected during 2026/27.

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		Forecast Actual 2025/26 $'000	Budget 2026/27 $'000	Change $'000	%
(b) Capital Grants					
Recurrent - Commonwealth Government					
Roads to Recovery	1	6,498	**6,004**	(494)	(7.6)
Total Recurrent Commonwealth Government grants		6,498	**6,004**	(494)	(7.6)
Non-Recurrent - Commonwealth Government					
Buildings	2	98	**-**	(98)	(100.0)
Roads		-	**158**	158 -	
Bridges	3	631	**480**	(151)	(23.9)
Total Non-Recurrent - Commonwealth grants		729	**638**	(91)	(12.5)
Total - Commonwealth Government grants		**7,227**	**6,642**	**(585)**	**(8.1)**
Non- Recurrent - State Government					
Buildings	2	812	**600**	(212)	(26.1)
Roads	4	2,921	**4,398**	1,477	50.6
Drainage		124	**20**	(104)	(83.9)
Recreational, Leisure & community facilities	5	614	**-**	(614)	(100.0)
Other Infrastructure		81	**400**	319	393.8
Waste Management		-	**300**	300	-
Parks & Open Space and Streetscapes	6	-	**350**	350	-
Computers and telecommunications		200	**-**	(200)	(100.0)
Total Non- Recurrent State Government grants		**4,752**	**6,068**	1,316	**27.7**
Total Capital Grants		**11,979**	**12,710**	**731**	**6.1**
Total Grants		**40,933**	**30,632**	**(10,301)**	**(25.2)**

Comments:

Capital grants include all monies received from State and Federal government for the purposes of funding specific capital works projects and are expected to increase by $731k .

(1) Current 2025/26 Roads to Recovery program works are progressing for Seaton - Glenmaggie Road, Heyfield Road Rehabilitation - Skeels Street and River Road, Evelyn/Donald Street and Deans Road. The 2026/27 year Roads to Recovery works include Lower Dargo Road Rehabilitation, Somerton Park Road, Grimmes Road Denison, Lees Road Briagolong and Heyfield Road Rehabilitation. The total five year allocation is $27.7M.

(2) Cameron Sporting Complex works commenced in 2025/26 and will be completed in the 2026/27 financial year. Aqua Energy redevelopment works were completed in the 2025/26 financial year with the remainder government funding being allocated.

(3) Delta Bridge Briagolong strengthening works commenced in 2025/26 and will continue into the 2026/27 financial year.

(4) The initial round of the Safer Local Road rehabilitation projects and Briagolong Stockdale Road reconstruction.

(5) Sale Tennis Club Hard Court redevelopment

(6) Lions Park - Inclusive Open Space Development works.

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4.1.5 Contributions

		Forecast Actual 2025/26 $'000	Budget 2026/27 $'000	Change $'000	Change %
Monetary	1	2,161	**2,160**	(1)	(0.0)
Non-monetary	2	5,006	**1,670**	(3,336)	(66.6)
Total contributions		7,167	**3,830**	(3,337)	(46.6)

Comments:

Cash contributions include all monies received from community sources or other non government bodies towards the delivery of Council's services to ratepayers (operating) and capital works program.

(1) Monetary contributions for 2025/26 included developer contributions towards the Princes Highway Signalisation project ($900k) and Cobains Road ($400k), public open space ($350k), the ANZAC Day Air Show ($154k), and Integrated Emergency Power Enhancement project ($126k), and the East Gippsland Shire Council Datacentre works ($128k). Monetary contributions for 2026/27 include developer contributions towards North Sale Princes Highway Signalisation $2M and Cobains Road $400k, public open space contributions $361k, East Gippsland Shire Council Datacentre works $130k, Mustons Lane Special Charge Scheme $86k, and Boisdale Recreation Reserve Hardcourt Renewal $60k.

(2) Non monetary contributions are gifted and donated assets relating to infrastructure assets from new subdivisions, and land acquired under the Wellington Coastal Strategy Voluntary Assistance Scheme. Gifted art works ($3.03M) were recognised during 2025/26, with non-monetary developer contributions for Roads ($800k), Footpaths ($500k), and Drainage ($500k) expected during 2025/26. Non-monetary developer contributions for Roads $600k, Drainage $500k, Footpaths $400k, and Land $70k, plus $100k in donated assets for Recreation and Leisure Facilities are expected in 2026/27.

4.1.6 Other income

		Forecast Actual 2025/26 $'000	Budget 2026/27 $'000	Change $'000	Change %
Interest on Investments	1	5,200	**5,356**	156	3.0
Miscellaneous income (Volunteer Income)		250	**257**	7	2.8
Sponsorship		18	**20**	2	11.1
Interest on debtors		443	**437**	(6)	(1.4)
Insurance recovery	2	146	**-**	(146)	(100.0)
Other rent	3	832	**661**	(171)	(20.6)
Donations	4	1,434	**1,169**	(265)	(18.5)
Total other income		8,323	**7,900**	(423)	(5.1)

Comments:

Budgeted other income is expected to decrease by ($0.4M) over 2025/26.

(1) Improvements in the interest rate arena expected to result in higher interest earned on investments in 2026/27.

(2) Insurance recoveries are typically not budgeted for, and were received in 2025/26 for storm damage and vandalism.

(3) Vacancies anticipated at the Mechanical Trades Precinct, OA Ruff, and other commercial properties.

(4) The forecast for 2025/26 includes $677k towards the Aqua Energy redevelopment, a $400k donation which is anticipated to be donated to the Gippsland Art Gallery Foundation, $175k of donations to the Art Gallery towards exhibitions, art purchases, and the John Leslie Art Prize, and $87k for the Live4Life program. The 2026/27 budget includes a $1M donation towards The Wedge redevelopment, $93k towards the Live4Life program, and $56k in donations towards Art Gallery exhibitions.

4.1.7 Employee costs

		Forecast Actual 2025/26 $'000	Budget 2026/27 $'000	Change $'000	Change %
Salaries & Wages	1	28,568	**31,441**	2,873	10.1
Superannuation		3,847	**4,006**	159	4.1
Other On-Costs		1,074	**1,126**	52	4.8
Workcover		692	**714**	22	3.2
FBT		286	**274**	(12)	(4.2)
Casual Staff	2	3,139	**2,348**	(791)	(25.2)
Total employee costs		37,606	**39,909**	2,303	6.1

Comments:

Budgeted employee costs are expected to increase by $2.3M over 2025/26.

(1) The 2025/26 forecast is lower than the 2026/27 budget by $2.7M, partly due to leave arrangements and vacancies, with casuals being heavily utilised instead. It is anticipated that permanent staffing levels will be at full capacity in 2026/27, with a total of (3.0 FTE) removed. In addition there are the annual Enterprise Agreement increases and movement within bands. A 3.0% salary increase has been included in the 2026/27 budget.

(2) The Casual staff 2025/26 forecast is $791k lower than the 2026/27 adopted budget due to casual staff being used to cover the shortfall in permanent staff in 2025/26. It is anticipated that permanent staffing levels will be at full capacity in 2026/27 thus reducing the need for casual staff.

4.1.8 Materials and services

		Forecast Actual 2025/26 $'000	Budget 2026/27 $'000	Change $'000	Change %
Waste Management Services	1	4,454	**5,744**	1,290	29.0
Contractors		7,938	**8,818**	880	11.1
Materials		10,679	**11,455**	776	7.3
Consultants	2	2,471	**3,070**	599	24.2
Insurances	3	2,492	**2,857**	365	14.6
Utility payments		2,912	**2,930**	18	0.6
Building Maintenance		1,752	**1,669**	(83)	(4.7)
Authority fees	4	2,315	**1,846**	(469)	(20.3)
Contributions	5	2,876	**2,370**	(506)	(17.6)
Infrastructure & Parks Maintenance	6	10,183	**8,994**	(1,189)	(11.7)
Total Materials and services		48,072	49,753	1,681	3.5

Comments:

Budgeted materials and services are expected to increase by $1.7M over 2025/26.

(1) Increase in Waste Management Services costs due to changes in operations at Kilmany landfill to accommodate the construction of cell 4.

(2) Consultant's expenses expected to rise due to the grant funded Renewable Energy Land and Infrastructure project.

(3) Insurance premiums have increased, particularly on assets ($162k) and public liability ($139k).

(4) Environmental Protection Authority (EPA) fees expected to drop with a reduction in waste going to landfill due to the introduction of a Food Organics Garden Organics (FOGO) bin.

(5) Variance primarily relates to a $400k contribution of donated funds to the Gippsland Art Gallery Foundation.

(6) Reduced expenses for infrastructure and parks maintenance due to conclusion of projects (Flooding Creek restoration project $254k, Drayton Park Estate $110k) and contractor expenses ($683k) being re-allocated from the Parks and Reserves area.

4.1.9 Bad and doubtful debts

	Forecast Actual 2025/26 $'000	Budget 2026/27 $'000	Change $'000	Change %
Rate debtors	69	**12**	(57)	(82.6)
Total bad and doubtful debts	69	**12**	(57)	(82.6)

4.1.10 Depreciation

	Forecast Actual 2025/26 $'000	Budget 2026/27 $'000	Change $'000	Change %
Infrastructure	24,865	**26,874**	2,009	8.1
Property	10,113	**10,193**	80	0.8
Plant and equipment	2,665	**2,299**	(366)	(13.7)
Total depreciation	37,643	**39,366**	1,723	4.6

Comments:

Budgeted depreciation is expected to increase by $1.7M, due to the increase in the asset value of building and roads and as a result of the completion of the 2025/26 capital works program as well as the full year effect of depreciation on the 2024/25 capital works program.

4.1.11 Amortisation - Intangible assets

	Forecast Actual 2025/26 $'000	Budget 2026/27 $'000	Change $'000	Change %
Intangible assets	868	**715**	(153)	(17.6)
Total amortisation - intangible assets	868	**715**	(153)	(17.6)

Comments:

Budgeted amortisation is expected to decrease by ($153k) due to the new landfill airspace asset being created in 2025/26 offset by the available space in the landfills reducing as they are filled.

4.1.12 Depreciation - Right of Use assets

	Forecast Actual 2025/26 $'000	Budget 2026/27 $'000	Change $'000	Change %
Right of use assets	404	**446**	42	10.4
Total depreciation - right of use assets	404	**446**	42	10.4

Comments:

Budgeted depreciation is expected to increase by $42k.

4.1.13 Borrowing costs

	Forecast Actual 2025/26 $'000	Budget 2026/27 $'000	Change $'000	Change %
Interest - Borrowings	228	**229**	1	0.4
Total borrowing costs	228	**229**	1	0.4

Comments:

Borrowings and interest on borrowings will remain consistent as borrowing levels are stable.

4.1.14 Finance Cost - Leases

	Forecast Actual 2025/26 $'000	Budget 2026/27 $'000	Change $'000	Change %
Interest - Leases	73	**51**	(22)	(30.1)
Total borrowing costs	73	**51**	(22)	(30.1)

Comments:

Interest associated with leases are expected to reduce slightly in 2026/27.

4.1.15 Other expenses

		Forecast Actual 2025/26 $'000	Budget 2026/27 $'000	Change $'000	Change %
Councillors allowances	1	421	**435**	14	3.3
Volunteer Cost of Service		250	**257**	7	2.8
Auditor's remuneration - VAGO		66	**69**	3	4.5
Operating Leases		60	**60**	-	-
Auditor's remuneration - Internal		40	**40**	-	-
Assets Written Off		336	**-**	(336)	(100.0)
Total other expenses		1,173	**861**	(312)	(26.6)

Comments:

Budgeted other expenses are expected to decrease by ($0.3M) in 2026/27.

(1) Allowances are determined by the Victorian Independent Remuneration Tribunal, increases take effect from 1 July annually.

4.1.16 Net Loss on disposal of property, infrastructure, plant and equipment

	Forecast Actual 2025/26 $'000	Budget 2026/27 $'000	Change $'000	Change %
WDV Assets Replaced	760	**770**	10	1.3
Proceeds from sale of assets	(1,279)	**(915)**	364	(28.5)
Written Down Value of assets sold	150	**150**	-	-
Total Net loss (gain) on disposal of property, infrastructure, plant and equipment	(369)	**5**	374	(101.4)

Comments:

Proceeds from the disposal of Council Assets relates mainly to the planned cyclical replacement of part of the plant, equipment and vehicle fleets.

4.2 Balance Sheet

4.2.1 Assets

Budgeted "Total assets" are expected to increase by $20.4M, with an increase of $33.7M in non-current assets.

The decrease of ($13.3M) in current assets is the result of reduced cash and cash equivalents as well as decrease in trade and other receivables.

The increase of $33.7M in non-current assets is attributable to the net result of the capital works program; $47.2M and depreciation and amortisation of assets ($40.5M).

4.2.2 Liabilities

Budgeted "Total liabilities" are expected to increase by $3.1M, being an increase of $2.0M in current liabilities and a net increase of $1.1M in non-current liabilities.

The increase of $1.9M in current liabilities is primarily due to an increase in interest bearing borrowings, lease liabilities, trust and other deposits.

The net increase of $1.2M in non-current liabilities relates to a increase in lease liabilities $0.9M and interest bearing loans and borrowings $0.9M; with a decrease in provisions ($0.7M).

4.2.3 Borrowings

The table below shows information on borrowings specifically required by the Regulations.

	Forecast Actual 2025/26 $'000	Budget 2026/27 $'000
Amount borrowed as at 30 June of the prior year	7,160	9,416
Amount proposed to be borrowed	3,000	2,000
Amount projected to be redeemed	(744)	(928)
Amount of borrowings as at 30 June	**9,416**	**10,488**

Borrowings are utilised by Council to spread the impact across generations of the community utilising assets.

4.2.4 Leases by category

As a result of the introduction of *AASB 16 Leases* , right-of-use assets and lease liabilities have been recognised as outlined in the table below.

	Forecast Actual 2025/26 $'000	Budget 2026/27 $'000
Right-of-use assets		
Plant and equipment	1,206	2,106
Photocopiers	6	16
Total right-of-use assets	1,212	2,122
Lease liabilities		
Current lease Liabilities		
Plant and equipment	393	427
Photocopiers	6	7
Total current lease liabilities	399	434
Non-current lease liabilities		
Plant and equipment	851	1,746
Photocopiers	9	9
Total non-current lease liabilities	860	1,755
Total lease liabilities	1,259	2,189

Where the interest rate applicable to a lease is not expressed in the lease agreement, Council applies the average incremental borrowing rate in the calculation of lease liabilities. The current incremental borrowing rate is 4.00%.

4.3 Statement of changes in Equity

4.3.1 Reserves

			2026/27 $'000
Forecast at 30 June 2026			15,240
Proposed Transfer to Reserves 2026/27			
Discretionary Reserves			
-Asset Improvement	1		-
-Plant Replacement	2		1,100
-Waste Infrastructure	3		3,008
Non- Discretionary Reserves			
-Recreational Land	4		361
-Infrastructure Contributions	5		400
-Art Gallery Acquisition/Contribution Reserves	5		11
-Leased Property Improvements	6		220
		Total transfers to reserves	5,100
Proposed Transfer from Reserves 2026/27			
Discretionary Reserves			
-Asset Improvement	1		643
-Plant Replacement	2		1,868
-Waste Infrastructure	3		6,047
Non-Discretionary Reserves			
-Recreational Land	4		643
-Infrastructure Contributions			718
-Art Gallery Acquisition/Contribution Reserves	5		47
-Leased Property Improvements	6		-
		Total transfers from reserves	9,966
Budget at 30 June 2027			10,374

Comments

Total other reserves are expected to decrease by $4.9M over 2025/26.

(1) Asset Improvement Reserve is to fund specific future capital improvements and will decrease compared to 2025/26 by $0.6M, this will fund a major infastructure project on Cobains Road.

(2) Plant Replacement Reserve is to fund future purchases of major plant and equipment.

(3) Waste Infrastructure Reserve is to fund the establishment of recycling and transfer stations, remediation of existing and closed landfills and an increase in landfill capacity in the future. This will decrease by $3.0M compared to 2025/26.

(4) Recreational Land Reserve is to fund future open space facilities as per Section 18 of Subdivision Act. During 2026/27 it is anticipated to transfer funds from this reserve to fund new playgrounds.

(5) Art Gallery Acquisition and Contribution Reserves are to fund future art acquisitions and major exhibitions including the John Leslie Art Prize.

(6) Leased Property Improvements Reserve is to fund future works on leased properties (caravan parks and Port of Sale Moorings) in accordance with Crown Land Act. Funds transferred to reserve in 2026/27 include lease related payments received from Caravan Park lessees and mooring fees.

4.3.2 Equity

Total Equity is anticipated to increase by $17.7M, being for the expected 2026/27 other reserves of ($4.9M) and Asset Revaluations of $13.7M.

4.4 Statement of Cash Flows

4.4.1 Net cash flows provided by operating activities

The decrease of ($4.2M) in cash inflows from operating activities is represented by a decrease in operating grants ($10.7M), which is partially offset by increased capital grants of $1.0M and user fees of $1.2M. Operating cash outflows are projected to decrease by ($5.1M) due to cash outflows from employee costs ($1.9M) and materials and services costs ($1.4M).

4.4.2 Net cash flows used in investing activities

Cash out flows from investing activities is budgeted to decrease in 2026/27 by ($5.4M). This is composed of a increase of $5.0M in payments for property, infrastructure, plant and equipment (PIPE).

4.4.3 Net cash flows provided by financing activities

Net cash flow provided by financing activities has increased by $0.6M, predominantly the result of a decrease of ($0.9M) in payments for borrowings, with minor movements in lease repayments, finance costs, and repayment of borrowings.

4.5. Capital Works Program

This section presents a listing of the capital works projects that will be undertaken for the 2026/27 year, classified by expenditure type and funding source. Works are also disclosed as current budget or carried forward from prior year. Note some multi year projects span up to three years on an ongoing basis, and include Aqua Energy Redevelopment, and Maffra Resource Recovery Facility (Transfer Station) construction.

4.5.1 Summary

		Forecast Actual 2025/26 $'000	Budget 2026/27 $'000	Change $'000	%
Property	1	7,247	**10,809**	3,562	49.1%
Plant and equipment	2	4,590	**5,866**	1,276	27.8%
Infrastructure	3	38,140	**37,563**	(576)	(1.5%)
Total		49,977	**54,237**	4,261	8.5%

Intangibles are included as a reconciling item to match Statement of Capital Works (Section 3).

1 Multi year Aqua Energy Redevelopment completion in 2025/26,commencement of Wedge Renewal/Upgrade works and Kilmany Landfill Cell 4 Construction.
2 Wedge Stage Line Upgrade and Network Infrastructure Renewal.
3 Investment in large infrastructure projects such as George Street Drainage Renewal Maffra, Gibsons and Cobains Road Interesction upgrade, and Urban Path plan.

	Project Cost	Asset expenditure types				Summary of Funding Sources			
		New	Renewal	Upgrade	Expansion	Grants	Contributions	Council cash	Borrowings
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Property	**10,809**	-	4,245	4,099	2,465	600	1,030	9,179	-
Plant and equipment	**5,865**	-	5,579	245	41	- 2	20	5,847	-
Infrastructure	**37,563**	-	23,618	10,388	3,557	12,110	186	25,267	-
Intangibles	**-**	-	-	-	-	-	-	-	-
Total	**54,237**	-	33,442	14,732	6,063	12,708	1,236	40,293	-

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4.5.2 Current Budget

Capital Works Area	Project Cost $'000	Asset Expenditure Type New $'000	Renewal $'000	Upgrade $'000	Expansion $'000	Summary of Funding Sources Grants $'000	Contributions $'000	Cash $'000	Borrowings $'000
PROPERTY									
LAND									
Maffra Drainage Strategy Land Purchases	**200**	-	-	100	100	-	-	200	-
Education Dept Land Raymond St	**300**	-	-	-	300	-	-	300	-
TOTAL LAND	**500**	-	-	100	400	-	-	500	-
LANDFILL IMPROVEMENTS									
Kilmany Landfill Cell 4 Construction	**1,000**	-	-	-	1,000	-	-	1,000	-
TOTAL LANDFILL IMPROVEMENTS	**1,000**	-	-	-	1,000	-	-	1,000	-
BUILDINGS									
CCTV Installation - Libraries	**30**	-	30	-	-	-	-	30	-
Art Gallery Lighting Replacement - Sale	**65**	-	**65**	-	-	-	-	65	-
The Wedge - Theatre Airconditioning Unit(s) Replacement - Sale	**580**	-	580	-	-	-	-	580	-
Direct Managed Facilities - Heating, Ventilation and Air Conditioning Renewal	**70**	-	70	-	-	-	-	70	-
Direct Managed Facilities - Annual Small Site Air Conditioning Program	**30**	-	30	-	-	-	-	30	-
Direct Managed Facilities - Annual Floor Renewal Program	**110**	-	110	-	-	-	-	110	-
Direct Managed Facilities - Minor Works Program	**200**	-	200	-	-	-	-	200	-
Early Years Infrastructure Program - Market Street Hub Preplanning - Sale	**50**	-	50	-	-	-	-	50	-
Community Facility Renewal Program - Major Refubishment fwd program	**240**	-	240	-	-	-	30	210	-
Community Facility Renewal Program - Major Maintenance fwd program	**280**	-	280	-	-	-	-	280	-
Community Facility Roof Renewal Program	**100**	-	100	-	-	-	-	100	-
Cameron Sporting Complex - Football Changeroom Redevelopment - Maffra	**350**	-	280	70	-	178	-	172	-
Early Years - Forward Maintenance Program	**150**	-	150	-	-	-	-	150	-
Community Facilities Safety and Compliance Program	**75**	-	75	-	-	-	-	75	-
Sustainability Building Improvement Program	**150**	-	-	-	150	-	-	150	-
Toilet Renewal Program	**550**	-	440	110	-	-	-	550	-
Reconfiguration of Pound and Animal Shelter / Mosquito Control Program	**485**	-	388	97	-	-	-	485	-
GRLE Factory Development - Feasibility - Sale	**200**	-	-	-	200	-	-	200	-
Port Albert Fish & Chip Co Building - Renewal Works	**35**	-	35	-	-	-	-	35	-
AQUA Energy Outdoor Amenities Refurbishment	**600**	-	180	180	240	-	-	600	-
Community Facility Heating & Cooling	**75**	-	75	-	-	-	-	75	-
Wellington Centre Waste Management - Bin Compound	**30**	-	-	30	-	-	-	30	-
TOTAL BUILDINGS	**4,455**	-	3,378	487	590	178	30	4,247	-
TOTAL PROPERTY	**5,955**	-	3,378	587	1,990	178	30	5,747	-

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Capital Works Area	Project Cost $'000	Asset Expenditure Type: New $'000	Renewal $'000	Upgrade $'000	Expansion $'000	Summary of Funding Sources: Grants $'000	Contributions $'000	Cash $'000	Borrowings $'000
PLANT & EQUIPMENT									
PLANT, MACHINERY & EQUIPMENT									
Plant Replacement Program Built Environment	**1,580**	-	1,580	-	-	-	-	1,580	-
Landfill Plant & Machinery Replacement - Fleet Replacement - Reserve	**550**	-	550	-	-	-	-	550	-
NE&P Plant Replacement Program - Funded from Reserve	**760**	-	760	-	-	-	-	760	-
Fleet Replacement	**1,518**	-	1,518	-	-	-	-	1,518	-
Replacement of Leisure Services Trailer	**10**	-	10	-	-	-	-	10	-
TOTAL PLANT, MACHINERY & EQUIPMENT	**4,418**	-	4,418	-	-	-	-	4,418	-
FURNITURE & FITTINGS									
Wellington Centre - Ground Floor tables and chairs - Sale	**10**	-	10	-	-	-	-	10	-
Lane Rope Replacement	**15**	-	15	-	-	-	-	15	-
TOTAL FURNITURE & FITTINGS	**25**	-	25	-	-	-	-	25	-
COMPUTERS & TELECOMMUNICATIONS									
ICT Equipment Renewal & Corporate/Public WiFi Microwave Upgrades & Telecommunications Renewal	**250**	-	250	-	-	-	-	250	-
Renewal/Refresh of Laptops, ICT Devices and Desktop Fleet Program	**250**	-	250	-	-	-	-	250	-
Renewal/Refresh of ICT Print Digital Equipment Monitor and Printer Refresh	**100**	-	100	-	-	-	-	100	-
Library Public Computer Replacement	**55**	-	55	-	-	-	-	55	-
TOTAL COMPUTERS & TELECOMMUNICATIONS	**655**	-	655	-	-	-	-	655	-
LIBRARY BOOKS									
Library Acquisitions (Purchase of collection items, Cataloguing)	**238**	-	238	-	-	-	-	238	-
TOTAL LIBRARY BOOKS	**238**	-	238	-	-	-	-	238	-
ART WORKS									
Art Gallery Acquisitions	**40**	-	-	-	40	-	20	20	-
TOTAL ART WORKS	**40**	-	-	-	40	-	20	20	-
TOTAL PLANT & EQUIPMENT	**5,376**	**-**	**5,336**	**-**	**41**	**-**	**20**	**5,357**	**-**

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Capital Works Area	Project Cost $'000	Asset Expenditure Type: New $'000	Renewal $'000	Upgrade $'000	Expansion $'000	Summary of Funding Sources: Grants $'000	Contributions $'000	Cash $'000	Borrowings $'000
INFRASTRUCTURE									
ROADS									
Kerb and Channel Replacement Program	**900**	-	900	-	-	400	-	500	-
Reconstruct Unsealed Roads - Annual Program	**2,000**	-	2,000	-	-	-	-	2,000	-
Urban Street Resealing - Annual Program	**240**	-	240	-	-	-	-	240	-
Resealing Rural Roads - Annual Program	**3,600**	-	3,600	-	-	-	-	3,600	-
Final Seals - Annual Program	**400**	-	400	-	-	-	-	400	-
Urban Streets Asphalt Resheeting - Annual Program	**650**	-	650	-	-	-	-	650	-
Unsealed Road Intersection Upgrades - Annual Program	**100**	-	60	40	-	-	-	100	-
Killeens Road Nambrok Reconstruction Project	**1,100**	-	1,100	-	-	-	-	1,100	-
Rural Road Rehabilitation Program -	**150**	-	150	-	-	150	-	-	-
Crest Widening Program - Lees Road Briagolong	**500**	-	400	100	-	500	-	-	-
Project Development	**400**	-	300	48	52	-	-	400	-
River Road and Cairnbrook Road Intersection Upgrade - Glengarry	**50**	-	40	10	-	-	-	50	-
Thomson Street, Maffra - Reconstruction (Johnson Street to Queen Street)	**100**	-	100	-	-	100	-	-	-
Residential Road and Street Construction - Special Charge Schemes	**1,000**	-	500	500	-	914	86	-	-
Briagolong - Stockdale Road Reconstruction and Widening -	**1,700**	-	1,190	510	-	1,700	-	-	-
Gibsons and Cobains Road Roundabout Construction - Sale	**1,980**	-	-	1,980	-	-	-	1,980	-
Rural Road Verge and Clearzone Renewal Program (Drainage)	**300**	-	300	-	-	-	-	300	-
Grimmes Road Reconstruction - Stage 2 - Denison	**550**	-	550	-	-	550	-	-	-
Court Bowl Upgrade Program - Improved Turning Provision	**150**	-	105	45	-	-	-	150	-
Woorarra Road Landslip Rectification	**400**	-	400	-	-	400	-	-	-
Jack River Valley and Yarram-Morwell Roads Landslip Rectification	**100**	-	100	-	-	100	-	-	-
Lower Dargo Road Rehabilitation Project	**1,000**	-	1,000	-	-	1,000	-	-	-
Road Rehabilitation Program - Heyfield	**300**	-	300	-	-	300	-	-	-
Safer Local Roads and Streets Program - Initial Round	**3,196**	-	-	3,196	-	3,196	-	-	-
Somerton Park Road Reconstruction and Improvements	**800**	-	800	-	-	800	-	-	-
Rodgers Street Renewal - Stage 2	**450**	-	315	135	-	450	-	-	-
TOTAL ROADS	**22,116**	-	15,500	6,564	52	10,560	86	11,470	-
BRIDGES									
Bridge Works and Rehabilitation Program	**300**	-	300	-	-	-	-	300	-
Major Culvert Renewal - Annual Program	**250**	-	200	50	-	-	-	250	-
Bridge and Culvert Safety Barrier Renewal - Annual Program	**150**	-	90	60	-	-	-	150	-
TOTAL BRIDGES	**700**	-	590	110	-	-	-	700	-

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Capital Works Area	Project Cost $'000	Asset Expenditure Type: New $'000	Renewal $'000	Upgrade $'000	Expansion $'000	Summary of Funding Sources: Grants $'000	Contributions $'000	Cash $'000	Borrowings $'000
FOOTPATHS									
Annual Footpaths Renewal Program	**550**	-	550	-	-	-	-	550	-
Urban Paths Plan Program	**1,000**	-	-	-	1,000	-	-	1,000	-
Gravel Path Renewal Program	**295**	-	295	-	-	-	-	295	-
Boardwalk Renewal Program	**85**	-	85	-	-	-	-	85	-
TOTAL FOOTPATHS	**1,930**	-	930	-	1,000	-	-	1,930	-
DRAINAGE									
Drainage Renewal Works Program	**1,100**	-	1,100	-	-	-	-	1,100	-
George Street Drainage Renewal - Maffra	**3,650**	-	1,145	2,505	-	-	-	3,650	-
Stratford Structure Plan - Transport and Drainage Studies	**145**	-	-	-	145	20	-	125	-
Wetland/Retention Basin Assessment and Works Program	**75**	-	75	-	-	-	-	75	-
TOTAL DRAINAGE	**4,970**	-	2,320	2,505	145	20	-	4,950	-
RECREATIONAL LEISURE & COMMUNITY FACILITIES									
Outdoor Pool Shell Rehabilitation Program- Stratford, Rosedale, Maffra,	**150**	-	150	-	-	-	-	150	-
Community Facilities LED Lighting Program	**350**	-	150	200	-	-	10	340	-
Hardcourt Renewal Program	**660**	-	660	-	-	400	60	200	-
Lions Park Athletics Renewal - Sale	**550**	-	550	-	-	-	-	550	-
Indoor and Outdoor Pools - Major Equipment Renewal Program	**35**	-	35	-	-	-	-	35	-
Emergency Management Bore Progam	**25**	-	25	-	-	-	-	25	-
Outdoor Pool Signage Replacement	**35**	-	35	-	-	-	-	35	-
GRSC Scoreboard Replacement	**26**	-	26	-	-	-	-	26	-
Resanding of Pool Plant Filters	**25**	-	25	-	-	-	-	25	-
TOTAL RECREATIONAL LEISURE & COMMUNITY FACILITIES	**1,856**	-	1,656	200	-	400	70	1,386	-
WASTE MANAGEMENT									
Transfer Stations - Asset Renewals - Reserve Funded	**230**	-	230	-	-	-	-	230	-
Kilmany Landfill Fixed Assets Upgrades (Monitoring Bores, Fencing, etc)	**10**	-	10	-	-	-	-	10	-
Kerbside Bins - Glass	**1,000**	-	-	-	1,000	300	-	700	-
TOTAL WASTE MANAGEMENT	**1,240**	-	240	-	1,000	300	-	940	-

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Capital Works Area	Project Cost $'000	Asset Expenditure Type: New $'000	Renewal $'000	Upgrade $'000	Expansion $'000	Summary of Funding Sources: Grants $'000	Contributions $'000	Cash $'000	Borrowings $'000
PARKS, OPEN SPACE & STREETSCAPES									
Pump Track Asphalt Program	**60**	-	60	-	-	-	-	60	-
Prince Street Reserve Open Space Planning - Rosedale	**40**	-	40	-	-	-	-	40	-
Playground Renewal Program	**310**	-	310	-	-	-	-	310	-
Accessibility & Inclusivity Audit Improvement Program	**55**	-	55	-	-	-	-	55	-
Project Development	**50**	-	50	-	-	-	-	50	-
Shelter & BBQ Replacement Program	**120**	-	120	-	-	-	-	120	-
Sale CBD Open Space Renewal	**75**	-	75	-	-	-	-	75	-
Yarram CBD Open Space Renewal	**75**	-	56	19	-	-	-	75	-
Sale Depot Safety & Minor Renewal Works	**70**	-	70	-	-	-	-	70	-
Flooding Creek Linear Reserve Planning	**50**	-	-	-	50	-	-	50	-
Cansick Street Open Space Rejuvenation - Rosedale	**70**	-	-	-	70	-	-	70	-
Irrigation Replacement Program	**50**	-	50	-	-	-	-	50	-
Park Light Renewal Program	**80**	-	80	-	-	-	-	80	-
Playspace Expansion - Heyfield	**150**	-	-	-	150	-	**30**	120	-
Open Space Lighting Program	**190**	-	-	-	190	-	-	190	-
Lions Park - Inclusive Open Space Development	**350**	-	-	350	-	350	-	-	-
TOTAL PARKS, OPEN SPACE & STREETSCAPES	**1,795**	-	966	369	460	350	30	1,415	-
AERODROMES									
West Sale Airport - Underwater training facility decommissioning/repurposing	**50**	-	50	-	-	-	-	50	-
West Sale Airport - Western Apron resurfacing/rehabilitation	**30**	-	30	-	-	-	-	30	-
TOTAL AERODROMES	**80**	-	80	-	-	-	-	80	-
OFF STREET CAR PARKS									
Off Street Carpark Reconstruction	**300**	-	300	-	-	-	-	300	-
IGA Carpark - Sale	**20**	-	20	-	-	-	-	20	-
Sale CBD Parking Investigation	**150**	-	150	-	-	-	-	150	-
TOTAL OFF STREET CAR PARKS	**470**	-	470	-	-	-	-	470	-

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Capital Works Area	Project Cost $'000	Asset Expenditure Type New $'000	Renewal $'000	Upgrade $'000	Expansion $'000	Summary of Funding Sources Grants $'000	Contributions $'000	Cash $'000	Borrowings $'000
OTHER INFRASTRUCTURE									
Seagull Drive Boat Ramp Renewal - Loch Sport	**200**	-	200	-	-	-	-	200	-
Port Albert Seawall Rehabilitation	**300**	-	300	-	-	-	-	300	-
Boisdale Effluent System Improvement Works	**100**	-	100	-	-	-	-	100	-
Port of Sale Fishing Platform Renewal	**50**	-	50	-	-	-	-	50	-
McLoughlins Beach Jetty Resurfacing	**55**	-	55	-	-	-	-	55	-
TOTAL OTHER INFRASTRUCTURE	**705**	-	705	-	-	-	-	705	-
TOTAL INFRASTRUCTURE	**35,862**	-	23,457	9,748	2,657	11,630	186	24,046	-
TOTAL NEW CAPITAL WORKS 2027/28	**47,193**	-	32,171	10,335	4,687	11,808	236	35,149	-

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Capital Works Area	Project Cost $'000	Asset Expenditure Type: New $'000	Renewal $'000	Upgrade $'000	Expansion $'000	Summary of Funding Sources: Grants $'000	Contributions $'000	Cash $'000	Borrowings $'000
Works carried forward from the 2025/26 year (Work funded in 2025/26 and carried forward)									
PROPERTY									
LAND									
Maffra Drainage Strategy Land Purchases	**285**	-	-	285	-	-	-	285	
TOTAL LAND	**285**	-	-	285	-	-	-	285	-
LANDFILL IMPROVEMENTS									
Kilmany Landfill Cell 4	**2,707**	-	-	2,707	-	-	-	2,707	-
TOTAL LANDFILL IMPROVEMENTS	**2,707**	-	-	2,707	-	-	-	2,707	-
BUILDINGS									
The Wedge Redevelopment	**1,300**	-	390	520	390	-	1,000	300	-
Direct Managed Facilities HVAC - Wedge	**137**	-	137	-	-	-	-	137	-
Cameron Sporting Complex - Football Changeroom Redevelopment - Maffra	**425**	-	340	-	85	422	-	3	-
TOTAL BUILDINGS	**1,862**	-	867	520	475	422	1,000	440	-
TOTAL PROPERTY	**4,854**	-	867	3,512	475	422	1,000	3,432	-
PLANT & EQUIPMENT									
The Wedge - Stage Line Upgrade	490	-	245	245	-	-	-	490	-
TOTAL PLANT & EQUIPMENT	**490**	-	245	245	-	-	-	490	-
	-	-	-	-	-	-	-	-	-
TOTAL COMPUTERS & TELECOMMUNICATIONS	**-**	-	-	-	-	-	-	-	-
TOTAL PLANT & EQUIPMENT	**490**	-	245	245	-	-	-	490	-
BRIDGES									
Delta Bridge Strengthening	**800**	-	-	640	160	480	-	320	-
TOTAL BRIDGES	**800**	-	-	640	160	480	-	320	-

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Capital Works Area	Project Cost $'000	Asset Expenditure Type: New $'000	Renewal $'000	Upgrade $'000	Expansion $'000	Summary of Funding Sources: Grants $'000	Contributions $'000	Cash $'000	Borrowings $'000
WASTE MANAGEMENT									
Maffra Resource Recovery Facility (Transfer Station) Construction	**450**	**-**	-	-	450	**-**	**-**	450	**-**
TOTAL WASTE MANAGEMENT	**450**	-	-	-	450	-	-	450	-
OTHER INFRASTRUCTURE									
Boisdale Common Effluent System	**201**	-	161	-	40	-	-	201	-
Seagull Boat Ramp	**250**	-	-	-	250	-	-	250	-
TOTAL OTHER INFRASTRUCTURE	**201**	-	161	-	40	-	-	201	-
TOTAL INFRASTRUCTURE	**1,701**	-	161	640	900	480	-	1,221	-
TOTAL CARRIED FORWARD CAPITAL WORKS 2025/26	**7,045**	**-**	**1,273**	**4,397**	**1,375**	**902**	**1,000**	**5,143**	**-**
MULTI - YEAR PROJECTS									
2026-27 The WEDGE Renewal/Upgrade Works - Sale	**1,300**	-	390	520	390	-	1,000	300	-
2027-28 The WEDGE Renewal/Upgrade Works - Sale	**1,500**	-	450	600	450	-	592	908	-
2028-29 The WEDGE Renewal/Upgrade Works - Sale	**500**	-	150	200	150			500	
2025 - 26 Cameron Sporting Complex - Football Changeroom Redevelopment	**340**	-	272	68	-	290	50		-
2026 - 27 Cameron Sporting Complex - Football Changeroom Redevelopment	**775**	-	620	155	-	600	-	175	-
2026-27 Briagolong - Stockdale Road Reconstruction and Widening - Briagolong/Stockdale	**1,700**	-	1,190	510	-	1,700	-	-	-
2027-28 Briagolong - Stockdale Road Reconstruction and Widening - Briagolong/Stockdale	**1,700**	-	1,190	510	-	1,700	-	-	-
2025-26 George Street Drainage	**3,650**	-	1,145	2,505	-	-	-	3,150	-
2026-27 George Street Drainage	**1,050**	-	195	855	-	-	-	1,500	-
2026-27 West Sale Airport - Western Apron resurfacing/rehabilitation	**30**	-	30	-	-	-	-	30	-
2027-28 West Sale Airport - Western Apron resurfacing/rehabilitation	**400**	-	400	-	-	-	-	400	-
2026-27 Maffra Resource Recovery Facility (Transfer Station) construction	**450**	-	-	-	450	-	-	450	-
2027-28 Maffra Resource Recovery Facility (Transfer Station) construction	**1,000**	-	-	-	1,000			1,000	-
2028-29 Maffra Resource Recovery Facility (Transfer Station) construction	**2,000**	-	-	-	2,000	-	-	2,000	-

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Summary of Planned Capital Works Expenditure
For the years ending 30 June 2028, 2029 & 2030

2027/28	Total	Asset Expenditure Types				Total	Funding Sources			
		New	Renewal	Upgrade	Expansion		Grants	Contributions	Council Cash	Borrowings
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Property										
Land	3,700	-	-	100	3,600	3,700	-	-	3,700	-
Land improvements	-	-	-	-	-	-	-	-	-	-
Total Land	**3,700**	**-**	**-**	**100**	**3,600**	**3,700**	**-**	**-**	**3,700**	**-**
Buildings	8,375	-	4,125	2,690	1,560	8,375	2,200	617	5,558	-
Total Buildings	**8,375**	**-**	**4,125**	**2,690**	**1,560**	**8,375**	**2,200**	**617**	**5,558**	**-**
Total Property	**12,075**	**-**	**4,125**	**2,790**	**5,160**	**12,075**	**2,200**	**617**	**9,258**	**-**
		-								
Plant and Equipment		-								
Plant, machinery and equipment	3,912	-	3,912	-	-	3,912	-	-	3,912	-
Fixtures, fittings and furniture	395	-	65	-	330	395	-	20	375	-
Computers and telecommunications	1,100	-	1,100	-	-	1,100	-	-	1,100	-
Library books	233	-	233	-	-	233	-	-	233	-
Total Plant and Equipment	**5,640**	**-**	**5,310**	**-**	**330**	**5,640**	**-**	**20**	**5,620**	**-**
		-								
Infrastructure		-								
Roads	19,550	-	16,425	3,073	52	19,550	9,250	-	10,300	-
Bridges	750	-	640	110	-	750	-	-	750	-
Footpaths and cycleways	1,995	-	995	-	1,000	1,995	-	-	1,995	-
Drainage	3,350	-	2,370	855	125	3,350	-	-	3,350	-
Recreational, leisure and community facilities	1,802	-	1,592	210	-	1,802	1,000	65	737	-
Waste management	1,160	-	160	-	1,000	1,160	-	-	1,160	-
Parks, open space and streetscapes	2,760	-	1,459	556	745	2,760	500	-	2,260	-
Aerodromes	1,200	-	1,200	-	-	1,200	-	-	1,200	-
Off street car parks	250	-	250	-	-	250	-	-	250	-
Other infrastructure	250	-	250	-	-	250	-	-	250	-
Total Infrastructure	**33,067**	**-**	**25,341**	**4,804**	**2,922**	**33,067**	**10,750**	**65**	**22,252**	**-**
Intangibles	-	-	-	-	-	-	-	-	-	-
Total Intangibles	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Total Capital Works Expenditure	**50,782**	**-**	**34,775**	**7,594**	**8,412**	**50,782**	**12,950**	**702**	**37,130**	**-**

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2028/29	Total	Asset Expenditure Types				Total	Funding Sources			
		New	Renewal	Upgrade	Expansion		Grants	Contributions	Council Cash	Borrowings
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Property										
Land	-	-	-	-	-	-	-	-		-
Land improvements	100	-	-	-	100	100	-	-	100	-
Total Land	**100**	**-**	**-**	**-**	**100**	**100**	**-**	**-**	**100**	**-**
Buildings	8,762	-	5,772	1,627	1,363	8,762	1,113	-	7,650	-
Total Buildings	**8,762**	**-**	**5,772**	**1,627**	**1,363**	**8,762**	**1,113**	**-**	**7,650**	**-**
Total Property	**8,862**	**-**	**5,772**	**1,627**	**1,463**	**8,862**	**1,113**	**-**	**7,750**	**-**
		-								
Plant and Equipment		-								
Plant, machinery and equipment	4,445	-	3,995	100	350	4,445	-	-	4,445	-
Fixtures, fittings and furniture	205	-	165	-	40	185	-	-	185	-
Computers and telecommunications	450	-	450	-	-	450	-	-	450	-
Library books	228	-	228	-	-	228	-	-	228	-
Total Plant and Equipment	**5,328**	**-**	**4,838**	**100**	**390**	**5,308**	**-**	**-**	**5,308**	**-**
		-								
Infrastructure		-								
Roads	15,700	-	13,690	1,958	52	15,700	4,350	-	11,350	-
Bridges	2,450	-	1,715	735	-	2,450	1,650	-	800	-
Footpaths and cycleways	2,010	-	1,010	-	1,000	2,010	-	-	2,010	-
Drainage	2,900	-	2,400	-	500	2,900	-	500	2,400	-
Recreational, leisure and community facilities	2,263	-	2,133	130	-	2,263	700	70	1,493	-
Waste management	2,140	-	140	-	2,000	2,140	-	-	2,140	-
Parks, open space and streetscapes	3,940	-	1,480	850	1,610	3,940	750	-	3,190	-
Aerodromes	-	-	-	-	-	-	-	-	-	-
Off street car parks	250	-	250	-	-	250	-	-	250	-
Other infrastructure	650	-	650	-	-	650	400	-	250	-
Total Infrastructure	**32,303**	**-**	**23,468**	**3,673**	**5,162**	**32,303**	**7,850**	**570**	**23,883**	**-**
Intangibles	-	-	-	-	-	-	-	-	-	-
Total Intangibles	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Total Capital Works Expenditure	**46,493**	**-**	**34,078**	**5,400**	**7,015**	**46,473**	**8,963**	**570**	**36,940**	**-**

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2029/30	Total	Asset Expenditure Types				Total	Funding Sources			
		New	Renewal	Upgrade	Expansion		Grants	Contributions	Council Cash	Borrowings
	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000	$'000
Property										
Land	-	-	-	-	-	-	-	-		-
Land improvements	3,800	-	-	-	3,800	3,800	-	-	3,800	-
Total Land	**3,800**	**-**	**-**	**-**	**3,800**	**3,800**	**-**	**-**	**3,800**	**-**
Buildings	2,010	-	1,790	70	150	2,010	-	-	2,010	-
Total Buildings	**2,010**	**-**	**1,790**	**70**	**150**	**2,010**	**-**	**-**	**2,010**	**-**
Total Property	**5,810**	**-**	**1,790**	**70**	**3,950**	**5,810**	**-**	**-**	**5,810**	**-**
		-								-
Plant and Equipment		-								
Plant, machinery and equipment	4,386	-	3,786	-	600	4,386	-	-	4,386	-
Fixtures, fittings and furniture	120	-	80	-	40	100	-	-	100	-
Computers and telecommunications	1,050	-	1,050	-	-	1,050	-	-	1,050	-
Library books	228	-	228	-	-	228	-	-	228	-
Total Plant and Equipment	**5,784**	**-**	**5,144**	**-**	**640**	**5,764**	**-**	**-**	**5,764**	**-**
		-								
Infrastructure		-								
Roads	14,700	-	13,460	1,188	52	14,700	1,650	-	13,050	-
Bridges	5,300	-	3,565	1,735	-	5,300	4,500	-	800	-
Footpaths and cycleways	2,025	-	1,025	-	1,000	2,025	1,000	-	1,025	-
Drainage	4,400	-	2,600	-	1,800	4,400	400	1,400	2,600	-
Recreational, leisure and community facilities	2,459	-	2,329	130	-	2,459	1,100	70	1,289	-
Waste management	610	-	610	-	-	610	-	-	610	-
Parks, open space and streetscapes	5,035	-	1,700	1,475	1,860	5,035	1,250	-	3,785	-
Aerodromes	-	-	-	-	-	-	-	-	-	-
Off street car parks	1,750	-	1,750	-	-	1,750	-	-	1,750	-
Other infrastructure	900	-	900	-	-	900	400	-	500	-
Total Infrastructure	**37,179**	**-**	**27,939**	**4,528**	**4,712**	**37,179**	**10,300**	**1,470**	**25,409**	**-**
Intangibles	-	-	-	-	-	-	-	-	-	-
Total Intangibles	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Total Capital Works Expenditure	**48,773**	**-**	**34,873**	**4,598**	**9,302**	**48,753**	**10,300**	**1,470**	**36,983**	**-**

5. Targeted Performance Indicators (Council selected)

The following table highlights Council's current and projected performance across eight targeted performance indicators selected by Council from the range of prescribed performance measures contained in the Local Government (Planning and Reporting) Regulations 2020. These indicators provide a useful analysis of Council's intentions and performance and should be interpreted in the context of the organisation's objectives.
Results against these indicators and targets will be reported in Council's Performance Statement included in the Annual Report.

Indicator	Measure	Notes	Actual 2024/25	Forecast 2025/26	Budget 2026/27	Projections 2027/28	2028/29	2029/30	Trend +/o/-
Community	***Utilisation of aquatic facilities***								
Aquatic facilities	Number of visits to aquatic facilities/Population	1	3.46	4.50	5.10	5.30	5.30	5.30	o
Governance	***Satisfaction with Council decisions***								
Service planning	Community satisfaction rating out of 100 with the performance of Council in making decisions in the best interests of the community	2	55	53	53	53	53	53	o
Financial forecasting	***Loans and borrowings repayments compared to own source revenue***								
Loans and borrowings	Interest and principal repayments on interest-bearing loans and borrowings/Own-source revenue	3	10.2%	10.3%	10.1%	10.1%	10.1%	10.1%	o
Responsiveness	***Time taken to decide planning applications***								
Statutory planning	Median number of days between receipt of a planning application and a decision on the application	4	47	51	53	53	53	53	o
Governance	***Staff Turnover***								
Strategic planning	Permanent staff resignations and terminations for the financial year/Average number of permanent staff for the financial year	5	10.2	12.0	12.5	12.6	12.6	12.6	o
Community	***Library visits per head of population***								
Library services	Number of library visits/Population	6	4.9	4.8	4.8	4.8	4.8	4.8	o
Responsiveness	***Kerbside collection bins missed***								
Waste management	Number of kerbside collection bins missed/Number of scheduled kerbside collection bin lifts	7	2.8	3.0	5.0	5.5	5.5	4.5	o
Financial forecasting	***Non-current liabilities compared to own source revenue***								
Indebtedness	*Non-current liabilities/Own-source revenue*	8	23%	23%	23%	23%	23%	23%	o

5a. Targeted performance indicators (Mandatory)

The following tables highlight Council's current and projected performance across a selection of targeted service and financial performance indicators. These indicators provide a useful analysis of Council's intentions and performance and should be interpreted in the context of the organisation's objectives.

The targeted performance indicators below are the prescribed performance indicators contained in Schedule 4 of the Local Government (Planning and Reporting) Regulations 2020. Results against these indicators and targets will be reported in Council's Performance Statement included in the Annual Report.

Targeted performance indicators - Mandatory

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Indicator	Measure	Notes	Actual 2024/25	Forecast 2025/26	Budget 2026/27	Projections 2027/28	Projections 2028/29	Projections 2029/30	Trend +/o/-
Governance **Community engagement** (Council decisions made and implemented with community input)	**Satisfaction with the opportunities offered by Council to be consulted on or engaged in Council decisions** Community satisfaction rating out of 100 with the consultation and engagement efforts of Council	9	52	52	52	52	52	52	**0**
Environment **Roads** (sealed local roads are maintained and renewed to ensure a safe network)	**Sealed local roads below the intervention level** Number of kms of sealed local roads below the renewal intervention level set by Council / Kms of sealed local roads	10	99.40%	99.50%	**99.50%**	99.50%	99.50%	99.50%	**0**
Responsiveness **Statutory planning** (Councils decide on planning applications and fulfill their legislative duties in a timely manner)	**Planning applications decided within the relevant required time** Number of planning application decisions made within the relevant required time / Number of planning application decisions made	11	92.16%	91.00%	**75.0%**	75.00%	75.00%	75.00%	**0**
Environment **Waste management** (waste is minimised and sustainability is promoted)	**Kerbside collection waste to landfill per serviced property** Waste in tonnage collected from kerbside waste collection services sent to landfill / Number of serviced properties	12	N/A	N/A	**30.0%**	28.10%	27.30%	26.00%	**0**

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Targeted performance indicators -Mandatory

Indicator	Measure	Notes	Actual 2024/25	Forecast 2025/26	Budget 2026/27	Projections 2027/28	2028/29	2029/30	Trend +/o/-
Financial Management **Liquidity** (sufficient working capital and cash is available to cover expenses)	**Current assets compared to current liabilities** Current assets / current liabilities	13	553%	604%	**516%**	516%	496%	478%	-
Financial forecasting **Asset renewal and upgrade** (renewal and upgrade of assets is planned and delivered)	**Asset renewal and upgrade compared to depreciation** Asset renewal and upgrade expenses / Asset depreciation	14	105%	119.1%	**115.2%**	102.6%	93.4%	90.8%	-
Financial Management **Rates concentration** (revenue is generated from a range of sources)	**Rates compared to adjusted underlying revenue** Rate revenue / adjusted underlying revenue	15	56.78%	55.54%	**62.8%**	59.85%	62.49%	63.13%	-
Financial Management **Expenditure and revenue level** (resources are used efficiently in the delivery of services)	**Expenses per property assessment** Total expenses / no. of property assessments	16	$3,610	$3,842	**$4,015**	$4,070	$4,085	$4,203	+

5b. Financial Performance Indicators

The following table highlights Council's current and projected performance across a range of key financial performance indicators. These indicators provide a useful analysis of Council's financial position and performance and should be interpreted in the context of the organisation's objectives. The financial performance indicators below are the prescribed financial performance indicators contained in Part 2 of Schedule 3 of the Local Government (Planning and Reporting) Regulations 2020. Results against these indicators will be reported in Council's Performance Statement included in the Annual Report.

Indicator	Measure	Notes	Actual 2024/25	Forecast 2025/26	Budget 2026/27	Projections 2027/28	2028/29	2029/30	Trend +/o/-
Operating position									
Adjusted underlying result (an adjusted underlying surplus is generated in the ordinary course of business)	**Adjusted underlying surplus (or deficit)** Adjusted underlying surplus (deficit) / Adjusted underlying revenue	**17**	9.6%	5.8%	**-5.7%**	0.9%	-1.0%	-2.1%	+
Liquidity									
Unrestricted cash (sufficient cash that is free of restrictions is available to pay bills as and when they fall due)	**Unrestricted cash compared to current liabilities** Unrestricted cash / current liabilities	**18**	139.9%	167.2%	**143.9%**	121.6%	111.1%	111.7%	-
Obligations									
Loans and borrowings (level of interest bearing loans and borrowings is appropriate to the size and nature of Council's activities)	**Loans and borrowings compared to rates** Interest bearing loans and borrowings / rate revenue	**19**	13.2%	11.6%	**11.2%**	10.8%	10.2%	9.6%	-
Loans and borrowings (level of interest bearing loans and borrowings is appropriate to the size and nature of Council's activities)	**Loans and borrowings repayments compared to rates** Interest and principal repayments on interest bearing loans and borrowings / rate revenue	**20**	1.0%	2.7%	**1.5%**	1.6%	1.7%	1.8%	+
Indebtedness (level of long term liabilities is appropriate to the size and nature of a Council's activities)	**Non-current liabilities compared to own-source revenue** Non-current liabilities / own source revenue	**21**	23.2%	22.9%	**23.9%**	20.8%	19.5%	19.5%	-

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Indicator	Measure	Notes	Actual 2024/25	Forecast 2025/26	Budget 2026/27	Strategic Resource Plan Projections 2027/28	2028/29	2029/30	Trend +/o/-
Stability									
Rates effort (rating level is set based on the community's capacity to pay)	**Rates compared to property values** Rate revenue / CIV of rateable properties in the municipal district	**22**	0.4%	0.3%	**0.3%**	0.4%	0.4%	0.4%	**+**
Efficiency									
Revenue level (resources are used efficiently in the delivery of services)	**Average rate per property assessment** General rates and municipal charges / no. of property assessments	**23**	1,792.55	2,019.44	**2,071.69**	2,470.67	2,528.28	2,586.88	**+**

Key to Forecast Trend:
+ Forecasts improvement in Council's financial performance/financial position indicator
o Forecasts that Council's financial performance/financial position indicator will be steady
- Forecasts deterioration in Council's financial performance/financial position indicator

Notes to indicators
5a
9. Satisfaction with community consultation and engagement
The 2025-26 result for satisfaction with community consultation and engagement was a score of 52.
The target set for 2026-27 and beyond is to maintain the score on this indicator.

10. Sealed local roads below the intervention level
Wellington Shire Council is continuing to invest in its road network through major reconstruction projects and maintenance. Council's target is to maintain our condition standard through 2026/27.

11. Planning applications decided within the relevant required time
A combination of both a fully staffed Statutory Planning Team and levels of development are contributing factors resulting in gradually increasing trends in the number of planning applications decided within required timeframes.

12. Kerbside collection waste diverted from landfill
The target figure has been reduced on previous years as a result of the uptake of the new Container Deposit Scheme by residents, which has diverted recyclables to a higher recovery stream and improved recycling outcomes overall.

13. Working Capital
The proportion of current liabilities covered by current assets. Working capital is forecast to increase due to a higher cash balance.

14. Asset renewal
This percentage indicates the extent of Council's renewals and upgrades against its depreciation charge (an indication of the decline in value of its existing capital assets). A percentage greater than 100 indicates Council is maintaining its existing assets, while a percentage less than 100 means its assets are deteriorating faster than they are being renewed and future capital expenditure will be required to renew assets.

15. Rates concentration
Reflects extent of reliance on rate revenue to fund all of Council's on-going services. Trend indicates Council's reliance on rate revenue compared to all other revenue sources will marginally increase over the four year period.

16. Expenditure level
Expenses have increased due to impacts of Council's annual capital works program and rises in CPI and staff costs.

17. Adjusted underlying result
An indicator of the sustainable operating result required to enable Council to continue to provide core services and meet its objectives. The adjusted underlying result calculation includes recurrent capital funding (i.e. Roads to Recovery funding), loss from sale/disposal of property, plant and equipment and other capital income but excludes non-recurrent capital grant and contributions.

18. Unrestricted cash
Council's liquidity is in a strong financial position due to a high cash balance. As Council borrows funds in future years, the loan repayments which are included in current liabilities increases which results in reducing unrestricted cash.

19. Debt compared to rates

Trend indicates Council's reliance on debt against its annual rate revenue through management of long term debt. The 2025/26 forecast demonstrates a minimal current debt balance. Additional borrowings are required to fund development infrastructure projects and major capital works from 2026/27 onwards.

22. Rates effort

Assessment of whether Councils set rates at an appropriate level. Lower proportion of rate revenue suggests a reduced rate burden on the community.

23. Revenue level

Assessment of whether resources are being used efficiently to deliver services. A positive trend is projected over the next four year period.

6. Schedule of Proposed Fees and Charges at 1 July 2026 (GST inclusive)

This appendix presents the fees and charges which will be charged in respect to various goods and services during the financial year 2026/27.

Note that this schedule is not exhaustive. There may be other fees that are set by statute and charged by Council in addition to this listing. These are statutory fees, and are made in accordance with legislative requirements. These fees are updated as of 1 July 2026 and will be reflected on Council's website.

SERVICE	C/L	GST	2025/26 Fee (Incl GST $)	Proposed 2026/27 Fee (Incl GST $)	Effective Date of Increase
ART GALLERY					
Art Gallery Life Drawing Classes (Each)	C	Yes	31.00	32.00	1-Jan-27
Art Gallery Life Drawing Classes (6 week course)	C	Yes	180.00	186.00	1-Jan-27
Adult Art Workshop - Full Price	C	Yes	57.00	59.00	1-Jan-27
Adult Art Workshop - Friends Discount	C	Yes	34.00	35.00	1-Jan-27
Art Gallery Education – Subscriptions					
Primary Schools under 150	C	Yes	124.00	128.00	1-Jan-27
Primary Schools over 150	C	Yes	252.00	260.00	1-Jan-27
Secondary Schools	C	Yes	270.00	278.00	1-Jan-27
Specialist Schools	C	Yes	124.00	128.00	1-Jan-27
Kindergartens	C	Yes	124.00	128.00	1-Jan-27
Tertiary Institutions	C	Yes	417.00	430.00	1-Jan-27
Children's Workshops - First Child	C	Yes	17.00	17.50	1-Jan-27
Children's Workshops - Each Additional Child	C	Yes	12.00	12.50	1-Jan-27
Image Reproduction Fees	C	Yes	138.00	142.00	1-Jan-27
THE WEDGE					
Main Stage Hire Rates					
Commercial Rate per day (Max 14 hours)	C	Yes	1,746.00	1,800.00	1-Jul-26
Commercial Rate - Extra time per half hour	C	Yes	192.00	198.00	1-Jul-26
Commercial - Second performance on the same day	C	Yes	847.00	872.00	1-Jul-26
Commercial - Pre-Rig	C	Yes	900.00	927.00	1-Jul-26
Community Rate per day (Max 14 hours)	C	Yes	964.00	993.00	1-Jul-26
Community Rate - Half Day (max 6 hours)	C	Yes	783.00	806.50	1-Jul-26
Community Rate - Extra time per half hour	C	Yes	106.00	109.50	1-Jul-26
Community - second performance on the same day	C	Yes	355.00	366.00	1-Jul-26
Community - Pre-Rig	C	Yes	450.00	463.50	1-Jul-26
Commercial per Week	C	Yes	8,730.00	8,992.00	1-Jul-26
Community per Week	C	Yes	4,285.00	4,414.00	1-Jul-26
Commercial Rate - Short hire (max 3 hours)	C	Yes	1,108.00	1,141.00	1-Jul-26
Community Rate - Short hire (max 3 hours)	C	Yes	608.00	626.00	1-Jul-26
Studio per day (Max 8 hours)	C	Yes	345.00	355.00	1-Jul-26
Studio - Short hire (Max 4 hours)	C	Yes	180.00	186.00	1-Jul-26
Studio - Extra time per half hour	C	Yes	29.00	30.00	1-Jul-26
Café Closure Fee	C	Yes	1,849.00	1,904.50	1-Jul-26
Admin Fee - Recurring date change	C	Yes	328.00	338.00	1-Jul-26
Outdoor Stage					
Outdoor Stage Hirer Commercial PLUS Travel and Labour	C	Yes	2,117.00	2,180.50	1-Jul-26
Outdoor Stage Hirer Community PLUS Travel and Labour	C	Yes	847.00	872.40	1-Jul-26
Cancellation Fees					
Cancellation fee 30 days or less	C	Yes	50% of Fee + Full Marketing Cost		1-Jul-23
Cancellation 5 days or less	C	Yes	100% of Fee + Full Marketing cost		1-Jul-23
Ticket Fees					
Ticket fees per ticket - Commercial	C	Yes	4.95	5.00	1-Jul-26
Ticket fees average per ticket - Community	C	Yes	3.25	3.35	1-Jul-26
Complimentary Ticket Fee	C	Yes	1.10	1.15	1-Jul-26
Credit Card Surcharge on Tickets	C	Yes	A maximum of 1.08% for credit cards only.		1-Jul-23
Labour Production Crew - Commercial Rates					
Monday to Friday					
Tech Labour Commercial Charge Out per hour	C	Yes	80.00	82.50	1-Jul-26
Tech Labour Commercial Charge Out per hour After 8 hours	C	Yes	100.00	103.00	1-Jul-26
Weekends					
Tech Labour Commercial Charge Out per hour	C	Yes	100.00	103.00	1-Jul-26
Labour Production Crew - Community Rates					
Monday to Friday					
Tech Labour Community Charge Out per hour	C	Yes	60.00	62.00	1-Jul-26
Tech Labour Community Charge Out per hour After 8 hours	C	Yes	80.00	82.50	1-Jul-26
Tech Labour Community Charge Out per hour After 10 hours	C	Yes	100.00	103.00	1-Jul-26
Weekends					
Tech Labour Community Charge Out per hour	C	Yes	80.00	82.50	1-Jul-26

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SERVICE	C/L	GST	2025/26 Fee (Incl GST $)	Proposed 2026/27 Fee (Incl GST $)	Effective Date of Increase
THE WEDGE Cont'd					
Labour Front of House - Commercial Rates					
FOH Labour Commercial Charge out per hour	C	Yes	75.00	77.00	1-Jul-26
FOH Labour Commercial Charge out per hour After 8 hours	C	Yes	95.00	98.00	1-Jul-26
Labour Front of House - Community Rates					
FOH Labour Community Charge out per hour	C	Yes	60.00	62.00	1-Jul-26
FOH Labour Community Charge out per hour After 8 hours	C	Yes	80.00	82.50	1-Jul-26
Marketing Fees					
Poster Distribution	C	Yes	318.00	328.00	1-Jul-26
Direct Marketing	C	Yes	212.00	218.50	1-Jul-26
Media Release	C	Yes	212.00	218.50	1-Jul-26
Social Media	C	Yes	159.00	164.00	1-Jul-26
Website Homepage Feature	C	Yes	159.00	164.00	1-Jul-26
Selected Show Flyering	C	Yes	159.00	164.00	1-Jul-26
Foyer Monitors	C	Yes	106.00	109.00	1-Jul-26
Season Brochure	C	Yes	794.00	818.00	1-Jul-26
Content Creation Fee	C	Yes	265.00	273.00	1-Jul-26
Equipment					
Use of Grand Piano - Commercial	C	Yes	304.00	313.00	1-Jul-26
Use of Grand Piano - Community	C	Yes	181.00	186.00	1-Jul-26
Piano Tune	C	Yes	Cost price + 15%		1-Jul-21
Consumables (charged at cost +15%)	C	Yes	Min $50 per show		1-Jul-21
Hired in Equipment	C	Yes	Cost price + 15%		1-Jul-25
Rider	C	Yes	Cost price + 20%		1-Jul-25
Damage Charge	C	Yes	Cost price + 15%		1-Jul-25
Merchandise	C	Yes	Cost price + 15%		1-Jul-25
LIBRARY					
Printing/Photocopies B&W A4 per page	C	Yes	0.20	0.20	1-Jul-22
Printing/Photocopies B&W A3 per page	C	Yes	0.40	0.40	1-Jul-22
Printing/Photocopies Colour A4 per page	C	Yes	0.80	0.80	1-Jul-22
Printing/Photocopies Colour A3 per page	C	Yes	1.50	1.50	1-Jul-22
Microfilm Printing A4 per page	C	Yes	0.20	0.20	1-Jul-22
Interlibrary loans - Victorian municipal libraries fee	C	Yes	4.50	4.50	1-Jul-25
Interlibrary Loans - Books per transfer	C	Yes	31.00	33.00	1-Jul-26
Mini-earphones	C	Yes	5.50	5.00	1-Jul-26
Library Laminating A4 size	C	Yes	2.10	2.10	1-Jul-24
Library Laminating A3 size	C	Yes	3.60	3.60	1-Jul-24
Library Book Covering	C	Yes	11.50	11.50	1-Jul-24
Library Binding Repairs (thin book approx. 10 mins)	C	Yes	11.50	11.50	1-Jul-24
Library Binding Repairs (thick book approx. 15 mins)	C	Yes	16.50	16.50	1-Jul-24
Replacement membership cards	C	Yes	3.70	3.70	1-Jul-24
Replacement CD for Talking Book set	C	Yes	RRP	RRP	1-Jul-17
Lost Book, Magazine or Audio-Visual item	C	Yes	RRP	RRP	1-Jul-13
Maffra Exhibition Space					
Community rate	C	Yes	Free usage for community groups		1-Jul-25
Hourly rate	C	Yes	10.00	10.00	1-Jul-25
Half day rate	C	Yes	40.00	40.00	1-Jul-25
Full day rate	C	Yes	80.00	80.00	1-Jul-25
Stratford Meeting Room					
Community rate	C	Yes		Free usage for community groups	1-Jul-26
Hourly rate	C	Yes		10.00	1-Jul-26
Half day rate	C	Yes		40.00	1-Jul-26
Full day rate	C	Yes		80.00	1-Jul-26
MEETING ROOMS					
Wellington Centre Meeting Rooms					
Wayput Room per half day Standard Rate	C	Yes	150.00	150.00	1-Jul-25
Wayput Room per day Standard Rate	C	Yes	240.00	240.00	1-Jul-25
Carang Carang Room per half day Standard Rate	C	Yes	182.00	182.00	1-Jul-25
Carang Carang Room per day Standard Rate	C	Yes	340.00	340.00	1-Jul-25
Wellington Room per half day Standard Rate	C	Yes	235.00	235.00	1-Jul-25
Wellington Room per day Standard Rate	C	Yes	460.00	460.00	1-Jul-25
Meeting Room (Wellington Centre), Community	C	Yes	Free usage for community groups/ individuals		1-Jul-19
Function Gathering area per half day Standard Rate	C	Yes	182.00	182.00	1-Jul-25
Function Gathering area per day Standard Rate	C	Yes	340.00	340.00	1-Jul-25
Setup fee for room configuration (optional)	C	Yes	57.00	57.00	1-Jul-25

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SERVICE	C/L	GST	2025/26 Fee (Incl GST $)	Proposed 2026/27 Fee (Incl GST $)	Effective Date of Increase
MEETING ROOMS Cont'd					
Yarram Hub Meeting Rooms					
Meeting Room 1 or 2 (max 25 people) per day, Community or Not For Profit	C	Yes	Free usage for community groups		1-Jul-19
Both Meeting Rooms 1 and 2 (max 50 people) per day, Community or Not For Profit	C	Yes	Free usage for community groups		1-Jul-19
Meeting Rooms 1 or 2 (max 25 people) per day	C	Yes	131.00	131.00	1-Jul-25
Meeting Rooms 1 or 2 (max 25 people) half day	C	Yes	65.50	65.50	1-Jul-25
Both Meeting Rooms 1 and 2 (max 50 people) per day	C	Yes	256.00	256.00	1-Jul-25
Both Meeting Rooms (max 50 people) half day	C	Yes	131.00	131.00	1-Jul-25
Consulting Room 1 or 2 per hour	C	Yes	12.50	12.50	1-Jul-25
Consulting Room 1 or 2 per day	C	Yes	49.00	49.00	1-Jul-25
GIPPSLAND REGIONAL SPORTS COMPLEX					
Indoor Courts					
Court Hire (peak) per hour	C	Yes	59.00	61.10	1-Jul-26
Court Hire (off peak) per hour	C	Yes	43.00	44.50	1-Jul-26
Training Casual Use (adult and concession - One Fee from now on)	C	Yes	5.20	5.40	1-Jul-26
Outdoor Courts					
Outdoor Court with Lights - per hour (Capped at 6 Courts)	C	Yes	13.50	14.00	1-Jul-26
Outdoor Court no Lights - per hour (Capped at 6 Courts)	C	Yes	6.80	7.00	1-Jul-26
Associations					
Association Court Hire Fee (Season based)(peak) per hour	C	Yes	51.75	53.60	1-Jul-26
Association Court Hire Fee (Season based) (off peak) per hour*	C	Yes	41.90	43.40	1-Jul-26
Synthetic Pitch Hire					
Full Field per hour	C	Yes	71.40	73.90	1-Jul-26
Full Field Lights per hour	C	Yes	46.60	48.20	1-Jul-26
Half Field per hour	C	Yes	43.00	44.50	1-Jul-26
Half Field Lights per hour	C	Yes	28.50	29.50	1-Jul-26
Off Peak (Weekday rate - Full field) per hour	C	Yes	57.50	59.50	1-Jul-26
Off Peak (Weekday rate - Half field) per hour	C	Yes	34.20	35.40	1-Jul-26
Facility Hire					
Office Annual Hire Fee	C	Yes	385.00	398.50	1-Jul-26
Meeting Room 1 or Meeting Room 2 per hour	C	Yes	21.70	22.50	1-Jul-26
Conference Room Commercial Hire or Single Use Hire. Two hour minimum booking, includes kitchen	C	Yes	43.00	44.50	1-Jul-26
Kiosk Annual Hire	C	Yes	2,271.00	2,350.50	1-Jul-26
Commercial Facility Hire (Minimum hourly charge for Non-GRSC User Groups)	C	Yes	43.00	44.50	1-Jul-26
Other					
Social Sports Participation (Term Fee, Individual)	C	Yes	$40.00 to $110.00	$40.00 to $110.00	1-Jul-25
Birthday Party Host half hour	C	Yes	25.00	25.90	1-Jul-26
Birthday Party Host per hour	C	Yes	48.00	49.70	1-Jul-26
Birthday Party Catering - per head	C	Yes	-	7.00	1-Jul-26
Program Facilitator per hour	C	Yes	43.00	44.50	1-Jul-26
Inflatable Party Fee	C	Yes	225.00	232.90	1-Jul-26
Inflatable Hire Fee (Small)	C	Yes	124.00	128.30	1-Jul-26
Inflatable Hire Fee (Medium)	C	Yes	186.00	192.50	1-Jul-26
Inflatable Hire Fee (Large)	C	Yes	248.00	256.70	1-Jul-26
Inflatable Zone	C	Yes	15.00	15.50	1-Jul-26
Hockey Pavilion Hire	C	Yes	21.70	22.50	1-Jul-26
Hot Food Platter	C	Yes	35.00	36.20	1-Jul-26
Administrative Fees					
Booking Cancellation Fee	C	Yes	28.00	29.00	1-Jul-26

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SERVICE	C/L	GST	2025/26 Fee (Incl GST $)	Proposed 2026/27 Fee (Incl GST $)	Effective Date of Increase
AQUA ENERGY					
Aquatics Casual Entry					
Aquatic Adult	C	Yes	7.90	8.20	1-Jul-26
Aquatic Concession	C	Yes	6.30	6.60	1-Jul-26
Aquatic Child (0-15)	C	Yes	5.30	5.50	1-Jul-26
Aquatic Family (Medicare card)	C	Yes	21.10	21.90	1-Jul-26
Aquatic School Group - per Student	C	Yes	4.20	4.40	1-Jan-27
Aquatic School Group - Cost of Instructor	C	Yes	52.70	54.50	1-Jan-27
Group Fitness & Gym Casual Entry					
Group Fitness Adult	C	Yes	17.50	18.10	1-Jul-26
Group Fitness Concession	C	Yes	14.00	14.50	1-Jul-26
Group Fitness Schools - per student	C	Yes	9.30	9.70	1-Jan-27
Gym Adult	C	Yes	19.30	20.00	1-Jul-26
Gym Concession	C	Yes	15.40	16.00	1-Jul-26
Gym Teen (classes or gym)	C	Yes	8.70	9.00	1-Jul-26
Gym School Group - per student	C	Yes	10.30	10.70	1-Jan-27
Gym User Group - per participant	C	Yes	10.30	10.70	1-Jul-26
Allied Health Gym User	C	Yes	10.70	11.10	1-Jul-26
Living Longer Living Stronger (gym/fitness classes)	C	Yes	7.80	8.10	1-Jul-26
Multi Visit Passes					
10 visit Swim - Adult	C	Yes	71.10	73.80	1-Jul-26
10 visit Swim - Child	C	Yes	47.70	49.50	1-Jul-26
10 visit Swim - Concession	C	Yes	56.70	59.40	1-Jul-26
10 visit Swim - Family	C	Yes	189.90	197.10	1-Jul-26
10 visit Gym - Adult	C	Yes	173.70	180.00	1-Jul-26
10 visit Gym - Concession	C	Yes	138.60	144.00	1-Jul-26
10 visit Group Fitness - Adult	C	Yes	157.50	162.90	1-Jul-26
10 visit Group Fitness - Concession	C	Yes	126.00	130.50	1-Jul-26
Living Longer Living Stronger 4 week	C	Yes	56.50	58.50	1-Jul-26
Living Longer Living Stronger 6 week	C	Yes	84.70	87.70	1-Jul-26
Living Longer Living Stronger 8 week	C	Yes	113.20	117.20	1-Jul-26
Living Longer Living Stronger 10 Session Pass	C	Yes	78.00	81.00	1-Jul-26
Other					
Fitness Room Hire - Full Day	C	Yes	65.00	67.30	1-Jul-26
Fitness Room Hire - Half Day	C	Yes	32.50	33.60	1-Jul-26
Meeting Room Hire - per hour	C	Yes	21.90	22.70	1-Jul-26
Pink Ribbon	C	Yes	6.00	6.20	1-Jul-26
Shower	C	Yes	5.00	5.00	1-Jul-25
Learn to Swim Lessons					
Swim lessons - 30mins	C	No	21.20	21.90	1-Jul-26
Swim lessons - 45mins	C	No	22.60	23.40	1-Jul-26
Swim lessons - 1hour	C	No	24.20	25.00	1-Jul-26
Private 1:1 - Half Hour	C	No	54.20	56.10	1-Jul-26
Private 1:1 Concession - Half Hour	C	No	43.40	44.90	1-Jul-26
Holiday Swim Program	C	No	74.80	77.40	1-Jul-26
Disability - Achiever Program 1:1	C	No	35.10	36.30	1-Jul-26
Swim lesson - 30mins - Direct Debit - fortnight	C	No	35.10	36.30	1-Jul-26
Swim lesson - 45mins - Direct Debit - fortnight	C	No	37.60	38.90	1-Jul-26
Swim lesson - 1hour - Direct Debit - fortnight	C	No	40.30	41.70	1-Jul-26
Group Adult Swimming Lessons	C	Yes	10.70	11.10	1-Jul-26
Pool Hire					
Swimming Pool Hire - whole pool per hour	C	Yes	178.50	184.70	1-Jul-26
Swimming Pool Hire - lane per hour	C	Yes	55.40	57.30	1-Jul-26
Pool Inflatable Hire - per hour	C	Yes	119.20	123.40	1-Jul-26
Additional Lifeguard - per hour	C	Yes	53.30	55.20	1-Jul-26
Admin					
Membership card replacement fee	C	Yes	10.70	10.00	1-Jul-26
Term Memberships					
Base Aquatic Adult Fee (12 Month Fee)	C	Yes	461.00	471.00	1-Jul-26
Aquatic 12mth - Concession	C	Yes	369.00	377.00	1-Jul-26
Aquatic 12mth - Child	C	Yes	308.00	314.00	1-Jul-26
Aquatic 12mth - Family	C	Yes	769.00	783.00	1-Jul-26
Aquatic 3mth - Adult	C	Yes	201.00	118.00	1-Jul-26
Aquatic 3mth - Concession	C	Yes	178.00	95.00	1-Jul-26
Aquatic 3mth - Child	C	Yes	162.00	79.00	1-Jul-26
Aquatic 3mth - Family	C	Yes	278.00	197.00	1-Jul-26

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SERVICE	C/L	GST	2025/26 Fee (Incl GST $)	Proposed 2026/27 Fee (Incl GST $)	Effective Date of Increase
AQUA ENERGY Cont'd					
Base Gold Adult Fee (12 Month Fee)	C	Yes	1,212.00	1,255.00	1-Jul-26
Gold 12mth - Concession	C	Yes	970.00	1,004.00	1-Jul-26
Gold 12mth - Family	C	Yes	2,020.00	2,092.00	1-Jul-26
Gold 3mth - Adult	C	Yes	388.00	314.00	1-Jul-26
Gold 3mth - Concession	C	Yes	328.00	251.00	1-Jul-26
Gold 3mth - Family	C	Yes	590.00	523.00	1-Jul-26
Direct Debit Memberships - Fortnightly					
Aquatic Direct Debit - Adult	C	Yes	17.80	18.20	1-Jul-26
Aquatic Direct Debit - Concession	C	Yes	14.20	14.50	1-Jul-26
Aquatic Direct Debit - Child	C	Yes	11.90	12.10	1-Jul-26
Aquatic Direct Debit - Family	C	Yes	29.60	30.20	1-Jul-26
Gold Direct Debit - Adult	C	Yes	46.70	48.30	1-Jul-26
Gold Direct Debit - Concession	C	Yes	37.40	38.70	1-Jul-26
Gold Direct Debit - Family	C	Yes	77.70	80.50	1-Jul-26
Base Gym/Group Fitness Fee	C	Yes	909.00	942.00	1-Jul-26
Gym/GF 12mth - Adult	C	Yes	909.00	942.00	1-Jul-26
Gym/GF 12mth - Concession	C	Yes	728.00	754.00	1-Jul-26
Gym/GF 12mth - Family	C	Yes	1,515.00	1,570.00	1-Jul-26
Gym/GF 3mth - Adult	C	Yes	228.00	236.00	1-Jul-26
Gym/GF 3mth - Concession	C	Yes	182.00	189.00	1-Jul-26
Gym/GF 3mth - Family	C	Yes	379.00	393.00	1-Jul-26
Gym/GF Direct Debit - Adult	C	Yes	35.00	36.30	1-Jul-26
Gym/GF Direct Debit - Concession	C	Yes	28.00	29.00	1-Jul-26
Gym/GF Direct Debit - Family	C	Yes	58.30	60.40	1-Jul-26
Wellness Fees					
Wellness 12mth - Adult	C	Yes	390.00	404.00	1-Jul-26
Wellness 3mth - Adult	C	Yes	97.50	101.00	1-Jul-26
Wellness Direct Debit - Adult	C	Yes	15.00	15.60	1-Jul-26
Wellness Casual - Adult	C	Yes	10.00	10.30	1-Jul-26
Living Longer Living Stronger Direct Debit	C	Yes	36.50	37.80	1-Jul-26
Corporate Adult 5+ Direct Debit	C	Yes	42.10	43.50	1-Jul-26
Corporate Family 5+ Direct Debit	C	Yes	70.00	72.50	1-Jul-26
Direct Debit - Teen Gym - Fortnightly	C	Yes	36.50	37.80	1-Jul-26
Direct Debit - Boot Camp - Fortnightly (6 sessions per f/night)	C	Yes	73.20	75.80	1-Jul-26
Personal Training					
Personal Training 1 Hour Session	C	Yes	59.50	61.60	1-Jul-26
Personal Training 1/2 Hour Session	C	Yes	29.80	30.80	1-Jul-26
Personal Training 1 Hour Session 1:2	C	Yes	71.40	73.90	1-Jul-26
Personal Training 1 Hour Session 1:3	C	Yes	107.10	110.80	1-Jul-26
Personal Training 1 Hour Session 1:4	C	Yes	142.80	147.80	1-Jul-26
Personal Training 3 Pack - 3 x 30 min	C	Yes	89.30	92.40	1-Jul-26
Personal Training 3 Pack - 3 x 60 min	C	Yes	178.50	184.70	1-Jul-26
Personal Training 5 Pack - 5 x 30 min	C	Yes	149.00	154.20	1-Jul-26
Personal Training 5 Pack - 5 x 60 min	C	Yes	297.80	308.20	1-Jul-26
Personal Training 10 Pack - 10 x 30 min	C	Yes	297.80	308.20	1-Jul-26
Personal Training 10 Pack - 10 x 60 min	C	Yes	595.50	616.30	1-Jul-26
Boot Camp (per session, casual rate)	C	Yes	18.30	18.90	1-Jul-26
Summer Season Passes - 15 Weeks					
Adult	C	Yes	133.00	135.90	1-Jul-26
Concession	C	Yes	106.40	108.80	1-Jul-26
Child (5-15)	C	Yes	88.80	90.60	1-Jul-26
Family	C	Yes	221.80	226.40	1-Jul-26
OUTDOOR POOLS					
Single Admission (Aqua Energy Pools)					
Adult	C	Yes	7.90	8.20	1-Jul-26
Concession	C	Yes	6.30	6.60	1-Jul-26
Child (4-15)	C	Yes	5.30	5.50	1-Jul-26
Family	C	Yes	21.10	21.90	1-Jul-26
Summer Season Passes - 15 Weeks					
Adult	C	Yes	133.00	135.90	1-Jul-26
Concession	C	Yes	106.40	108.80	1-Jul-26
Child (4-15)	C	Yes	88.80	90.60	1-Jul-26
Family	C	Yes	221.80	226.40	1-Jul-26

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AQUA ENERGY Cont'd					
Single Admission (Rural Pools)					
Adult	C	Yes	6.70	7.00	1-Jul-26
Concession	C	Yes	5.40	5.60	1-Jul-26
Child (4-15)	C	Yes	4.50	4.70	1-Jul-26
Family	C	Yes	17.90	18.70	1-Jul-26
Teen Gym 8 week	C	Yes		110.20	1-Jul-26
School Aquatic Education	C	Yes	-	9.90	1-Jan-27
ANIMALS					
Standard Fee - Domestic Animals - Dog Registrations	C	No	174.00	180.00	1-Jan-27
Dangerous, Menacing or Restricted Breed	C	No	243.00	250.00	1-Jan-27
Guard Dog	C	No	174.00	179.00	1-Jan-27
Reduced Fee (Sterilised, over 10 years old, kept for breeding at a licensed premises, owner a member of approved association, kept for working stock, obedience trained with an approved organisation) not applicable to dangerous, menacing, guard dog or restricted breeds	C	No	54.50	56.00	1-Jan-27
Pension Concession on above of 50%	L	No			
Standard Fee - Domestic Animals - Cat Registrations	C	No	174.00	180.00	1-Jan-27
Reduced Fee (Sterilised, over 10 years old, kept for breeding at a licensed premises, owner a member of approved association)	C	No	54.50	50.00	1-Jan-27
Pension Concession on above of 50%	L	No			
Animal Cage Deposits (Refundable)	C	No	65.00	65.00	1-Jul-26
Domestic Animal Business Registration	C	No	303.00	311.00	1-Jan-27
DAB Information Access Fee (Request for information specific to the business)	C	No	86.00	90.00	1-Jan-27
Domestic Animal Business Registration - Breeders 3-10 Fertile Dogs	C	No	3,060.00	3,150.00	1-Jan-27
Domestic Animal Business Registration - Breeders requiring Ministerial Approval	C	No	3,230.00	3,325.00	1-Jan-27
Impound Penalties					
Release Penalty Dogs Registered	C	No	160.00	165.00	1-Jul-26
Release Penalty Unregistered Dogs, or subsequent impound of Registered animal	C	No	190.00	195.00	1-Jul-26
Release Penalty Cats Registered	C	No		80.00	1-Jan-27
Release Penalty Cats Unregistered, or subsequent impound of registered animal	C	No		100.00	1-Jan-27
Registration fee for cats as part of desexing promotions	C	No		Free - no registration fee	
Release Penalty Small Livestock - includes Sheep, Goats and Pigs	C	No	$90.00 for 1st animal $47.00 per subsequent animal + invoiced transport costs	$93.00 for 1st animal $50.00 per subsequent animal + invoiced transport costs	1-Jul-26
Release Penalty Large Livestock - includes Cattle and Horses	C	No	$144.00 for 1st animal $47.00 for subsequent animal + invoiced transport costs	$148.00 for 1st animal $50.00 for subsequent animal + invoiced transport costs	1-Jul-26
Sustenance fee, per day per animal - fee may be increased dependent on seasonal availability.					
Small Livestock - includes Sheep, Goats and Pigs	C	No	20.00	20.50	1-Jul-26
Large Livestock - includes Cattle and Horses	C	No	28.00	29.00	1-Jul-26
ONSITE WASTEWATER MANAGEMENT SYSTEM					
Minor Alteration of an OWMS	L	No	627.00	644.00	1-Jul-26
Construct, Install or Alter an OWMS	L	No	822.00	845.00	1-Jul-26
Additional inspections	L	No	Additional 103.00 per hour up to a maximum of 2277.00	Additional 106.00 per hour up to a maximum of 2339.00	1-Jul-26
Renew a permit	L	No	140.00	144.00	1-Jul-26
Transfer a permit	L	No	167.00	172.00	1-Jul-26
Amend a permit	L	No	175.00	180.00	1-Jul-26
OWMS Permit serach and plan copy	C	Yes	180.00	180.00	1-Jul-25
Exemption	L	No	247.00 for assessments not exceeding 2.6 hours	254.00	1-Jul-26
Exemption (additional hours)	L	No	Additional 100.00 per hour up to a maximum of 1033.00	Additional 103.00 per hour up to a maximum of 1061.00	1-Jul-26
Report and Consent Request - unsewered areas	L	No	330.00	339.00	1-Jul-26

2026/27 Budget - Wellington Shire Council

SERVICE	C/L	GST	2025/26 Fee (Incl GST $)	Proposed 2026/27 Fee (Incl GST $)	Effective Date of Increase
HEALTH					
Premises Inspection Fee	C	No	325.00	350.00	1-Jul-26
Registration - Food Act - Class 1*	C	No	565.00	585.00	1-Jan-27
Registrations - Food Act: Class 2. Less than 5 EFT (Full Time Employees). 50% discount applies for a once off event*	C	No	565.00	585.00	1-Jan-27
Registrations: Food Act - Class 2 (Low volume). 50% discount applies for a once off event	C	No	328.00	340.00	1-Jan-27
Registrations: Food Act - Class 2. 6-10 EFT	C	No	635.00	655.00	1-Jan-27
Registrations: Food Act - Class 2. 11-25 EFT	C	No	715.00	735.00	1-Jan-27
Registrations: Food Act - Class 2. 26-50 EFT	C	No	980.00	1,000.00	1-Jan-27
Registrations: Food Act - Class 2. Over 50 EFT	C	No	1,510.00	1,555.00	1-Jan-27
Registration - Food Act: Class 3. 50% discount applies for a once off event*	C	No	328.00	340.00	1-Jan-27
Registrations: Food Act - Class 3 (Low volume). 50% discount applies for a once off event*	C	No	135.00	140.00	1-Jan-27
Registrations - Hairdressers or Temporary Makeup Lifetime one off fee*	C	No	295.00	300.00	1-Jan-27
Registrations – Hair/Beauty/Skin Penetration*	C	No	165.00	250.00	1-Jan-27
Registrations - Prescribed Accommodation*	C	No	242.00	250.00	1-Jan-27
Aquatic Facilities - Category 1	C	No	200.00	250.00	1-Jan-27
Registrations – Caravan Parks per site	L	No	As per Residential Tenancies (Caravan Parks and Moveable Dwellings Registration and Standards Regulations 2024		1-Jul-25
Caravan Park - Application for a Rigid Annexe	C	No	310.80	310.80	1-Jul-25
*** A 50% discount applies to new registrations from 1 July to 30 November**					1-Jul-25
*** A 50% discount applies to registration of each additional temporary or mobile component(s) against a premises**					1-Jul-25
Transfer of Registration	L	No	50% of annual registration fee		1-Jan-25
Transfer of Registration Caravan Parks	L	No	As per Residential Tenancies (Caravan Parks and Moveable Dwellings Registration and Standards Regulations 2024	86.35	1-Jul-26
Registration Late fee additional 50%	C	No	Additional 50%		1-Jul-25
Additional Inspection Fee - used when a premises does not comply with first or second inspection requirements - includes non compliant food samples	C	No	190.00	200.00	1-Jul-26
Penalties - refer to relevant legislation. Penalty amounts are determined as per the Monetary Unit Act	L	No	Penalty units are determined by Monetary Units Act 2004		1-Jul-25
Vaccines	C	No	Cost + admin fee		1-Jul-25
Site Visit Fee for Corporate Vaccinations	C	Yes	400.00	400.00	1-Jul-23
New premises application fee	C	No		200.00	1-Jul-26
LOCAL LAWS					
Alfresco Dining Permit Annual Fee	C	No	211.00	217.00	1-Jul-26
Roadside Trading Permit (12 Weeks fee)	C	No	868.00	895.00	1-Jul-26
Roadside Trading Permit (26 Weeks fee)	C	No	1,515.00	1,560.00	1-Jul-26
Roadside Trading Permit (52 Weeks fee)	C	No	2,678.00	2,758.00	1-Jul-26
Local Laws permit - 1 year	C	No	81.00	83.50	1-Jul-26
Local Law permit - 3 years	C	No	190.00	195.00	1-Jul-26
Impounded Vehicle release fee	C	No	370.00	381.00	1-Jul-26
Local Law Fines	L	No	203.00	209.00	1-Jul-26
General Local Laws Impound Release Fee	C	No	138.00	142.00	1-Jul-26
BUILDING					
Building Report and Consents	L	No	447.41	474.06	1-Jul-26
Building Report and Consents - Hoarding Permits	L	No	325.00	343.67	1-Jul-26
Building Search & Plan Copy	C	Yes	180.00	180.00	1-Jul-25
Building Information Certificates	L	No	53.40	55.09	1-Jul-26
Copy of Building Permit, Occupancy Permit or Certificate of Final Inspection	C	Yes	180.00	180.00	1-Jul-25
Heritage/Demolition Response	L	No	96.25	99.30	1-Jul-26
Lodgement Fees – Domestic & Commercial	L	No	137.76	142.13	1-Jul-26
Stormwater Discharge Point	L	No	230.88	244.72	1-Jul-26
Places of Public Entertainment (POPES)	C	Yes	495.00	600.00	1-Jul-26
Aquatic Facilities (Incl. Pools & Spas)					
Inspection Fee (incl. Certificate Lodgement Fee)	C/L	No	394.63	395.00	1-Jul-25
Pool Registration Fee	L	No	36.10	37.13	1-Jul-26
Search Fee (with no Final Cert or Occupancy Permit)	L	No	53.60	55.09	1-Jul-26
Certificate Lodgement Fee	L	No	23.20	23.83	1-Jul-26
Non-Compliance Fee	L	No	437.27	449.02	1-Jul-26

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SERVICE	C/L	GST	2025/26 Fee (Incl GST $)	Proposed 2026/27 Fee (Incl GST $)	Effective Date of Increase
PLANNING					
Development Advice (Simple) - Per Request	C	Yes	150.00	150.00	1-Jul-25
Development Advice (Complex) - Per Request	C	Yes	250.00	250.00	1-Jul-25
Planning Permit & Endorsed Plans Search and Copy	C	Yes	160.00	160.00	1-Jul-22
Planning Permit - Extension of Time	C	Yes	300.00	300.00	1-Jul-20
Planning Permit - Extension of Time: 3rd or 4th	C	Yes	450.00	450.00	1-Jul-25
Planning Permit - Extension of Time: 5th	C	Yes	600.00	600.00	1-Jul-25
Preparation/Review Section 173 Agreement	C	Yes	680.40	680.40	1-Jul-23
Strategic Planning Written Advice - Per Request	C	Yes	150.00	250.00	1-Jul-26
Valuation (Public Open Space Contribution)	C	Yes	As charged by Council Valuers		1-Jul-17
Fees for Applications for Permits under Section 47 (Regulation 9) of the Planning & Environment Act 1987	L	No	The full schedule of fees can be accessed from the DELWP Legislation and Regulation page.		1-Jul-18
Fees for Applications to Amend Permits Under Section 72 (Regulation 11) of the Planning & Environment Act 1987	L	No	The full schedule of fees can be accessed from the DELWP Legislation and Regulation page.		1-Jul-18
Council Variations					
Amend an endorsed plan where the cost of the change is $10,000 or less or for a minor amendment to the conditions where there is no requirement for new referrals or for public notice.	C	No	206.40	206.40	1-Jul-23
Sub-division trees	C	Yes	700.00	700.00	1-Jul-24
Heritage	C	No	NO FEE		1-Jul-18
Native Vegetation Removal					
>0.5 Hectares	C	No	400.00	400.00	1-Jul-25
FACILITY HIRE					
Gwen Webb Arts Activity Centre					
Casual or Regular Hire - Full Day	C	Yes	65.00	65.00	1-Jul-25
Casual or Regular Hire - Part Day (6 hours or less)	C	Yes	40.00	40.00	1-Jul-25
Stephenson Park - Main Oval					
Casual Hire - Community Groups	C	Yes	137.00	140.00	1-Jul-26
Casual Hire - Commercial	C	Yes	443.00	450.00	1-Jul-26
Casual Hire - Schools	C	Yes	Free	Free	1-Jul-20
Regular School Use - per season/per ground	C	Yes	270.00	275.00	1-Jul-26
Stephenson Park - Baseball Diamond (includes George Wilson Oval)					
Casual Hire - Community Groups	C	Yes	137.00	140.00	1-Jul-26
Casual Hire - Commercial	C	Yes	443.00	450.00	1-Jul-26
Casual Hire - Schools	C	Yes	Free	Free	1-Jul-20
Regular School Use - per season/per ground	C	Yes	270.00	275.00	1-Jul-26
Stephenson Park - Rotary Reserve					
Casual Hire - Community Groups	C	Yes	71.00	75.00	1-Jul-26
Casual Hire - Commercial	C	Yes	150.00	155.00	1-Jul-26
Casual Hire - Schools	C	Yes	Free	Free	1-Jul-18
Regular School Use - per season/per ground	C	Yes	134.00	140.00	1-Jul-26
Stephenson Park - George Wilson Oval (excludes baseball diamond)					
Casual Hire - Community Groups	C	Yes	71.00	75.00	1-Jul-26
Casual Hire - Commercial	C	Yes	150.00	155.00	1-Jul-26
Casual Hire - Schools	C	Yes	Free	Free	1-Jul-18
Regular School Use - per season/per ground	C	Yes	134.00	140.00	1-Jul-26
Stephenson Park Multipurpose Room					
Casual or Regular Hire - Full Day	C	Yes	67.00	70.00	1-Jul-26
Casual or Regular Hire - Part Day (6 hours or less)	C	Yes		45.00	1-Jul-26
Stephenson Park Miscellaneous					
Main Oval Lights Per Hour - charged from 5.30pm	C	Yes	39.00	40.00	1-Jul-26
Casual or Regular Hire - toilet cleaning per use	C	Yes	39.00	47.50	1-Jul-26
Sale Main Oval					
Casual Hire - Community Groups	C	Yes	137.00	140.00	1-Jul-26
Casual Hire - Commercial	C	Yes	443.00	450.00	1-Jul-26
Casual Hire - Schools	C	Yes	Free	Free	1-Jul-20
Regular School Use - per season/per ground	C	Yes	270.00	275.00	1-Jul-26
Sale Main Oval Upstairs Social Room					
Seasonal hire	C	Yes	1,150.00	1,200.00	1-Jul-26
Sale Main Oval Miscellaneous					
Lights Per Hour - charged from 5.30pm	C	Yes		40.00	1-Jul-26
Casual or Regular Hire - toilet cleaning per use	C	Yes		47.50	1-Jul-26

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SERVICE	C/L	GST	2025/26 Fee (Incl GST $)	Proposed 2026/27 Fee (Incl GST $)	Effective Date of Increase
FACILITY HIRE Cont'd					
Sale Velodrome					
Casual Hire - Community Groups	C	Yes	137.00	140.00	1-Jul-26
Casual Hire - Commercial	C	Yes	443.00	450.00	1-Jul-26
Casual Hire - Schools	C	Yes	Free	Free	1-Jul-20
Regular School Use - per season/per ground	C	Yes	270.00	275.00	1-Jul-26
Lions Park - Sale					
Casual Hire - Community Groups	C	Yes	137.00	140.00	1-Jul-26
Casual Hire - Commercial	C	Yes	443.00	450.00	1-Jul-26
Casual Hire - Schools	C	Yes	Free	Free	1-Jul-20
Regular School Use - per season/per ground	C	Yes	270.00	275.00	1-Jul-26
Wurruk Oval					
Casual Hire - Community Groups	C	Yes	103.00	105.00	1-Jul-26
Casual Hire - Commercial	C	Yes	300.00	310.00	1-Jul-26
Casual Hire - Schools	C	Yes	Free	Free	1-Jul-18
Regular School Use - per season/per ground	C	Yes	200.00	205.00	1-Jul-26
Stead Street Oval					
Casual Hire - Community Groups	C	Yes	71.00	75.00	1-Jul-26
Casual Hire - Commercial	C	Yes	150.00	155.00	1-Jul-26
Casual Hire - Schools	C	Yes	Free	Free	1-Jul-18
Regular School Use - per season/per ground	C	Yes	134.00	140.00	1-Jul-26
**Seasonal hire is calculated at a 90% discount of the casual hire fee*					
**Seasonal hire includes use of agreed amenities*					
**Seasonal hire is defined as a minimum of 1 use per week during either Summer Period 1 October - 31 March or Winter Period 1 April - 30 September*					
SALEYARDS					
Prime Sales					
Weighted Cattle	C	Yes	26.80	27.70	1-Jul-26
Weighted Bulls	C	Yes	35.60	36.70	1-Jul-26
Unweighted Cattle	C	Yes	19.00	19.60	1-Jul-26
Unweighted Bulls	C	Yes	26.80	27.70	1-Jul-26
Calves	C	Yes	4.60	4.80	1-Jul-26
Goats	C	Yes	2.40	2.50	1-Jul-26
Pigs	C	Yes	3.80	4.00	1-Jul-26
Droving Fee	C	Yes	4.80	5.00	1-Jul-26
Store Sales					
Unweighted Cattle	C	Yes	19.00	19.60	1-Jul-26
Unweighted Bulls	C	Yes	26.80	27.70	1-Jul-26
Unit (Cow and Calf)	C	Yes	23.30	24.00	1-Jul-26
Calves	C	Yes	4.60	4.80	1-Jul-26
Buyer / NLIS Fee					
Store Sales, Wednesday Calf Sales	C	Yes	3.60	3.80	1-Jul-26
Clearing Sales	C	Yes	3.60	3.80	1-Jul-26
Sheep Sales					
Sheep Sales	C	Yes	2.50	2.60	1-Jul-26
Sheep Tag Fee	C	Yes	6.20	6.40	1-Jul-26
Other					
Weigh Only	C	Yes	14.30	14.80	1-Jul-26
Scan Only	C	Yes	7.80	8.10	1-Jul-26
On Delivery Fee - Cattle	C	Yes	7.80	8.10	1-Jul-26
Post Breeder Tags - No Tag, Saleyard tag applied by GRLE	C	Yes	46.30	47.70	1-Jul-26
Agent Fee - Special Sales	C	Yes	193.50	199.40	1-Jul-26
Auctioneers Fees	C	Yes	164.20	169.20	1-Jul-26
Buyers Reports	C	Yes	0.50	0.60	1-Jul-26
Truck Wash (20% reduction for WSC transporters)	C	Yes	2.60	2.70	1-Jul-26
Unprocessed Compost	C	Yes	26.60	27.40	1-Jul-26
Transit Stock Fee - Per Head (50% reduction for WSC transporters)	C	Yes	5.50	5.70	1-Jul-26
Stock Feed Fee	C	Yes	28.90	29.80	1-Jul-26
Sheep Scanning Fee	C	Yes	0.60	0.70	1-Jul-26
Call Outs (After Hours) - Feed Fee First Hour	C	Yes	n/a	133.00	1-Jul-26
Call Outs (After Hours) - Cost Recovery - per hour (or part thereof)	C	Yes	129.10	133.00	1-Jul-26
Shower Facilities	C	Yes	Incl in truckwash fee		1-Jul-22

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SERVICE	C/L	GST	2025/26 Fee (Incl GST $)	Proposed 2026/27 Fee (Incl GST $)	Effective Date of Increase
MOORINGS					
Mooring Fees - Annual Licence - pre June 2025 licences	C	Yes	1,135.00	1,170.00	1-Jul-26
Mooring Fees - Annual Licence - Tier 1 (C1 to C4)	C	Yes	2,250.00	2,318.00	1-Jul-26
Mooring Fees - Annual Licence - Tier 2 (N12 to N16)	C	Yes	1,970.00	2,030.00	1-Jul-26
Mooring Fees - Annual Licence - Tier 3 (N1 to N11, S1 to S16)	C	Yes	1,135.00	1,170.00	1-Jul-26
Mooring Temporary, Weekly, Min 2 weeks, Max 12 weeks	C	Yes	70.00	73.00	1-Jul-26
Transfer of Mooring Fee	C	Yes	60.00	62.00	1-Jul-26
AERODROMES					
Establishment fee for setting up user agreements - for new user agreements on Council Owned or Controlled Land	C	Yes	137.00	141.11	1-Jul-26
West Sale Airport Service Charge – Terminal Access – Per day for charter/commercial flights Rate capped to 100 days p.a.	C	Yes	138.20	142.35	1-Jul-26
West Sale Airport Service Charge – Use of Airside Apron Areas – per m2/p.a. Aircraft parking or equipment storage. User agreement to be established for periods in excess of 28 continuous days Minimum charge $300.00 (based on 100m2 for 1 month).	C	Yes	42.60	43.88	1-Jul-26
West Sale Airport - User Access Charges / Landing Fees Fee applied per aircraft movement.	C	Yes	$10.60 /tonne, pro-rata	$13.25/tonne, pro-rata	1-Jul-26
Yarram Aerodrome - User Access Charges / Landing Fees Fee applied per aircraft movement.	C	Yes	$5.30 /tonne, pro-rata	$6.00/tonne, pro-rata	1-Jul-26
TIPPING FEES					
Commercial Tonne	C	Yes	336.00	365.00	1-Jul-26
Commercial m3	C	Yes	134.00	146.00	1-Jul-26
Domestic m3	C	Yes	58.00	64.00	1-Jul-26
Greenwaste m3	C	Yes	17.00	18.00	1-Jul-26
Clean Concrete Tonne	C	Yes	38.00	39.00	1-Jul-26
Clean Concrete m3	C	Yes	54.00	56.00	1-Jul-26
Separated Recyclables m3	C	Yes	Free	Free	1-Jul-19
Asbestos (domestic only - minimum charge)	C	Yes	100.00	100.00	1-Jul-16
Single Mattress	C	Yes	30.00	30.00	1-Jul-22
Double/queen Mattress	C	Yes	50.00	50.00	1-Jul-22
E-Waste Fees	C	Yes	Free	Free	1-Jul-20
Batteries	C	Yes	-	-	1-Jul-26
Recyclable Plastic Drums (Non Drummuster) <5lt	C	Yes	2.00	2.00	1-Jul-24
Recyclable Plastic Drums (Non Drummuster) 20lts	C	Yes	4.00	4.00	1-Jul-24
Clean Fill m3	C	Yes	280.00	290.00	1-Jul-26
Clean Fill Tonne	C	Yes	200.00	210.00	1-Jul-26
Gas bottles <10kg	C	Yes	15.00	16.00	1-Jul-26
Gas Bottles 10kg - 45kg	C	Yes	15.00	16.00	1-Jul-26
Cat/dog (Kilmany Only)	C	Yes	18.00	20.00	1-Jul-26
Cow/horse (Kilmany Only)	C	Yes	79.00	84.00	1-Jul-26
Sheep/calf (Kilmany Only)	C	Yes	39.00	42.00	1-Jul-26
Passenger/Motorcycle Tyres	C	Yes	15.00	16.00	1-Jul-26
Passenger/Motorcycle Tyres on Rim	C	Yes	30.00	32.00	1-Jul-26
4WD/Light Truck Tyre (off Rim accepted only)	C	Yes	30.00	32.00	1-Jul-26
Food Organics (domestic) m3	C	Yes	-	-	1-Jul-26
LAKESIDE ENTERTAINMENT & ARTS FACILITY (LEAF)					
Weddings and Commercial Organisations	C	Yes	215.00	220.00	1-Jul-26
Not for profit/community organisations	C	Yes	Free	Free	1-Jul-20
Use of Concertina Doors	C	Yes	200.00	205.00	1-Jul-26
Use of Concertina Doors Community Groups	C	Yes	105.00	110.00	1-Jul-26
CIRCUS					
Recreation Reserve Fees (Circus) Daily Fees	C	Yes	280.00	290.00	1-Jul-26
SUSTAINABILITY					
EV charger fees	C	Yes	$0.57 / kwh	$0.57 / kwh	1-Jul-22
Enviro Ed Centre (Nakunbalook) - Room hire (Full Day)	C	Yes	300.00	300.00	1-Jul-22
Enviro Ed Centre (Nakunbalook) - Room hire (Half Day)	C	Yes	160.00	160.00	1-Jul-22
ROADS					
Rechargeable works	C	Yes	By Quote	By Quote	1-Jul-18
Consent for Works Within Road Reserve	L	No	$98.00 - $703.80	$100.90 - $724.50	1-Jul-26
Swing Bridge Special Openings (minimum of 7 days notification)	C	Yes	490.00	490.00	1-Jul-25

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SERVICE	C/L	GST	2025/26 Fee (Incl GST $)	Proposed 2026/27 Fee (Incl GST $)	Effective Date of Increase
MAP SALES					
Hardcopy - Standard Map (Dekho, Internet, VicRoads) A3 Colour	C	Yes	13.50	13.50	1-Jul-24
Hardcopy - Standard Map (Dekho, Internet, VicRoads) A2 Colour	C	Yes	19.50	19.50	1-Jul-24
Hardcopy - Standard Map (Dekho, Internet, VicRoads) A1 Colour	C	Yes	33.00	33.00	1-Jul-24
Hardcopy - Aerial Photo Plot A4	C	Yes	13.50	13.50	1-Jul-24
Hardcopy - Aerial Photo Plot A3	C	Yes	19.50	19.50	1-Jul-24
Hardcopy - Aerial Photo Plot A2	C	Yes	33.00	33.00	1-Jul-24
Hardcopy - Aerial Photo Plot A1	C	Yes	45.00	45.00	1-Jul-24
Softcopy - Aerial Photo - sent to email address	C	Yes	11.00	11.00	1-Jul-24
FINANCE					
Dishonoured Direct Debit Fees	C	No	30.00	30.00	1-Jul-16
Dishonoured Cheque Fees	C	No	30.00	30.00	1-Jul-22
Land Information Certificates	L	No	30.60	31.40	1-Jul-26
Land Information Certificate – Urgent Fee	C	Yes	80.00	80.00	1-Jul-18
Duplicate Rate Notice	C	Yes	10.00	10.00	1-Jul-16
Rate Related Archive Search per hour	C	Yes	51.00	51.00	1-Jul-18
FIRE HAZARD RECOVERY					
Recovery cost for Fire Hazard Removal Contractor plus admin fee	C	Yes	$120.00 + contractor cost	$125.00 + contractor cost	1-Jul-26
Recovery cost for Contractor "call out" plus an administration fee	C	Yes	$120.00 + contractor cost	$125.00 + contractor cost	1-Jul-26
FREEDOM OF INFORMATION					
Freedom of Information Request	L	No	33.60	34.50	1-Jul-26
Freedom of Information Search Charges per hour or part of an hour (except if on a computer)	L	No	25.22	25.90	1-Jul-26
Freedom of Information Supervision Charges Per Quarter hour	L	No	6.30	6.50	1-Jul-26
Freedom of Information Photocopies-A4 (per page)	L	No	0.20	0.20	1-Jul-25

13.3. REVIEW OF RISK APPETITE STATEMENTS AND RISK MANAGEMENT POLICY

ACTION OFFICER: GENERAL MANAGER CORPORATE SERVICES

PURPOSE

For Council to review and consider the adoption of the updated Risk Management Policy and Risk Appetite Statements, which are key strategic documents forming the basis of Council's Risk Management Framework.

RECOMMENDATION

That Council adopt the updated Risk Appetite Statements and Risk Management Policy, effective from 1 July 2026.

BACKGROUND

Risk management is a systematic process involving the identification, assessment, control, monitoring, and review of risks to support the achievement of organisational objectives. To be effective, risk management must be embedded within strategy, planning, and operational activities.

Risk Management Policy

The Risk Management Policy is a key strategic document in Council's Risk Management Framework and accordingly requires Council adoption on an annual basis.

Proposed Changes:

Only minor changes are recommended. The updates include minor refinement to the risk management objectives to ensure alignment with the Risk Management Strategy. An additional section on emerging risks has also been included to reflect Council's approach to identifying and responding to new and evolving risks.

Risk Appetite Statements

The Risk Appetite Statements are a key component of Council's Risk Management Framework. They articulate a clear and future-focused approach to addressing risk, outlining the level Council is prepared to accept, both existing and emerging in pursuing its strategic direction as set by the Council Plan.

The Risk Appetite Statements do not cover every possible scenario but are intended to deliver overarching guidance for management and staff. The statements are central to protecting Council's reputation, informing strategic planning, and influencing everyday operational decisions.

The Risk Appetite Statements were initially adopted by Council in June 2023 and subsequently updated in April 2025, at which time the Council Plan covered the period 2021–25. The Audit & Risk Committee has been provided with regular updates on Risk Appetite Statement outcomes, including reports in August 2024 and August 2025.

Proposed Changes:

The Council Plan sets Council's strategic direction and is reviewed every four years. Following the development of the Council Plan 2025–29 (covering 1 July 2025 to 30 June 2029), the Risk Appetite Statements have been reviewed to ensure alignment with this strategic direction.

Discussions with Councillors confirmed that the Statements remain consistent with Council's 'tone from the top'; however, opportunities were identified to strengthen certain key indicators and tolerance settings. Recommendations arising from a recent internal audit of Risk Management and previous feedback from the Audit & Risk Committee have also informed these updates.

Attachment 13.3.1 – Risk Appetite Statements – Summary of Changes outlines the key updates to the Risk Appetite Statements and using yellow highlights outlines the changes.

Attachment 13.3.2 Updated Risk Appetite Statements is the final document for Council approval.

Baseline data is included in the Risk Appetite Statements to reflect Council's most recent performance at a point in time. This provides a reference point against which future performance can be measured.

At the time of this report, 2024/25 baseline data has been included where available, as it represents the most recent available information. Following the end of the financial year on 30 June 2026, the 2025/26 baselines will be finalised and added to the Risk Appetite Statements. This will establish the starting point for the subsequent reporting period.

ATTACHMENTS

1. Risk Appetite Statements - Summary of Changes [**13.3.1** - 15 pages]
2. Updated Risk Appetite Statements [**13.3.2** - 12 pages]
3. Risk Management Policy [**13.3.3** - 8 pages]

OPTIONS

Council has the following options available:

1. To adopt the updated Risk Appetite Statements and Risk Management Policy, effective from 1 July 2026; or
2. To not adopt the Risk Appetite Statements and Risk Management Policy, effective from 1 July 2026 and seek further information.

PROPOSAL

That Council adopt the updated Risk Appetite Statements and Risk Management Policy, effective from 1 July 2026.

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.

GENDER IMPACT ASSESSMENT (GIA)

Officers understand the requirements in relation to conducting GIA's to ensure Council remains compliant with obligations outlined in the *Gender Equality Act 2020*.

The following determination was made.

A Gender Impact Assessment was not conducted as the policy, program or service does not meet the assessment requirement criteria.

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 Victorian Government established the Local Government Performance Reporting Framework (LGPRF) to ensure that all Councils are measuring and reporting on their performance in a consistent way. The LGPRF contains annual reporting obligations in relation to the requirement to have a Risk Management Framework, a Risk Policy, and undertake risk reporting.

COUNCIL POLICY IMPACT

The updated policy will be uploaded to the list of Council Policies on the Wellington Shire Council website once adopted.

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

The Risk Appetite Statements and Risk Management Policy were presented to the Audit & Risk Committee at its meeting on 27 May 2026, where they were noted and discussed.

RISK MANAGEMENT IMPACT

The Risk Management Appetite Statements and Risk Management Policy are a key component of Council's risk management framework, intended to support and promote best practice in risk management.

Change Table – Risk Appetite Statements

Updates to the Key Indicators and Tolerances

Section	Description of update
Definition of Risk Appetite Statements and Parameters	Updated the Strategic Direction to align with the Council Plan 2025-29, including the definition of Risk Appetite Statements and Risk Appetite Parameters.
Risk Categories & alignment with Strategic Objectives	Linkages to the Council Plan 2021-25 have been removed and instead the Strategic Objectives of the Council Plan 2025–29 have been incorporated. For example: *Assets, Facilities and Security* linked with Council Plan 2025-29 Strategic Objective *Infrastructure Spaces and Places*.
Risk Appetite Statements & alignment with Strategic Objectives	While only minimal changes were required to the wording of Risk Appetite Statements, each statement was reviewed to confirm its ongoing linkage to the Council Plan 2025-29. For example: The statement for the category of *Environmental* was reworded from *'Climate change is the biggest challenge and priority facing our Shire', to* *'Climate change is one of the most significant challenges and priority facing our Shire'.*
Update to Technological and Information Management Category	• Added a new emerging risk, "Artificial Intelligence". • Replaced Key Indicator; *Instances of failure to report and investigate data security breaches* with; *Percentage % of ICT Security Controls Audit requirements met.* This change promotes the use of lead Indicators rather than lag indicators.
Replacement of Key Indicator for Procurement Category	Removed *failure to report and investigate data security breaches* and replaced with; *Percentage (%) of staff with Procurement Delegations who are compliant with scheduled Procurement Responsibilities*. This Indicator is a better reflection on staff training and procedures that correspond with Procurement.

Change Table – Risk Appetite Statements

Updates to the Key Indicators and Tolerances

Section	Description of update
Replacement of Key Indicator for Corporate Governance, Compliance and Legal Category	Removed *Percentage of full time/part time staff who have completed the e-learning compliance allocated* and replaced with; *Percentage (%) of staff compliant with scheduled Fraud and Corruption Awareness training requirements.* This indicator is used as it reflects role-specific training focused on Governance and Compliance.
Updates for Health and Safety Category (physical and psychosocial)	• The *Health and Safety Category* has been renamed *Health and Safety (physical and psychosocial)* in line with the *Occupational Health and Safety (Psychological Health) Regulations 2025*, which focus on the requirement for employers to identify and manage psychosocial hazards. • Replaced *Lost time injury frequency rates* with *Workcover Serious Injury Frequency Rates (WCIFR)* which reflects that the Safework data previously published as 'Lost Time Injury Frequency Rates' is now published in the Workers' Compensation Injury Frequency Rates (WCIFR) dashboard. • Removed; *Notifiable incidents as classified by the Occupational Health and Safety Act 2004 that are directly attributed to negligence on the part of Wellington Shire Council* and replaced an Indicator aligning with positive organisational culture; *Percentage % of staff who feel respectful workplace behaviours are encouraged.*
Updates for Environmental Category	• Removed Key Indicator; *Wellington Shire community greenhouse gas emissions intensity (emissions per person)* due to delays in data availability and replaced it with; *The total units of metered electricity purchased by Council per head of population.* • Due to Performance Reporting updates, the Key Indicator; *Percentage of garbage, recyclables and green organics collected from kerbside bins that is diverted from landfill, i*s been replaced with; *Kerbside collection waste to landfill per serviced property (amount of waste collected from kerbside waste collection services that is sent to landfill per serviced property).* The tolerances following this have also been updated.

Change Table – Risk Appetite Statements

Updates to the Key Indicators and Tolerances

Section	Description of update
Update to wording for Key Indicators in Financial and Economic Category	• From *Value of current assets at the end of the year (i.e. assets that can easily be converted to cash within 12 months) divided by the value of current liabilities at the end of year (i.e. obligations due or payable by cash within the next 12 months)* to; *Current assets as a percentage of current liabilities.* This update is a result of changes to wording of the Local Government Performance Reporting indicator which is used to obtain this data. • From *Rates raised for the year divided by total revenue excluding non-recurrent government grants received for capital purposes, contributions for capital works and the value of assets received from developers (Financial stability)* to; *Rate revenue as a percentage of adjusted underlying revenue.* This update is a result of changes to wording of the Local Government Performance Reporting indicator which is used to obtain this data.
Results (baseline)	Baselines updated to include the most recent results on record
Risk Tolerance Ranges	Refined a number of Risk Tolerance ranges across multiple categories to more accurately reflect the tolerance levels defined in the related Risk Appetite Statement

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Risk Management Framework - Section 3

Risk Appetite Statements

Version 2, 2026

WELLINGTON SHIRE COUNCIL	**Our Values:** Cooperation, Integrity, Balance, Professionalism and Sustainability. **Our Vision:** As outlined in the Future Wellington Community Vision. **Our Strategic Direction:** As per the commitments made in the Council Plan 2025 – 29.
Definition of the Risk Appetite Statements	Risk appetite is the type and amount of risk that Council is prepared to accept in delivering our core services and strategic direction as established in the Council Plan 2025 – 29. The types of risk facing Council have been divided into 11 categories as outlined on the following pages. The risk categories recognise that depending on the risk being considered, there are differing risk appetite statements and tolerances. Once established, our risk appetite statements provide guidance to staff making risk management decisions and the expected reasonable level of controlled risk to be achieved. Recognising that risk appetite varies depending on the context in which the assessment is undertaken and the internal and external environment at the time of the assessment, it is critical that our risk appetite is reviewed regularly to consider changing conditions.
Risk Appetite Statement Parameters	• The Risk Appetite Statements are not an exhaustive list that addresses every situation but provides overall guidance to management and staff. • Everyone is empowered to interpret the Risk Appetite Statements to make pragmatic, risk-based decisions in the best interest of the Council and its stakeholders. Specifically, we are willing to engage with higher levels of risk where the outcomes would benefit our community. Conversely, we have little to no appetite for engaging with risk that could harm our community. • The Risk Appetite Statements are a forward-looking expression of risk appetite. It reflects our tolerance for accepting new or developing risks (in addition to current risks) in achieving the Council's strategic directions. • Our risk appetite and risk tolerance are dynamic and will be reviewed regularly. • All decisions align with the Council Plan 2025 –29. • Our risk appetite informs and assists Council with the development of future plans. • We use our Risk Appetite Statements to understand what are acceptable and unacceptable risks to Council for each risk category. This is a key factor in determining risk priorities and the appropriate treatment options available. For example, a risk may be considered acceptable if the likelihood and/or negative consequences are so low that further risk treatment becomes counterproductive. A risk may also be acceptable if a risk assessment deems that the potential benefits outweigh the potential adverse impacts.

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Explanation of Risk Categories

WSC Risk Category	Description
Assets, Facilities and Security	Asset maintenance, security of assets, plant management, facility management
Corporate Governance, Compliance and Legal	Legal, liability, legislative requirements, *Local Government Act*, policy, process, insurance, fraud and corruption, conflicts of interest
Environmental	Contamination, health, flora and fauna, water, waste, natural disasters, climate change adaption
Financial and Economic	Budgeting, financial reporting, grants funding, investment, growth, tourism
Health and Safety (physical and psychosocial)	*Occupational Health and Safety Act,* public safety, risk management, welfare, claims, care
Human Resources	Employee succession planning, workforce planning, code of conduct
Leadership and Political Awareness	Strategic plan, organisational growth, adaptation to environmental changes, innovation
Procurement	Contractors, contract management, suppliers, purchasing, supply chain
Project, Product and Service Delivery	Infrastructure development, services, business continuity, customer relations, emergency management
Reputation and Corporate Image	Media, adverse publicity, branding, public relations
Technological and Information Management	IT systems, networks, connectivity, cyber security, IT disaster recovery, information retention, information security, privacy, artificial intelligence

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Risk Appetite Scale and Definitions

This four-point risk appetite scale recognises that our appetite to risk will vary according to the activity undertaken, and that our acceptance of risk is subject to always ensuring that the potential benefits and risks are fully understood before work is undertaken and that sensible measures to manage risk are established where required.

CONTROLLED **Minimal willingness to take on any risk**	**Controlled Appetite (very low) -** Minimisation of risk and uncertainty is the key Council objective and the main risk management treatment. *Council is willing to accept only minimal to zero risks in situations that may result in disruption to service delivery, some reputational impacts, financial loss or exposure, loss of experienced staff and degradation of assets. All reasonably practical measures to eliminate risk must be taken.*
CAUTIOUS **Willingness to take on a limited level of risk**	**Cautious Appetite (low) -** Preference for safe delivery options that have a low degree of inherent risk, little risk of adverse exposure and may only have some potential for reward. *Council is willing to accept only a limited risk of potential disruption to service delivery, some reputational impacts, financial loss or exposure, loss of experienced staff and degradation of assets. Reasonably practical measures to mitigate or minimise uncertainty must be taken.*
ACCEPTING **Willingness to take on a moderate level of risk**	**Accepting Appetite (medium) -** Willing to consider all options and choose the one most likely to result in successful delivery, while also providing an acceptable level of reward and value for money to Council and the community. *Council is willing to accept a medium risk of potential disruption to service delivery, some reputational impacts, financial loss or exposure, loss of experienced staff and degradation of assets as long as risks have been effectively mitigated to pursue opportunities.*
OPEN **Willingness to take on risk for an acceptable level of reward**	**Open Appetite (high) –** Willing to engage with risks, opportunities and innovation and choose those options offering potentially high benefits. *Council is willing to accept a high risk of potential disruption to service delivery, some reputational impacts, financial loss or exposure, loss of experienced staff and degradation of assets as long as all risk mitigation options have been considered with the most appropriate action selected for an acceptable level of reward.*

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Risk Appetite Statements and Tolerances

Council Plan 2025-29 Strategic Objectives	Risk category	Risk Appetite Statement	Key Indicators	Risk tolerance range		
				Generally, within Risk Appetite	Generally, tolerable within Risk Appetite	Generally, outside of Risk Appetite
Infrastructure Spaces and Places: Strategically planned, designed and well-maintained infrastructure, spaces and places.	**Assets, Facilities and Security**	Council understands the needs of the community in relation to our maintained and managed assets, facilities and security throughout the municipality and will progress appropriate projects in harmony with its budget and long-term financial sustainability. **Cautious Appetite (low)** – for substandard assets and facilities infrastructure that do not meet functionality, condition, operation, established standards and guidelines, compliance and financial performance. **Accepting Appetite (medium)** – for design, development and operational outcomes that improve infrastructure sustainability and community accessibility.	Asset renewal and upgrade expense compared to depreciation (LGPRF – Indicator FIF-O5) **2024/25 Result** **1.03**	≥1.0	Maintain a ratio of 1.0	A ratio of < 1.0
			Percentage of defect inspections in line with the frequencies specified in the Road Management Plan **2024/25 Result** **100%**	≥95%	85-94%	≤84%
			Percentage of sealed local roads that are below the renewal intervention level and not requiring renewal. (LGPRF – Indicator ENV-R2) **2024/25 Result** **99.40%**	≥90%	80-89%	≤79%
Healthy Connected Communities: Vibrant, healthy, connected and inclusive communities. Quality services are accessible to everyone.	**Corporate Governance, Compliance and Legal**	We will endeavour to ensure compliance with all legislative and regulatory requirements. **Controlled Appetite (very low)** – for fraud or proven ethical complaints and deviations from our standards and legislative responsibilities.	Percentage (%) of staff compliant with scheduled Fraud and Corruption Awareness training requirements **2025/26 Result** **TBA**	Maintain within 5% of baseline	Decrease between 6% -10% of baseline	Decrease of ≥ 11% from baseline

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Council Plan 2025-29 Strategic Objectives	Risk category	Risk Appetite Statement	Key Indicators	Risk tolerance range		
				Generally, within Risk Appetite	Generally, tolerable within Risk Appetite	Generally, outside of Risk Appetite
Natural Environment: A healthy natural environment, protected and nurtured for generations to come.	**Environmental**	Climate change is one of the most significant challenges and priorities facing our Shire. We are committed to reducing emissions and strengthening our resilience to the growing impacts of climate change. We will role model and lead best practice climate change adaption within local government. We will act responsibly in relation to the take up of environmentally sustainable practices within the resources available to it – but not at the expense of its long-term financial sustainability or in contravention of environmental legislation. **Cautious Appetite (low)** – for long-term risks to environmental sustainability that can negatively impact the community. **Open Appetite (high)** – for creativity and innovation to pursue environmental sustainability and willing to explore design and delivery of services to adapt to climate change.	Community satisfaction rating out of 100 with the consultation and engagement efforts of Council. (LGPRF – Indicator GOV-G2) **2024/2025 Result** **59**	Maintain within 5% of baseline	Decrease between 6% - 10% of baseline	Decrease of ≥ 11% from baseline
			The total units of metered electricity purchased by Council per head of population. (LGPRF – Indicator ENV-EC2) **2025/2026 Result** **TBA**	Reduction of usage	Maintain current usage rate	Increase in current usage without justification.
			Kerbside collection waste to landfill per serviced property (amount of waste collected from kerbside waste collection services that is sent to landfill per serviced property) (LGPRF – Indicator ENV-WM8) **2025/2026 Result** **TBA**	Decrease on baseline indicator	Maintain baseline indicator	Increase on baseline indicator

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Council Plan 2025-29 Strategic Objectives	Risk category	Risk Appetite Statement	Key Indicators	Risk tolerance range		
				Generally, within Risk Appetite	Generally, tolerable within Risk Appetite	Generally, outside of Risk Appetite
Dynamic and Diverse Economy: An economy that enables sustainable growth, enhancing the social environment, lifestyle and unique characteristics of our communities.	**Financial and Economic**	We will carefully manage expenses, financial and economic growth to improve organisation efficiency and community benefit in harmony with our budget and long-term financial sustainability. **Controlled Appetite (vey low)** – ensure fraud controls are in place and risk has been reduced significantly. **Open Appetite (high)** – for opportunities that could provide a substantial return and diversify our organisation and transition our economy.	Current assets as a percentage of current liabilities. (LGPRF – Indicator FIM-L1) **2024/2025 Result** **5.40**	Maintain a ratio ≥1	Maintain a ratio of 1.0	A ratio of < 1.0
			Rate revenue as a percentage of adjusted underlying revenue. (LGPRF – Indicator FIM-S1) **2024/2025 Result** **57%**	Maintain within 5% of baseline	Decrease between 6% - 10% of baseline	Decrease of ≥ 11% from baseline
Healthy Connected Communities: Vibrant, healthy, connected and inclusive communities. Quality services are accessible to everyone.	**Health and Safety (physical and psychosocial)**	Council places a high priority on providing a safe environment for staff, visitors, volunteers, community, and contractors and will do so in harmony with legislative obligations. **Controlled Appetite (very low)** – for loss of life or serious harm to individuals. Processes are in place to identify and control hazards. **Accepting Appetite (medium)** – for innovative enhancements to recreational and cultural facilities to provide the community with experiences where risk is controlled through risk assessments and mitigation plans.	Workcover Serious Injury Frequency Rates., calculated using the Workers' Compensation Injury Frequency Rate (WCIFR) dashboard **2024/2025 Result** **5** ***In line with the 2031-2032 target for the National industry set by Safework Australia***	Equal or less than industry target	1 more incident than industry average	2 or more incidents above industry average
			Percentage % of staff who feel respectful workplace behaviours are encouraged. **2025 Result** **86%**	Decrease on baseline indicator	Maintain baseline indicator	Increase on baseline indicator

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Council Plan 2025-29 Strategic Objectives	Risk category	Risk Appetite Statement	Key Indicators	Risk tolerance range		
				Generally, within Risk Appetite	Generally, tolerable within Risk Appetite	Generally, outside of Risk Appetite
Healthy Connected Communities: Vibrant, healthy, connected and inclusive communities. Quality services are accessible to everyone.	**Human Resources**	We will continue to build and develop our internal resources while also seeking out expertise in key functions and new ways of working, to best serve the Council and community. **Controlled Appetite (very low)** – for conduct inconsistent to our values. **Accepting Appetite (medium)** – for applying new approaches to ensure we remain an employer of choice in our sector, while maintaining safety and service levels. **Open Appetite (high)** – for operating models that benefit both the organisation, staff and the community.	Percentage of staff turnover (LGPRF – Indicator GOV-G10) **2024/2025 Result** **14.57%**	Equal or less than industry average (other Victoria councils)	A variance of greater than +10% when compared to the industry average.	A variance of greater than +20% when compared to the industry average.
			Employee Engagement Score **2023/2024 Result** **73%**	Maintain within 5% of baseline	Decrease between 6% - 10% of baseline	Decrease of ≥ 11% from baseline
Healthy Connected Communities: Vibrant, healthy, connected and inclusive communities. Quality services are accessible to everyone.	**Leadership and Political Awareness**	We will strive to establish strong frameworks to maintain or improve corporate culture and drive significant change that benefits Council and the community. **Accepting Appetite (medium)** – for actions that support the pursuit of business/corporate development activities that improve outcomes. **Open Appetite (high)** – to undertake transformation projects that support Council Plan emerging opportunities and priorities.	Community satisfaction rating (out of 100) with how we have performed in making decisions in the interests of the community (LGPRF – Indicator G5) **2024/2025 Result** **55**	Maintain within 5% of baseline	Decrease between 6% - 10% of baseline	Decrease of ≥ 11% from baseline

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Council Plan 2025-29 Strategic Objectives	Risk category	Risk Appetite Statement	Key Indicators	Risk tolerance range		
				Generally, within Risk Appetite	Generally, tolerable within Risk Appetite	Generally, outside of Risk Appetite
Healthy Connected Communities: Vibrant, healthy, connected and inclusive communities. Quality services are accessible to everyone.	**Reputation and Corporate Image**	We will continue to build our credibility through consistent and transparent communications, leadership strategy and decisions. We recognise that unfavourable publicity may occur where there are competing priorities and interests in the community. **Cautious Appetite (low)** – for open lines of communication and/or engagement with the community for decisions and plans that affect the broader community where such disclosures do not prejudice commercial negotiations, agreements and/or personal information. **Accepting Appetite (medium)** – for activities that could potentially maintain or increase the value of our reputational standing (activities that reinforce, sustain or improve our reputation).	Community satisfaction rating out of 100 with the consultation and engagement efforts of Council. (LGPRF – Indicator GOV-G2) **2024/2025 Result** **52**	Maintain or improve on baseline indicator	1%-5% decrease on baseline indicator	6% - 10% decrease on baseline indicator

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Council Plan 2025-29 Strategic Objectives	Risk category	Risk Appetite Statement	Key Indicators	Risk tolerance range		
				Generally, within Risk Appetite	Generally, tolerable within Risk Appetite	Generally, outside of Risk Appetite
Infrastructure Spaces and Places: Strategically planned, designed and well-maintained infrastructure, spaces and places.	**Procurement**	We will follow all procurement requirements, legislation, and policies to ensure fair and equal tendered and contracted works. **Controlled Appetite (very low)** – for any deviations from our standards and legislative responsibilities.	Percentage (%) of staff with Procurement Delegations who are compliant with scheduled Procurement Responsibilities **2024/2025 Result** **TBA**	Maintain or improve on baseline indicator	1% - 5% decrease on baseline indicator	6% - 10% decrease on baseline indicator
Infrastructure Spaces and Places: Strategically planned, designed and well-maintained infrastructure, spaces and places.	**Project, Product and Service Delivery**	We will deliver projects, products and services in a methodical and efficient manner in harmony with our budget and long-term financial sustainability. **Cautious Appetite (low)** – for compromising our valued position of trust with our community for products and service delivery. **Accepting Appetite (medium)** – to innovate through projects and revised service delivery models to benefit our community. For supporting high-quality community led programs and services that increase community connection and engagement.	Community satisfaction rating with our overall performance (Community Satisfaction Survey) **2024/2025 Result** **58**	Maintain within 5% of baseline	Decrease between 6% - 10% of baseline	Decrease of ≥ 11% from baseline
			Scheduled Business Continuity Planning exercises undertaken **2024/2025 Result** **100%**	All planned exercises proceeded	Planned exercise rescheduled	Planned exercises did not proceed

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Council Plan 2025-29 Objectives	Risk category	Risk Appetite Statement	Key Indicators	Risk tolerance range		
				Generally, within Risk Appetite	Generally, tolerable within Risk Appetite	Generally, outside of Risk Appetite
Infrastructure Spaces and Places: Strategically planned, designed and well-maintained infrastructure, spaces and places.	**Technological and Information Management**	We will carefully manage our IT infrastructure, information retention and IT innovation to ensure it delivers services and functions to best serve the needs of the Council and the community in harmony with our budget and long-term financial sustainability. **Controlled Appetite (very low)** – for the compromise of personal information, data and systems security. **Cautious Appetite (low)** – for any business interruptions that may jeopardise our standards of operations or could lead to a loss of confidence by our stakeholders, community, or government authorities. **Open Appetite (high)** – to undertake transformational projects to share technology, business systems and IT resources that result in a benefit to Council and/or our community.	Scheduled Disaster Recovery exercises undertaken. **2024/2025 Result** **100%**	All planned exercises proceeded	All planned exercises proceeded	All planned exercises proceeded
			Cyber events that have disrupted council infrastructure, data, financial compensation or reputation. **2024/2025 Result** **0**	0	0	>0
			Percentage % of ICT Security Controls Audit requirements met. **2024/2025 Result** 100%	Maintain or improve on baseline indicator	1%- 5% decrease on baseline indicator	6% - 10% decrease on baseline indicator

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Document Ownership

Document Name:	Wellington Shire Council Risk Appetite Statements
Authorised by:	Council
Effective Date:	1 July 2026
Next Review Date:	July 2030
Document Owner:	Arthur Skipitaris, General Manager Corporate Services 5142 3181 | arthurs@wellington.vic.gov.au
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Status	Active

Document Control

Version	Date	Adopted By	Summary of changes
Version 1.0	20 June 2023	Council Resolution	Significant review to achieve further alignment with AS ISO 31000:2018 – *Risk Management-Guidelines*
Version 1.1	1 April 2025	Council Resolution	Amendment to reference of Community Vision, Council Plan and Mission. Risk tolerance ranges updated across risk categories. Update to baseline data for Wellington Shire community greenhouse gas emissions intensity due to previous incorrect data.
Version 2	16 June 2026	Council Resolution	Amendment to align with Council Plan 2025-2029. Updates to Key Indicators and Tolerances throughout.

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Risk Management Framework - Section 3

Risk Appetite Statements

Version 2, 2026

WELLINGTON SHIRE COUNCIL	**Our Values:** Cooperation, Integrity, Balance, Professionalism and Sustainability. **Our Vision:** As outlined in the Future Wellington Community Vision. **Our Strategic Direction:** As per the commitments made in the Council Plan 2025 – 29.
Definition of the Risk Appetite Statements	Risk appetite is the type and amount of risk that Council is prepared to accept in delivering our core services and strategic direction as established in the Council Plan 2025 – 29. The types of risk facing Council have been divided into 11 categories as outlined on the following pages. The risk categories recognise that depending on the risk being considered, there are differing risk appetite statements and tolerances. Once established, our risk appetite statements provide guidance to staff making risk management decisions and the expected reasonable level of controlled risk to be achieved. Recognising that risk appetite varies depending on the context in which the assessment is undertaken and the internal and external environment at the time of the assessment, it is critical that our risk appetite is reviewed regularly to consider changing conditions.
Risk Appetite Statement Parameters	• The Risk Appetite Statements are not an exhaustive list that addresses every situation but provides overall guidance to management and staff. • Everyone is empowered to interpret the Risk Appetite Statements to make pragmatic, risk-based decisions in the best interest of the Council and its stakeholders. Specifically, we are willing to engage with higher levels of risk where the outcomes would benefit our community. Conversely, we have little to no appetite for engaging with risk that could harm our community. • The Risk Appetite Statements are a forward-looking expression of risk appetite. It reflects our tolerance for accepting new or developing risks (in addition to current risks) in achieving the Council's strategic directions. • Our risk appetite and risk tolerance are dynamic and will be reviewed regularly. • All decisions align with the Council Plan 2025 –29. • Our risk appetite informs and assists Council with the development of future plans. • We use our Risk Appetite Statements to understand what are acceptable and unacceptable risks to Council for each risk category. This is a key factor in determining risk priorities and the appropriate treatment options available. For example, a risk may be considered acceptable if the likelihood and/or negative consequences are so low that further risk treatment becomes counterproductive. A risk may also be acceptable if a risk assessment deems that the potential benefits outweigh the potential adverse impacts.

Risk Appetite Scale and Definitions

This four-point risk appetite scale recognises that our appetite to risk will vary according to the activity undertaken, and that our acceptance of risk is subject to always ensuring that the potential benefits and risks are fully understood before work is undertaken and that sensible measures to manage risk are established where required.

CONTROLLED **Minimal willingness to take on any risk**	**Controlled Appetite (very low) -** Minimisation of risk and uncertainty is the key Council objective and the main risk management treatment. *Council is willing to accept only minimal to zero risks in situations that may result in disruption to service delivery, some reputational impacts, financial loss or exposure, loss of experienced staff and degradation of assets. All reasonably practical measures to eliminate risk must be taken.*
CAUTIOUS **Willingness to take on a limited level of risk**	**Cautious Appetite (low) -** Preference for safe delivery options that have a low degree of inherent risk, little risk of adverse exposure and may only have some potential for reward. *Council is willing to accept only a limited risk of potential disruption to service delivery, some reputational impacts, financial loss or exposure, loss of experienced staff and degradation of assets. Reasonably practical measures to mitigate or minimise uncertainty must be taken.*
ACCEPTING **Willingness to take on a moderate level of risk**	**Accepting Appetite (medium) -** Willing to consider all options and choose the one most likely to result in successful delivery, while also providing an acceptable level of reward and value for money to Council and the community. *Council is willing to accept a medium risk of potential disruption to service delivery, some reputational impacts, financial loss or exposure, loss of experienced staff and degradation of assets as long as risks have been effectively mitigated to pursue opportunities.*
OPEN **Willingness to take on risk for an acceptable level of reward**	**Open Appetite (high) –** Willing to engage with risks, opportunities and innovation and choose those options offering potentially high benefits. *Council is willing to accept a high risk of potential disruption to service delivery, some reputational impacts, financial loss or exposure, loss of experienced staff and degradation of assets as long as all risk mitigation options have been considered with the most appropriate action selected for an acceptable level of reward.*

Explanation of Risk Categories

WSC Risk Category	Description
Assets, Facilities and Security	Asset maintenance, security of assets, plant management, facility management
Corporate Governance, Compliance and Legal	Legal, liability, legislative requirements, *Local Government Act*, policy, process, insurance, fraud and corruption, conflicts of interest
Environmental	Contamination, health, flora and fauna, water, waste, natural disasters, climate change adaption
Financial and Economic	Budgeting, financial reporting, grants funding, investment, growth, tourism
Health and Safety (physical and psychosocial)	*Occupational Health and Safety Act,* public safety, risk management, welfare, claims, care
Human Resources	Employee succession planning, workforce planning, code of conduct
Leadership and Political Awareness	Strategic plan, organisational growth, adaptation to environmental changes, innovation
Procurement	Contractors, contract management, suppliers, purchasing, supply chain
Project, Product and Service Delivery	Infrastructure development, services, business continuity, customer relations, emergency management
Reputation and Corporate Image	Media, adverse publicity, branding, public relations
Technological and Information Management	IT systems, networks, connectivity, cyber security, IT disaster recovery, information retention, information security, privacy, artificial intelligence

Risk Appetite Statements and Tolerances

Council Plan 2025-29 Strategic Objectives	Risk category	Risk Appetite Statement	Key Indicators	Risk tolerance range		
				Generally, within Risk Appetite	Generally, tolerable within Risk Appetite	Generally, outside of Risk Appetite
Infrastructure Spaces and Places: Strategically planned, designed and well-maintained infrastructure, spaces and places.	**Assets, Facilities and Security**	Council understands the needs of the community in relation to our maintained and managed assets, facilities and security throughout the municipality and will progress appropriate projects in harmony with its budget and long-term financial sustainability. **Cautious Appetite (low)** – for substandard assets and facilities infrastructure that do not meet functionality, condition, operation, established standards and guidelines, compliance and financial performance. **Accepting Appetite (medium)** – for design, development and operational outcomes that improve infrastructure sustainability and community accessibility.	Asset renewal and upgrade expense compared to depreciation (LGPRF – Indicator FIF-O5) **2024/25 Result** **1.03**	≥1.0	Maintain a ratio of 1.0	A ratio of < 1.0
			Percentage of defect inspections in line with the frequencies specified in the Road Management Plan **2024/25 Result** **100%**	≥95%	85-94%	≤84%
			Percentage of sealed local roads that are below the renewal intervention level and not requiring renewal. (LGPRF – Indicator ENV-R2) **2024/25 Result** **99.40%**	≥90%	80-89%	≤79%
Healthy Connected Communities: Vibrant, healthy, connected and inclusive communities. Quality services are accessible to everyone.	**Corporate Governance, Compliance and Legal**	We will endeavour to ensure compliance with all legislative and regulatory requirements. **Controlled Appetite (very low)** – for fraud or proven ethical complaints and deviations from our standards and legislative responsibilities.	Percentage (%) of staff compliant with scheduled Fraud and Corruption Awareness training requirements **2025/26 Result** **TBA**	Maintain within 5% of baseline	Decrease between 6% -10% of baseline	Decrease of ≥ 11% from baseline

Council Plan 2025-29 Strategic Objectives	Risk category	Risk Appetite Statement	Key Indicators	Risk tolerance range		
				Generally, within Risk Appetite	Generally, tolerable within Risk Appetite	Generally, outside of Risk Appetite
Natural Environment: A healthy natural environment, protected and nurtured for generations to come.	**Environmental**	Climate change is one of the most significant challenges and priorities facing our Shire. We are committed to reducing emissions and strengthening our resilience to the growing impacts of climate change. We will role model and lead best practice climate change adaption within local government. We will act responsibly in relation to the take up of environmentally sustainable practices within the resources available to it – but not at the expense of its long-term financial sustainability or in contravention of environmental legislation. **Cautious Appetite (low)** – for long-term risks to environmental sustainability that can negatively impact the community. **Open Appetite (high)** – for creativity and innovation to pursue environmental sustainability and willing to explore design and delivery of services to adapt to climate change.	Community satisfaction rating out of 100 with the consultation and engagement efforts of Council. (LGPRF – Indicator GOV-G2) **2024/2025 Result** **59**	Maintain within 5% of baseline	Decrease between 6% - 10% of baseline	Decrease of ≥ 11% from baseline
			The total units of metered electricity purchased by Council per head of population. (LGPRF – Indicator ENV-EC2) **2025/2026 Result** **TBA**	Reduction of usage	Maintain current usage rate	Increase in current usage without justification.
			Kerbside collection waste to landfill per serviced property (amount of waste collected from kerbside waste collection services that is sent to landfill per serviced property) (LGPRF – Indicator ENV-WM8) **2025/2026 Result** **TBA**	Decrease on baseline indicator	Maintain baseline indicator	Increase on baseline indicator

Council Plan 2025-29 Strategic Objectives	Risk category	Risk Appetite Statement	Key Indicators	Risk tolerance range		
				Generally, within Risk Appetite	Generally, tolerable within Risk Appetite	Generally, outside of Risk Appetite
Dynamic and Diverse Economy: An economy that enables sustainable growth, enhancing the social environment, lifestyle and unique characteristics of our communities.	**Financial and Economic**	We will carefully manage expenses, financial and economic growth to improve organisation efficiency and community benefit in harmony with our budget and long-term financial sustainability. **Controlled Appetite (vey low)** – ensure fraud controls are in place and risk has been reduced significantly. **Open Appetite (high)** – for opportunities that could provide a substantial return and diversify our organisation and transition our economy.	Current assets as a percentage of current liabilities. (LGPRF – Indicator FIM-L1) **2024/2025 Result** **5.40**	Maintain a ratio ≥1	Maintain a ratio of 1.0	A ratio of < 1.0
			Rate revenue as a percentage of adjusted underlying revenue. (LGPRF – Indicator FIM-S1) **2024/2025 Result** **57%**	Maintain within 5% of baseline	Decrease between 6% - 10% of baseline	Decrease of ≥ 11% from baseline
Healthy Connected Communities: Vibrant, healthy, connected and inclusive communities. Quality services are accessible to everyone.	**Health and Safety (physical and psychosocial)**	Council places a high priority on providing a safe environment for staff, visitors, volunteers, community, and contractors and will do so in harmony with legislative obligations. **Controlled Appetite (very low)** – for loss of life or serious harm to individuals. Processes are in place to identify and control hazards. **Accepting Appetite (medium)** – for innovative enhancements to recreational and cultural facilities to provide the community with experiences where risk is controlled through risk assessments and mitigation plans.	Workcover Serious Injury Frequency Rates., calculated using the Workers' Compensation Injury Frequency Rate (WCIFR) dashboard **2024/2025 Result** **5** ***In line with the 2031-2032 target for the National industry set by Safework Australia***	Equal or less than industry target	1 more incident than industry average	2 or more incidents above industry average
			Percentage % of staff who feel respectful workplace behaviours are encouraged. **2025 Result** **86%**	Decrease on baseline indicator	Maintain baseline indicator	Increase on baseline indicator

Council Plan 2025-29 Strategic Objectives	Risk category	Risk Appetite Statement	Key Indicators	Risk tolerance range		
				Generally, within Risk Appetite	Generally, tolerable within Risk Appetite	Generally, outside of Risk Appetite
Healthy Connected Communities: Vibrant, healthy, connected and inclusive communities. Quality services are accessible to everyone.	**Human Resources**	We will continue to build and develop our internal resources while also seeking out expertise in key functions and new ways of working, to best serve the Council and community. **Controlled Appetite (very low)** – for conduct inconsistent to our values. **Accepting Appetite (medium)** – for applying new approaches to ensure we remain an employer of choice in our sector, while maintaining safety and service levels. **Open Appetite (high)** – for operating models that benefit both the organisation, staff and the community.	Percentage of staff turnover (LGPRF – Indicator GOV-G10) **2024/2025 Result** **14.57%**	Equal or less than industry average (other Victoria councils)	A variance of greater than +10% when compared to the industry average.	A variance of greater than +20% when compared to the industry average.
			Employee Engagement Score **2023/2024 Result** **73%**	Maintain within 5% of baseline	Decrease between 6% - 10% of baseline	Decrease of ≥ 11% from baseline
Healthy Connected Communities: Vibrant, healthy, connected and inclusive communities. Quality services are accessible to everyone.	**Leadership and Political Awareness**	We will strive to establish strong frameworks to maintain or improve corporate culture and drive significant change that benefits Council and the community. **Accepting Appetite (medium)** – for actions that support the pursuit of business/corporate development activities that improve outcomes. **Open Appetite (high)** – to undertake transformation projects that support Council Plan emerging opportunities and priorities.	Community satisfaction rating (out of 100) with how we have performed in making decisions in the interests of the community (LGPRF – Indicator G5) **2024/2025 Result** **55**	Maintain within 5% of baseline	Decrease between 6% - 10% of baseline	Decrease of ≥ 11% from baseline

Council Plan 2025-29 Strategic Objectives	Risk category	Risk Appetite Statement	Key Indicators	Risk tolerance range		
				Generally, within Risk Appetite	Generally, tolerable within Risk Appetite	Generally, outside of Risk Appetite
Infrastructure Spaces and Places: Strategically planned, designed and well-maintained infrastructure, spaces and places.	**Procurement**	We will follow all procurement requirements, legislation, and policies to ensure fair and equal tendered and contracted works. **Controlled Appetite (very low)** – for any deviations from our standards and legislative responsibilities.	Percentage (%) of staff with Procurement Delegations who are compliant with scheduled Procurement Responsibilities **2024/2025 Result** **TBA**	Maintain or improve on baseline indicator	1% - 5% decrease on baseline indicator	6% - 10% decrease on baseline indicator
Infrastructure Spaces and Places: Strategically planned, designed and well-maintained infrastructure, spaces and places.	**Project, Product and Service Delivery**	We will deliver projects, products and services in a methodical and efficient manner in harmony with our budget and long-term financial sustainability. **Cautious Appetite (low)** – for compromising our valued position of trust with our community for products and service delivery. **Accepting Appetite (medium)** – to innovate through projects and revised service delivery models to benefit our community. For supporting high-quality community led programs and services that increase community connection and engagement.	Community satisfaction rating with our overall performance (Community Satisfaction Survey) **2024/2025 Result** **58**	Maintain within 5% of baseline	Decrease between 6% - 10% of baseline	Decrease of ≥ 11% from baseline
			Scheduled Business Continuity Planning exercises undertaken **2024/2025 Result** **100%**	All planned exercises proceeded	Planned exercise rescheduled	Planned exercises did not proceed

Council Plan 2025-29 Strategic Objectives	Risk category	Risk Appetite Statement	Key Indicators	Risk tolerance range		
				Generally, within Risk Appetite	Generally, tolerable within Risk Appetite	Generally, outside of Risk Appetite
Healthy Connected Communities: Vibrant, healthy, connected and inclusive communities. Quality services are accessible to everyone.	**Reputation and Corporate Image**	We will continue to build our credibility through consistent and transparent communications, leadership strategy and decisions. We recognise that unfavourable publicity may occur where there are competing priorities and interests in the community. **Cautious Appetite (low)** – for open lines of communication and/or engagement with the community for decisions and plans that affect the broader community where such disclosures do not prejudice commercial negotiations, agreements and/or personal information. **Accepting Appetite (medium)** – for activities that could potentially maintain or increase the value of our reputational standing (activities that reinforce, sustain or improve our reputation).	Community satisfaction rating out of 100 with the consultation and engagement efforts of Council. (LGPRF – Indicator GOV-G2) **2024/2025 Result** **52**	Maintain or improve on baseline indicator	1%-5% decrease on baseline indicator	6% - 10% decrease on baseline indicator

Council Plan 2025-29 Objectives	Risk category	Risk Appetite Statement	Key Indicators	Risk tolerance range		
				Generally, within Risk Appetite	Generally, tolerable within Risk Appetite	Generally, outside of Risk Appetite
Infrastructure Spaces and Places: Strategically planned, designed and well-maintained infrastructure, spaces and places.	**Technological and Information Management**	We will carefully manage our IT infrastructure, information retention and IT innovation to ensure it delivers services and functions to best serve the needs of the Council and the community in harmony with our budget and long-term financial sustainability. **Controlled Appetite (very low)** – for the compromise of personal information, data and systems security. **Cautious Appetite (low)** – for any business interruptions that may jeopardise our standards of operations or could lead to a loss of confidence by our stakeholders, community, or government authorities. **Open Appetite (high)** – to undertake transformational projects to share technology, business systems and IT resources that result in a benefit to Council and/or our community.	Scheduled Disaster Recovery exercises undertaken. **2024/2025 Result** **100%**	All planned exercises proceeded	All planned exercises proceeded	All planned exercises proceeded
			Cyber events that have disrupted council infrastructure, data, financial compensation or reputation. **2024/2025 Result** **0**	0	0	>0
			Percentage % of ICT Security Controls Audit requirements met. **2024/2025 Result** 100%	Maintain or improve on baseline indicator	1%- 5% decrease on baseline indicator	6% - 10% decrease on baseline indicator

Document Ownership

Document Name:	Wellington Shire Council Risk Appetite Statements
Authorised by:	Council
Effective Date:	1 July 2026
Next Review Date:	July 2030
Document Owner:	Arthur Skipitaris, General Manager Corporate Services 5142 3181 | arthurs@wellington.vic.gov.au
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Status	Active

Document Control

Version	Date	Adopted By	Summary of changes
Version 1.0	20 June 2023	Council Resolution	Significant review to achieve further alignment with AS ISO 31000:2018 – *Risk Management-Guidelines*
Version 1.1	1 April 2025	Council Resolution	Amendment to reference of Community Vision, Council Plan and Mission. Risk tolerance ranges updated across risk categories. Update to baseline data for Wellington Shire community greenhouse gas emissions intensity due to previous incorrect data.
Version 2	16 June 2026	Council Resolution	Amendment to align with Council Plan 2025-2029. Updates to Key Indicators and Tolerances throughout.

RISK MANAGEMENT POLICY

Policy Number:	2.4.1
Approved by:	Council
Date Approved:	June 2026
Date of Next Review:	July 2027
Applicable to:	Councillors, Council employees and temporary staff, volunteers, contractors and consultants engaged by Council and members of delegated committees
Responsible Officer:	Manager Governance
Related Policies:	Acceptance and Declaration of Gifts, Benefits and Hospitality Policy Child Safe Policy Climate Change and Sustainability Policy Conflict of Interest Policy Corporate Credit Card Policy Fraud and Corruption Control Policy Mandatory Notification Policy Occupational Health and Safety Policy Privacy and Data Protection Policy Procurement Policy Public Interest Disclosures Policy
Related Documents:	Risk Management Strategy Risk Appetite Statements Risk Management Procedure Risk Management Toolkit Risk Register Road Management Plan AS ISO 31000:2018 – Risk Management – Guidelines
Statutory Reference:	*Local Government Act 2020* *Local Government (Planning and Reporting) Regulations 2020*

OVERVIEW

This policy guides decisions about managing risks so that Council can meet the objectives in the Risk Management Strategy. This includes decisions relating to:

- strategy, procedures and other elements of the Risk Management Framework (the Framework)
- how risk management is embedded into decision making across Council
- identifying the culture Council wants with regard to managing risk
- governance and compliance including mandatory requirements and other obligations
- how managing risk helps Council continually improve
- how Council can achieve an appropriate level of risk maturity.

WHAT IS RISK?

Risk is inherent in all aspects of council operations, whether managing a project, dealing with customers, making decisions about the future, or deciding not to take any action at all. Council manages risk every day, by simply making choices – particularly where there is an element of uncertainty within that decision.

Australian Standard AS ISO 31000:2018 – Risk Management – Guidelines defines risk as "*the effect of uncertainty on objectives*". To qualify as a risk, the three factors of effect (consequence), objectives and uncertainty must be present.

WHAT IS RISK MANAGEMENT?

Risk management is the coordinated activities of assessing, controlling, monitoring and reviewing risk in the pursuit of objectives. To effectively manage risk is to understand and manage the uncertainties relevant to the achievement of those objectives. Good risk management sets an appropriate balance between realising opportunities and minimising losses. Effective risk management must be integrated into Council's strategy, planning and operations.

RISK MANAGEMENT PRINCIPLES

Risk management:

- is integrated into organisational processes and decision making
- is systematic, structured, and comprehensive
- is based on the best available information
- is customised to Council's operating environment
- takes people and cultural factors into account
- is dynamic, ongoing and responsive to change
- is transparent and inclusive
- considers opportunities and associated risks
- facilitates continual improvement.

WHERE DOES COUNCIL STAND ON RISK?

Council is committed to achieving effective and responsible risk management, ensuring that its activities and assets do not place people, property or the environment at unreasonable levels of risk. An integrated and consistent approach is adopted to ensure that significant risks are identified and addressed during planning, decision-making and everyday operations. Staff with supervisory responsibilities are accountable for ensuring that all staff manage the risks within their work areas.

The aim of risk management is to minimise losses and maximise opportunities. Council's present risk management processes are predominately focused on the minimisation of loss. Opportunities are pursued, providing risks have been adequately managed and accepted.

Council's risk management objectives are to:

- Demonstrate best practice in risk management and proactively respond to increased risk compliance requirements
- Continually improve the Framework and processes
- Implement a structured framework which supports the organisation to:
  - Proactively identify, assess and manage risk in a consistent, effective and timely manner.
  - Make informed decisions so that we can deliver the Council Plan and organisational objectives.
  - Identify and capture opportunities that benefit Council without exposing us to unacceptable levels of risk.

- Embed risk management into all aspects of Council's corporate planning, operations and governance.
- Foster a culture that embraces accountability for risk management throughout the organisation.
- Equip staff and management with the knowledge and ability to identify, analyse, report and prioritise areas of risk and continually identify emerging risks.
- Implement effective processes to reduce and/or manage high-level threat risk.
- Continuously improve risk assessment, monitoring and reporting standards.
- Undertake risk assessments for key operations, projects and strategies and maintain a comprehensive and regularly updated risk register to identify and monitor operational and strategic risks.
- Allow for the effective allocation and use of resources.
- Provide a basis for higher standards of accountability through the creation of effective performance objectives and measurement of performance against these objectives.
- Manage appropriate cover and minimise costs associated with insurance and litigation.

FRAMEWORKS AND PROCESSES

In developing a risk management framework, Council has adopted the provisions of the Victorian Government Risk Management Framework (VGRMF). The VGRMF promotes the use of AS ISO 31000:2018 – Risk Management – Guidelines which provides an internationally accepted basis for best practice risk management.

The Framework comprises of a:

- Risk Management Strategy
- Risk Management Policy
- Risk Appetite Statements
- Risk Management Procedure
- Risk Management Toolkit
- Risk Register.

This standardised approach to risk management is designed to ensure risk management is an integral part of all Council decision-making processes. The Framework is used to minimise foreseeable disruption to operations, financial loss, harm to people and damage to the environment and property. Such a program actively promotes and supports effective risk management practices throughout Council via the provision of ongoing education and instruction to managers and staff, alongside an extensive register of risks in Council's online risk management system.

Council recognises that risk appetite varies according to the activity undertaken, that acceptance of risk is always subject to ensuring that potential benefits and risks are fully understood before developments are authorised, and that sensible measures to mitigate threat risk are established.

The Council and leadership team work together to review Council's risk profile in accordance with agreed timeframes. The Audit & Risk Committee receives and assesses reports that provide evidence to verify we are meeting legislative and regulatory requirements. Assurance is provided by the internal audit program and assurance mapping.

EMERGING RISKS

Council adopts a proactive approach to the identification and management of emerging risks as part of its Risk Management Framework. Emerging risks are monitored through ongoing internal reviews and external insights to support informed decision-making and resilience. In identifying emerging risks, Council considers a range of internal and external factors, including the following:

- Changes in legislation, regulation and government policy
- Economic conditions and financial sustainability trends
- Technological change, including cyber security and data protection risks
- Climate change impacts, environmental factors and natural disaster trends
- Workforce capability, capacity and succession risks
- Changing community expectations, demographics and service demand
- Outcomes of audits, reviews, incidents and near misses
- Regional, sector-wide or industry-identified risks

CULTURE

One of the most crucial elements of a successfully integrated Framework is a workplace culture that promotes and facilitates its proactive use, and to have it embedded into Council's day-to-day operations, service and processes.

The risk culture can be defined as the system of values and behaviours that exist throughout the organisation which shape Council's decisions around risk. Risk management is a corporate priority that requires all staff to actively participate in the risk management process. Council seeks to reinforce a positive risk culture where everyone believes that thinking about and managing risk is part of their job.

SHARED RISK

"Shared risk" within the VGRMF are risks shared by two or more agencies that require coordinated management by more than one agency. The responsibility for managing a shared risk is shared by all the relevant agencies and benefits from a coordinated approach where one agency takes the lead role. The Corporate Management Team (CMT) has an important role in using their influence to work with other agencies on sharing the management of risk. In respect to shared risk management, cross-agency communication will be used to promote information sharing to support the early identification and effective management of these risks.

STATE-SIGNIFICANT RISK

State significant risks are risks where the potential consequences or impacts of the risk on the community, the Government and the private sector are material at the State-wide level. They may be the extension of an existing agency risk which, beyond a certain threshold, becomes severe enough to have statewide implications or it could be the aggregation of many agency-specific risks.

Council will refer to the State Government who will identify and provide guidance in relation to state significance risks. It is recognised that climate change may exacerbate some risks and/or present emerging risks.

SUPPORTING COUNCILLORS

Councillors are provided with regular risk management workshops to build their understanding of the risk management framework and to support them in their role of setting Council's risk appetite. Additionally, a risk management section is included in each Council Meeting report item to support decision making.

Risk management reporting is provided to Council, through the Audit & Risk Committee, including the following:

- Advising on emerging risks and any variation to existing risks;
- Reporting of strategic risks and high and extreme operational risks; and
- Providing an update on the implementation of the Framework and key risk management activities.

MANAGEMENT OF INSURABLE RISK

Council makes best use of available resources and assets to manage risk and minimise loss.

Insurance is used to transfer or manage the risk of financial loss. Council maintains a comprehensive insurance policy portfolio to address the risks that cannot be adequately mitigated.

Consideration is regularly made to the level of risk and whether insurance cover should be increased, reduced or waived based on the risk appetite.

Insurable risk is minimised by the following actions:

- Programmed inspection of assets and action taken to address risks.
- Adoption and update of Council's Road Management Plan.
- Reviewing insurance claims to identify trends in risk areas, annual review of specific risk strategies, and review of assessments undertaken by insurers.

RISK MANAGEMENT ROLES AND RESPONSIBILITIES

Successful implementation of the Framework requires a consistent and systematic approach at all levels of Council. Managers, employees and contractors are responsible for ensuring that risk management is given high priority within all Council operations.

Council

- Defines the risk appetite, including tolerances, with the support of the CMT
- Contributes to the development of the Framework and monitors its implementation
- Provides adequate budgetary provision for the financing of risk management including approved risk mitigation activities
- Ensures that a positive risk culture is in place
- Appoints and resources the Audit & Risk Committee
- Provides leadership, oversight, guidance and direction.

Audit & Risk Committee

- Monitors and provides oversight and advice on risk management and fraud prevention systems and controls
- Oversees internal and external audit functions
- Provides oversight of the operation and implementation of the Framework.

Chief Executive Officer

- Ultimate responsibility for ensuring risk is effectively managed across the Council
- Ensures Councillors are aware of risk management objectives, their responsibilities and training requirements.

Corporate Management Team

- Responsible for monitoring the corporate implementation of the Framework
- Demonstrates a positive, risk-aware culture to the organisation
- Instils a culture of acting lawfully, ethically and responsibly
- Promotes effective management of identified risks across all operations
- Responsible for the recognition and adoption of risk management as a key function of Council, and to ensure the inclusion of risk management as a priority within Council's strategic plan, within all staff position descriptions, within the annual report and other Council documentation
- Ensures resources are appropriately allocated to meet Council's risk management requirements including identification of emerging risks.

Managers, Coordinators and Team Leaders

- Demonstrate a positive, risk-aware culture to the organisation
- Support and encourage a risk aware culture within the organisation by promotion of the Framework
- Responsible for the identification, review, and analysis of all risks within their division or business unit
- Responsible for the application of appropriate treatments to all risks within their division or business unit
- Ensure adequate protection of staff, assets and operations from risks through appropriate budgeting and implementation of loss control programs
- Ensure liability risks to customers are effectively managed
- Ensure all staff are conversant with and understand the role of risk management within Council operations
- Liaise with the Coordinator Work Health and Safety to ensure provision of a safe and healthy work environment and implementation of appropriate safe work practices and control measures
- Ensure the supervision and audit of contractors to ensure risk management policies and procedures are applied
- Each Business Unit Manager is accountable for implementing the Framework through appropriate actions in their business unit. This includes ensuring that the overall risk profile entered by staff into the risk register is current, accurate and reviewed in accordance with corporate timelines.

Manager Governance

- Responsible for the Framework's design, implementation and update
- Facilitate regular risk reporting to CMT, the Audit & Risk Committee and Council.

Coordinator Governance and Strategy

- Promote implementation of risk management strategies and programs designed to minimise risks and potential losses
- With guidance from the General Manager Corporate Services and Manager Governance, formulate a list of annual objectives to support the Framework
- Develop, review, and enhance risk management related policies and procedures
- Scheduling of organisational wide risk management induction and training
- Maintain and administer the risk register and coordinate the review of all risks by risk owners
- Support the development, maintenance, and review of Council's Business Continuity Plan
- Review and provide input into the insurance portfolio and claim procedures
- Provide advice and training on risk management principles and processes.

Employees, Volunteers and Contractors

- Manage risk within their area of influence
- Follow risk management policy and procedures
- Participate in a risk-aware culture
- Assess emerging risk and monitor change in known risks
- Contribute to the continuous improvement of the Framework, processes and culture.

Internal Auditor

- Provides an independent review function which provides information about the effectiveness of the Framework through the design and delivery of an internal audit.

External Auditor

- Victoria's integrity system includes the Independent Broad-based Anti-corruption Commission (IBAC), Victorian Ombudsman and Victorian Auditor-General's Office (VAGO). These three agencies promote risk management by ensuring that Council continues to operate in the best interests of Victorians and is free from fraud and corruption.

REVISION HISTORY

VERSION	DATE	SUMMARY OF CHANGES
1.0	June 2022	Updated Responsible Officer title No changes applicable at this review as a larger review is being undertaken and due by June 2023
2.0	June 2023	Sections added to align with Victorian Government Risk Management Framework (VGRMF) Risk Management template. Updates made to risk management roles and responsibilities. Updates made to position titles due to organisational change.
2.1	July 2024	Addition of role of 'external auditor' under our risk management roles and responsibilities.
2.2	July 2025	"Applicable to" and "Related policies" updated. Removal of "Scope" section. Update to staff position titles throughout policy. Minor grammatical changes to improve readability.
2.3	July 2026	Risk management objectives updated to align the objectives of the Policy with the Risk Management Strategy. Update to staff position titles. Additional section included to define emerging risks. Minor grammatical changes to improve readability.

13.4. COUNCIL PLAN 2025-29 PERFORMANCE REPORT - QUARTER 3

ACTION OFFICER: MANAGER GOVERNANCE

PURPOSE

To present Council and the community with the Council Plan 2025-29 progress update for Quarter 3, January – March 2026 and outline achievements against the Council Plan 2025-29.

RECOMMENDATION

That Council receive the progress update for progress against the Council Plan 2025–29 for Quarter 3 2025/26, January – March 2026, as attached.

BACKGROUND

The Council Plan 2025-29, adopted in 2025 under section 90(3) of the *Local Government Act 2020*, was developed with community input to guide Council's work over the next four years. It supports the Community Vision 2041, addresses local challenges and opportunities, and fulfils council responsibilities. The plan sets the Strategic Direction of Council through the following four Strategic Objectives:

- **Strategic Objective 1: Healthy Connected Communities** - Vibrant, healthy, connected and inclusive communities. Quality services are accessible to everyone.
- **Strategic Objective 2: Dynamic and Diverse Economy** - An economy that enables sustainable growth, enhancing the social environment, lifestyle and unique characteristics of our communities.
- **Strategic Objective 3: Infrastructure, Spaces and Places** - Strategically planned, designed and well-maintained infrastructure, spaces and places.
- **Strategic Objective 4: Natural Environment** - A healthy natural environment, protected and nurtured for generations to come.

There are 41 **Major Initiatives and Actions** which are the initiatives, projects or activities that Council will deliver over the next four years. Progress is shared with the community through quarterly Council Reports, the Future Wellington website and the Annual Report.

The Council Plan 2025-29 also includes 23 Strategic Indicators used to measure success towards achieving the Strategic Objectives over the next four years.

The attached document - Attachment 13.4.1 – Council Plan 2025-29 Progress Update Report – Quarter 3 2025/26, outlines the following in relation to the Council Plan 2025-29:

- Quarterly progress of Major Initiatives and Actions
- Strategic Indicators that are measured and reported annually.

ATTACHMENTS

1. Council Plan Progress Report - Quarter 3 [**13.4.1** - 23 pages]

OPTIONS

Council has the following options available:

1. To receive the attached update on progress of the Council Plan 2025-29 for Quarter 3 2025/26, January – March 2026; or
2. To not receive the attached update on progress of the Council Plan 2025-29 for Quarter 3 2025/26, January – March 2026 and seek further information for consideration at a later Council meeting.

PROPOSAL

That Council receive the Council Plan 2025-29 progress update report detailing progress against the Council Plan 2025–29 for Quarter 3 2025/26, January–March 2026, as attached.

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

Monitoring and reporting on the implementation of the Council Plan 2025-29 is a key responsibility of Council. Sharing regular progress updates support Council's oversight responsibilities, ensuring initiatives are delivered on schedule and within budget.

GENDER IMPACT ASSESSMENT (GIA)

Officers understand the requirements in relation to conducting GIA's to ensure Council remains compliant with obligations outlined in the *Gender Equality Act 2020*. The following determination was made.

A Gender Impact Assessment was conducted as the policy, program or service meets the assessment requirement criteria. Officers undertook the GIA in accordance with the *Gender Equality Act 2020* to ensure potential gendered impacts were identified, considered and appropriately addressed.

FINANCIAL IMPACT

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

COMMUNICATION IMPACT

The Council Plan 2025-29 communicates Council's Strategic Direction to the community. The Council Plan 2025-29 can also be used by Council to communicate its vision and direction to other tiers of government, organisations, government agencies and funding bodies.

LEGISLATIVE IMPACT

The provision of a Council Plan Progress report (report reviewing the performance of the Council against the Council Plan, including the results in relation to the strategic indicators, for the first six months of the financial year) is a requirement of Local Government Performance Reporting Framework - Governance and Management checklist which is enacted by the *Local Government Act 2020.*

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

Council continues to work in partnership with the community of Wellington Shire to deliver the Council Plan 2025-29.

ENVIRONMENTAL IMPACT

The Council Plan 2025-29 highlights the environment as a priority by identifying the Natural Environment as one of its four Strategic Objectives. It outlines a range of initiatives designed to deliver positive environmental outcomes.

ENGAGEMENT IMPACT

Council is committed to genuine and effective community engagement in planning and decision making. In accordance with the Community Engagement strategy, the International Association for Public Participation (IAP2) principles were applied during the development of the Council Plan 2025-29.

RISK MANAGEMENT IMPACT

Council utilises a Risk Management Framework to ensure effective and responsible risk management, making it a fundamental aspect of all decision-making processes. Alongside this, Council recognises strategic risks, which could impact long-term objectives. Reporting on the advancement of initiatives and key projects aligned with each strategic direction outlined in the Council Plan serves as a crucial control mechanism, reinforcing our dedication to risk management and the early identification of potential challenges.

FUTURE WELLINGTON Your Vision, Our Mission.

COUNCIL PLAN 2025-29

Progress Update Report

Quarter 3
1 January to 31 March 2026



WELLINGTON SHIRE COUNCIL

STRATEGIC DIRECTION

WELLINGTON SHIRE COUNCIL

Strategic Objective One:

Healthy Connected Communities

Vibrant, healthy, connected and inclusive communities. Quality services are accessible to everyone.

- Enabling utilisation, access and movement across places and spaces.
- Celebrating, respecting and embracing the Gunaikurnai people, and Aboriginal and Torres Strait Islander heritage.
- Enriching community experiences through creativity, culture and history for all ages and abilities.
- Aligning services through a community-centred organisation.

Strategic Objective Two:

Dynamic and Diverse Economy

An economy that enables sustainable growth, enhancing the social environment, lifestyle and unique characteristics of our communities.

- Supporting job growth and diversification of our economy.
- Leveraging our natural environment and community assets to promote tourism, events and activation.
- 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.

- Providing high quality places and spaces to enhance our townships and community.
- Developing and promoting safe and suitable transport infrastructure.
- Coordinating facilities and infrastructure to meet growth and evolving needs.
- Fostering inclusive and accessible spaces for community connection, creativity and activities.

Strategic Objective Four:

Natural Environment

A healthy natural environment, protected and nurtured for generations to come.

- Contributing to the protection and revitalisation of natural landscapes, biodiversity, and waterways.
- Encouraging and supporting sustainable practices.
- Strengthening natural disaster resilience and emergency response preparedness.
- Empowering the community and businesses to drive positive environmental outcomes.


Strategic Objective One
Healthy Connected Communities
Vibrant, healthy, connected and inclusive communities.
Quality services are accessible to everyone.

Strategic Objective One:

Healthy Connected Communities

Vibrant, healthy, connected and inclusive communities.
Quality services are accessible to everyone.

Initiative Code	Key initiatives and priorities to achieve these outcomes	Progress update comments	Status	Progress
1.1 - Major Initiative	Support initiatives that improve access, encourage movement, and increase community use of local places and spaces through education, infrastructure activation, and promotion of active and safe travel.	The Urban Paths Plan (UPP) is a key driver in achieving this Council Plan Action. Implementation is on track, with planning and construction activities progressing as anticipated. A scheduled review will assess outcomes and provide an updated status report to inform future priorities. Progress on this action is also supported by reviews and renewals of key infrastructure and boating strategies, delivery of park maintenance and activation programs, and continued investment in community wellbeing initiatives (such as Live4Life and Parks Week) that improve access, encourage movement, and increase use of local places and spaces.	Progressing	15%
1.2 - Major Initiative	Partner with the Gunaikurnai community to strengthen relationships and deliver positive outcomes.	Wellington Shire's Health and Wellbeing Coalition have been working collaboratively with Ramahyuck Gippsland Aboriginal Corporation to secure up to $1.5 million in VicHealth Partners in Place funding for a five-year period. This funding is designed to support long-term, systems-level change through place-based prevention initiatives that strengthen health and wellbeing outcomes for First Peoples. To date, an application for funding has been submitted and Vic Health extended an invitation for a panel Interview to Ramahyuck, Wellington Shire Council's Community Development Team and the Public Health Unit. This funding application is under consideration.	Progressing	25%

Initiative Code	Key initiatives and priorities to achieve these outcomes	Progress update comments	Status	Progress
1.3 - Major Initiative	Deliver transparent and consistent community engagement, providing opportunities for input and how community feedback is considered.	During the January to March quarter, Council delivered a broad and diverse program of community engagement to better understand local needs and support informed decision-making across a range of services, plans and projects. Key engagement initiatives undertaken during the quarter included: • Business in Wellington - Gathering insights from local businesses to help shape future business support and initiatives across the shire. • Draft Disability Inclusion and Access Plan - Inviting community feedback to inform how Council services and facilities can be more inclusive and accessible. • Golden Beach Master Plan - Collecting community input to help guide the development of a coastal community open space. • Great Southern Rail Trail Master Plan - Seeking feedback from the community and stakeholders to inform planning for a key tourism and recreation asset. • Lions Park Draft Master Plan - Consulting on the draft master plan to guide the future development of this important recreational space. • Prince Street Reserve Master Plan - Engaging with the community on the future direction of a local open space. • Residential Road and Street Construction Plan - Inviting community input into a key document that informs the upgrade of local roads through special charge schemes. • Draft Waste Collection Policy and Guideline - Consulting with the community on a key policy that guides one of Council's core services. • Wellington Alcohol, Social Life and Wellbeing (Local Drug Alcohol Team) Survey - Capturing local experiences relating to alcohol use to support actions under the Live Well in Wellington Plan. • Naming proposal - western side of the Port of Sale - Conducting an objection period following the Place Names Committee decision. In addition, targeted feedback was gathered through specific surveys and forms, including: • Parks Week stakeholder survey - Collecting feedback from vendors to inform improvements to future events. • Sale Botanic Gardens visitor survey - Gathering visitor insights to inform ongoing management and enhancement of the gardens.	Progressing	25%

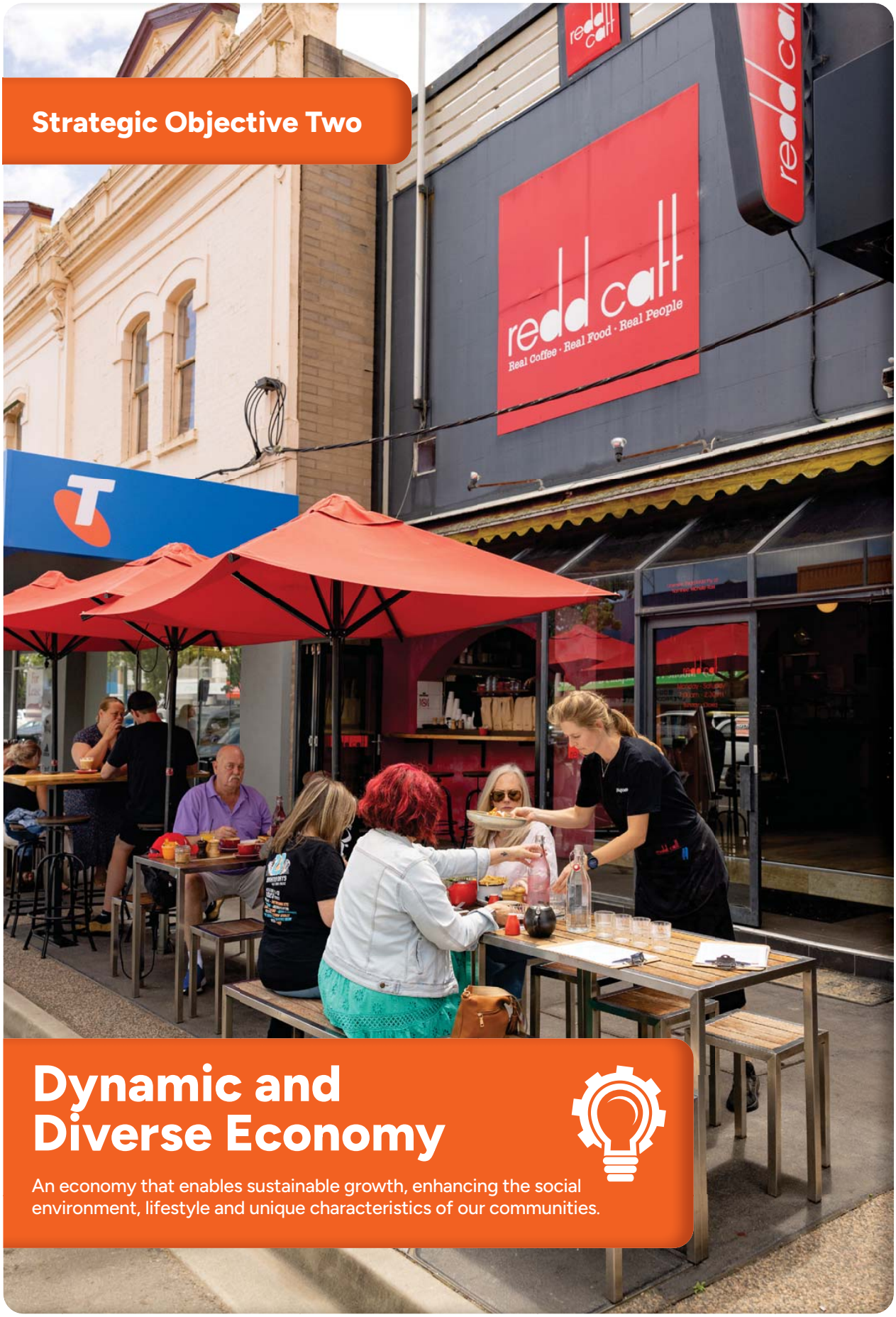
Initiative Code	Key initiatives and priorities to achieve these outcomes	Progress update comments	Status	Progress
1.4 - Major Initiative	Advance inclusion and engagement of Wellington's socially and culturally diverse communities through a range of arts and culture programs.	This quarter delivered an inclusive and engaging program of performing and visual arts that supported participation from a broad cross-section of the community across The Wedge and Gallery spaces. At The Wedge, audiences experienced a diverse range of accessible, high-quality performances. Highlights included the Australian Shakespeare Company's outdoor presentation of Twelfth Night on 1 March at the Sale Botanic Gardens, which removed traditional venue barriers and encouraged broad community attendance. Maffra Dramatics Society marked its 50th anniversary with a highly successful season of The Rocky Horror Show from 20-29 March, attracting strong local participation and selling more than 1,800 tickets. Contemporary music offerings were strengthened through a performance by three-time ARIA Award-winning artist Meg Washington on 11 April, appealing to a wide and diverse audience base. The Gallery further supported inclusion and representation through the launch of its Autumn Season exhibitions, showcasing the work of Wellington Shire artists Jenny Noone, Cindy Tong and Gavin Roberts. These exhibitions highlighted diverse creative voices and reinforced opportunities for local artists to share their practice with the community. Entries also opened for the 2026 John Leslie Art Prize, encouraging broad participation from emerging and established artists across the region. Collectively, these initiatives strengthened access to arts and cultural experiences, increased engagement across different audiences and reinforced Council-supported venues as welcoming and inclusive spaces that celebrate creativity, diversity and community connection.	Progressing	30%
1.5 - Major Initiative	Implement key initiatives of the Information and Communication Technology Strategic Plan, including regional shared services initiatives, that support community facing services and emergency management responsiveness.	Key initiatives for this period include the following highlights: • Completion of a collaborative joint tender process with East Gippsland Shire Council for provision of ICT Professional Services Panel of Providers. A joint evaluation panel has been established to assess submissions and make recommendations to both councils. This initiative will ensure ongoing ICT procurement efficiencies for both councils. • A collaborative joint tender process with East Gippsland Shire Council for a new Geographic Information System was completed and work has commenced to support alignment of business systems, and processes efficiencies for both councils. • Council's ICT team has worked collaboratively with the Emergency Management team to install a power generator at Yarram Secondary College, strengthening emergency response capability and community preparedness.	Progressing	65%

Initiative Code	Key initiatives and priorities to achieve these outcomes	Progress update comments	Status	Progress
1.6 - Action	Provide ongoing internal training in inclusive practices, cultural safety, and accessibility.	Internal training is undertaken on a recurring cycle and includes: • Cultural Awareness • Gender Equality • Prevention of Workplace Bullying and Harassment • Child Safety A new e-learning module relating to Gender Impact Assessments (GIAs) which includes the topic of intersectionality is in development. Monthly Gender Impact Assessment drop-in sessions are also facilitated to build capability and strengthen understanding of gender equality. During this quarter, the Cultural Awareness E-Learning module which focuses on First Peoples Culture and Cultural Safety was completed by 30 staff on an optional basis. This contributed to the organisation's broader capability in inclusive and culturally safe practices.	Progressing	15%
1.7 - Action	Lead a collaborative procurement initiative to acquire upgraded leisure management software that provides a user-friendly customer experience.	Since the closure of the tender period, further investigative works have been completed, including on-site assessments, technical investigations and service demonstrations to better inform the delivery approach. These activities have provided greater clarity on scope, methodology and project requirements. The project partners are now considering the outcomes of this work and are progressing discussions with a suitably qualified provider, with the intention of proceeding toward appointment in the coming months to enable works to commence.	Progressing	60%
1.8 - Action	Provide resources, training, and recognition opportunities that strengthen volunteering and community groups.	The development of governance resources and templates to support volunteer committees is progressing. Volunteer Committees of Management continue to be supported through quarterly network meetings and workshops.	Progressing	20%

Initiative Code	Key initiatives and priorities to achieve these outcomes	Progress update comments	Status	Progress
1.9 - Action	Strengthen public transparency through enhancing accessibility to reporting and decision-making information.	The new reporting platform, Future Wellington was launched in September 2025, demonstrates a commitment to transparency, accessibility, and community engagement. This platform serves as a central hub for Council's long-term strategic plans, including the: • Community Vision 2041 • Council Plan 2025-2029 • Financial Plan • Asset Plan • Municipal Public Health and Wellbeing Plan - Live Well in Wellington The new website is designed to address previous challenges around engagement and accessibility. It replaces the static PDF-based approach with a dynamic, user-friendly interface that allows: • Real-time tracking of progress against strategic priorities via a performance dashboard • Clear updates on Council initiatives and actions • Interactive access to strategic documents and sub-plans • New channels for community feedback and engagement The reporting platform is available at future.wellington.vic.gov.au and is updated after the end of each quarter. Engagement with our local community is guided by the International Association for Public Participation (IAP2) framework, which recognises that when a community, or a specific cohort within the community, is impacted by a decision, they should have a meaningful opportunity to contribute to that decision. Consistent with this approach, Council has established a Youth Council, focused on training and empowering young people to build the skills and confidence needed to have their voices heard across the municipality. Through this forum, young people are supported to participate as active citizens and to contribute to community policy, discussion and decision-making. To support transparent and evidence-based engagement, staff have recently improved the collection and recording of community program data across Wellington Shire's public libraries, including reporting by cohort. This enables accurate and transparent reporting on the number of sessions delivered and the number of participants engaged across different community groups. A new section titled Gender Impact Assessment (GIA) has been incorporated into the Council Report process, embedding the consideration of gender equality impacts into decision making. This enhancement aligns reporting requirements with legislative obligations and supports more informed and thoughtful assessments across projects and initiatives.	Progressing	55%

Initiative Code	Key initiatives and priorities to achieve these outcomes	Progress update comments	Status	Progress
1.10 - Action	Continue to grow Wellington Shire's reputation as a cultural centre for Gippsland through major arts, culture events and festivals.	This quarter delivered a vibrant program of performing and visual arts, with strong attendance and community engagement across The Wedge and Gallery spaces. At The Wedge, audiences enjoyed a diverse range of high-quality performances. Highlights included: • An outdoor presentation of Twelfth Night by the Australian Shakespeare Company on 1 March, staged in the scenic surrounds of the Sale Botanic Gardens. • Maffra Dramatics Society celebrated its 50th anniversary with a highly successful season of The Rocky Horror Show from 20-29 March, selling more than 1,800 tickets across the run. Contemporary music audiences were also captivated by three-time ARIA Award-winning artist Meg Washington, who performed to a strong crowd at The Wedge on 11 April. • The Gallery marked the start of its Autumn Season with the launch of new exhibitions showcasing the work of Wellington Shire artists Jenny Noone, Cindy Tong and Gavin Roberts, reinforcing the Gallery's commitment to supporting and promoting local creative practice. In addition, entries opened for the 2026 John Leslie Art Prize, generating early interest from artists across the region. Together, these activities demonstrate continued momentum across the arts program, strengthening cultural participation and reinforcing the role of Council-supported venues as key drivers of creative and community life within the Shire.	Progressing	30%

Strategic Indicators: How we will measure success	**Baseline** 30 June 2025	2025-26 Result	2026-27 Result	2027-28 Result	2028-29 Result	**Target** 30 June 2029
Community satisfaction with Council's customer service.	Wellington Shire Council result 68/100 Large Rural Council result 65/100					Equal to or greater than Large Rural Council result
Community satisfaction with Council's community and culture activities.	Wellington Shire Council result 66/100 Large Rural Council result 63/100					Equal to or greater than Large Rural Council result
Community satisfaction with Council's local street and footpath network.	Wellington Shire Council result 56/100 Large Rural Council result 48/100					Equal to or greater than Large Rural Council result
Satisfaction with Council's community consultation and engagement.	Wellington Shire Council result 52/100 Large Rural Council result 48/100					Equal to or greater than Large Rural Council result
Participation at Council-run performing arts events.	18,615 visits					Maintain
Participation in Gippsland Art Gallery programs and events.	35,508 visits					Maintain


Strategic Objective Two
redd cafe
Real Coffee · Real Food · Real People
Dynamic and Diverse Economy
An economy that enables sustainable growth, enhancing the social environment, lifestyle and unique characteristics of our communities.

Strategic Objective Two:

Dynamic and Diverse Economy

An economy that enables sustainable growth, enhancing the social environment, lifestyle and unique characteristics of our communities.

Initiative Code	Key initiatives and priorities to achieve these outcomes	Progress update comments	Status	Progress
2.1 - Major Initiative	Provide support to existing, new and emerging businesses and industries to contribute to their sustainability and growth.	Council delivered a range of targeted initiatives to support business sustainability, capability building and growth across Wellington Shire. A business sentiment survey was completed, with results informing the design of a business workshop and engagement program for the next 12 months to ensure future support is responsive to local business needs. Business capability and industry development activities included the delivery of a Business Boost working meeting and, in partnership with the Office of Defence Industry Support (ODIS), a free Defence 101 information and networking event in March. These initiatives supported businesses to identify growth opportunities, including entry into defence related supply chains. Council continued direct engagement through scheduled business visits, biannual commercial vacancy rate mapping, and promotion of Small Business Mentoring Service support to improve understanding of local economic conditions and provide tailored business advice. Through the Business Concierge program, Council delivered a monthly business newsletter to more than 3,500 businesses, coordinated a grants and tender workshop, and hosted the Business Victoria Small Business Bus to improve access to expert advice and government support. Council also continued participation in the Business-Friendly Councils initiative, reinforcing its commitment to reducing red tape, improving customer experience and creating a more business friendly operating environment. Further planning commenced for the 2026 Jobs and Careers Fair to support workforce availability and long-term business growth by connecting employers with jobseekers and training providers.	Progressing	40%
2.2 - Major Initiative	Deliver integrated, place-based planning for community infrastructure and services with a focus on housing diversity, equitable access, and long-term social and physical infrastructure requirements.	Council continued to advance integrated place-based planning and promote housing diversity through the ongoing assessment of planning permit applications and the implementation of Planning Scheme Amendments. These actions ensure alignment with strategic objectives and support sustainable growth across the municipality.	Progressing	15%

Initiative Code	Key initiatives and priorities to achieve these outcomes	Progress update comments	Status	Progress
2.3 - Major Initiative	Collaborate with industry and government partners in attracting new investment to advance renewable energy solutions.	Council continued to collaborate with industry and government partners to attract renewable energy investment and maximise economic and employment benefits for the region. Council maintained active participation in the Gippsland New Energy Conference coordination group, supporting collaboration across government, industry and local supply-chain partners. Ongoing engagement with VicGrid also continued, including attendance at the VicGrid Community Reference Group (CRG), to progress discussions relating to project development, community engagement and local supply-chain opportunities. Industry engagement continued through Council's participation in Environment Effects Statement (EES) processes for VicGrids Transmission Line project, supporting informed assessment and advocacy for regional outcomes. Council officers also attended the Gippsland Worker Transition Advisory Group, chaired by the Australian Government Department of Employment and Workplace Relations. This group focuses on a coordinated Gippsland-wide approach to the energy transition, with particular emphasis on workforce transition, skills development and maximising local employment benefits from emerging energy industries. Council also continued to advocate for the application of a Payment in Lieu of Rates (PILOR) model for offshore wind developments, reinforcing the importance of long-term revenue certainty for host communities and ensuring local government benefits from major renewable energy investment.	Progressing	40%
2.4 - Major Initiative	Maximise Councils current and future investment in The Middle of Everywhere branding and supporting materials.	Council has continued to maximise its investment in The Middle of Everywhere brand through consistent storytelling, digital content and regional collaboration. Initiatives such as the Local Lowdown business spotlight series and regular “how to spend a day” content reinforced the region's appeal while highlighting local and emerging businesses. Collaboration with neighbouring regions, including East Gippsland Marketing and Mitchell Shire, expanded brand reach, exposed the region to new audiences and strengthened cross regional marketing outcomes. Brand visibility was further strengthened through on ground activation and media coverage. Council promoted The Middle of Everywhere at key community and visitor events including the Sale Specialist School Inclusivity Festival, Open Roads Rally, Tarra Festival, Tinamba Food and Wine Festival and Defence Family Open Day. Media outcomes included dining features in Coast Magazine and the Lakes & Coast Guide, while a professional photo shoot for the Great Southern Rail Trail enhanced promotional assets for future campaigns. Work also progressed towards placement of regional brochures at Melbourne Airport Visitor Information Centre. To support long term value from brand investment, Council progressed system and capability improvements through the Business-Friendly Councils Program, focusing on better internal coordination and support for events. These improvements, combined with ongoing brand advocacy and partnerships, ensure The Middle of Everywhere continues to deliver strong exposure, community benefit and economic impact now and into the future.	Progressing	20%
2.5 - Major Initiative	Facilitate the delivery of zoned land for residential, industrial and commercial growth and land supply.	Several Planning Scheme Amendments (including C124well and C126well) are currently in progress and at different stages of preparation to enable the delivery of zoned land for residential, industrial, and commercial growth.	Progressing	10%
2.6 - Major Initiative	Progress the West Sale industrial precinct to facilitate economic development.	Completed Development Plan submitted to Council for consideration at the Ordinary Council Meeting of 21 April 2026.	Progressing	90%

Initiative Code	Key initiatives and priorities to achieve these outcomes	Progress update comments	Status	Progress
2.7 - Action	Progress initiatives and projects to maximise returns to Council by leveraging its assets.	Council continued to advance the West Sale Airport activation program. The Airport Master Plan has progressed to the late part of stage 3 of the 5-stage process. The draft Master Plan will be released for public consultation in Q4. The Airport Expressions of Interest (EOI) process is formally transitioning to the Request for Proposal (RFP) stage. A Project Control Group has been established, supported by defined governance arrangements, to oversee assessment, decision-making and risk management through this phase. Engagement with proponents is ongoing, with further updates to be provided to Council as milestones are reached. Discussions with existing and prospective operators at West Sale Airport have continued, focusing on new lease, aviation-related and complementary development opportunities. Council's commercial property portfolio continues to perform strongly, generating stable rental revenue. Vacant properties are actively marketed, with leasing and enquiry activity monitored to maximise occupancy and return.	Progressing	40%
2.8 - Action	Review the Wellington Planning Scheme.	Council is currently in the development stage of preparing for the Planning Scheme Review and awaiting the formal approval of funding to assist in the delivery of the project from the Department of Transport and Planning.	Pending	0%
2.9 - Action	Partner with and advocate for our local agricultural industry, to support and add value to horticulture, dairy, timber, animal husbandry and other key agri-business sectors.	Council continued to work closely with local agricultural stakeholders, including the Gippsland Agricultural Group and Food and Fibre Gippsland, to support and advocate for the region's diverse agri-business sectors. Council commenced development of a new Economic Development Strategy, with agriculture identified as a key economic pillar. Targeted engagement with industry representatives will be undertaken as part of the strategy development process to identify priority challenges, opportunities and actions to support the sustainability, growth and value-adding potential of the sector. Council has also been in discussions with HVP Plantations regarding issues and opportunities relevant to the timber industry and broader agricultural economy. A briefing has been organised for Council as part of an upcoming May workshop to improve understanding of industry priorities, future plans and potential areas for collaboration.	Progressing	20%

Strategic Indicators: How we will measure success	**Baseline** 30 June 2025	**2025-26 Result**	**2026-27 Result**	**2027-28 Result**	**2028-29 Result**	**Target** 30 June 2029
Community satisfaction with the support given by Council to business, community development and tourism.	Wellington Shire Council result 61/100 Large Rural Council result 55/100					Equal to or greater than Large Rural Council result
Community satisfaction with Council's planning and building permits.	Wellington Shire Council result 53/100 Large Rural Council result 41/100					Equal to or greater than Large Rural Council result
Annual growth rate of real Gross Regional Product (GRP).	Wellington Shire Council $5.134B - 20.78% growth Gippsland $24.933B - 15.40% growth					Equal to or greater than the growth rate of Gippsland
Unemployment rate.	Wellington Shire 4.8% Gippsland 4.9%					Equal to or lower than the Gippsland rate
Domestic travel visitors to Wellington Shire.	1,168,000 visitors					Increase
Population growth of Wellington Shire.	46,533 people					Increase



Strategic Objective Three

Infrastructure, Spaces and Places

Strategically planned, designed and well-maintained infrastructure, spaces and places.

Strategic Objective Three: **Infrastructure, Spaces and Places**

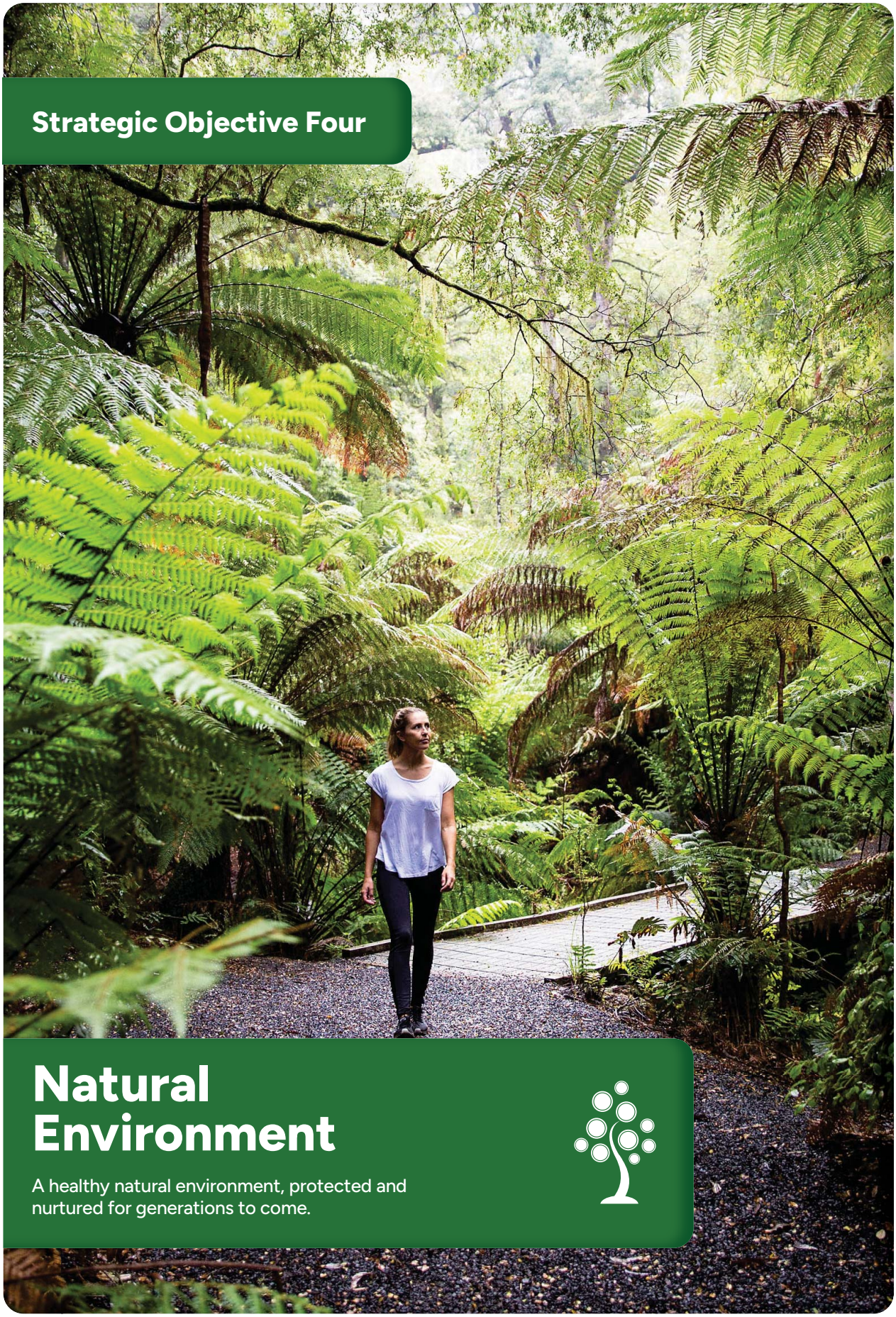
Strategically planned, designed and well-maintained infrastructure, spaces and places.

Initiative Code	Key initiatives and priorities to achieve these outcomes	Progress update comments	Status	Progress
3.1 - Major Initiative	Maintain a network of local parks, open spaces and urban forest to support community activity, wellbeing and connection to the natural environment.	Parks are regularly maintained on a set schedule, and upgrades to park infrastructure are planned as assets reach the end of their life. Masterplans for key reserve sites are in preparation with active engagement of communities including: • Lions Park Sale • Golden Beach • Prince Street Reserve Rosedale, and • Great Southern Rail Trail. The Urban Forest program is ongoing, with a target of planting 1,000 new, replacement, or infill trees each year in Autumn. Engagement with the community on tree selection has occurred with trees ordered for Autumn planting in streets. We also continue to actively support events and licensed activities that encourage community use of our parks.	Progressing	15%
3.2 - Major Initiative	Explore alternative, cost-effective models for delivering cultural, leisure, and recreation facilities and programs.	This activity is scheduled to begin in Year 3 of the Council Plan. It follows a regular cycle and was last completed in 2024.	Pending	0%
3.3 - Major Initiative	Advocate and plan for early years infrastructure provision and developments that support inclusive access to appropriate facilities.	Council continues to work with early years services, stakeholders and government agencies to ensure that the 2028 Best Start, Best Life roll out in Wellington will be streamlined and effective. As part of this work, key strategies and plans will undergo a thorough review to ensure it reflects the Early Years landscape in Wellington.	Progressing	20%
3.4 - Major Initiative	Improve physical accessibility, enhance safety and ease of use for all ages and abilities, and embed inclusive design features.	Council is continuing regular maintenance of parks along with upgrades to trails, paths, playgrounds, and accessible facilities. Plans also include improving access to open spaces within a short walk of homes and adding lighting to make parks safer and more usable for longer hours. 2025/26 Capital Expenditure (CapEx) Program rollout is supporting some enhanced accessible infrastructure both paths and playgrounds.	Progressing	20%

Initiative Code	Key initiatives and priorities to achieve these outcomes	Progress update comments	Status	Progress
3.5 - Major Initiative	Deliver a targeted activation plan for the newly redeveloped Aqua Energy leisure facility.	Council's targeted reactivation of Aqua Energy Leisure continues to drive strong community engagement, supported by new membership options, expanded access to swimming lessons, refreshed program offerings and enhanced digital communication. These initiatives complement the recently completed $23 million redevelopment, which delivered significant facility upgrades including a seven-lane indoor pool, zero-depth water play area, 24-hour gym access, contemporary wellness facilities and fully accessible changerooms and pool deck. Additional wellness services, including cold-water immersion, Reformer Pilates and recovery equipment, have further diversified participation opportunities. The centre continues to experience strong demand, with memberships exceeding pre-closure levels and record participation recorded across all programs, including more than 1,100 swim school enrolments. Supporting this momentum, associated car park upgrade works are due for completion in the coming weeks. These improvements will enhance access, safety and convenience for patrons and are expected to further support participation and visitation to the facility.	Progressing	90%
3.6 - Major Initiative	Develop and deliver a renewed Aquatic and Leisure Strategy.	This activity is scheduled to commence in Year 2 of the Council Plan, with project planning already underway.	Pending	0%
3.7 - Major Initiative	Undertake review of libraries to ensure improved effectiveness of service delivery without compromising community satisfaction.	In May 2026, three Not for Proft Library Corporations were invited to respond to a Request for Quotation (RFQ) process. The closing date for submissions to the PCG is 8 May 2026. Following submissions being received, Council will embark on a thorough evaluation and recommendation to Council as to whether libraries continue to be maintained by Council or by an external library provider.	Progressing	60%
3.8 - Major Initiative	Work to ensure that our town centres are activated, safe, well presented, have appropriate facilities and are well-maintained.	Council continues to maintain garden beds, street trees, rubbish services, lighting, seating, and other amenities across the shire. Standards are regularly audited, and customer requests are promptly addressed to keep these spaces well-presented, active, and welcoming. The 2025/26 Capital Expenditure program (CapEx) rollout has allowed for renewal, and new green features and small infrastructure installations.	Progressing	20%
3.9 - Major Initiative	Undertake a review of the Community Managed Facilities Strategy to ensure continued community access to well-managed, well-maintained spaces that prioritise high-use and multi-purpose venues.	An Independent review of the Community Managed Facilities Strategy has been completed and presented to Councillors. Items arising from this review will be presented at workshops during 2026 for further discussion. This review will be an ongoing process for the next 12-18 months.	Progressing	20%
3.10 - Action	Ensure the proactive maintenance, renewal, and management of Council infrastructure assets.	Asset Condition data was considered in the development of the initial 2026/27 budget. This data ensures that any assets listed in poor condition have been addressed and considered in the program of developments in the coming years. Condition audits and renewal modelling has shown a steady positive trend in asset condition rating indicating that expenditure is effective in maintaining/slightly improving over the longer term. Council assets are being maintained in a good condition.	Progressing	20%

Initiative Code	Key initiatives and priorities to achieve these outcomes	Progress update comments	Status	Progress
3.11 - Action	Deliver The Wedge Performing Arts Centre refresh project and operating model.	Preparation of the detailed design tender documentation has progressed to completion, with the tender now advertised and due to close in the coming weeks. Following the tender closure, Council officers will assess submissions and progress to the next stage of the project, including engagement with the preferred consultant and commencement of community-led detailed design activities in the months ahead.	Progressing	30%
3.12 - Action	Revise the Residential Road and Street Construction and Urban Paths Plans.	Residential Road and Street Construction Plan is progressing well. Community engagement commenced in February and concluded in March 2026. A Council Workshop is scheduled for April 2026 to present feedback from the engagement and guide the finalisation of the plan. This updated plan is on track for Council consideration and adoption by the end of June 2026. The Urban Paths Plan update is on track to commence from July 2026 and to be completed by June 2027.	Progressing	40%
3.13 - Action	Revise the Recreational Boating Facilities Plan.	Initial review and updating of the plan to be completed during 2026.	Progressing	10%

Strategic Indicators: How we will measure success	**Baseline** 30 June 2025	2025-26 Result	2026-27 Result	2027-28 Result	2028-29 Result	**Target** 30 June 2029
Community satisfaction with the appearance of Council's public areas.	Wellington Shire Council result 71/100 Large Rural Council result 66/100					Equal to or greater than Large Rural Council result
Community satisfaction with Council's recreational facilities.	Wellington Shire Council result 70/100 Large Rural Council result 65/100					Equal to or greater than Large Rural Council result
Community satisfaction with Council's Art centres and libraries.	Wellington Shire Council result 77/100 Large Rural Council result 71/100					Equal to or greater than Large Rural Council result
Community satisfaction with Council's overall performance.	Wellington Shire Council result 58/100 Large Rural Council result 50/100					Equal to or greater than Large Rural Council result
Utilisation of aquatic facilities.	160,943 visits or 3.46 visits per head of population					Maintain
Library visits per head of population.	226,587 visits or 4.87 visits per head of population					Maintain


Strategic Objective Four
Natural Environment
A healthy natural environment, protected and nurtured for generations to come.

Strategic Objective Four: Natural Environment

A healthy natural environment, protected and nurtured for generations to come.

Initiative Code	Key initiatives and priorities to achieve these outcomes	Progress update comments	Status	Progress
4.1 - Major Initiative	In partnership with community and business, encourage sustainability initiatives and take actions to reduce Council's impact on climate.	A successful delivery of Wellington Sustainability Festival in partnership with Gippsland Climate Change Network was had on 14 March 2026. Compared to previous years, there has been an increase in attendance. Activities included: • Engaging with the community on the VEGuary Event in coordination with Nakunbalook. • Environmental Education Centre future event scheduling • The Food Organics and Garden Organics (FOGO) introduction campaign.	Progressing	20%
4.2 - Major Initiative	Enhance the extent and quality of the urban forest across our townships.	Council continues to deliver the multi-year Urban Forest program, which focuses on planting street trees to improve shade and streetscape amenity in Wellington townships where trees are limited or missing. One thousand street trees for Autumn 2026 planting have been ordered for planting across the shire.	Progressing	20%
4.3 - Major Initiative	Continue involvement in regional Integrated Water Management forum and consider funding opportunities where aligned with Integrated Water Management Plan.	Staff continue to actively participate in regional meetings, ensuring Wellington Shire remains engaged in collaborative planning efforts. Funding submissions have been submitted for an Integrated Water Management (IWM) study to support the Stratford Structure Plan and for an investigation into alternative water sources for the Yarram Recreation Reserve. Council officers will continue to contribute to these forums to support coordinated outcomes.	Progressing	15%
4.4 - Major Initiative	Encourage the reuse of items through the provision of a quality library service.	Public Libraries Victoria in partnership with the International Federation of Library Associations and Institutions (IFLA) support and progress the United Nations 2030 agenda and the 17 goals across the economic, social and environmentally sustainable domains. For Council libraries, this includes providing accessible information and opportunities for library patrons to take action on climate change. This may involve participating in library-led programs such as *Citizen Science*, as well as supporting individuals to take practical actions – such as reducing their carbon footprint, minimising waste, and choosing to buy local.	Progressing	30%
4.5 - Major Initiative	Ensure emergency management plans are developed collaboratively with lead agencies and communities to improve community preparedness.	A review of the current Municipal Emergency Management Plan (MEMP) is currently being undertaken by the Municipal Emergency Management Planning Committee (MEMPC). The review and updating of the MEMP is on schedule to be completed by the legislative timeframe (October 2026).	Progressing	35%

Initiative Code	Key initiatives and priorities to achieve these outcomes	Progress update comments	Status	Progress
4.6 - Major Initiative	Progress updates to the flooding provisions within the Wellington Planning Scheme.	A Council resolution has been approved to seek the consent of the Minister for Planning to commence Planning Scheme Amendment C125well agreed at the ordinary meeting of 17 March 2026. Amendment documents have been formally submitted to the Department of Transport & Planning (via its Amendment Tracking System) on 2 April 2026.	Progressing	20%
4.7 - Action	Manage waste production and resource recovery, supporting both waste reduction and diversion from landfill.	With the Food and Garden Organics (FOGO) collection starting in July 2026, and more people using the Container Deposit Scheme, less waste is expected to end up in landfill. Education on general waste within school's and the general community including FOGO have been implemented and have assisted residents in understanding the importance of these new initiatives. Also in place are education campaigns to encourage waste reduction, as well as correctly separate recyclables, and reuse where possible. These initiatives are continuing to help maximise recovery within the community.	Progressing	20%
4.8 - Action	Enhance the reuse and recycling of resources, minimise waste and support the development of circular economy initiatives.	Ongoing waste education campaigns have assisted residents in understanding the importance of reducing, reusing and recycling resources. These efforts have built in momentum, and excitement has been noted for the introduction of the Food Organics Garden Organics (FOGO) bins in 2026. Community information, education and engagement increased significantly in April 2026 for FOGO service introduction in July 2026.	Progressing	20%
4.9 - Action	Educate the community on the importance of environmental stewardship, sustainable living, and climate resilience.	Campaigns across schools and the broader community have been delivered as scheduled. These include: • Sustainability Education • Planting programs have been implemented in designated Natural Environment areas. • Ongoing Waste Education with an emerging focus on the introduction of the new Food Organics Garden Organics (FOGO) service in 2026. Public engagement opportunities have included invitations to talks hosted at Nakunbalook Environmental Education Centre. Media channels have been actively utilised to encourage community participation in environmental stewardship, sustainable living, and building climate resilience.	Progressing	20%

Strategic Indicators: How we will measure success	**Baseline** 30 June 2025	**2025-26 Result**	**2026-27 Result**	**2027-28 Result**	**2028-29 Result**	**Target** 30 June 2029
Community satisfaction with emergency and disaster management by Council.	Wellington Shire Council result 67/100 Large Rural Council result 65/100					Equal to or greater than Large Rural Council result
Community satisfaction with the management of waste by Council.	Wellington Shire Council result 63/100 Large Rural Council result 62/100					Equal to or greater than Large Rural Council result
Community satisfaction with Council's approach to environmental sustainability.	Wellington Shire Council result 59/100 Large Rural Council result 58/100					Equal to or greater than Large Rural Council result
Kerbside collection waste diverted from landfill.	26.35% waste diversion					Maintain
Achieve an annual net gain of street and park trees through the Urban Forest Renewal Program.	Approximately 100,000 trees					Increase

WELLINGTON
SHIRE COUNCIL

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14. GENERAL MANAGER DEVELOPMENT

14.1. AMENDMENT C120WELL - MAFFRA STRUCTURE PLAN (MESH 2022) TRANSLATION AND OTHER ASSOCIATED WORK

ACTION OFFICER: MANAGER PLANNING AND BUILDING

PURPOSE

The purpose of this report is to advise Council on the outcome of the Independent Planning Panel (the Panel) appointed by the Minister for Planning to consider objections to Planning Scheme Amendment C120well; to consider Officers' responses to the recommendations of the Panel and to provide Council with a final version of the Amendment for adoption.

This report also requests Council's adoption of the revised Maffra Structure Plan; adoption of Planning Scheme Amendment C120well, as revised; and submission of the adopted Amendment to the Minister for Planning for approval in accordance with Section 31 of the *Planning and Environment Act 1987*.

RECOMMENDATION

That Council:

1. ***Having considered the report of the Independent Planning Panel and the Panel recommendations for Amendment C120well, endorse the Officer's response to the recommendations as per Attachment 14.1.2 - Recommended Response Table;***

2. ***Adopt the revised Maffra Structure Plan (2022, updated 2026), as per Attachment 14.1.1 - Updated Maffra Structure Plan;***

3. ***Adopt Planning Scheme Amendment C120well in accordance with Section 29 of the Planning and Environment Act 1987, with changes as reflected in the final Amendment C120well documentation provided at Attachment 14.1.3 - C120well Planning Scheme Amendment Documents;***

4. ***Submit the adopted Planning Scheme Amendment C120well, together with the prescribed information, to the Minister for Planning for approval in accordance with Section 31 of the Planning and Environment Act 1987; and***

5. ***Authorise the Chief Executive Officer or delegate to advise those persons who made written submissions to Planning Scheme Amendment C120well of Council's decision.***

BACKGROUND

Planning Scheme Amendment C120well seeks to formally translate the key policy findings of the *Maffra Structure Plan* (2022, as amended 2025) into the Wellington Planning Scheme (the Scheme) and undertake other associated work, together with minor changes to the zones and overlays as applying to the existing residential precincts within the township area of Maffra. The Amendment lists the Structure Plan as a 'background document' and lists further strategic work in the Scheme.

Key Points

At the Council Meeting of Tuesday 16 December 2025, Council resolved to request an Independent Planning Panel to be appointed to consider all submissions received as part of the exhibition of Amendment C120well.

A Planning Panel was appointed on 12 January 2026, and a Directions Hearing held on 18 February 2026. The Planning Hearing itself was held on 25 March 2026.

The Planning Panel Report was issued on 24 April 2026. In accordance with the *Planning and Environment Act 1987* the Panel Report was made publicly available and all parties have been advised in writing of the availability of the Panel Report.

A copy of the Independent Planning Panel Report is available to view at Attachment 14.1.4 – Wellington Planning Scheme Amendment C120well Maffra Structure Plan - Panel Report**.**

The Panel Report provided four recommendations as follows:

1. *Adopt Wellington Planning Scheme Amendment C120well as exhibited with the changes recommended in this report.*
2. *The changes to Clause 11.01-1L and Clause 74.02 included in the Day 1 version of the Amendment (described in Chapter 1.5) should be adopted.*
3. *The bushfire requirements proposed in section 4 of the Day 1 version of the Development Plan Overlay Schedule 1 (shown in Appendix A) are not appropriate and should not be adopted.*
4. *If any additional bushfire requirements are included in section 4 of the Development Plan Overlay Schedule 1 these should be simplified (as compared to the Day 1 version) to ensure they are proportionate to the risk and do not duplicate other provisions (such as policy at Clause 13.02-1S).*

The Panel Report confirms that the Amendment:

- is supported by, and implements, the relevant sections of the Planning Policy Framework;
- is consistent with the relevant Ministerial Directions and Practice Notes; and
- is well founded and strategically justified.

The Panel Report further confirms that Council's strategic work and recommendations for C120well are robust, well supported, and should be included in the Wellington Planning Scheme, subject to minor updates.

Officers support the Planning Panel's position that the Amendment is consistent with Planning Policy Framework, relevant Ministerial Directions, and Practice Notes, and is strategically justified.

The '*Maffra Structure Plan (Mesh 2022)'* was originally adopted by Council in 2022. Subsequent (minor) updates were made to the document which was re-adopted in 2024. Further re-adoption is now required due to additional updates that have been made since the 2024 adoption.

A copy of the final version of the '*Maffra Structure Plan (Mesh 2022)*' to be re-adopted is provided at Attachment 14.1.1 - Updated Maffra Structure Plan.

A detailed discussion and the Officers response to the Planning Panel Recommendations and Changes for C120well can be found at Attachment 14.1.2 - Recommended Response Table**.**

The Panel Report also makes some key findings relating to future rezonings, site specific rezonings, contamination land and buffers and bushfire risk.

Coordination and responsibility of future rezoning proposals

The Planning Panel included observations relating to rezoning proposals for site-specific land and the situation that there are likely to be situations into the future wherein Council as Planning Authority are likely to need to lead and coordinate rezonings within the Structure Plan to meet policy objectives relating to land supply and consistency.

Site specific request for rezoning of land

For land located at 292 and 296 Boisdale Street and 145 Fulton Street, the Planning Panel findings confirm that it is not appropriate to rezone land at this time as part of the Amendment. Further work is required in the form of technical reports, and in the case of land at 145 Fulton Street, critically a Preliminary Risk Screen Assessment to assess potentially contaminated land.

Contamination land and buffers

The Planning Panel findings are satisfied that the Amendment suitably addresses the risk and contamination and any interfaces with sensitive uses.

Bushfire risk

The Planning Panel findings for bushfire risk are that overall, the bushfire risk is relatively low in Maffra and a proportionate response to this risk should be adopted in the planning scheme controls. The additional controls proposed as part of the Development Plan Overlay were not supported, as they were considered to duplicate other policy provisions.

C120well Amendment documentation

The Planning Scheme Amendment documentation for C120well will comprise the following documentation:

- Explanatory Report
- Instruction Sheet
- Proposed Wellington Planning Scheme maps:
    - C120well Maps 51, 53, 54, and 56 (Zoning Maps).
    - C120well Map 55 DDO (Overlay Map).
    - C120well Map 50, 51, 52, 53 and 54 DPO (Overlay Maps).
- Proposed Wellington Planning Scheme Clauses (new and revised):
    - Clause *11.01.1L Maffra*
        - Revised Ordinance
        - Post exhibited version to be adopted (Day 1 version).

    - Schedule *2 to Clause 32.08 General Residential Zone (GRZ2)*
        - New Ordinance.
        - Exhibited version to be adopted (Day 1 version).
    - Schedule *1 to Clause 43.04 Development Plan Overlay (DPO1)*
        - Revised Ordinance.
        - Post Panel Hearing version to be adopted (new version).
    - Schedule *to Clause 72.08 Background Documents*
        - Revised Ordinance.
        - Exhibited version to be adopted (Day 1 version).
    - Schedule *to Clause 74.02 Further Strategic Work*
        - Revised Ordinance.
        - Post exhibited version to be adopted (Day 1 version).
- Maffra Structure Plan (2022, as amended 2025)
    - Amended December 2025.

A copy of the modified Amendment documentation is at Attachment 14.1.3 - C120well Planning Scheme Amendment Documents.

The Maffra Structure Plan (2022, as amended 2025)

In relation to the *Maffra Structure Plan* (2022, as amended 2025), it was originally adopted by Council in 2022. Updates were made and the document was re-adopted in 2024. Further re-adoption is required due to updates that have been made since the 2024 adoption.

A copy of the final version of the *Maffra Structure Plan* (2022, as amended 2025) to be re-adopted is provided at Attachment 14.1.1 - Updated Maffra Structure Plan.

ATTACHMENTS

1. Updated Maffra Structure Plan [**14.1.1** - 100 pages]
2. Recommended Response Table [**14.1.2** - 2 pages]
3. C120well Planning Scheme Amendment Documents [**14.1.3** - 91 pages]
4. Wellington Planning Scheme Amendment C120well Maffra Structure Plan - Panel Report [**14.1.4** - 32 pages]

OPTIONS

The *Planning and Environment Act 1987* at Section 27 requires the Planning Authority to consider the panel's report before deciding whether to adopt the Amendment.

Council has three options at this stage in the Planning Scheme Amendment process:

1. Adopt the Amendment with changes and lodge it with the Minister for Planning for approval (as per the officer recommendation).

2. Adopt the Amendment without changes and lodge with the Minister for Planning for approval. If this option is pursued, justification is required to explain to the Minister for Planning, any departures from the Recommendations of the Planning Panel Report.
3. Abandon the Amendment and proceed no further.

Recommendation on Options

It is recommended that Council proceeds with Option 1 to adopt the Amendment with changes and lodge with the Minister for Planning for approval.

It is considered critical that Council continues to implement the *Maffra Structure Plan* (Mesh 2022) into the Wellington Planning Scheme, to provide the strategic justification for future rezoning to facilitate the creation of zoned land for residential, commercial, industrial and other related purposes.

The benefit of the recommendation to choose to adopt the Amendment and lodge it with the Minister for Planning, is that it will establish a clear land use planning framework, promoting housing and land supply for residential growth for Maffra.

PROPOSAL

That Council:

1. Having considered the Planning Panel Report and the Panel recommendations for Amendment C120well endorses the Officer's response to the recommendations as outlined in Attachment 14.1.2 - Recommended Response Table.

2. Adopts the revised Maffra Structure Plan (2022, updated 2026) as provided at Attachment 14.1.1 - Updated Maffra Structure Plan.

3. Adopts Planning Scheme Amendment C120well in accordance with Section 29 of the Planning and Environment Act 1987, with changes as reflected in the final Amendment C120well documentation provided at Attachment 14.1.3 - C120well Planning Scheme Amendment Documents.

4. Submits the adopted Planning Scheme Amendment C120well, together with the prescribed information, to the Minister for Planning for approval in accordance with Section 31 of the Planning and Environment Act 1987.

5. Authorises the Chief Executive Officer or delegate to advise those persons who made written submissions to Planning Scheme Amendment C120well of Council's decision.

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.*
  - *Major Initiative (MI): Facilitate the delivery of zoned land for residential, industrial and commercial growth and land supply.*
- *Guiding responsible, sustainable development that protects, values and celebrates our unique heritage.*

GENDER IMPACT ASSESSMENT (GIA)

Officers understand the requirements in relation to conducting GIAs to ensure Council remains compliant with obligations outlined in the *Gender Equality Act 2020*.

The following determination was made.

A Gender Impact Assessment was not conducted as the policy, program or service does not meet the assessment requirement criteria.

FINANCIAL IMPACT

Council is required to pay the requisite planning fees to the Minister for Planning for this Amendment. Costs associated with this Planning Scheme Amendment have been allocated in the Strategic Planning budget.

COMMUNICATION IMPACT

Exhibition of the Amendment was undertaken between Thursday 12 December 2024 and Friday 24 January 2025. The exhibition process and outcomes were detailed and considered as part of the Council Meeting held on 16 December 2025.

The Planning Panel process provide an opportunity for the objectors to the Amendment to have an input, the outcomes of which are detailed in the Attached Panel Report dated 24 April 2026.

LEGISLATIVE IMPACT

Amendment C120well has been prepared having regard to the *Planning and Environment Act 1987* and to the provisions of the Wellington Planning Scheme, including the relevant State and local planning policies.

The Amendment process will be undertaken in accordance with the relevant requirements of the *Planning and Environment Act 1987*, including referring any unresolved submissions to an independent Planning Panel appointed by the Minister for Planning.

COUNCIL POLICY IMPACT

The proposed Planning Scheme Amendment provides strong strategic alignment with the Municipal Planning Strategy (MPS) and Planning Policy Framework (PPF) of the Wellington Planning Scheme.

RESOURCES AND STAFF IMPACT

There is minimal impact on Council resources, as it is anticipated that the changes proposed in Amendment C120well will only create a minimal increase in Planning permit applications.

COMMUNITY IMPACT

The community has been provided with the opportunity to provide input as part of the public exhibition of the Amendment, as required by the *Planning and Environment Act 1987*.

ENVIRONMENTAL IMPACT

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

ENGAGEMENT IMPACT

The exhibition of Amendment C120well took place between Thursday 12 December 2024 and Friday 24 January 2025 and included the following consultation methods:

- Government Gazette Notice (12 December 2024)
- Gippsland Times (Public Notice) (11 December 2024)
- Your Wellington Your Say (YWSY)
- Wellington Shire Council Website
- Letters to Prescribed Ministers
- Letters to Statutory Agencies

Information regarding Amendment C120well was also available for public inspection at the following locations:

- Sale Service Centre: 18 Desailly Street, Sale
- Yarram Service Centre: 156 Grant Street, Yarram
- Maffra Library: 150 Johnson Street, Maffra

The Amendment was also available to be inspected free of charge on the Department of Transport and Planning website.

RISK MANAGEMENT IMPACT

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

A technical Bushfire Planning Assessment was prepared to address bushfire risk at a settlement-wide level. This resulted in a series of post-exhibition changes to local planning policy relating to Maffra to strengthen the bushfire management mitigation measures at a settlement scale for the township.

MAFFRA STRUCTURE PLAN

APRIL 2022 (Amended December 2025)



mesh

WELLINGTON SHIRE COUNCIL

PREPARED BY MESH ON BEHALF OF WELLINGTON SHIRE COUNCIL

MAFFRA

STRUCTURE PLAN

APRIL 2022

Thank you!

To the Maffra community, key agencies and stakeholders for your thoughts, vision and input.

TRADITIONAL OWNER ACKNOWLEDGEMENT

Wellington Shire Council acknowledges the Gunaikurnai People as the traditional owners of the land that is now Wellington Shire.

WELLINGTON
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PREPARED BY MESH ON BEHALF OF WELLINGTON SHIRE COUNCIL

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JUNE 2024

The *Maffra Structure Plan (2022)* has been reviewed and amended by Wellington Shire Council. This was informed by background work undertaken as part of Planning Scheme Amendment C120well, which will translate the *Maffra Structure Plan (2022)* into the Wellington Planning Scheme. Changes to the *Maffra Structure Plan (2022)* include minor updates to *Figure 28: Proposed Overlay Plan* (page 73) and the wording of Action A8 on pages 34 and 68.

SEPTEMBER 2024

The *Maffra Structure Plan (Mesh 2022)* has been updated to reflect strategic land intent to achieve the co-location of drainage infra-structure and future residential development on land within the Maffra Township Boundary.

DECEMBER 2025

The *Maffra Structure Plan (Mesh 2022)* has been updated with minor plan & appendix updates to enhance the clarity of the document.

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EXECUTIVE SUMMARY

The *Maffra Structure Plan* (the Plan) has been developed to manage growth, facilitate change, and guide infrastructure provision in Maffra over the next 20 years. It is the first major strategic direction for Maffra since the *Wellington Residential & Rural Residential Strategy – Maffra & Environs* was adopted in July 2003. Since that time there has been considerable changes in Maffra, and several key policies introduced, which further triggers a need to prepare this Plan for a growing town.

The vision for the town to 2042 is for:

Maffra to be a vibrant and growing township with a 'small country town feel', by directing and unlocking growth to provide people with a range of living opportunities.

Growing neighbourhoods will reinforce Maffra's identity and character as an enduring agricultural town, celebrating its rich cultural history recognised through its buildings, tree lined boulevards and the 'Green Spine' along Boisdale Street.

Maffra will have meaningful and safe connections that encourage walking and cycling for people of all abilities from the Macalister River into Boisdale Street 'Green Spine' and through to existing open spaces.

Maffra will be a self–sustaining town as a leader in agribusiness, food production and environmental sustainability, providing its community with more places to work and meeting their day to day needs through the vibrant town centre precinct and industrial areas.

The Plan focuses on four key themes which have been refined from the strategic direction themes identified in the *Maffra Structure Plan – Discussion Paper & Emerging Directions* (March 2021).

The Plan provides clear guidance to the community and all stakeholders involved in the development process as set out in the Structure Plan actions, and identification of key infrastructure projects and funding. Successful implementation of the Plan will require strong commitment from Council and clear guidance to the community and all stakeholders involved to realise the vision for Maffra.

The four key Themes of the Plan are:

THEME 1

Directing & Unlocking Growth

New residential, commercial and industrial areas will be *directed and unlocked* through proactive delivery of infrastructure and services, and more opportunities for sensitive infill development will be encouraged in Maffra's attractive, and well–serviced existing residential neighbourhoods. The Plan has adopted the *Maffra Drainage and Integrated Water Management Strategy* (Alluvium, 2020) and *65 Maffra–Sale Road Stormwater Management Strategy* (Alluvium, 2021) and provides direction to the future drainage and service provision required to unlock residential growth within key growth precincts.

THEME 2

Maffra's Identity& Character

Growth, development, and public realm improvements will *reinforce Maffra's identity and character* as an agricultural town, with a rich cultural and settlement history and a 'small country town feel'. The Plan seeks to protect Maffra's valued character, and ensure new growth areas reflect the positive elements of the established areas, particularly the wide, tree lined streets. The town centre (within the south–eastern area) will be Maffra's primary meeting place and will create new opportunities within the northern growth area to deliver walkable open space to future communities.

THEME 3

Meaningful & Safe connections

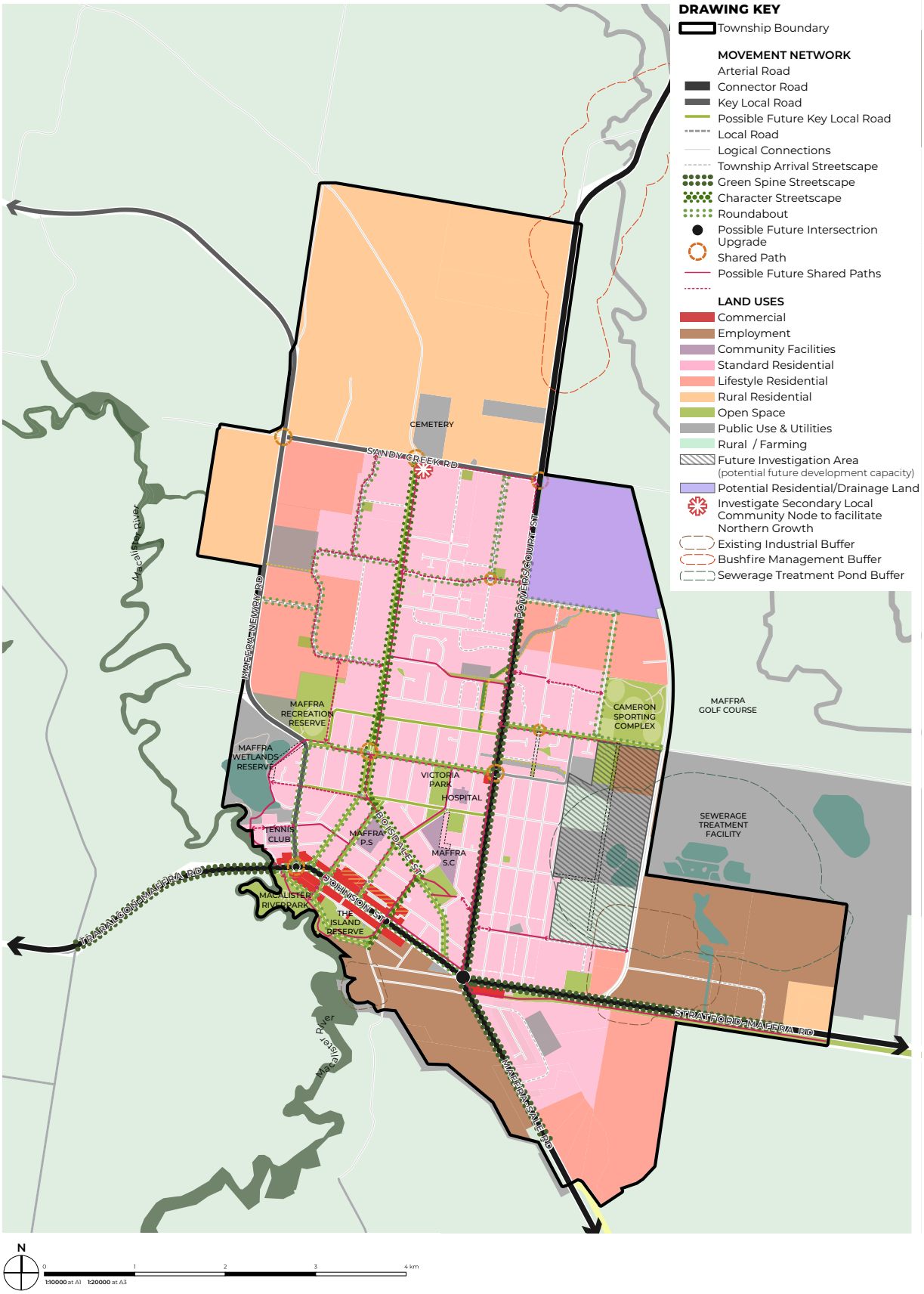
Maffra will have *meaningful and safe connections* that encourage walking and cycling for people of all abilities. New footpaths, cycling routes, and roads and intersection upgrades will safely connect people to open spaces, facilities and key destinations. The Plan will utilise the opportunity to redirect the heavy vehicle bypass route further north along Sandy Creek Road to improve the amenity and safety of its existing and future neighbourhoods.

THEME 4

A self–sustaining town

Maffra will be *a self–sustaining town* as a leader in agribusiness, food production and environmental sustainability, providing its community with more places to work and meeting their day–to–day needs. The Plan will reinforce and strengthen its role as an agricultural hub by providing more opportunities for big businesses to locate within Maffra's industrial precincts. Johnson Street and surrounding streets will encourage a vibrant mix of activity and provide greater activation to Macalister Riverpark and The Island Reserve. The Plan will encourage implementation of best practice sustainability measures to ensure new developments in Maffra are ready and protected from future climate conditions. Streets and public spaces throughout Maffra will contribute to greener and cooler neighbourhoods through greater planting of canopy trees, and improved stormwater re–use and harvesting.

Figure 1. Maffra Structure Plan



PART 1. **INTRODUCTION & PURPOSE**

The *Maffra Structure Plan* (the Plan) seeks to harness growth opportunities by strategically guiding and supporting appropriate development for the overall benefit and liveability of Maffra.

Part One – Introduction & Purpose provides the purpose of the Plan, outlines the study area and existing context, identifies the Vision, the key drivers influencing Maffra, the process undertaken to prepare it and how the Plan is structured.

1.1 OVERVIEW

Maffra is widely known as a family orientated town with a vibrant and active community that offers easy access to a range of high–quality services, schools and recreation facilities.

The town has a thriving agribusiness and industrial base that provides quality produce and services to the region and offers local employment opportunities.

However, over recent years there has been an increasing demand for residential growth within Maffra, people are being drawn to the relaxed rural lifestyle, the high–quality open spaces, the charm of the main street and neighbourhoods and the proximity to services and local employment opportunities in Sale and other Latrobe regional hubs. While there appears at first to be ample zoned land supply to support this demand, drainage issues and development costs have presented challenges, resulting in a current shortage of residential land available to the market.

In response to demand for growth within Maffra, this Plan will capitalise on the town's competitive advantages and the benefits that growth can bring, to develop a positive long–term vision that reinforces Maffra's role as a desirable lifestyle location.

Maffra now needs to urgently respond to this land supply challenge by unlocking more opportunities and capitalise on a growing demand.

Residential Property in Maffra



1.2 PURPOSE

The central objective of the Plan is to ensure that the growth of Maffra is responsive to projected demands, identified community aspirations and makes a positive contribution to Maffra and the community.

The Plan will provide certainty and guidance with the form of staging of growth and development outcomes, and will be used:

- To define and strengthen Maffra's role within the Wellington Shire and Latrobe Valley;
- To identify, protect and enhance the features that makes Maffra special;
- To identify preconditions that will need to be satisfied before growth can occur – specifically, to ensure that growth is serviced by appropriate and timely infrastructure provision;
- To guide investment and funding decisions, both by government (including Council) and private industry, particularly in relation to servicing needs to unlock areas suitable for residential development; and
- To guide future plans, policies and decision–making by Council.

This Plan provides a spatial framework supported by a series of objectives, strategies and implementable actions to guide future land uses, infrastructure, built form and public open space over the next 20 years.

1.3 THE PROCESS

The Plan has been prepared by Wellington Shire Council and Mesh Planning.

With inputs from:

- Alluvium (Drainage);
- Spatial Economics (Residential Land Supply & Demand); and
- One Mile Grid (Transport).

This has been done in four stages as follows:

Maffra Structure Plan Process

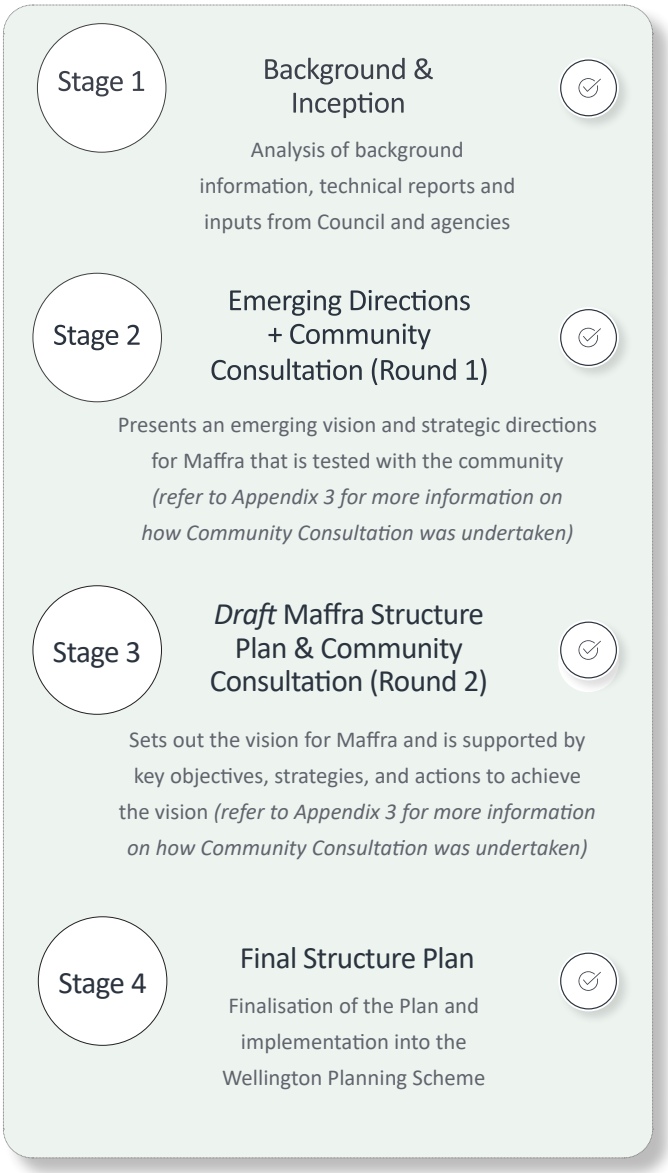
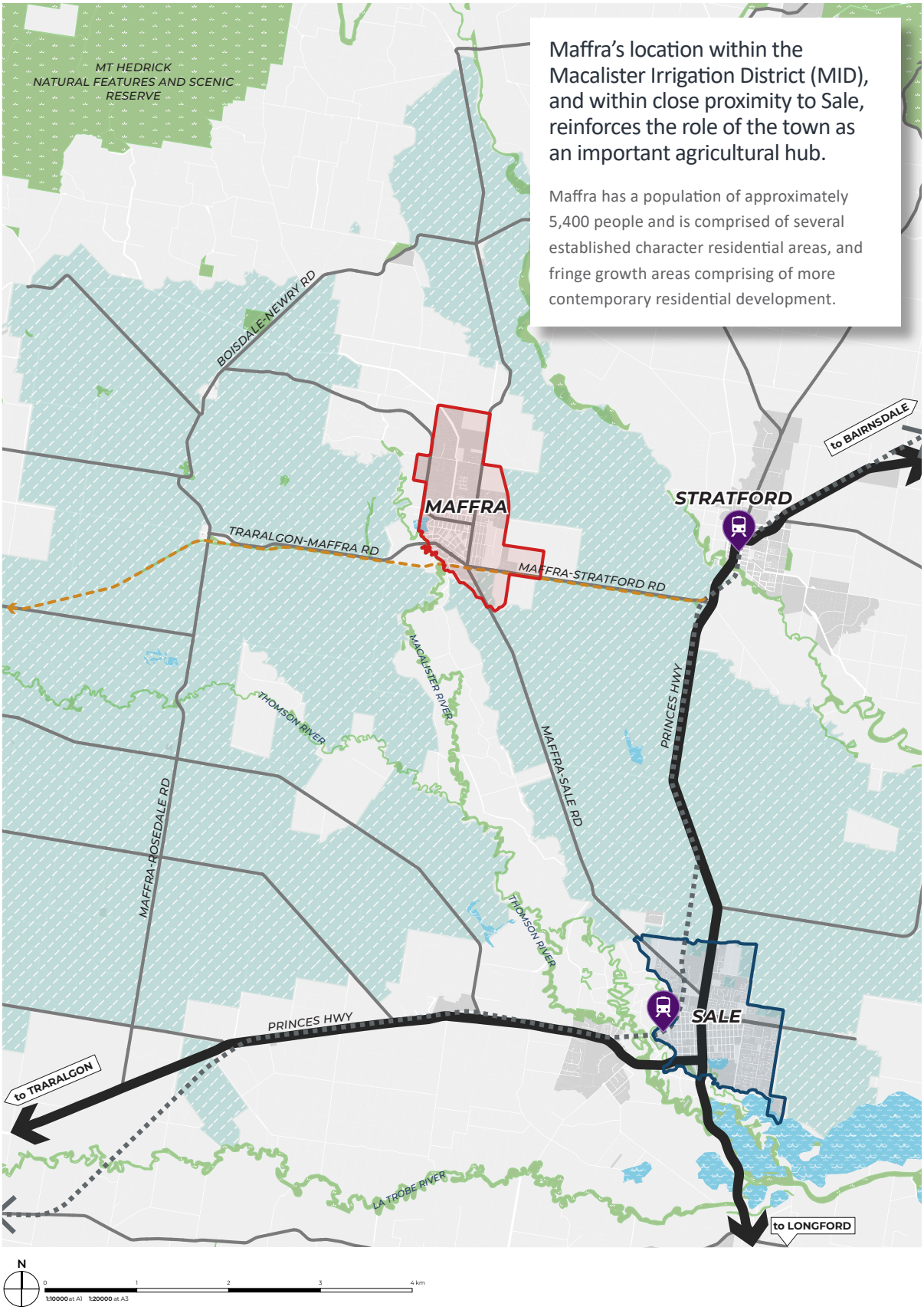


Figure 2. Maffra Structure Plan Context Plan



1.4 HOW TO READ THE PLAN

Supporting the vision for Maffra is a number of themes containing objectives and strategies relating to unlocking and directing growth, open space, recreation, streetscape improvements, transport and movement and sustainability.

The Plan includes an outline for implementing the identified key actions for each theme, a timeframe for completion and who will be responsible for completing the actions.

As set out below, this Plan is organised into four (4) parts:

PART 1. **INTRODUCTION & PURPOSE**

Outlines the vision for Maffra and purpose of the Plan, and an overview of the Plan Area.

PART 2. **INFLUENCES**

Sets out the key factors (spatial, community and policy) that have influenced how Maffra has grown to date, and issues and opportunities that shape how Maffra has been identified to grow and develop in the future.

PART 3. **A PLAN FOR MAFFRA**

Contains four (4) key themes guiding future planning and development within Maffra. Each theme comprises objectives, strategies and actions that set out the strategic approach to future development in Maffra.

PART 4. **NEXT STEPS & IMPLEMENTATION**

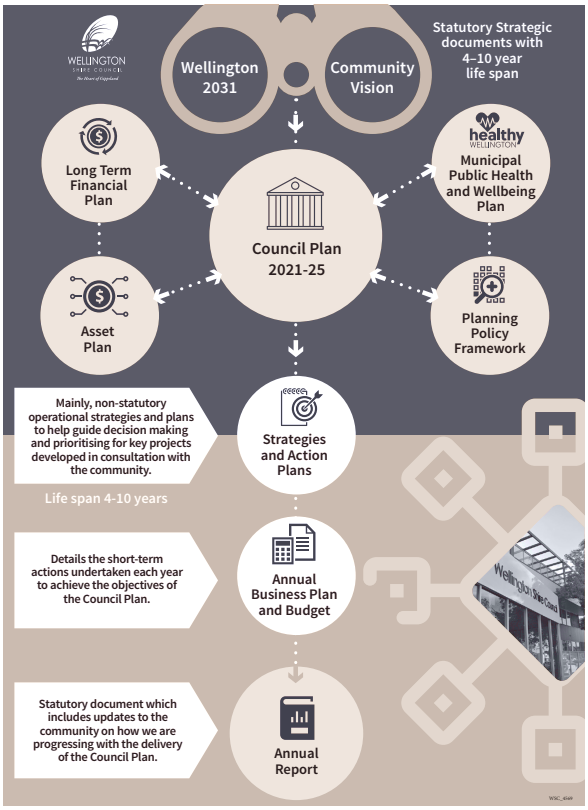
Collates and summarises the implementable actions for coordinated delivery of the four (4) themes across the Plan area.

1.5 WELLINGTON SHIRE COUNCIL'S PLANNING FRAMEWORK

The Plan sits under the Wellington Shire Council Plan and guides decision–making, particularly in terms of proposed rezonings within growth precincts and drainage staging (refer to Figure 13), in–so–far as it relates to the Wellington Planning Scheme.

Each of the four themes has a set of strategies and objectives, which have a number of actions for Council. These are dependent upon being resourced either in terms of staffing or capital commitment e.g. drainage upgrades. The review of the Council Plan occurs every four years and budgets are set annually. Resourcing for these actions have to be committed to through both processes.

Figure 3: Wellington Shire Council's Planning Framework



1.6 KEY DRIVERS FOR CHANGE

In 2003 the *Wellington Residential & Rural Residential Strategy* – Maffra & Environs was adopted and identified key issues and actions to guide Maffra's growth.

Many of these issues remain today. In the meantime, Maffra has continued to grow, mounting more pressure on housing choice and working opportunities for growing families and new residents. The key issues and recent changes this new Plan now seeks to guide include the following:

Unlocking Zoned Residential Land

Over recent years there has been a **growing demand** for residential land within Maffra. Despite the appearance of sufficient residential zoned land, significant drainage issues and development costs have stifled new residential development and land release opportunities. This situation has resulted in a current shortage of residential land available to the market. Unlocking zoned residential land is an urgent priority for the municipality.

growing demand

Maffra has limited housing choice, which is reflected in its relatively low population growth compared to other Shire towns, demonstrated by the recent trend of Maffra residents moving to Stratford to build a house. A way to ensure housing choice is to 'overzone' residential land so Maffra can grow sustainably and become developable.

Capturing Regional Growth & Changing Trends

There is growing evidence that people are increasingly moving to regional areas for reasons such as housing affordability, greater flexibility of working arrangements **(i.e. more people working from home)**, as a **lifestyle option**, or simply returning from the cities to where they grew up. This Plan seeks to ensure Maffra is well placed to capture this growth.

Reinforcing Maffra's Role & Identity

Council has recognised the importance of strengthening Maffra's role within the Wellington Shire and Latrobe Valley and want to ensure growth contributes positively to the historical role and identity of the town.

Recent undesirable development outcomes

Recent estate developments in Maffra's growth areas have produced mixed outcomes. There are examples of reduced connectivity for pedestrians and vehicles, poor integration with adjacent developments, little to no provision of canopy street trees, and housing types that do not necessarily reflect the rural character and 'small country town feel' of Maffra. Guidance for new residential growth is needed to ensure the important attributes of Maffra are retained and good design outcomes can be achieved through future developments.

more people working from home

The impacts of the COVID–19 pandemic have changed the way we can work and interact – you can live away from where you work, making the high quality lifestyle of a regional town an attractive alternative.

Entice more people to visit, or live in Maffra

Although there is a trend in rural towns towards an ageing population, in the context of Wellington Shire, Maffra had a slightly higher proportion of the 'young workforce' (aged between 25 to 34) many of whom will likely be seeking entry into the housing market. The needs of the young workforce demographic as well as the ageing population should be supported through diverse employment options, variety of housing types, a range of recreation options, improvements to commuting options (i.e. active and public transport routes) and lifestyle opportunities (i.e. a range of social and retail services and facilities).

lifestyle option

More people are seeking wide open spaces, cleaner air and less hustle and bustle!

Develop a sustainable and liveable community

Council has undertaken several policy changes relating to the environment and sustainability, most recently adopting the Sustainability Strategy 2020–24. This strategy outlines commitment to several initiatives, including targeting a 30% canopy cover within township boundaries, and building awareness in communities on the impacts of climate change. Maffra will need to be more resilient to these impacts, and its streets and buildings can play a key role in cooling neighbourhoods and harvesting stormwater.

The Big Movers: Understanding Population Mobility in Regional Australia, July 2020 & 2016 ABS Statistics – Maffra (SSC) in comparison to Wellington Shire (LGA)

1.7 A VISION FOR MAFFRA

THE VISION FOR MAFFRA TO 2042 IS FOR:

*Maffra to be a vibrant and growing township with a 'small country town feel', by **directing and unlocking growth** to provide people with a range of living opportunities.*

How will Maffra's township grow?

By directing residential development to northern and southern growth areas where it will be supported by the staged delivery of essential infrastructure.

*Growing neighbourhoods will reinforce **Maffra's identity and character** as an enduring agricultural town, celebrating its rich cultural history recognised through its buildings, tree lined boulevards and the 'Green Spine' along Boisdale Street.*

How will Maffra reinforce its identity and character?

By celebrating traditional owners, its rich agricultural past, and the 'small country town feel' through its heritage sites, public realm, streetscapes and carried through to new development.

*Maffra will have **meaningful and safe connections** that encourage walking and cycling for people of all abilities from the Macalister River into Boisdale Street 'Green Spine' and through to existing open spaces.*

How will Maffra be connected and safe?

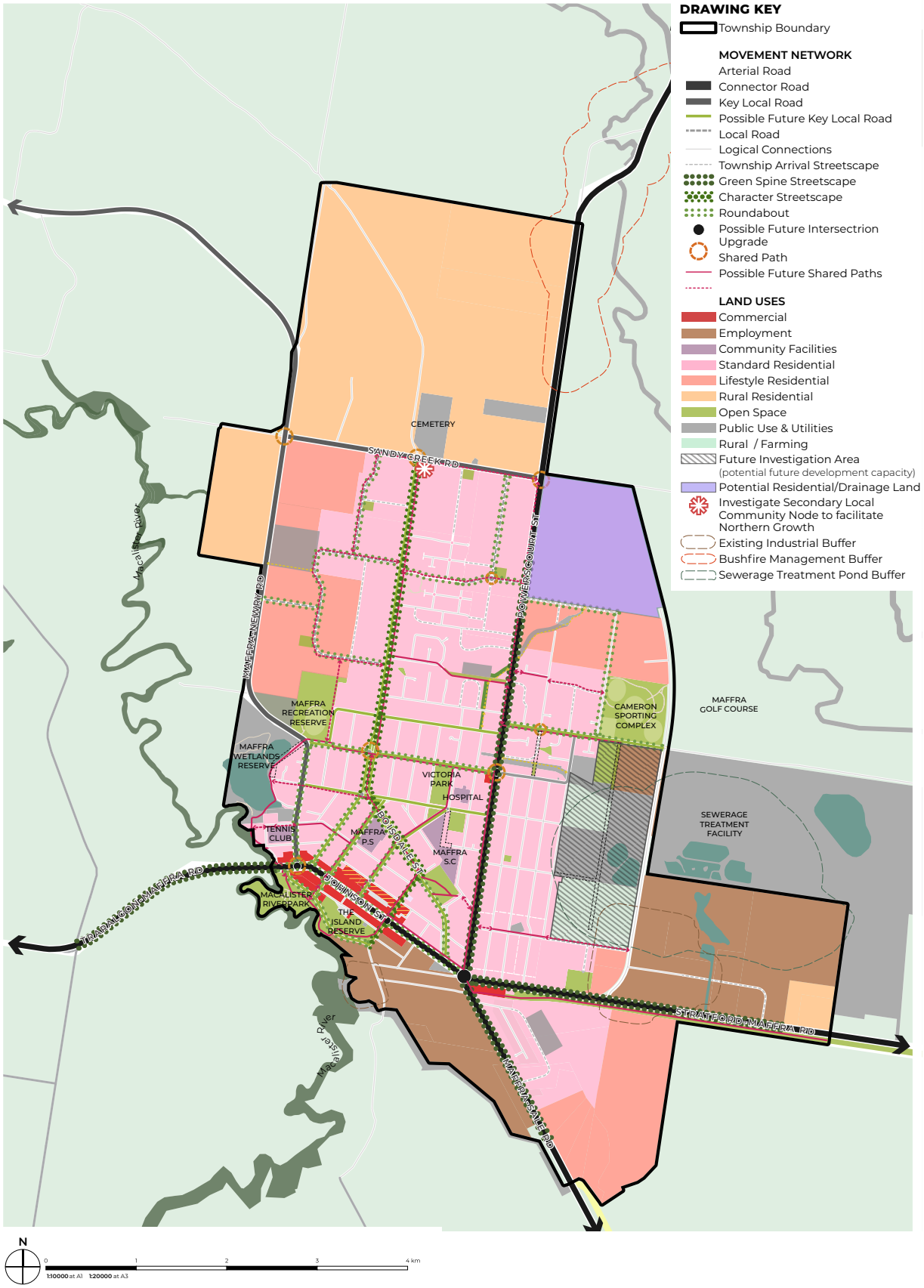
By establishing roads, footpaths and cycling routes in a meaningful way that connects people to open spaces, facilities, and key destinations

*Maffra will be **a self–sustaining town** as a leader in agribusiness, food production and environmental sustainability, providing its community with more places to work and meeting their day to day needs through the vibrant town centre precinct and industrial areas.*

How will Maffra be self–sustaining?

By attracting more employment opportunities and investment within Johnson Street and surrounds, promoting key attractions, and fostering new sustainable initiatives.

Figure 4. Maffra Structure Plan



PART 2. **INFLUENCES**

2.0 OVERVIEW

The key influences shaping Maffra today, and that drive how Maffra may change in the future are:



Spatial influences

How the town has grown over time and responded to its physical conditions, and where there are opportunities or constraints on growth in the future.



Community influences

The existing community profile, how it is expected to change over time, and the community's aspirations for the future.



Policy influences

The current planning and policy conditions that shape what types of use and development can occur in Maffra, and where there may be opportunities to amend policy to support the vision for Maffra

Collectively, these influences shape the opportunities and constraints Maffra presents, and provide the context for the Maffra vision, and the objectives and strategies in this Plan.

2.1 SPATIAL INFLUENCES

2.1.1. STRUCTURAL ELEMENTS

The Macalister River and its floodplain presents a structural boundary to the western and southern parts of town. To the east, flooding issues and the Macalister Irrigation District (MID) present a limit to growth. As a result, new residential areas have expanded to the north.

Johnson Street is main arterial road through the town serving a dual role. It supports freight and primary traffic movements, but is also a key destination, comprising much of the town's retail and commercial focussed activity. McLean Street (north of Johnson Street) also carries freight movements. There is opportunity for this heavy vehicle bypass route to be shifted further north to the future urban edge (i.e. along Powerscourt Street to Sandy Creek Road).

Powerscourt Street is another main arterial road that creates conflict with access to future residential development and acts as a barrier to east–west connectivity, particularly to the north of George Street.

Maffra has a number of existing green corridors and open spaces. These are focussed around the Macalister River (including Gippsland Rail Trail), Maffra Wetlands & Recreation Reserve and along Boisdale Street. Victoria Park being central to the township, is a key District Open Space and within 1km accessibility to the majority of the surrounding residential areas.

A key feature of Maffra is Boisdale Street, which provides a north–south 'Green Spine' through the township, connecting more established neighbourhoods with the newer neighbourhoods to the north of town.

2.1.2. INTERFACES

The **Macalister River and its floodplain** and the **Macalister Irrigation District (MID)** are sensitive interfaces, that require careful consideration.

Planning for future residential growth in Maffra should have regard to possible impacts on valuable agricultural land. Rural and agricultural land surrounds the township, particularly to the north and south–east of the township. These areas are of significant agricultural value and should be protected.

Maffra–Briagolong Road on the eastern edge of the township comprises of dense roadside vegetation which adds to the local rural character of Maffra and provides some habitat values. Any future development around this interface should attempt to protect and incorporate this vegetation.



Maffra Cameron Sporting Complex

2.1.3. PRECINCTS

As Maffra has grown over time, distinctive character precincts have emerged. In total there are 7 distinct precincts.

Precinct 1 Town Centre
Precinct 2 Residential Character
Precinct 3 Established Residential
Precinct 4 Residential Growth
Precinct 5 Lifestyle Residential
Precinct 6 Industrial
Precinct 7 Employment

Maffra is structured around the **Town Centre**, the 'cultural heart' for the community, and follows the alignment of the original railway that once serviced the town and its sugar beet industry. The town centre displays a traditional grid form, running perpendicular to the Macalister River, with its central corridor of Johnson Street being the primary focus for commercial, retail, hospitality, and civic uses. Although the town centre is located adjacent to the Macalister River, it is structured in a way that has effectively 'turned it's back' on the river.

Maffra's first industries established themselves within the **employment** area, making use of close proximity to the railway, the Macalister River and early access tracks. Significant agriculture and food production business helped establish Maffra as a key agricultural hub in Gippsland.

As Maffra's industries grew, so did the **residential character** precinct. Located immediately adjacent to the town centre and key employers it is characterised by mature canopy trees, wide street reserves with little to no street kerbs, and a high concentration of early period buildings. It makes a significant contribution to Maffra's character today and reflects its early beginnings as a pastoral agriculture settlement.

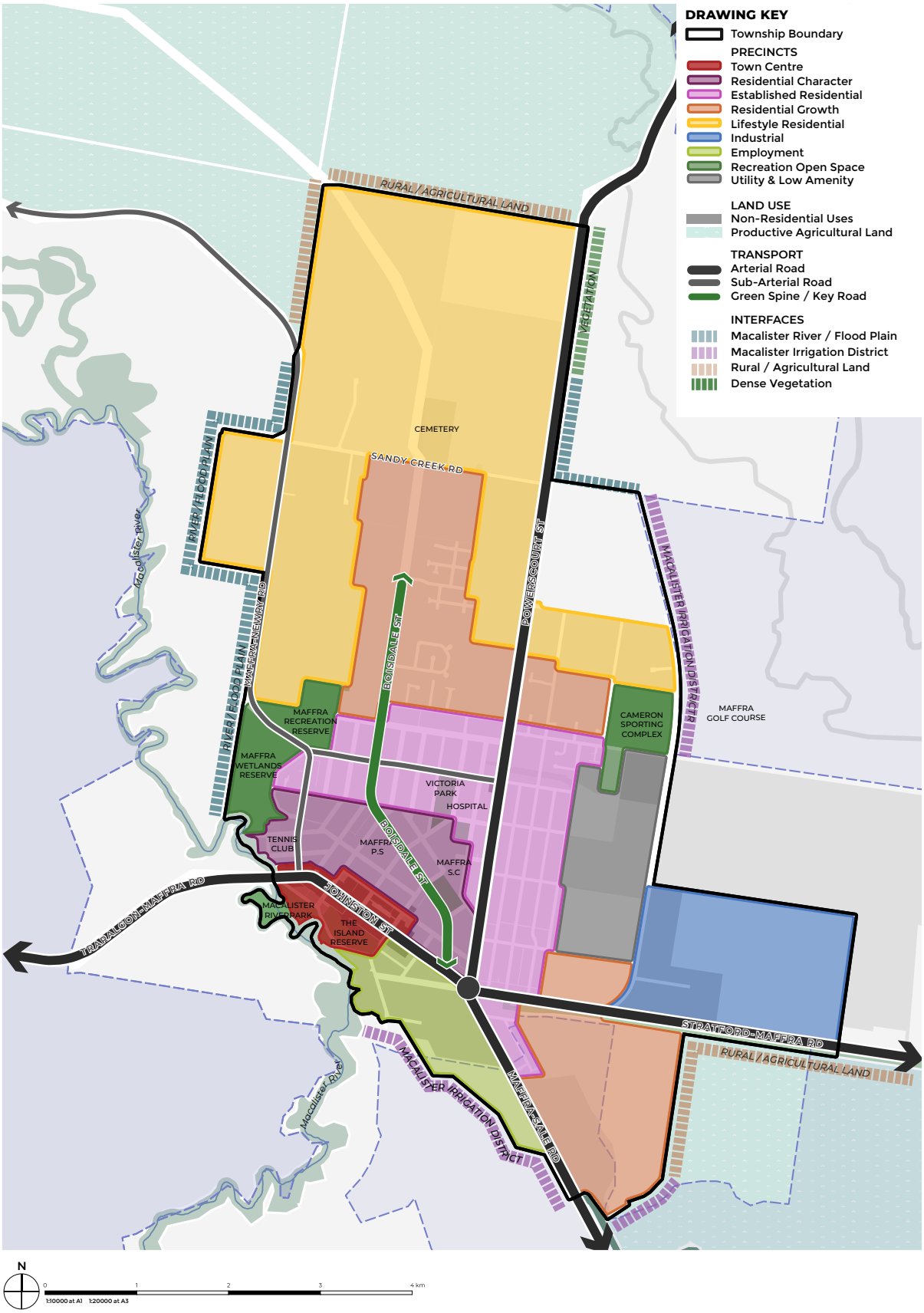
As Maffra's population grew, the **established residential** precinct provided housing opportunities to the north of the centre of town. Key character elements seen in the Residential Character precinct, such as expansive roads flanked by period homes, are present, however, there are fewer large canopy trees, lending to a different character. Some growth has also occurred to the south-east of Maffra, opening a new growth front close to the town centre. A ridgeline to the south-east provides a natural boundary containing further expansion into high quality agricultural land.

The **residential growth** area comprises of modern urban development and builds off the grid layout established to the south of George Street. New residential developments north of George Street have occurred in a piecemeal manner resulting in several cul-de-sacs with limited and inconsistent use of canopy street trees. Many areas within this precinct are not suitable for redevelopment without resolving drainage issues. This is also the case for residential growth areas to the east of Powerscourt Street.

Historically the industrial areas of Maffra have been located closest to the railway within the south-eastern area, with some of the most significant businesses, such as Saputo (former Murray Goulburn Cooperative) located here. This establishes this area as the key employment and industrial precinct for Maffra, within close proximity to the town centre itself and readily accessible from key arterial roads and freight routes.

Maffra is surrounded by well established agricultural land, some of which is protected under the MID. The **lifestyle residential** precinct provides a transition from urban areas to agricultural uses. Larger lot sizes seek to provide an alternative lifestyle for Maffra's residents and provide a buffer to protect surrounding agricultural land from urban development. These areas are now the primary focus for future growth for Maffra, given the township's constraints at other interfaces.

Figure 5. Township Structure with Precincts



2.2 COMMUNITY INFLUENCES

2.2.1. COMMUNITY PROFILE

Population and demographic projections are based on the report *Residential Land Supply & Demand Assessment, Maffra* prepared by Spatial Economics (October 2020) and the *Victoria in Future Population Projections 2016 to 2036* for Maffra Statistical Area Level 2 (SA2)[3].

The estimated projections below provide an indication of the current and likely housing needs and necessary services and infrastructure improvements associated with future growth. This includes the consideration of population characteristics, household size and dwelling structure.

The key findings and projections can be summarised in the Figure 6 below.

Whilst the Wellington Shire experienced moderate growth in the last decade, it is Maffra and Sale that continue to experience the strongest population and housing growth *(Spatial Economics)*.

The estimated population growth suggests an ongoing need to consider housing, services and facilities that can cater for a diverse age demographic (i.e. young and mature families) and an increasing need to cater for an ageing population to enable people to age–in–place.

Figure 6. Demographics and Population Projections



[3] *It is important to note that the extent of the Maffra SA2 area is larger than the Township Boundary area.*

2.2.2. COMMUNITY ASPIRATIONS

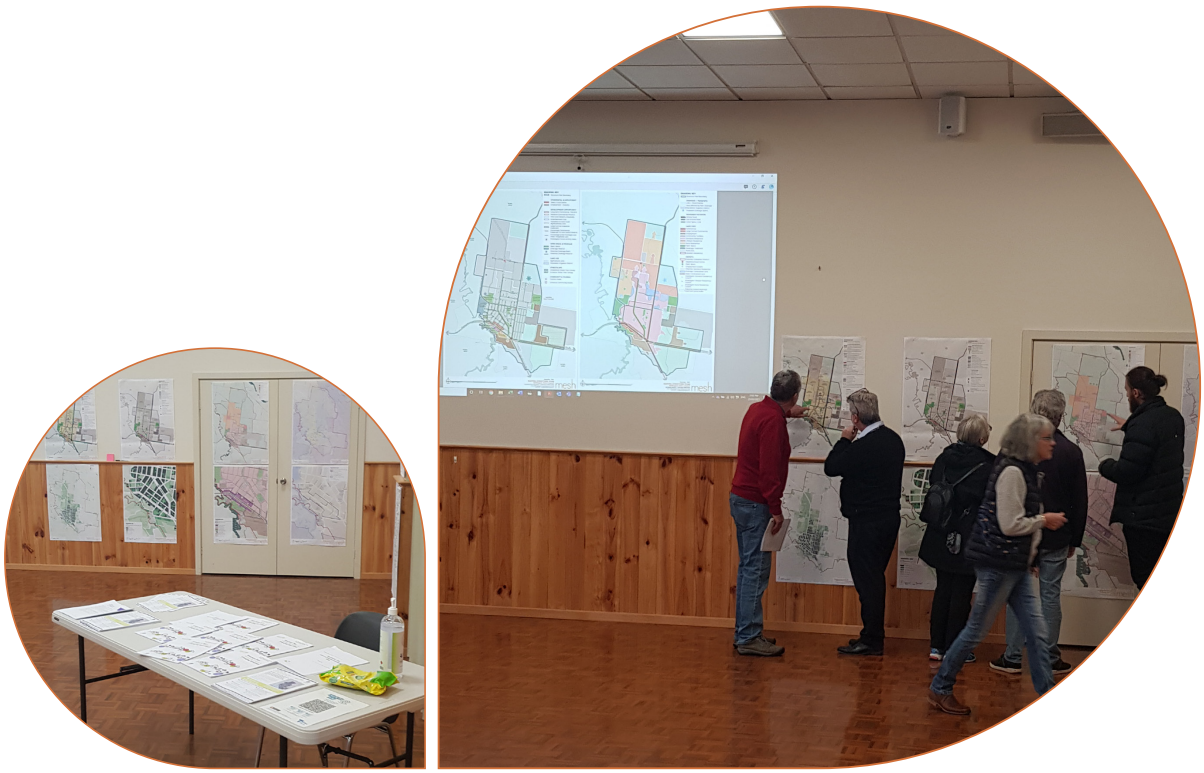
During community consultation on the *Maffra Structure Plan – Discussion Paper & Emerging Directions* (March 2021) (refer to *Appendix 3* for further information), the community and stakeholders provided feedback that generally outlined the following directions and issues that the Plan will seek to guide and resolve:

- Maffra should remain as a friendly small country town with a strong sense of community and 'small country town feel' – to continue to be a great place to live, grow up in and raise a family.
- There is an immediate need for more land development for housing and affordable living, and increased housing choice to allow residents to '**age in place**'.
- Support for new development to be sustainable, to include wide roads, to incorporate extensive tree and other vegetation, to use water capture for local spaces, and to reinforce the identity and character of Maffra as a rural township.
- Demand for easy access to services and local amenities i.e. medical and allied health, recreational facilities, sporting clubs, walking areas, open spaces and parks.
- Desire for improved walking paths/trails, better public transport options and parks within Maffra, particularly on the north side of town.

A detailed summary of responses is included at Appendix 3 and the *Maffra Structure Plan – Discussion Paper & Emerging Directions* Flyer is included at *Appendix 4.*

'age in place'

'Age in place' is to ensure the community can remain in Maffra as they get older, whether that requires people to downsize their home or seek supported care, as well as being able to continue to explore and enjoy Maffra's diverse amenities and services.



Community Consultation (March 2021)

2.3 POLICY INFLUENCES

This section summaries key strategic and statutory context that influences the directions of the Plan. An extensive review was undertaken of state and local policy, Wellington's Planning Scheme, and various strategies and plans. A comprehensive list of relevant literature is provided in *Appendix 1*.

2.3.1 STATE & LOCAL POLICY

Maffra is a key secondary centre (district service centre).

The *Gippsland Regional Plan* (2015–2020) acknowledges Maffra and Stratford as secondary centres (or 'district service centres'), with Sale being the regional centre.

Maffra is recognised as a food manufacturing hub and a key agriculture and horticulture town that is attractive to future residents.

The *Gippsland Regional Plan (2015–2020)* identifies Maffra as a food manufacturing hub that adds value to local agriculture products, and a key asset for horticulture and dairy products. The *Wellington Shire Rural Zones Review Vol 1 & 2 (2009)* recognised that Maffra is a key area of agricultural importance due to its ideal climatic conditions, generally reliable rainfall and soils, deregulation of the dairy industry and diversification opportunities.

There is a need to increase the supply of general residential, rural living and industrial zoned land and resolve infrastructure service delivery issues in order to realise development potential of key sites.

The *Residential and Rural Residential Strategy, Maffra & Environs District Report (2003)* and later reinforced through consultation with the local development industry, emphasised that a major proportion of the land in existing General Residential Zone areas is not suitable for short term development, without first resolving major flooding issues.

Limited infrastructure and services provision such as drainage and environmental impacts from flooding reduces opportunities to facilitate urban development.

As identified in *Clause 21.06 – Maffra Strategic Framework* of the Wellington Planning Scheme, flooding, rising water tables and salinity have caused increased difficulties and costs for residential and rural residential development in Maffra and there is an opportunity to invest in infrastructure to support economic development and population growth.

Improvements to residential amenity and key sites should be considered to increase marketability and demand for housing.

The *Economic Development Strategy (2016–2022)* highlighted key residential amenity improvement opportunities for Maffra including diverse and affordable housing, access to recreation and hospitality services, high speed broadband and investment into renewal of Johnson Street. Consultation revealed that Johnson Street is full of vitality and presents as one of the best main streets in Wellington Shire.

There is a need for housing diversity (and allotments sizes, from small lots to 0.4ha/1acre lots) and affordable housing for families and an ageing population, that capitalises on proximity to existing services, open space and recreation facilities.

Council's *Age Friendly Communities Strategy (2018–2022)* identified that significant growth is projected for families and the older population aged over 70 years, including within Maffra. This is likely to increase demand for affordable housing and retirement living, access to health and social services, access to leisure and cultural services; and increased transport options to key services.

More open space, play spaces and pedestrian and cycle connections in the north and northeast areas of Maffra are needed.

The *Public Open Space Plan (2014–2024)* noted that there is a lack of local open space and play spaces in the north and northeast areas of Maffra, and a need for pedestrian paths to Victoria Park. Furthermore, Healthy Wellington 2021-2025 seeks to encourage active lifestyles for the community, by encouraging walkability and cycling within Wellington's townships.

2.3.2 ZONING

Planning zones (as illustrated in Figure 7) determine how land is currently used and developed throughout Maffra.

A significant proportion of Maffra's current residential zoned land faces various development and infrastructure constraints including lack of motivation by landowners to develop, low developer margins, industrial activities to the south, flooding and drainage issues and the various interfaces around Maffra (i.e. Macalister River, rural and agricultural land and the Macalister Irrigation District).

A summary of existing zones and the proposed strategic direction for each zone is outlined below.

General Residential Zone (GRZ)

Towards the north of Johnson Street and Sandy Creek Road, land is predominantly in the General Residential Zone (GRZ) with some GRZ land already subject to development namely around Hillcrest Drive.

In terms of existing zoned residential lots, the report *Residential Land Supply & Demand Assessment*, 2020 prepared by Spatial Economics estimated that (based on the identified supply and projected demand scenarios) there is sufficient land stock to satisfy between 7 to 10 years of demand across the Maffra Study Area.

A key direction of this Plan will be to predominately direct residential growth to the north and to the south–east area of Maffra to ensure growth is contained within the township boundary and enable development to be serviced by the required infrastructure.

Low–Density Residential Zone (LDRZ)

There are also small pockets of Low–Density Residential Zone (LDRZ) with a minimum subdivision lot size of 0.4ha where not connected to reticulated sewerage, and down to 0.2ha where connected to reticulated sewerage.

The Plan will provide additional LDRZ land south of Sandy Creek Road, to the East of Maffra–Newry Road and to the east of Powerscourt Street.

Rural Living Zone (RLZ)

The current minimum subdivision lot sizes for Rural Living Zone (RLZ) land range between 2ha and 4ha and focusses on delivering large lifestyle lots.

There appears to be ample supply of Rural Living Zoned land in Maffra and there is known development interest in rezoning existing RLZ land to accommodate general/low–density residential expansion particularly to the south of Sandy Creek Road.

Farming Zone (FZ)

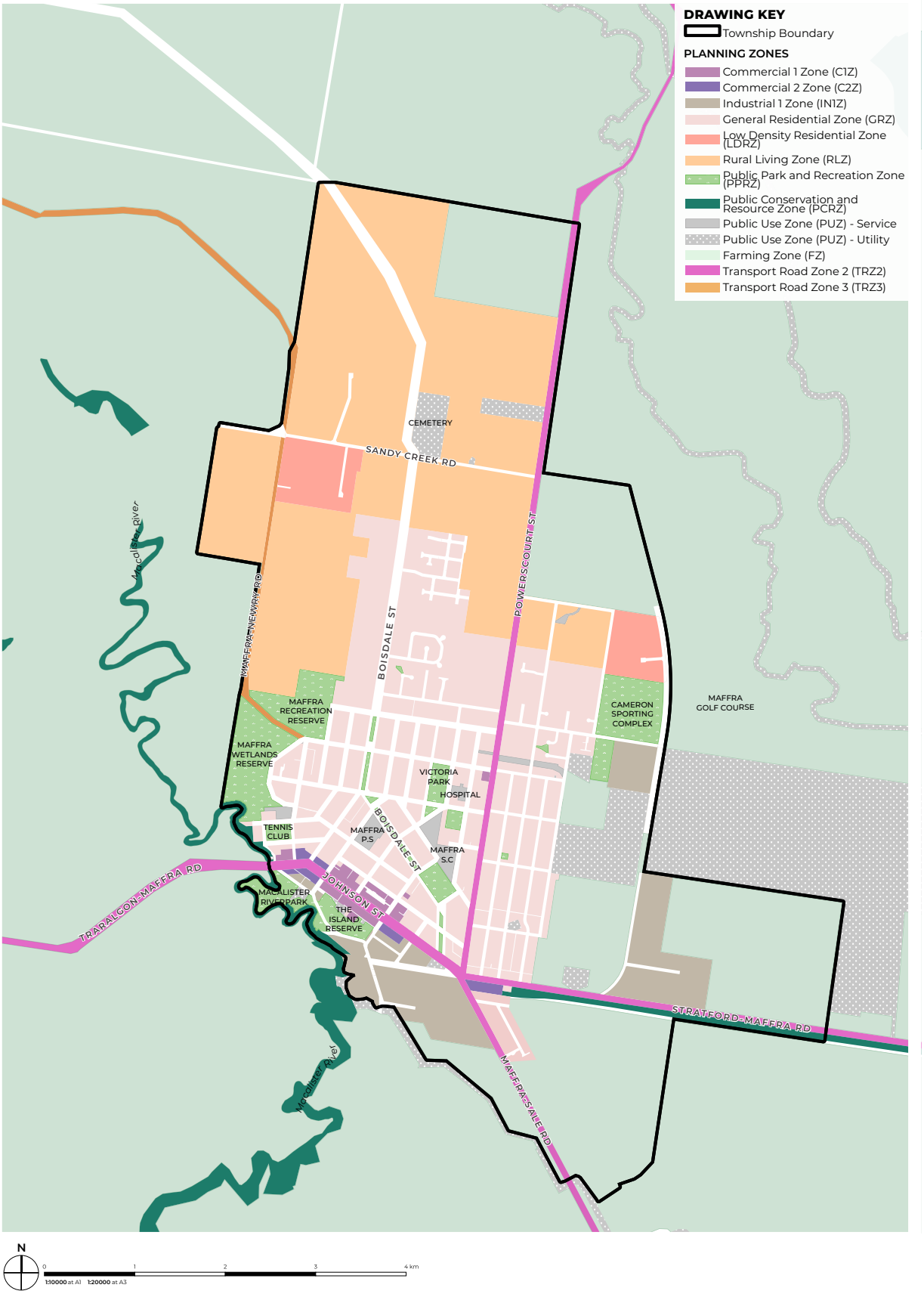
Beyond the Township boundary is predominately Farming Zone (FZ) which has the minimum subdivision size at 40ha. Given this area contains high value agricultural land, this area will be retained to protect farming operations and to ensure existing agricultural use of the land can continue.

Industrial and Commercial Zones

There are four main areas of industrial land (Industrial 1 Zone) in Maffra. These include land to the east of Fulton Road, a small section to the west of Fulton Road and south of Morison Street, a small pocket to the north of McMahon Drive, and land to the south of Johnson Street and east of Maffra–Sale Road (where the large Saputo processing plant is located).

The existing Town Centre and Commercial land uses (Commercial 1 Zone and Commercial 2 Zone) will remain in and around Johnson Street. Protecting these areas will play an important role in maximising local employment and the economic future of Maffra.

Figure 7. Existing Zoning Plan



2.3.3 OVERLAYS

Planning overlays are used to provide direction to specific design and development objectives for particular areas.

A range of **overlays** apply to the Maffra study area as follows:

Land Subject to Inundation Overlay (LSIO)

Much of the LSIO is to identify land in a flood storage or flood fringe area affected by the 1 in 100–year flood or any other area determined by the floodplain management authority.

Flooding Overlay (FO)

The FO identifies waterways, major flood paths, drainage and high hazard areas which have the greatest risk and frequency of being affect by flooding namely associated by the Macalister River and the Macalister Irrigation District (MID).

Heritage Overlay (HO)

There are several sites subject to the Heritage Overlay within the Maffra study area including the Beet Sugar Factory Office (former) & Weighbridge, Macalister Hotel, Maffra Soldiers' Memorial and other notable shops, houses and community buildings important for understanding the history of the town.

A number of **Design Development Overlays** (DDO) apply to business and industrial areas to improve the appearance of these areas.

Design Development Overlay Schedule 1 (DDO1) – Industrial Areas

This overlay applies to Maffra's industrial areas to the south (where the Saputo facility is located) and industrial zoned land along Fulton Road, to ensure quality development and practical and efficient use of land that is compatible with its surroundings.

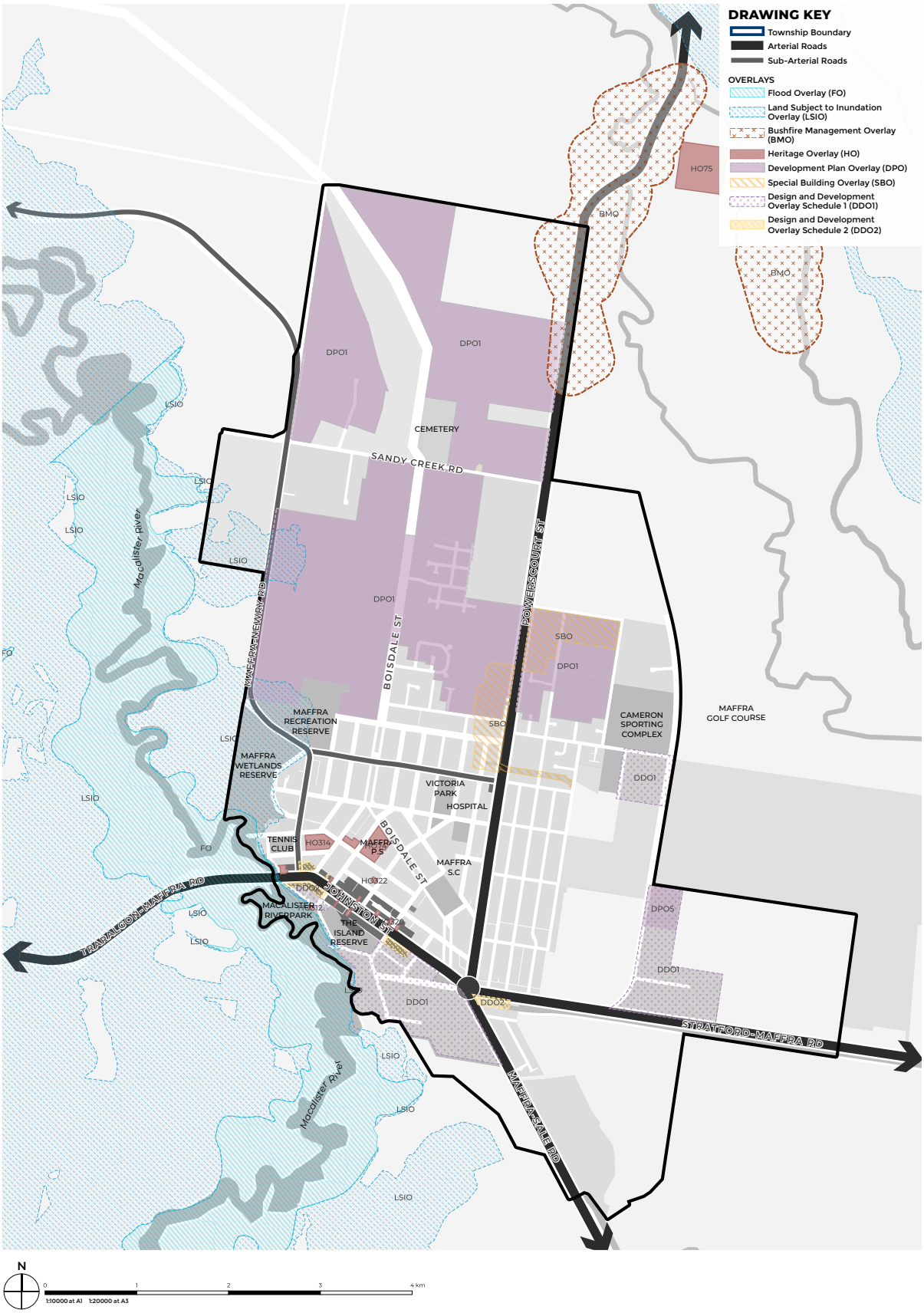
Design Development Overlay Schedule 2 (DDO2) – Industry Display Area

This overlay applies to key businesses on the western commercial precinct along Johnson Street to ensure land is developed in an orderly manner having regard to vehicle, movement, car parking, and the appearance of buildings and works.

Development Plan Overlay 1 (DPO1)

A Development Plan Overlay 1 (DPO1) applies across the northern section of Maffra i.e. between George Street and McCubbins Road to minimise ad hoc development and allow for a coordinated approach to managing change within this area.

Figure 8. Existing Overlays Plan



2.4 ISSUES & OPPORTUNITIES

This section summarises the key issues and opportunities informing the objectives and strategies of the Plan.

Table 1: Issues Plan Drawing Key & Summary of Key issues & Considerations

THEME 1 Directing & unlocking growth

DRAWING KEY ELEMENT	KEY ISSUES / CONSIDERATIONS
Township Boundary	Valuable agricultural land adjacent township boundary needs to be protected from residential land use encroachment.
Constrained Residential land with subdivision potential	Drainage issues and associated development costs have stifled new residential development and land release opportunities, resulting in a current shortage of residential land available to the market and forcing some residents to relocate from Maffra to other towns, such as nearby Stratford.
Macalister Irrigation District Sewer Treatment Buffer Industrial Buffers	Housing opportunities are constrained by the Macalister River, the Macalister Irrigation district, sewerage treatment and industrial buffers directing expansion of the township northward.
LSIO + Flood Overlay Area affected by poor drainage	Environmental and land constraints such as drainage, development costs and feasibility, and landowner motivation, present barriers to development of otherwise suitable land.
Bushfire Management	Greater exposure to bushfire risk, will need to be addressed through creation of buffers and/or edge roads.
Ridgeline	Significant slope adjacent Boisdale Street (to the west) presents challenges to development potential of zoned general residential land.

THEME 2 Maffra's identity & character

Undefined Township Arrival	Experiences at town entries and key gateways from the west, south and east do not reinforce a sense of arrival in Maffra.
Green Spine /Link	Boisdale Street is a key route for both pedestrians and cyclists and there is room to capitalise on this amenity and connection, by creating more paths for bikes and pedestrians, and improving spaces for people to sit and relax.
Culturally Sensitive Sites	Protect and celebrate cultural heritage and traditional owners.
Wide Canopy Tree Lined Street	Enable street planting of canopy trees.

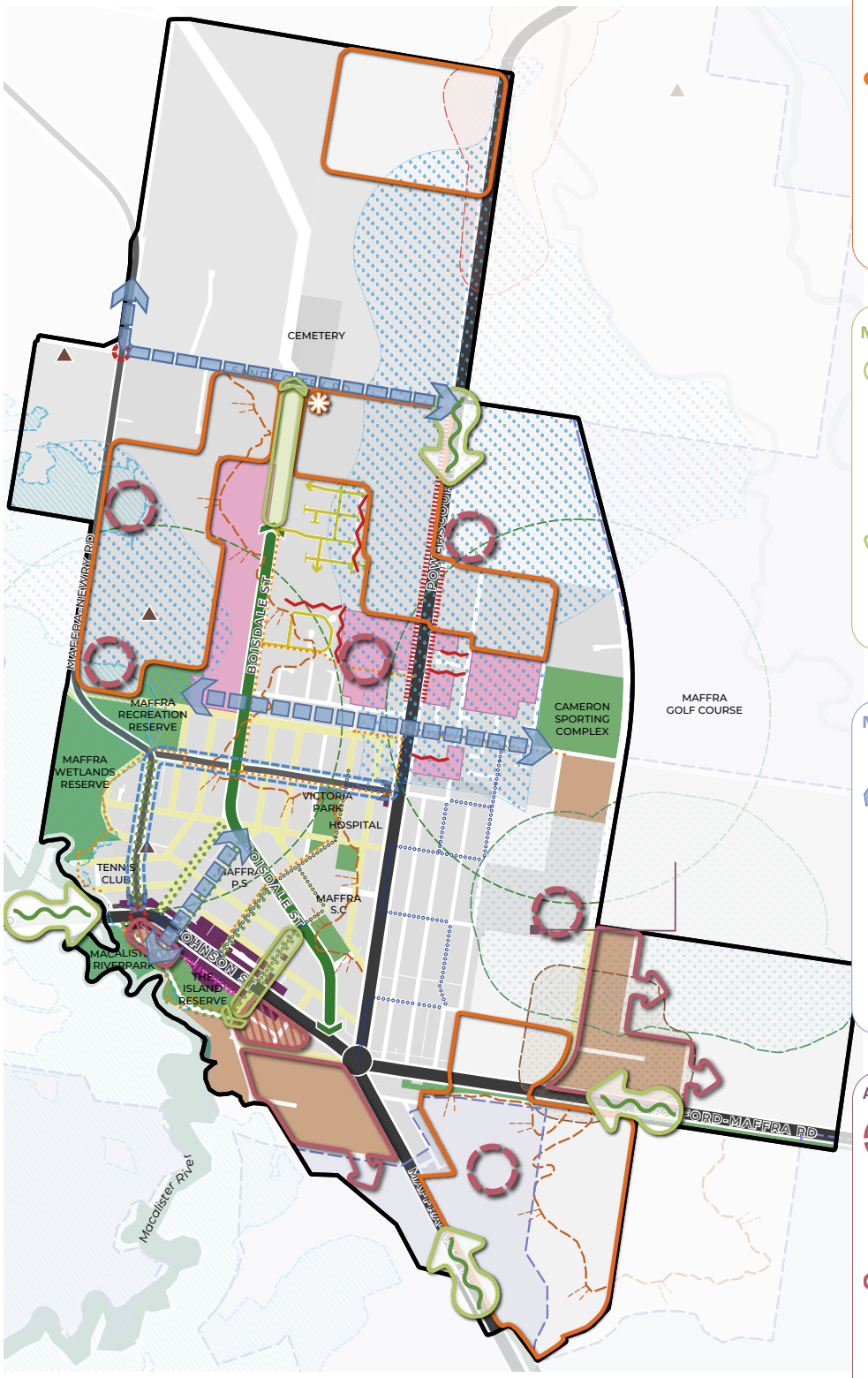
THEME 3 Meaningful & safe connections

Arterial Road	Primary movement network (arterial roads) support large freight vehicle movements as well local traffic movements, resulting in a poor sense of arrival into Maffra.
Sub–Arterial Road Heavy Vehicle Bypass Route	Sub–arterial roads carry unnecessary traffic and large freight vehicles through local residential neighbourhoods. McLean Street (a key local road within an established residential area) carries freight movements, and there is an opportunity for this heavy vehicle bypass route to be shifted further north to the future urban edge.
Recreation Open Space Catchment to recreation open space	Experiences in walkability and accessibility throughout Maffra are varied, at times there are no paths, or sections of path which are not connected.
Internalised roads Restricted connectivity	Internal roads in the northern residential area result in poor pedestrian and vehicle connectivity.
Pedestrian Connections	Lack of pedestrian and cycling connections to the town centre through to the Macalister River and between open spaces.
Limited Access Opportunity	Powerscourt Street is controlled by DoT which results in stringent requirements for creating new access points.
Intersection Upgrade	Improve intersection with a focus on safety for all road users, at key locations.
Local Bus Route	Limited accessibility to local bus route within the township.

THEME 4 A self–sustaining town

Commercial backing Public Realm	The structure of the town centre has been focused on Johnson Street as 'main street', creating 'back of house' to Macalister River environs and The Island Reserve.
Town Centre	There is an increased demand for retail and commercial properties.
Industrial Land	Increased demand for diverse industrial lot sizes, including larger lot sizes to the east of Fulton Road.

Figure 9: Issues and Opportunities Plan & Summary of Opportunities



Directing & unlocking growth

OPPORTUNITY 1
Facilitate growth through provision of community and activity node within northern growth area.

OPPORTUNITY 2
Unlock residential expansion into north and south–eastern identified growth areas through a wide range of housing types and sizes by taking a strategic approach to delivery of drainage infrastructure.

Maffra's identity & character

OPPORTUNITY 1
Improve the amenity and appearance of existing town entries, commercial and industrial areas along key roads, focusing on landscaping and design.

OPPORTUNITY 2
Extend Boisdale Street 'green spine' to the north, up to Sandy Creek Road integrating high quality green spaces that encourage walking and cycling.

Meaningful & Safe connections

OPPORTUNITY 1
Reduce heavy vehicle movement through the town centre and residential areas by establishing a heavy vehicle bypass route along Sandy Creek Road to Powerscourt Street.

OPPORTUNITY 2
Facilitate direct movement towards key community uses, open space and Macalister River environs.

A self–sustaining town

OPPORTUNITY 1
Encourage sustainable water initiatives and drainage responses including storm water re–use measures to be incorporated in new developments.

OPPORTUNITY 2
Rezone industrial land adjacent to town centre to include larger lot sizes and expand employment areas associated with agribusiness.

A detailed outline of the issues and opportunities was provided through the *Maffra Structure Plan – Discussion Paper & Emerging Directions (March 2021)*.

PART 3. **A PLAN FOR MAFFRA**

OVERVIEW

Following feedback received from consultation of the *Maffra Structure Plan – Discussion Paper & Emerging Directions* (March 2021), the four (4) themes have been revised further to reflect the aspirations of Maffra.

Figure 10: How the Strategic Direction themes have informed the Revised Structure Plan Themes



Within this section, the objectives, strategies and actions which apply across the Plan area have been outlined under the relevant sub–headings of each theme.



Duart Homestead

THEME 1

Directing & Unlocking Growth

Maffra will be a vibrant and growing township that services the surrounding district and provides a range of lifestyle and housing choices.

New residential, commercial and industrial areas will be ***directed and unlocked*** through proactive delivery of infrastructure and services, and more opportunities for sensitive infill development will be encouraged in Maffra's attractive, and well–serviced existing residential neighbourhoods.

Valuable agricultural land in the Macalister Irrigation District surrounding Maffra will be protected by establishment of a township boundary.

The Plan addresses the key issues that have hindered unlocking growth in the past – namely ensuring that there is ample supply of appropriately zoned land to accommodate growth and that there is associated supporting drainage infrastructure to service such growth.

Objectives and strategies to achieve this theme vision relate to:

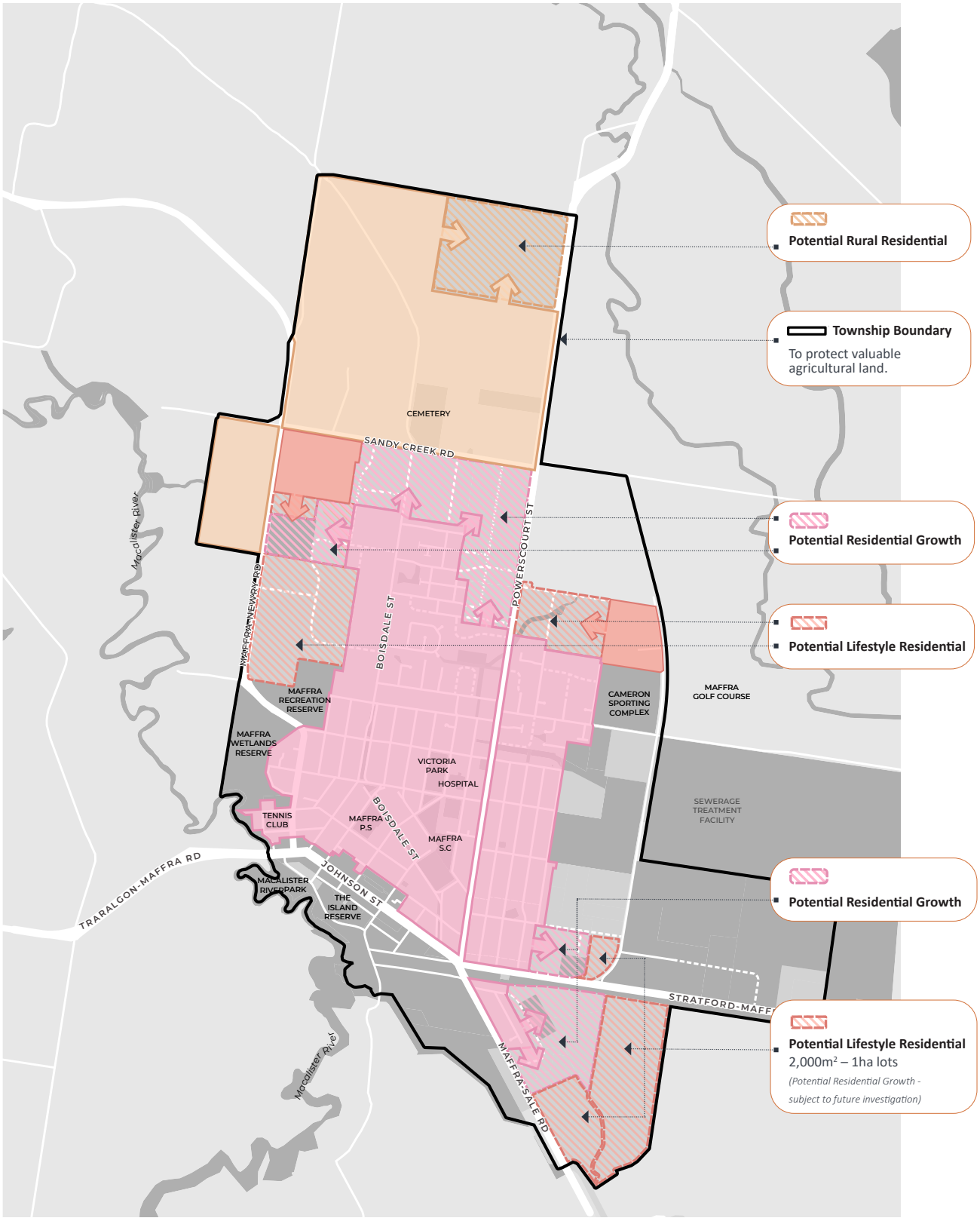
- **Growth Directions**
- **Growth Precincts, Staged Drainage & Servicing**





Residential Property in Maffra

Figure 11: Highlights of Theme 1 – Directing & Unlocking Growth



3.1.1 GROWTH DIRECTIONS

The majority of new residential development will occur in Maffra's new neighbourhoods, primarily located to the north of town. The Plan identifies a diverse range of preferred lot sizes and lifestyle options, to cater to community needs, and to respond to specific site conditions. However, some growth will be encouraged within Maffra's inner areas, to provide opportunities for development that can benefit from proximity to the town centre.

The Plan identifies an ample supply of land to be rezoned for residential use to meet land supply that will overcome past inhibitors to development, such as land banking, fragmented ownership and land economics.

Summary of Potential Residential Outcomes Existing and Proposed Zones and Lot Sizes

#	Potential Residential Outcome	Existing Zone	Minimum Lot Size	Proposed Zone
1	Rural Residential	Farming Zone (FZ)	40ha+	Rural Living Zone *(Schedule subject to further investigation)*
2	Lifestyle Residential	Rural Living Zone 4 (RLZ4)	4ha+	Low Density Residential Zone (LDRZ)
3	Residential Growth**	Rural Living Zone 4 (RLZ4)	4ha+	General Residential Zone (GRZ)
4	Residential Growth**	Rural Living Zone 2 (RLZ2)	2ha+	General Residential Zone (GRZ)
5	Residential Growth**	Rural Living Zone 4 (RLZ4)	4ha+	General Residential Zone (GRZ)
6	Residential Growth**	Farming Zone (FZ)	40ha+	General Residential Zone (GRZ)
7	Lifestyle Residential*	Farming Zone (FZ)	40ha+	General Residential Zone (GRZ)
8	Residential Growth**	Farming Zone (FZ)	25ha+	General Residential Zone (GRZ)
9	Lifestyle Residential*	Farming Zone (FZ)	25ha+	Low Density Residential Zone (LDRZ)
10	Lifestyle Residential*	Farming Zone (FZ)	40ha+	Low Density Residential Zone (LDRZ)

*Potential Residential Growth - subject to future investigation.
**Refer to *Part 4 – Next Steps and Implementation* for additional information.

OBJECTIVES & STRATEGIES

OB1 TO STRENGTHEN MAFFRA'S ROLE AS A GROWING DISTRICT SERVICE CENTRE THAT PROVIDES A RANGE OF HOUSING AND LIFESTYLE CHOICES

GD1 Facilitate new residential growth for a diverse range of housing outcomes in Maffra in appropriate locations (refer to Figure 12).

GD2 Encourage new development to provide a diverse range of lot sizes and housing typologies.

GD3 Direct growth to precincts that can be supported by strategic delivery of infrastructure (refer to Figure 13), and advocate for future technological improvements to Gippsland Water wastewater treatment facility infrastructure to help reduce odour buffer extents.

GD4 Support residential growth on existing residentially zoned land as identified within Figure 12, specifically within the Northern Growth Precinct in the short–medium term.

GD5 Ensure future rezoning of residential land reflects the role and preferred use of the residential precincts (refer to Figure 12).

GD6 Investigate the potential for future residential development within the 'Future Investigation Areas' of Figure 13, in consideration of the following criteria:

- Sensitive uses are located outside of the odour buffer of the sewerage treatment facility, unless an alternative treatment facility (such as mechanical) is in operation;
- Land at 145 Fulton Road, Maffra is reviewed in terms of any potential contamination of land, based on the historical uses on the land; and
- Sensitive uses are located outside of any relevant industrial use buffers of the 'Industrial Estate'.

GD7 Ensure all future planning processes consider relevant planning, amenity and environmental requirements (refer to Appendix 8).

GD8 Avoid urban development to the north of Sandy Creek Road where it cannot be provided with potable water supply and reticulated sewerage.

GD9 Enable and support the ample supply of residential zoned land in areas identified for future growth that is supported and serviced by the required infrastructure.

GD10 Encourage larger lots interfacing Sandy Creek Road (subject to investigation relating to infrastructure capacity) and Powerscourt Street to limit direct access and to achieve a sympathetic gateway arrival experience.

OB2 TO BALANCE GROWTH IN MAFFRA WITH PROTECTION OF VALUABLE AGRICULTURAL LAND

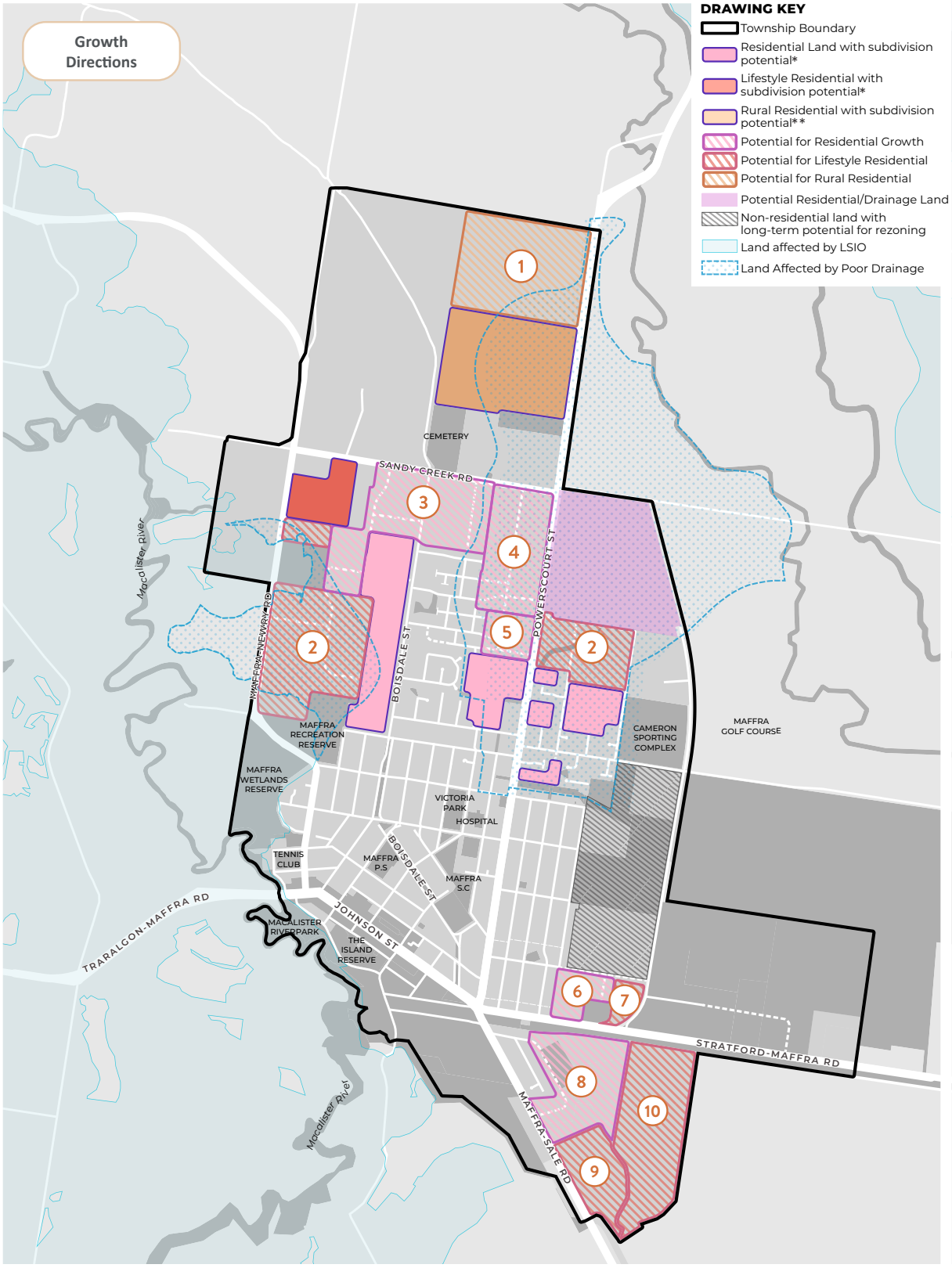
GD11 Implement a township boundary to contain growth in accordance with Figure 12.

GD12 Ensure new development adjacent to the 'interfaces' within identified growth areas provide an edge road to surrounding rural and agricultural land and establishes suitable buffers to potential bushfire hazards and provide access for emergency services.

OB3 TO ENCOURAGE DELIVERY OF APPROPRIATELY DESIGNED NEW HOUSING STOCK IN EXISTING RESIDENTIAL AREAS

GD13 Support infill development within Residential Character, Residential Established and Residential Growth precincts where it contributes to the existing character of the precinct (refer to Figure 5.)

Figure 12: Theme 1 – Growth Directions Plan



*Subject to detailed technical investigations
**Potential to further investigate more intensive Rural Residential subdivision subject to detailed technical investigations

3.1.2 GROWTH PRECINCTS, STAGED DRAINAGE & SERVICING PROVISION

The key to unlocking residential growth within Maffra, including within existing residential zone areas, is through development of a holistic drainage strategy and agreed funding across the growth areas. A key challenge for Maffra is to locate and fund the required infrastructure in a manner where costs can be equitably shared, and where benefits to development can be maximised.

Of course, Maffra is not the only growth area in the Shire and it will have to compete for infrastructure funding (including drainage) with other growth areas within the Shire. Council will develop a policy framework that determines what role forward funding of infrastructure will play in stimulating residential growth and where the priority growth areas in the Shire are for this funding. In terms of Maffra, the share of funding for developers and what Council will pay, will have to be worked through separately.

The *Maffra Drainage and Integrated Water Management Strategy* (Alluvium, 2020) and *65 Maffra–Sale Rd Stormwater Management Strategy* (Alluvium, 2021) allocates potential drainage assets for Maffra and potential development precincts to unlock potential development.

The Plan has adopted this strategy and provides direction in Table 2 and Table 3 to the future drainage and service provision required to unlock residential growth in each precinct.

The growth precincts plan has been developed to ensure that growth is delivered in a co-ordinated and orderly manner (i.e. considering the availability of infrastructure and development pattern).

In order for development to occur in these development precincts, development must be generally in accordance with the following conditions:

- The development is consistent with the objectives and strategies outlined in this Structure Plan;
- The development can be serviced to required servicing infrastructure in a timely and efficient manner (and if required, the cost of extending infrastructure out of sequence is paid for by the developer); and
- The proposed development meets or exceeds best practice development standards.

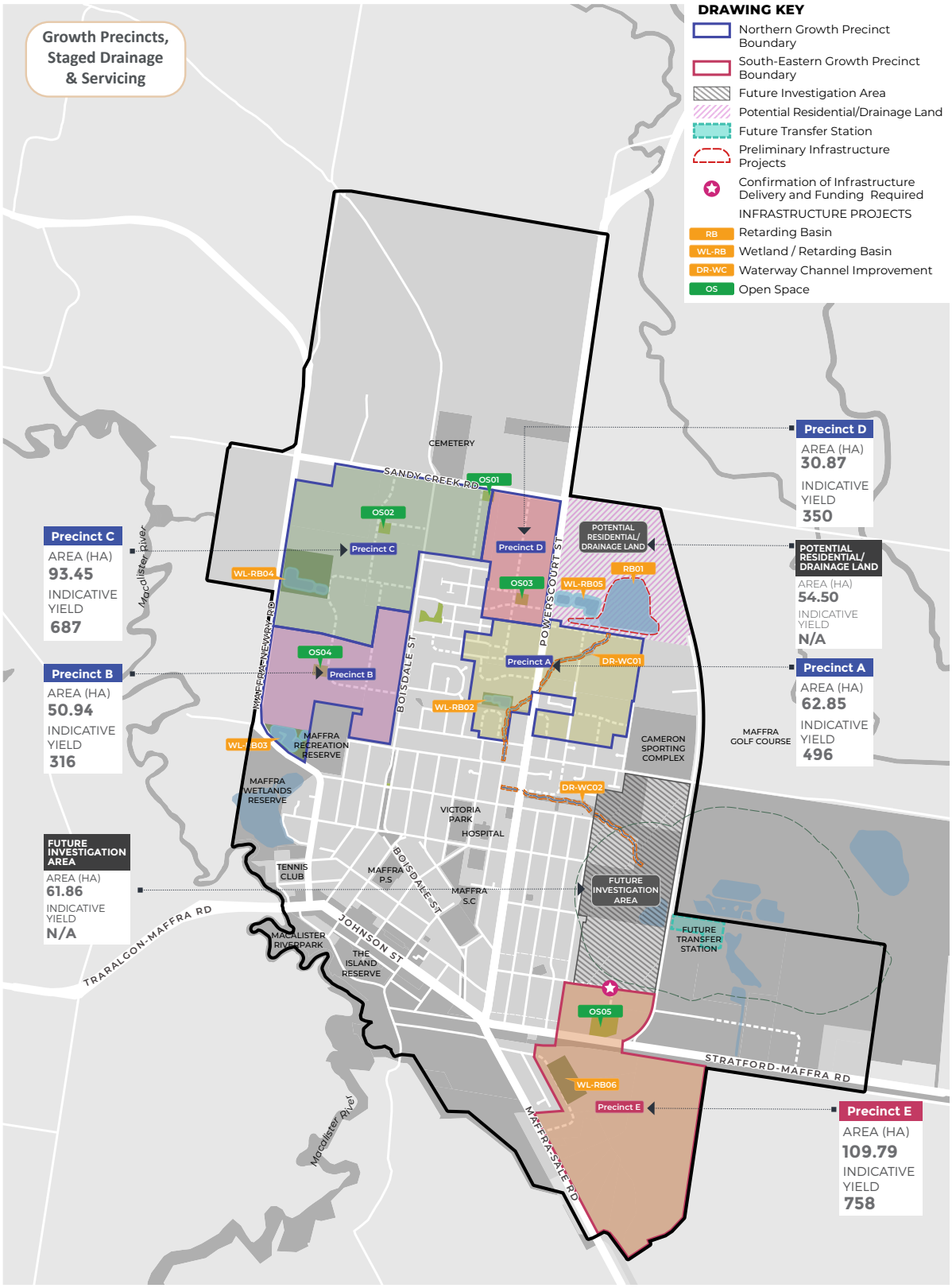
Table 2: Northern Growth Precinct

	PROPOSED ZONING	INFRASTRUCTURE REQUIRED
Preliminary Works Recommended	N/A	▪ Maffra Retarding Basin (RB01) to be developed separate from precincts to alleviate downstream flooding issues.
Precinct A	Predominantly LDRZ to the North, General Residential to the south	▪ Waterway Channel (DR–WC01 and DR–WC02) to be formalised following RB01. ▪ Powerscourt Street (west) Wetland / Retarding Basin (WL–RB02) to enable development within Precinct A.
Precinct B	GRZ along Boisdale Street, with LDRZ interfacing Maffra–Newry Road	▪ South–West Wetland / Retarding Basin (WL–RB03) to facilitate existing development, but will also facilitate subdivision on west of Boisdale Street. ▪ Potential Neighbourhood Park (OS04).
Precinct C	GRZ along Boisdale Street, with LDRZ interfacing Maffra–Newry Road	▪ North–west Wetland Retarding Basin (WL–RB04) to enable development within Precinct C. ▪ Sewer pump station and pipes to direct towards Boisdale Street Main. ▪ Potential Neighbourhood Park / Community Node (OS01). ▪ Potential Neighbourhood Park (OS02).
Precinct D	Precinct is entirely GRZ	▪ Powerscourt Street (west) Wetland / Retarding Basin (WL–RB02) to enable development within Precinct D. ▪ Potential Neighbourhood Park (OS03).
POTENTIAL RESIDENTIAL/ DRAINAGE LAND	GRZ to extend east of Powerscourt Street	▪ Drainage outcomes reliant on 'Preliminary Works Recommended' – Maffra Retarding Basin (RB01).

Table 3: South–Eastern Growth Precinct

	PROPOSED ZONING	INFRASTRUCTURE REQUIRED
Precinct E	GRZ extending from existing development (West), LDRZ interfacing Maffra– Sale Road, and LDRZ to the East as a transitioning of residential zones to agricultural land.	▪ South–East Wetland / Retarding Basin (WL–RB06) to facilitate development within Precinct E. ▪ Potential Neighbourhood Park (OS05). ▪ Potential Sewer pump station.
FUTURE INVESTIGATION AREA	GRZ to extend from west, transitioning to LDRZ interfacing Fulton Road & Industrial Precinct	▪ Wastewater treatment facility (west of Fulton Road) to be rehabilitated to facilitate possible future residential growth (TBC). ▪ Davis Street naturalisation (DR–WC02) to improve flooding conditions and general amenity of existing and potential future area. ▪ Only considered if population does not exceed 7,700 or if treatment facility was to be upgraded.

Figure 13: Theme 1 – Growth Precincts, Staged Drainage & Servicing Provision



*Please note that indicative yield (dwellings) is subject to detailed site investigations.

OBJECTIVES & STRATEGIES

OB4 TO TAKE A HOLISTIC AND STRATEGIC APPROACH TO DELIVERY OF DRAINAGE AND SERVICING INFRASTRUCTURE TO UNLOCK RESIDENTIAL DEVELOPMENT

DI1 Facilitate new residential growth for a diverse range of housing outcomes in Maffra in appropriate locations (refer to Figure 12).

DI2 Require future development to deliver the relevant drainage and service infrastructure for the Northern Growth Precinct and the South–Eastern Growth Precinct generally in accordance with Figure 13, Table 2 and Table 3.

DI3 Ensure that future development of Maffra's residential growth precincts can be serviced through the existing capacity of servicing infrastructure, or if required, identify upgrades to infrastructure in consultation with relevant service Authorities such as Gippsland Water and Southern Rural Water.

DI4 Ensure service infrastructure for new residential subdivisions, such as electrical kiosks and sewer pump stations, are identified early and sited and/or appropriately screened, whilst still allowing suitable access for maintenance.

DI5 Avoid site specific, ad–hoc and temporary stormwater systems which do not contribute to the overall drainage strategy for 'Residential Growth' areas.

DI6 Prior to rezoning of residential land, developers will need to confirm infrastructure delivery and funding required for the creation and construction of the road reserves in accordance with Figure 4 and Figure 12.

DI7 Drainage to be generally in accordance with *Maffra Drainage and Integrated Water Management Strategy* (Alluvium, 2020) and *65 Maffra–Sale Road Stormwater Management Strategy* (Alluvium, 2021) or as otherwise approved by Council.

3.1.3 THEME 1 ACTIONS

A1 Review and Amend Local Planning Policy of the *Wellington Planning Scheme* to reflect the objectives and strategies of the *Maffra Structure Plan 2022*, including updates to the 'Maffra Strategy Plan' and recognition of the need for proactive co–ordination and shared funding of infrastructure.

A2 Review and update the *Maffra Drainage and Integrated Water Management Strategy* (Alluvium, 2020) and *65 Maffra–Sale Road Stormwater Management Strategy* (Alluvium, 2021), as required, prior to future rezoning.

A3 Update existing sub–catchment wide drainage strategy (including costings) as part of the future rezoning of the north and south–eastern growth precincts identified in *Figure 13* and generally in accordance with *Table 2* and *Table 3*.

A4 Prepare a high-level strategic Servicing Strategy for the Residential Growth Areas in consultation with Gippsland Water, Southern Rural Water and other service authorities based on the identified growth areas of the *Maffra Structure Plan 2022*.

A5 Consider forward funding of key drainage infrastructure as outlined in the *Residential Stocktake and Facilitation Strategy (2022), Maffra Drainage and Integrated Water Management Strategy* (Alluvium, 2020) and *65 Maffra–Sale Road Stormwater Management Strategy* (Alluvium, 2021), having regard to any future Shire–wide policy regarding procurement of public infrastructure.

A6 Investigate and implement a development contributions mechanism that facilitates the funding and delivery of key infrastructure (land and construction) as identified within the proposed Northern Growth Precinct and South–Eastern Growth Precinct (Table 2 and Table 3) and as outlined on the proposed Growth Precinct Plan (Figure 13).

A7 Review and update zones and overlays once a development contributions mechanism has been prepared or an infrastructure funding agreement has been reached for the Northern Growth Precinct and the South–Eastern Growth Precinct, in accordance with the proposed planning controls plan shown in Figure 27 and Figure 28 of Part 4 – Next Steps and Implementation of the *Maffra Structure Plan 2022*.

A8 Revise the extent of Development Plan Overlay 1 (DPO1) within Precincts A-D of the Northern Growth Area, and explore the implementation of the Development Plan Overlay 1 (DPO1) in Precinct E of the South–Eastern Growth Precinct, in accordance with Figure 28: Proposed Overlay Plan of Part 4 – Next Steps and Implementation of the *Maffra Structure Plan 2022*.

A9 Apply a new Development Plan Overlay to Precincts A–D of the Northern Growth Area and Precinct E of the South–Eastern Growth Precinct to manage the delivery of future potential residential growth, and to implement the relevant objectives and strategies of the *Maffra Structure Plan 2022*.

Maffra will be a vibrant and growing township that services the surrounding district and provides a range of lifestyle and housing choices.



Residential property in Maffra

THEME 2

Maffra's Identity & Character

Growth, development, and public realm improvements will reinforce ***Maffra's identity and character*** as an agricultural town, with a rich cultural and settlement history and a 'small country town feel'.

Maffra will be distinct from nearby Sale and Stratford and reinforce its own identity and provide a 'sense of place', reflected in the character of new and established neighbourhoods, it's wide, tree lined streets and the interface to the Macalister River.

Objectives and strategies to achieve this theme vision relate to:

- Heritage & Culture
- Public Realm & Open Space
- Built Form & Streetscapes

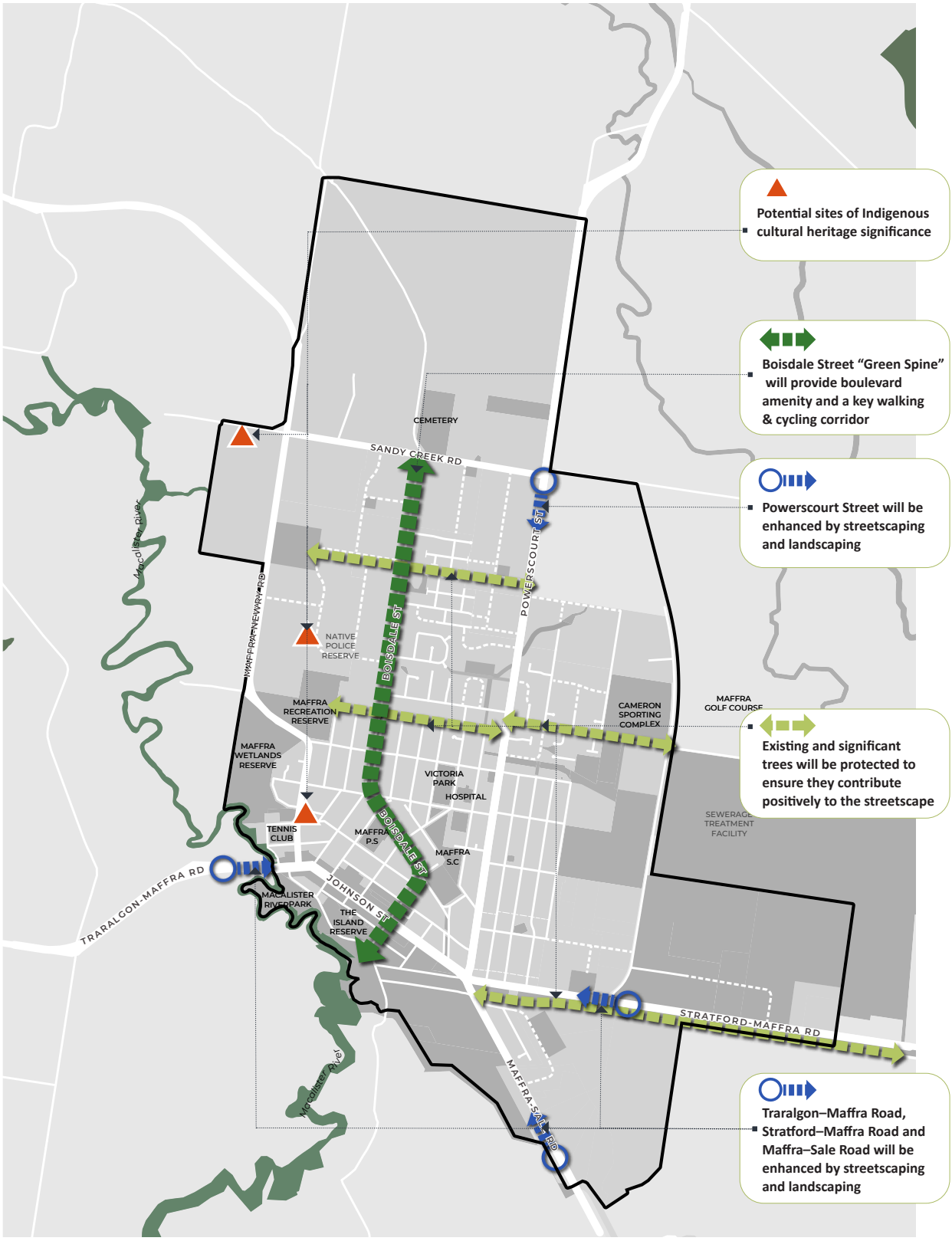






Maffra Beet Sugar Factory

Figure 14: Highlights of Theme 2 – Maffra's Identity & Character Plan



3.2.1 HERITAGE & CULTURE

As Maffra has grown over time and automation of its agricultural industries has occurred, a significant proportion of early period buildings have disappeared. Today, there are only a few remaining iconic buildings that identify Maffra's rich agricultural past and reinforce a 'sense of place'.

Maffra's established residential areas near to the town centre contain the most significant concentration of historic dwellings and wide tree lined streetscapes which contribute to the town's character and identity.

The Plan seeks to protect Maffra's valued character, and ensure new growth areas reflect the positive elements of the established areas, particularly the wide, tree lined streets.

OBJECTIVES & STRATEGIES

OB5 TO IDENTIFY AND CELEBRATE MAFFRA'S CULTURAL AND HISTORIC PAST AS A PASTORAL SETTLEMENT

HC1 Protect sites of Indigenous cultural heritage significance, such as the Green Hills Native Police Reserve located to the west of Boisdale Street and east of the Macalister River environs.

HC2 Support adaptive re–use of heritage buildings provided it contributes to the character of the town centre precinct.

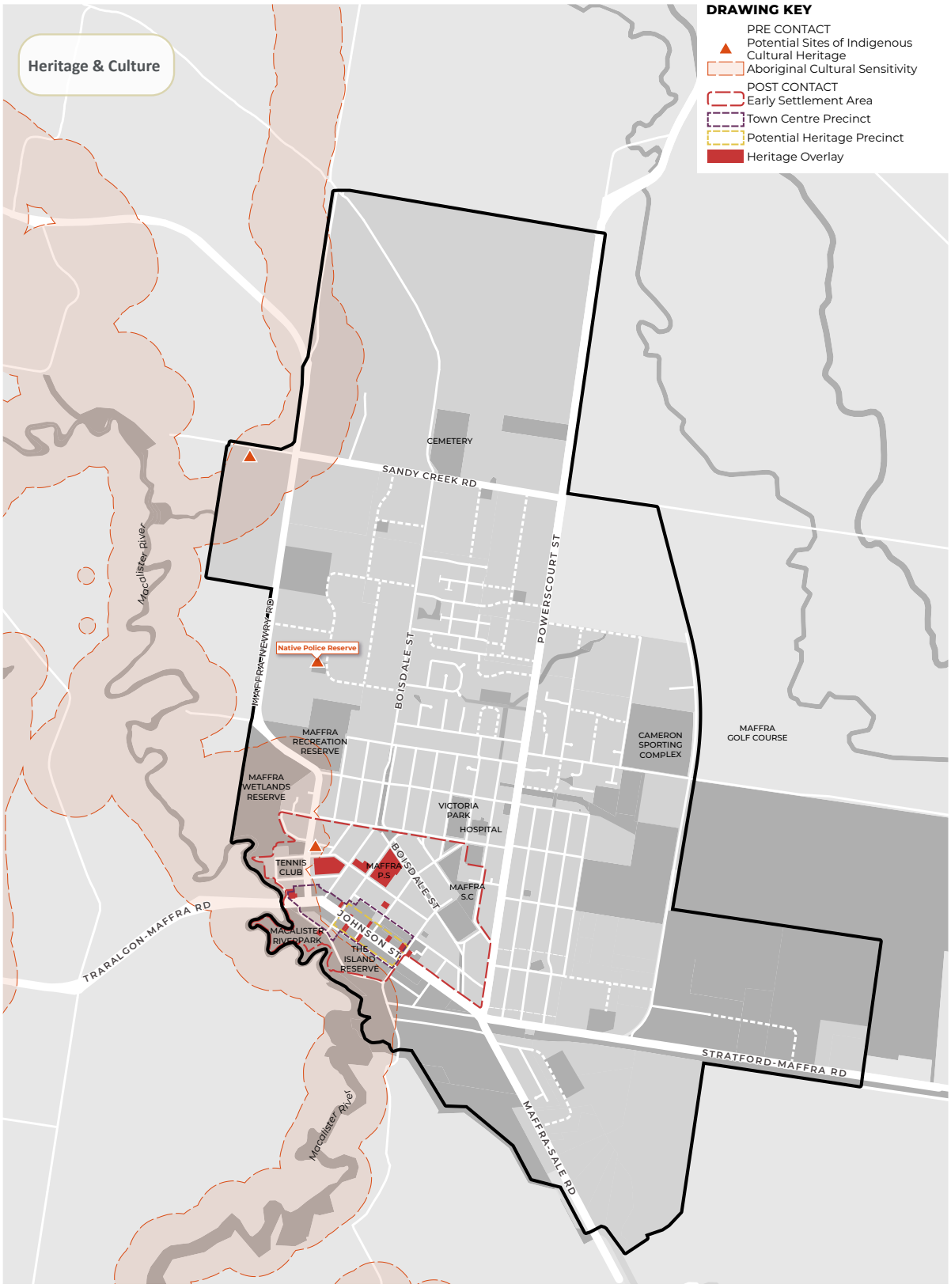
HC3 Investigate suitable locations for commissioned public art and murals by local artists to represent Maffra's traditional owners and agricultural heritage i.e. adapting historic farm vehicles and machinery into sculptural pieces.

OB6 TO SUPPORT THE ROLES AND PROGRAMS OF LOCAL CULTURAL AND HERITAGE GROUPS THAT CONTRIBUTE TO THE COMMUNITY AWARENESS AND ACKNOWLEDGEMENT OF MAFFRA'S PAST

HC4 Recognise the role and aspirations of traditional owners, represented through the Gunaikurnai Land and Waters Aboriginal Corporation, in future policy development.

HC5 Preserve Maffra's post–settlement heritage through recognition of key local historic buildings and story telling groups, such as the Maffra Sugarbeet Museum and Maffra and District Historical Society respectively.

Figure 15: Theme 2 – Heritage & Culture Plan



3.2.2 PUBLIC REALM & OPEN SPACE

Maffra has access to several high–quality open spaces including natural reserves along the Macalister River, and more formalised active reserves. However, open space and enhanced public realm areas are concentrated within the town centre precinct and established residential areas, with little to no public open space delivered within new neighbourhoods.

Johnson Street has long been a primary meeting place and the 'cultural heart' of Maffra, adjacent to the Macalister River.

The Plan reinforces the town centre as Maffra's primary meeting place and creates new opportunities within the northern growth area to deliver walkable open space to future communities.

OBJECTIVES & STRATEGIES

OB7 TO REINFORCE JOHNSON STREET AS THE 'CULTURAL HEART' OF MAFFRA, WITH A DISTINCT RELATIONSHIP TO MACALISTER RIVER SUPPORTED BY A NETWORK OF CULTURAL COMMUNITY NODES

PR01 Enhance opportunities for people to meet and dwell outside key civic places, including the rotunda near the Post Office through increased seating and landscaping upgrades.

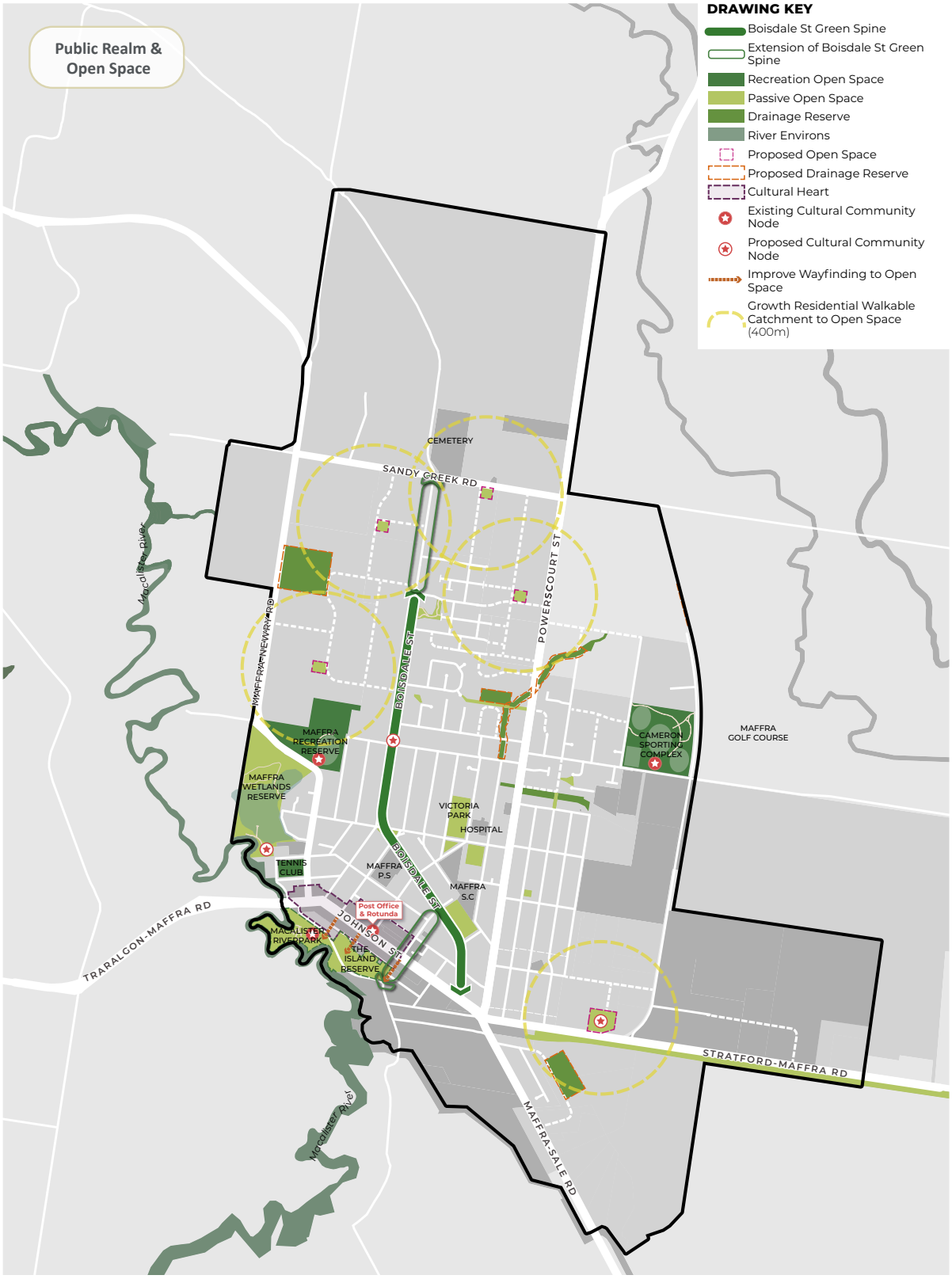
PR02 Use theming and public art to highlight cultural community nodes (existing and proposed) throughout Maffra that reflect a 'small country town feel' and celebrate the rich history (refer to Figure 16).

PR03 Encourage greater connectivity and wayfinding for pedestrians and cyclists to the Macalister Riverpark and 'The Island Reserve'.

OB8 TO ENSURE NEW HIGH QUALITY OPEN SPACES WITHIN THE NORTHERN AND SOUTH-EAST GROWTH AREAS REFLECT THE IDENTITY AND CHARACTER OF MAFFRA

PR04 Create new open spaces and parks within the 'Residential Growth Areas' that focus on providing high quality, connected green spaces within a walkable catchment to new residential estates (refer to Figure 16).

Figure 16: Theme 2 – Public Realm & Open Space



3.2.3 BUILT FORM & STREETSCAPES

Maffra has identifiable streetscapes that are characterised by wide pavements and large canopy trees, such as Boisdale, Thomson and McMillan Streets. In established residential precincts, Maffra is characterised as a lifestyle township through low scale dwellings with high quality landscaped front setbacks. Maffra's growth areas should seek to incorporate these characteristics and achieve a cohesive 'sense of place'.

Wellington Shire Council, the Department of Transport and the community will collaborate on the future planning, design and management of Johnson Street to ensure it continues to be a primary meeting place for people and a key movement corridor of Maffra.

At key entrances into Maffra, the Plan will reinforce a 'sense of arrival' through subtle and deliberate streetscape improvements.

OBJECTIVES & STRATEGIES

OB9 TO ENHANCE MAFFRA'S SENSE OF PLACE WITHIN KEY STREETSCAPES

BFS1 Improve the amenity and appearance of the Employment and Industrial areas, particularly along key arterial roads into Maffra, through increased landscaping and encouraging new development to adopt quality architectural design for building frontages, and where buildings address side streets or public spaces.

BFS2 Protect existing significant avenue trees and significant canopy trees within the Boisdale 'Green Spine'.

BFS3 Support realignment of Boisdale 'Green Spine' along Foster Street to improve connections to Macalister Riverpark and The Island Reserve as identified on Figure 17 and Figure 32 of Appendix 2.

BFS4 Provide additional trees north of Hillcrest Drive and achieve significant canopy streetscapes along key streets as identified on Figure 17.

BFS5 Support new residential subdivision that adopt features and characteristics of Maffra as a small town with a 'small country town feel' including wide verges, provision of space for canopy tree planting and increased building setbacks.

BFS6 Require active frontages to Johnson Street, Boisdale Street "Green Spine" and open spaces.

OB10 TO REINFORCE JOHNSON STREET AS THE 'HEART' OF MAFFRA AND PRIMARY DESTINATION AND MEETING PLACE FOR THE COMMUNITY

BFS7 Encourage building heights of up to three storeys along Johnson Street and between Thomson Street and Foster Street.

BFS8 Support new fine grain developments along Johnson Street, particularly between Thomson Street and Foster Street, that encourage street level activation, such as retail shop fronts and outdoor dining.

BFS9 Improve public realm outcomes such as pavements, seating, lighting, etc along Johnson Street (in particular between Pearson Street and Thomson Street) that promote community gathering.

OB11 TO ENHANCE SENSE OF ARRIVAL INTO MAFFRA AND DEFINE POINTS OF ENTRY

BFS10 Plan for a consistent landscape theming, public art or signage along township arrival streetscapes as identified in Figure 17.

BFS11 Promote high quality development outcomes within private land adjacent to township arrival streetscapes.

Figure 17: Theme 2 – Built Form & Streetscapes

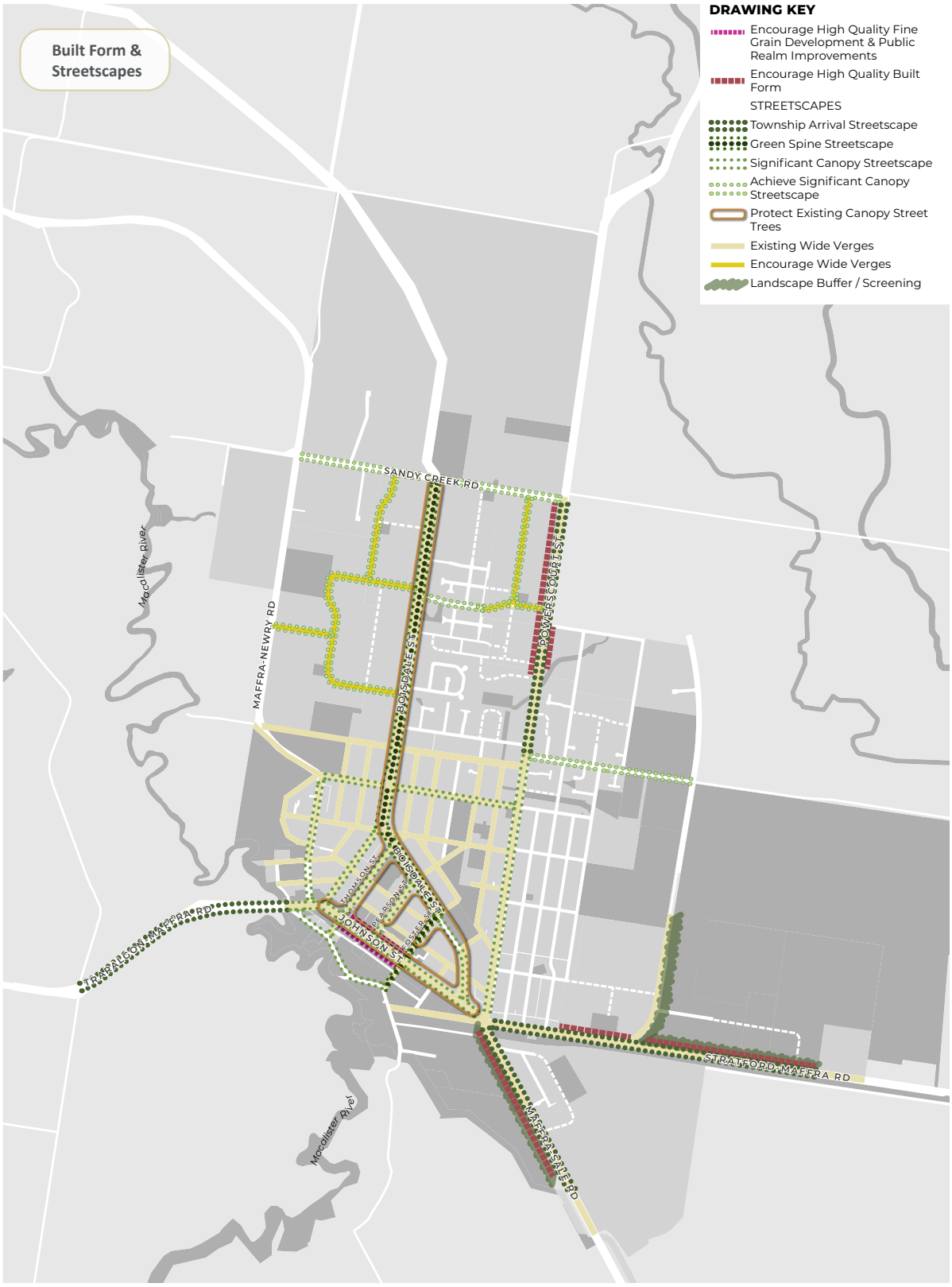
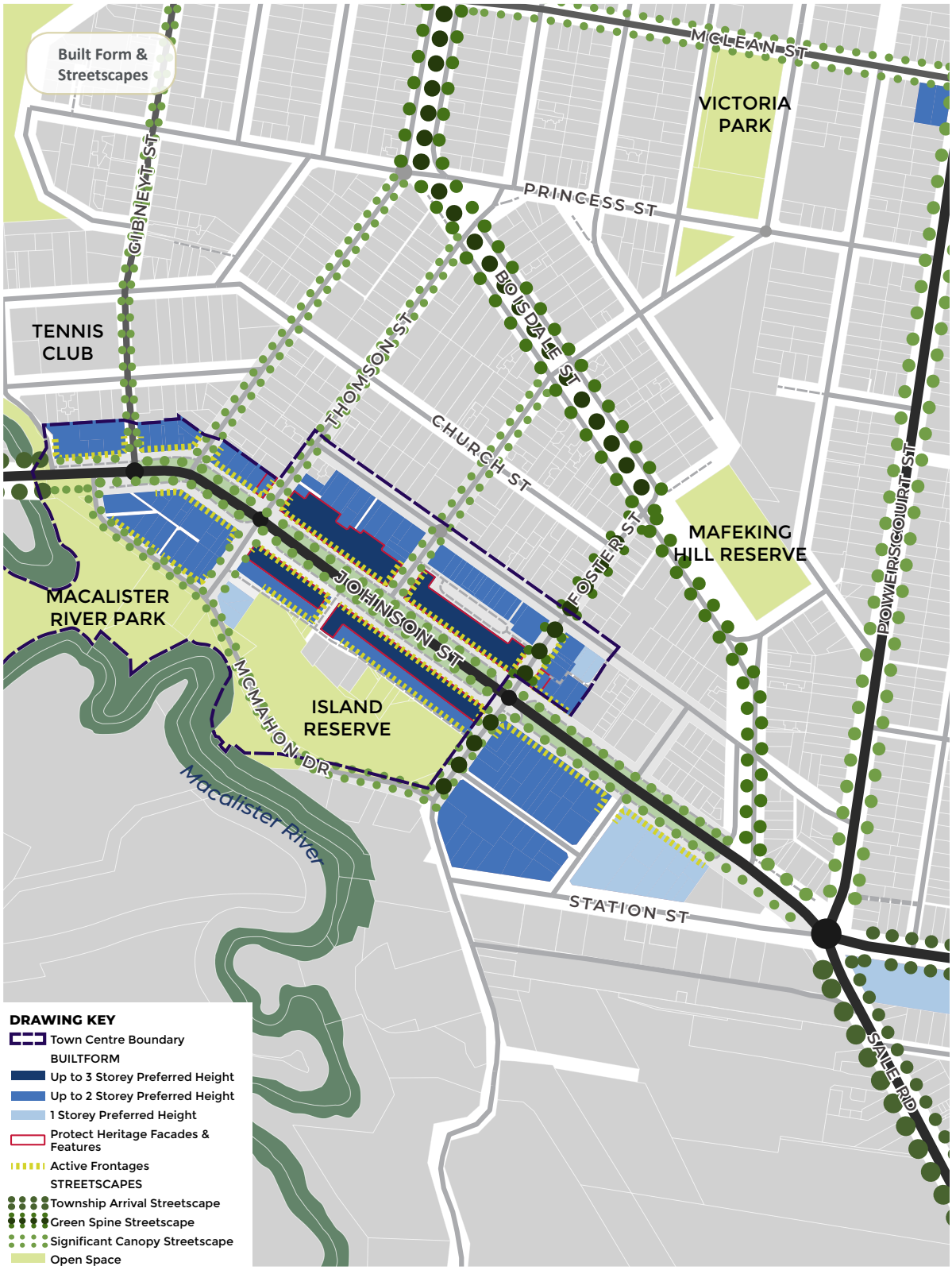


Figure 18: Theme 2 – Built Form & Streetscapes – Town Centre



3.2.4 THEME 2 ACTIONS

A10 Prepare an Urban Design Framework for the Town Centre precinct that is generally in accordance with the objectives and strategies of the *Maffra Structure Plan 2022* and principles outlined in Figure 18.

A11 Investigate the use of a Design and Development Overlay across the Town Centre Precinct to implement the Maffra Town Centre – Urban Design Framework.

A12 Extend Design and Development Overlay – Schedule 1 to future 'Employment' and 'Industrial' growth areas, as identified in Figure 28 of Part 4 – Next Steps and Implementation.

A13 Investigate and advocate for additional street upgrades along Johnson Street – between Foster Street and Thomson Street, with a focus on pedestrian shelter, places to rest and interact, and end of trip facilities.

A14 Require large residential greenfield developments to prepare *Building and Design Guidelines,* that reflect preferred built form outcomes, theming, and landscaping.

A15 Undertake a review of the existing Indigenous cultural heritage controls which apply to the former Green Hills Native Police Reserve site and the Macalister River Environs.

A16 Prepare an engagement plan with the Gunaikurnai Land and Waters Aboriginal Corporation, Maffra and District Historical Society and other community groups in facilitation of various cultural programs.

A17 Undertake a review and develop a 'Significant Tree Register' of key canopy lined street trees as identified on Figure 17 to protect any identified significant trees.

A18 Undertake a tree planting program or strategy for streets and public spaces.

A19 Engage with DoT and other stakeholders to support planning and delivery of the improvements to 'Township Arrival Streetscapes'.

A20 Review and implement wayfinding, shared path upgrades and signage opportunities from the Town Centre precinct through to the Macalister River.

A21 Prepare a public art strategy for Maffra, with a focus on engaging with traditional owners and local artists.

A22 Council to review and explore a potential heritage precinct overlay.

Growth, development, and public realm improvements will reinforce *Maffra's identity and character* as an agricultural town, with a rich cultural and settlement history and a 'small country town feel'.

THEME 3

Meaningful & Safe Connections

Maffra will have ***meaningful and safe connections*** that encourage walking and cycling for people of all abilities.

New footpaths, cycling routes and roads will connect people to open spaces, facilities and key destinations. A clear and complete movement network for cars and trucks will improve the amenity and safety of Maffra's existing and future neighbourhoods.

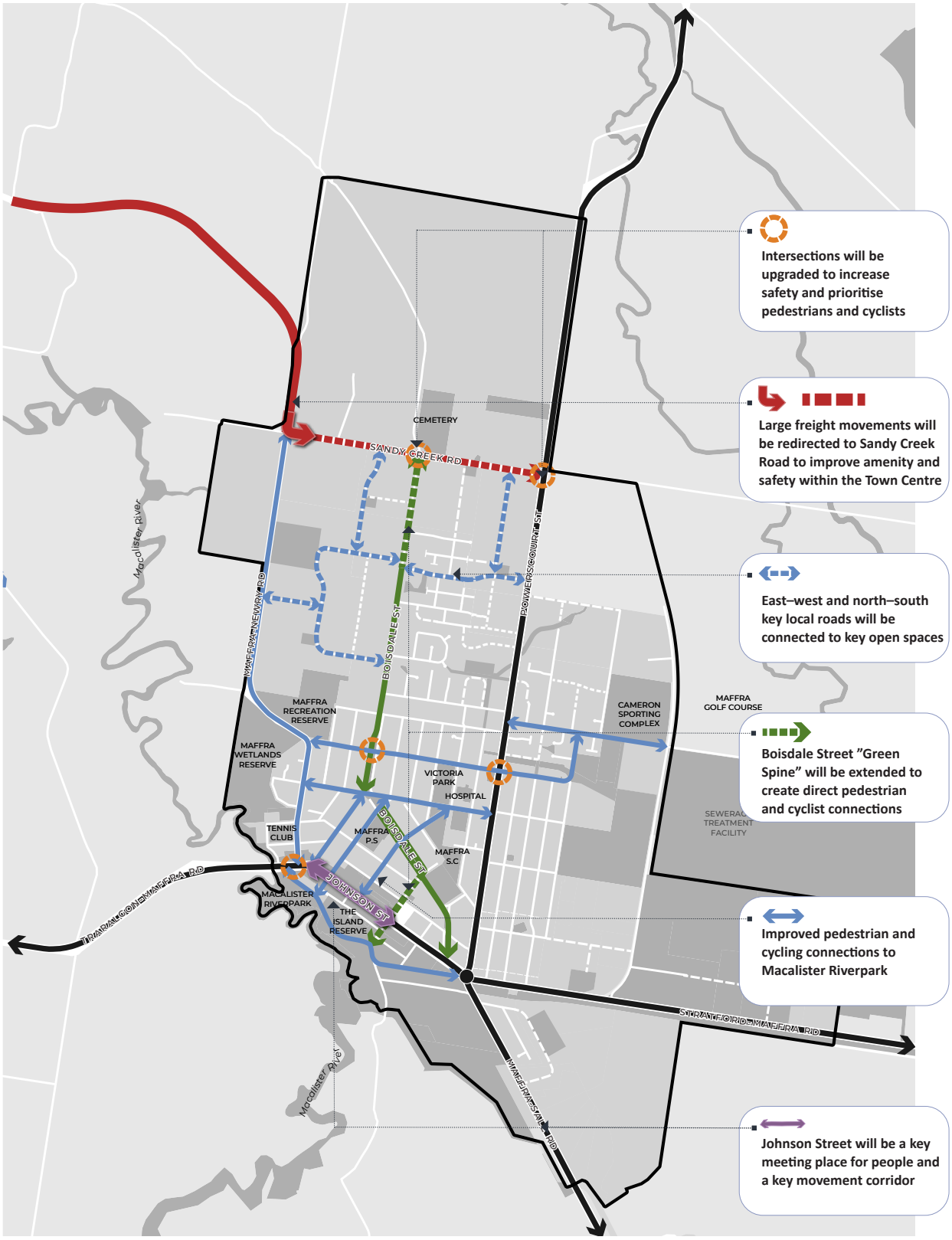
Objectives and strategies to achieve this theme vision relate to:

- **Vehicular Access & Movement**
- **Active Transport & Public Transport**



The Island Reserve

Figure 19: Theme 3 – Meaningful & Safe Connections Plan



3.3.1 VEHICULAR ACCESS & MOVEMENT

Residential development in the Northern Growth area has limited east–west connectivity through creation of cul–de–sacs, and lacks a consistent approach to safe and accessible pedestrian and cycling paths.

Johnson Street's role as a commercial centre and freight route presents a conflict for pedestrians and cyclists. The Department of Transport's Movement and Place Framework outlines that streets will have competing roles, and a key consideration for Maffra is how to balance these roles for Johnson Street and McLean Street (another freight route in town).

The Plan identifies the opportunity to redirect large freight movement via a heavy vehicle bypass further north (i.e. along Powerscourt Street to Sandy Creek Road), to improve the amenity and safety of its existing and future neighbourhoods. It identifies key intersections around Maffra that should be prioritised for upgrades with a focus on safety for pedestrians, cyclists and vehicles.

OBJECTIVES & STRATEGIES

OB12 TO PROVIDE A CLEAR HIERARCHY FOR VEHICLE MOVEMENT IN MAFFRA THROUGH A SAFE, ACCESSIBLE AND WELL–CONNECTED ROAD NETWORK

VM1 Ensure that new development considers connectivity and discourages creation of cul–de–sacs, generally in accordance with Figure 20, where 'logical road connections' through to surrounding land are future proofed.

VM2 Upgrade or establish key local roads that connect to open spaces and improve the movement network within the northern growth areas to provide east–west and north–south connections in accordance with Figure 20.

VM3 Extend Boisdale Street 'Green Spine' treatment to the north, consisting of an embellished tree lined verge (east), through to Sandy Creek Road as outlined in Figure 20, and generally in accordance with Figure 33 of Appendix 2.

VM4 Extend Boisdale Street 'Green Spine' to the south towards 'The Island Reserve" along Foster Street consisting of a tree lined street with a central median utilising existing canopy trees generally in accordance with Figure 32 of Appendix 2.

VM5 Upgrade intersection design and safety, to facilitate the movement network with a focus on prioritising pedestrians and cyclists, at the following locations:

1. McLean Street and Boisdale Street
2. Maffra–Newry Road and Johnson Street
3. Sandy Creek Road and Powerscourt Street
4. Sandy Creek Road and Boisdale Street
5. Sandy Creek Rd and Maffra–Newry Road
6. McLean Street and Powerscourt Street

VM6 Redirect large freight movements away from Maffra–Newry Road to Powerscourt Street to improve the amenity and safety within the character residential area and town centre precinct in accordance with Figure 20.

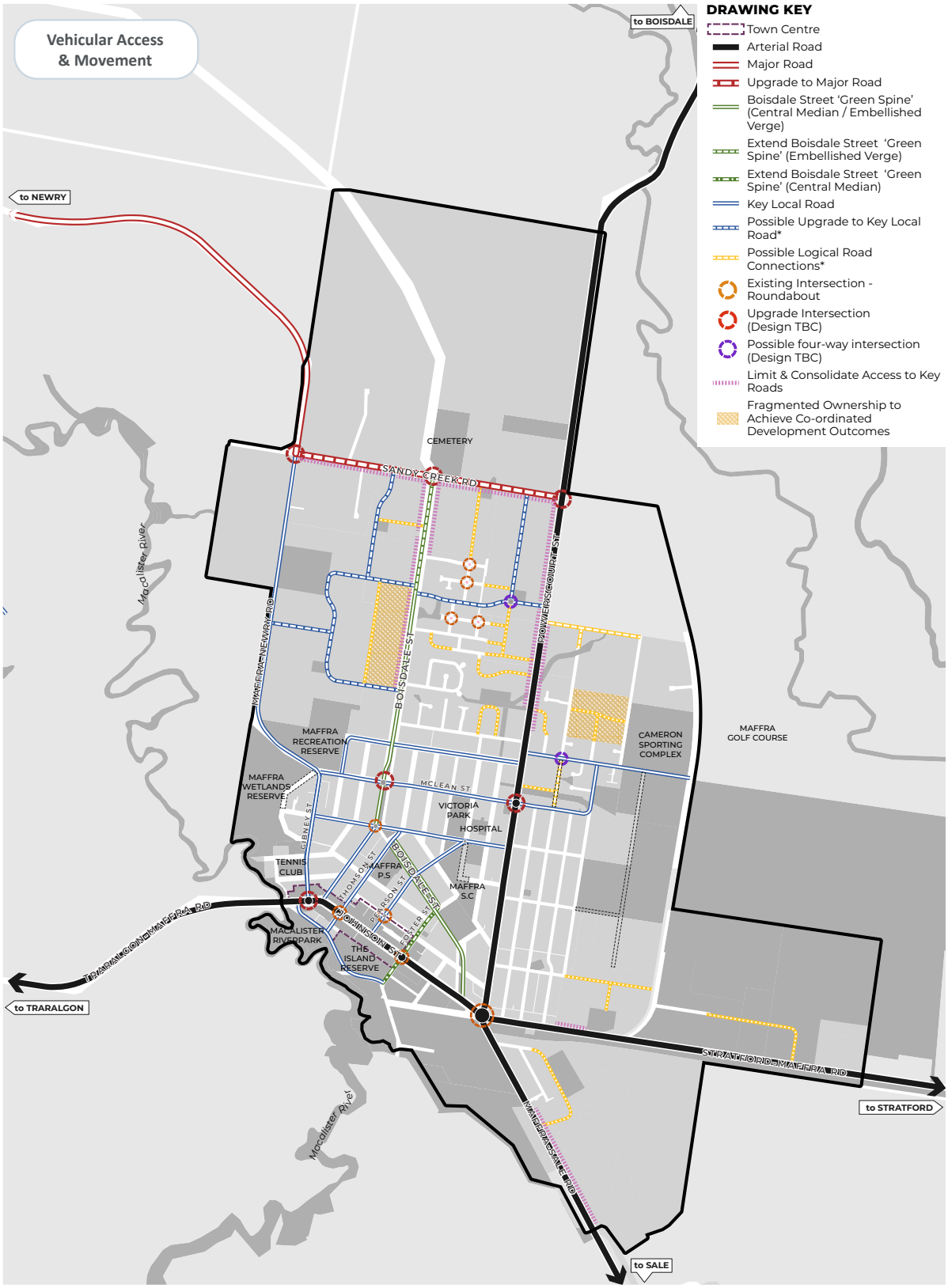
This can generally be undertaken as follows:

- Upgrade Sandy Creek Road to accommodate large freight vehicles (between Powerscourt Street and Maffra–Newry Road) generally in accordance with Figure 31 of Appendix 2.
- Discouraging large freight vehicles by reducing carriageway widths or other streetscape treatments along McLean Street, Gibney Street and Maffra–Newry Road (between McLean Street and Sandy Creek Road)
- Upgrade the relevant intersections identified within Strategy **VM5**.
- Rezoning of Sandy Creek Road to a TRZ3 (and subsequent removal of TRZ3 from Maffra–Newry Road – south of Sandy Creek Road intersection)

VM7 Support the dual role of Johnson Street as a meeting place for people and a key movement corridor for vehicles through the town centre.

VM8 Limit the number of new intersections along Powerscourt Street between Morison Street and Brewers Hill Road.

Figure 20: Theme 3 – Vehicle Access & Movement Plan



*The road network and road layout as depicted in the Maffra Structure Plan is indicative only, and subject to further review and discussion with relevant stakeholders.

3.3.2 ACTIVE & PUBLIC TRANSPORT

The *Urban Paths Plan* (prepared by Wellington Shire Council, 2019) identifies Boisdale Street as a key route for both pedestrians and cyclists. Boisdale Street will become the 'Green Spine' of Maffra, to create more paths for cyclists and pedestrians and connect the northern residential growth area to the town centre and employment areas.

The frequency and coverage of both local and regional bus services will be improved to connect Maffra's residents to the town centre and nearby townships such as Sale or Stratford. By increasing the frequency and coverage of these bus services, coupled with improvements to intermodal connections, Maffra will encourage more people to utilise more sustainable and healthier transport alternatives to private vehicles.

OBJECTIVES & STRATEGIES

OB13 TO PROVIDE HEALTHY AND SUSTAINABLE ACTIVE TRANSPORT OPTIONS FOR MAFFRA'S RESIDENTS AND VISITORS

AT1 Ensure that new subdivisions provide accessible paths and infrastructure for pedestrians and cyclists, that are green and landscaped to encourage increased usage, comfort and amenity.

AT2 Plan for upgrades to existing shared paths where necessary to ensure safety for all users with appropriate lighting and tree canopy cover in accordance with Figure 21.

AT3 Support pedestrian and cyclist movement with end of trip facilities such as bike loops with shelter, drinking fountains etc. along key streets and at community nodes.

AT4 Establish key shared path connections (pedestrian and cycling) linking users to community facilities, Macalister Riverpark, open spaces and recreation facilities.

AT5 Plan to upgrade and establish new pedestrian crossings to include signage and kerb outstands or extensions across arterial or major roads with a focus on pedestrian safety and priority in accordance with Figure 21.

AT6 Require pedestrian connections through new open space and drainage reserves or other reserves to improve connectivity.

AT7 Prioritise pedestrian safety through reductions in speed limits along Johnson Street to 40km/hr (between Foster Street and Thomson Street) and along relevant sections of Powerscourt Street to 60km/hr.

AT8 Extend existing footpaths where it is not continuous to link to a shared path or community facilities /open space.

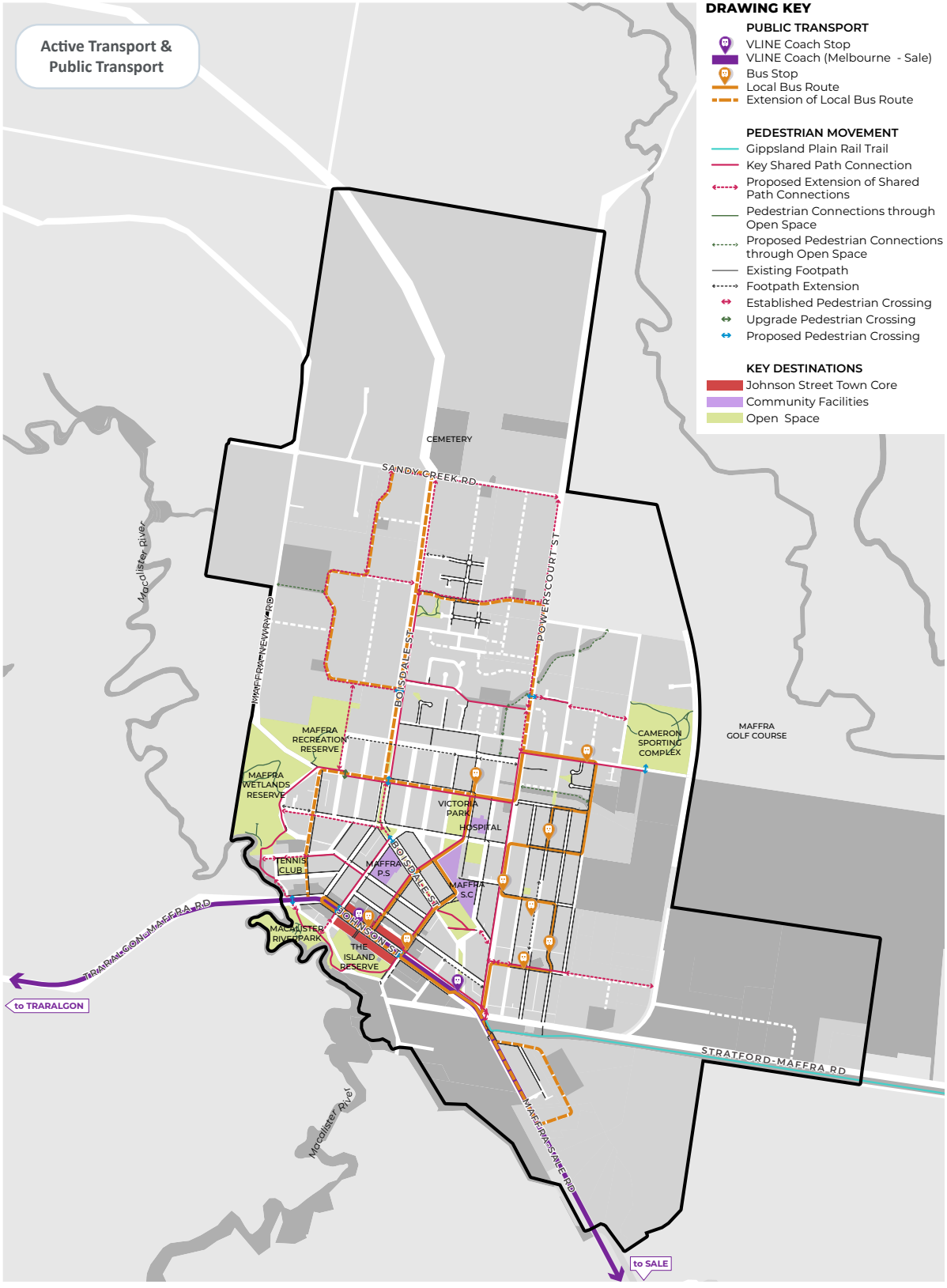
OB14 TO SUPPORT ACTIVE FORMS OF TRANSPORT WITH AN INTEGRATED AND HIGH FREQUENCY PUBLIC TRANSPORT SYSTEM, CATERING FOR PEOPLE WITH DIFFERENT LEVELS OF MOBILITY

AT9 Ensure that new major or key local roads within growth areas and existing undeveloped areas are bus capable to facilitate future expansion of the local bus route.

AT10 Support more expansive and frequent bus services to new residential growth areas within Maffra and to regional hubs.

AT11 Upgrade the bus stops identified on Figure 21, to include the following potential provisions:
- Clear signage
- Seating
- Bus timetables and route information (both local and regional services)
- Bins (including separate recycling and waste)
- Solar powered lighting
- Bike loops (located on hardstand)

Figure 21: Theme 3 – Active & Public Transport Plan



3.3.3 THEME 3 ACTIONS

A23 Advocate for the redirection of the heavy vehicle bypass route to Sandy Creek Road to the Department of Transport (DoT) in accordance with Strategy **VM6** and outlined on Figure 20.

A24 Undertake a Traffic Impact Assessment (or similar) based on the Maffra Structure Plan area to confirm transport infrastructure needs and upgrades in consultation with all relevant stakeholders.

A25 Advocate for funding for the future extension of Boisdale Street 'Green Spine', to Sandy Creek Road.

A26 Advocate for funding to undertake upgrades to improve the function and safety of intersections identified at **VM5**.

A27 Advocate for a reduction in speed limits along relevant sections of Powerscourt Street to 60km/hr (as indicated in Figure 20) and along Johnson Street to 40km/hr (between Foster Street and Thomson Street).

A28 Advocate to DoT for the expansion of Maffra's local and regional bus services, exploration of flexible, alternative transport services such as community buses and upgrades to existing and proposed bus stops identified in Figure 21.

A29 Investigate funding options to complete new shared path connections as identified at **AT4.**



McMahon Drive

Maffra will have *meaningful and safe connections* that encourage walking and cycling for people of all abilities.



Johnson Street

THEME 4

A Self–sustaining Town

Maffra will be a ***self–sustaining town*** as a key leader in agribusiness, food production and environmental sustainability, providing its community with more places to work and meeting their day–to–day needs.

In addition, recent modernisation of the nearby Macalister Irrigation District (MID) infrastructure has resulted in a highly automated and efficient water delivery system now making the MID the "go to" region for a range of high–value horticultural & dairy interests. Southern Rural Water is modernising the district through the MID2030 modernisation projects ($62.7M) – a combination of pipe lining, channel automation and regulator upgrades to generate and provide a strengthened opportunity for agricultural investment.

The Plan will provide an integrated approach to water management to ensure open spaces and street trees can be sustainably irrigated all year. Streets, buildings and public spaces will adopt best practice sustainability principles to cool Maffra's neighbourhoods as temperatures rise, and provide opportunities to capture and re–use water on site.

Objectives and strategies to achieve this theme vision relate to:

- **Economic Development & Employment**
- **Recreation & Community**
- **Environment & Sustainable Design**

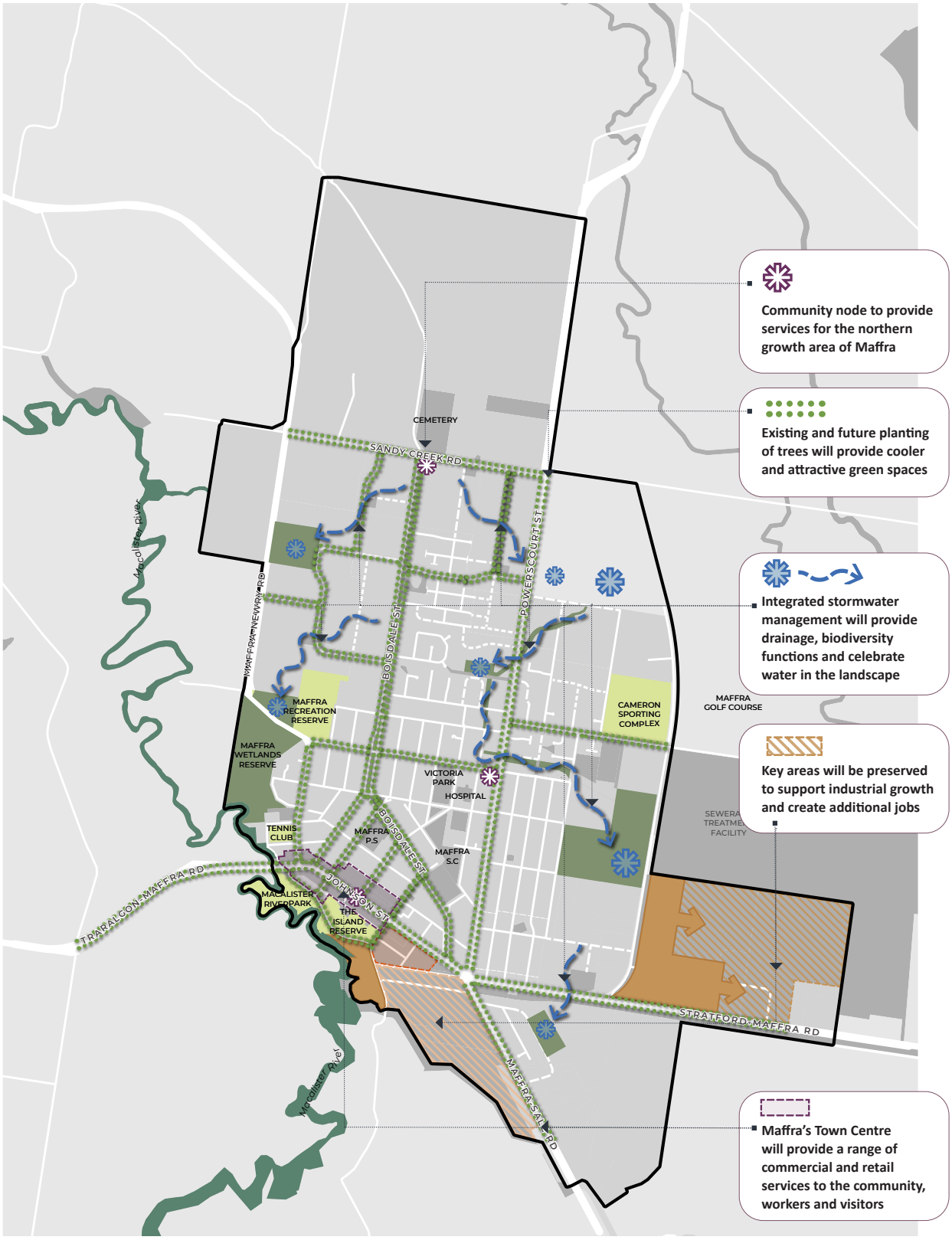






Johnson Street

Figure 22: Theme 4 – A Self–Sustaining Town Plan



3.4.1 ECONOMIC DEVELOPMENT & EMPLOYMENT

Maffra has a strong reputation as a hub for agribusiness and food production and is a major agricultural support centre for eastern Victoria and the south coast of NSW. This Plan will reinforce and strengthen its role as an agricultural hub and food precinct by providing more opportunities for big businesses to locate within Maffra's industrial precincts.

The town centre will continue its role as the primary meeting place and destination for a mixture of businesses, retail, community and food offerings. Johnson Street and surrounding streets will encourage a vibrant mix of activity and provide greater activation to Macalister Riverpark and The Island Reserve.

OBJECTIVES & STRATEGIES

OB15 TO DEFINE AND GROW THE TOWN CENTRE OF MAFFRA TO SUPPORT A DIVERSE RANGE OF COMMERCIAL AND RETAIL BUSINESSES

ED1 Encourage future expansion of commercial and retail uses within the Town Centre precinct to the south of Johnson Street and within Little Johnson Street, with future built form providing activation to 'The Island Reserve'.

ED2 Facilitate a range of retail, hospitality, offices and civic uses within commercial areas.

ED3 Facilitate a staged expansion of the commercial precinct along the south–west side of Queen Street (refer to Figure 23), by encouraging interim adaptable housing that can be later converted to commercial premises such as offices and medical services.

ED4 Encourage finer grain agribusiness uses (i.e. small retail or commercial spaces providing street frontage and activation) within the established area of the 'employment precinct' (north of Station Street) to provide a transition from heavier industrial areas to the south.

ED5 Discourage industrial uses within the Town Centre precinct, that have amenity impacts to nearby residential areas and other sensitive uses in accordance with Figure 23.

ED6 Support the transformation of Purdy Lane into a key retail and food laneway, with fine grain uses, active frontages and outdoor dining.

OB16 TO CREATE CONVENIENT AND ACCESSIBLE LOCAL COMMERCIAL NODES THAT ACT AS SECONDARY CENTRES TO MAFFRA'S TOWN CENTRE

ED7 Preserve and support amenity improvements around the secondary local commercial node at the corner of Powerscourt Street and McLean Street.

ED8 Support the creation of a future local commercial node within the Northern Growth area, adjacent to Boisdale Street and Sandy Creek Road, that services surrounding future residential areas.

OB17 TO PROTECT HIGH QUALITY AND IRRIGATED AGRICULTURAL LAND SURROUNDING MAFFRA, FROM URBAN ENCROACHMENT

ED9 Rezone land within the township boundary for residential or non–residential purposes to discourage encroachment within productive agricultural land.

ED10 Protect agricultural land and leverage off the recent modernisation of the MID to unlock agribusiness growth, investment and employment opportunities particularly in the dairy and intensive horticulture sectors.

OB18 TO SUPPORT INDUSTRIAL GROWTH IN MAFFRA'S EXISTING EMPLOYMENT AND INDUSTRIAL PRECINCTS

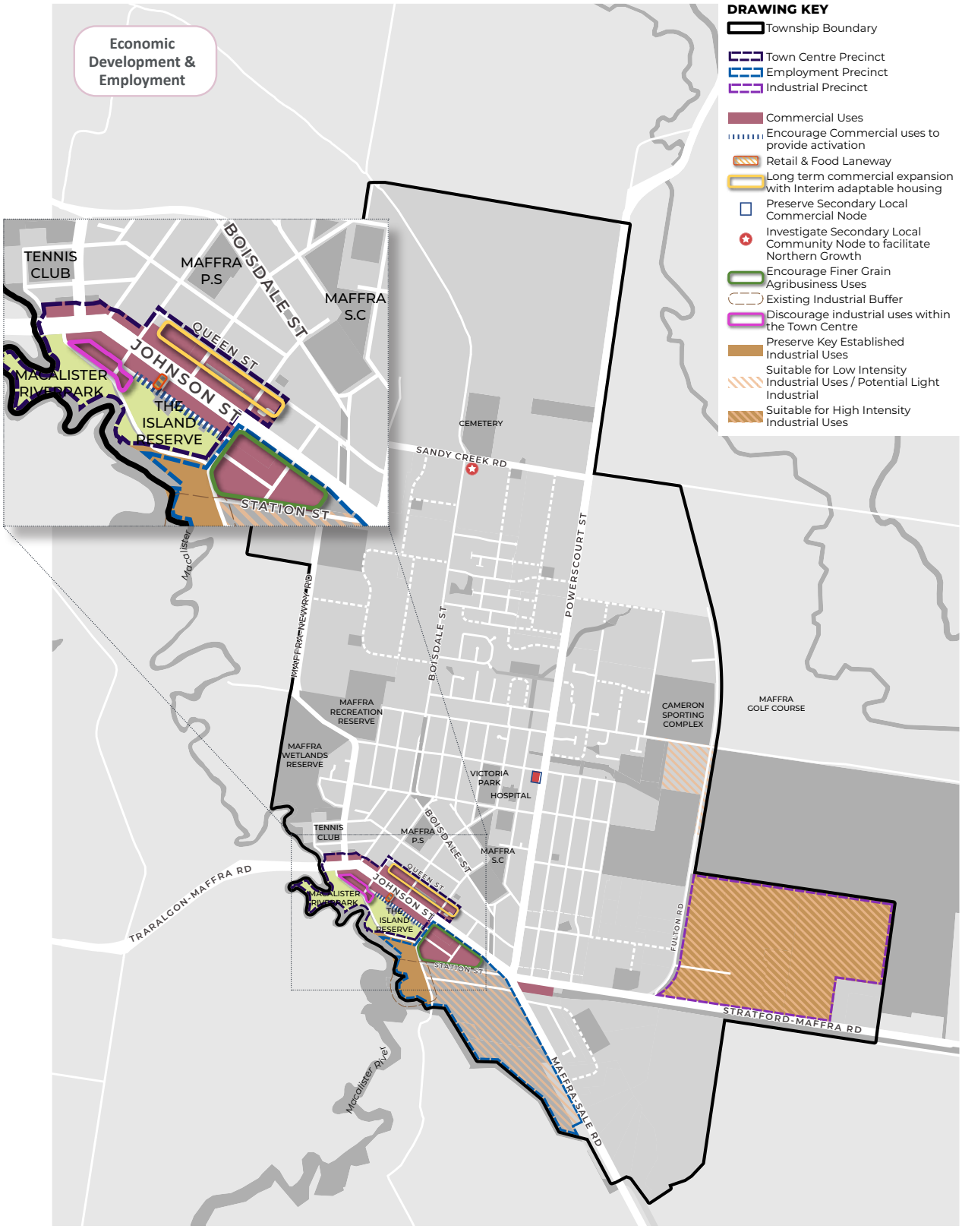
ED11 Preserve and support the continued use and development of established industrial uses (Saputo facility), located within the 'Employment' precinct, and confine future expansion within existing zoned land in accordance with Figure 23. Note that any development in this area will require SRW approval.

ED12 Encourage and expand low intensity industrial uses (such as warehouses, stock distribution, etc) that do not have adverse impacts on adjacent sensitive uses and township arrival experience, in accordance with Figure 23.

ED13 Direct high intensity industrial uses to the Fulton Road 'Industrial' precinct to ensure industrial uses do not create adverse amenity impacts on sensitive uses such as residential areas.

ED14 Strengthen Maffra's existing employment base by facilitating large lot sizes through the expansion of the industrial precinct to the east of Fulton Road.

Figure 23: Theme 4 – Economic Development & Employment Plan



3.4.2 TOURISM & COMMUNITY

Maffra will continue to service its residents and surrounding townships through its distinctive tourism and community assets. The Cameron Sporting Complex is a key attraction for sports and recreation and is a competitive advantage for Maffra in the region. Tourists are drawn to Maffra to attend a diverse range of events such as the Maffra Mardi Gras, Maffra Community Market and Maffra Lawn Tennis Club's Annual Easter Tournament. The Maffra Motor Museum is a key feature of the entry into Maffra and also provides for recreational vehicle parking.

The Plan will ensure that Maffra will provide a range of attractions and events to the community and visitors, through community spaces and facilities. As the township grows, additional community facilities may be required to support future populations and encourage more people to explore within Maffra.

OBJECTIVES & STRATEGIES

OB19 TO ESTABLISH MAFFRA AS THE GATEWAY TO CENTRAL GIPPSLAND AND A DESTINATION TO VISIT FOR SHOPPING, EVENTS AND FOOD

TC1 Define tourism nodes within Maffra that relate to its cultural or environmental heritage by improving wayfinding and signage.

TC2 Encourage short stay accommodation and parking provision for recreational vehicles within proximity to Maffra 'tourism nodes', as identified on Figure 24.

TC3 Celebrate local agriculture by facilitating cellar door experiences for food and produce based businesses as identified on Figure 24.

TC4 Support community events and festivals that celebrate local food, culture and businesses of Maffra and the broader Gippsland Region.

TC5 Support a dedicated space for the existing Maffra Community Market within 'The Island Reserve'

OB20 TO ENSURE MAFFRA'S RECREATION AND COMMUNITY INFRASTRUCTURE SUPPORTS THE NEEDS OF A GROWING COMMUNITY

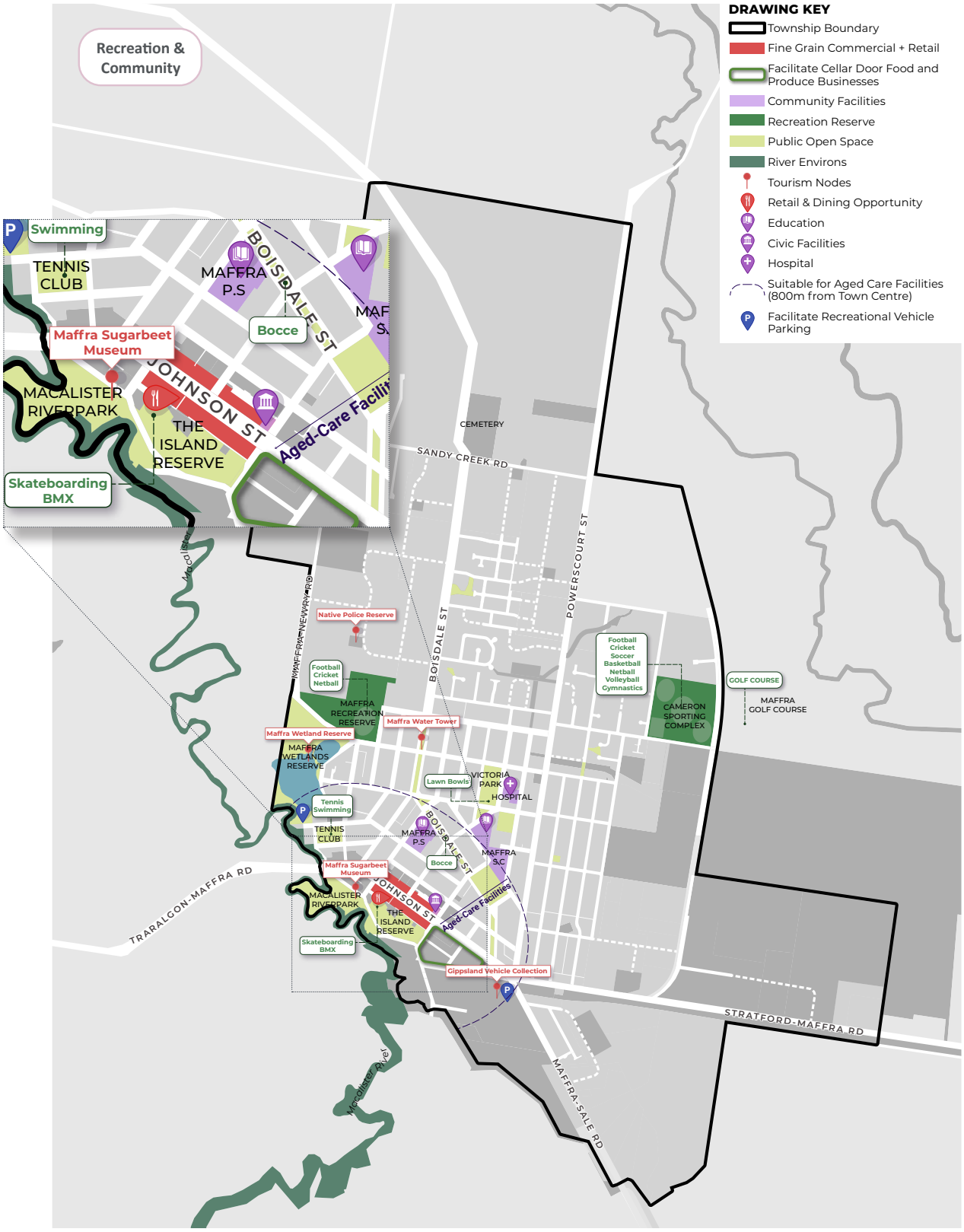
TC6 Reinforce the ongoing role and value of existing recreational infrastructure, including Cameron Sporting Complex and Maffra Recreation Reserve.

TC7 Plan for aged care facilities and retirement living within close proximity to the town centre and the South–Eastern Growth area, as identified on Figure 24.

TC8 Consider the need for new community facilities to support the proposed growth and development, as part of any future rezoning.

TC9 Ensure suitable provision for additional off–street car parking at community facilities such as Maffra Secondary College and consider formalising car parking to improve amenity and reduce vast paved areas in accordance with **ESD3**.

Figure 24: Theme 4 – Tourism & Community Plan



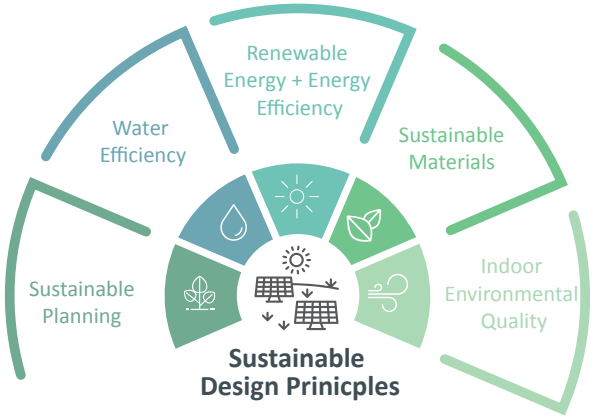
3.4.3 ENVIRONMENT & SUSTAINABLE DESIGN

As temperatures rise and water becomes scarce, the change in climate will have significant impacts on buildings and public spaces. New developments and buildings within Maffra will be encouraged to adopt best practice sustainability measures to ensure Maffra is ready and protected from future climate conditions.

Streets and public spaces throughout Maffra will contribute to the greener and cooler neighbourhoods through greater planting of canopy trees, and improved stormwater re–use and harvesting. This will reduce **urban heat island effect** and lower the demand on other means of irrigation.

In addition, future developments (both residential and non–residential) within Maffra will need to consider bushfire risk planning (particularly north–east of the township boundary). As such, the Plan has been informed by State and local bushfire planning policy requirements to minimise bushfire risk and build better resilience within the Maffra community.

> **urban heat island effect**
>
> *Hard surfaces that are not provided with enough shade can contribute to extreme ground level temperatures, both during the day and at night. By reducing the amount of heat that can be stored in Maffra's streets, footpaths and buildings, the cooler our neighbourhoods will be during hot days and nights.*



OBJECTIVES & STRATEGIES

OB21 TO ENSURE FUTURE DEVELOPMENTS STRENGTHEN MAFFRA'S RESILIENCE TO BUSHFIRE

ESD1 Ensure new development has regard to the *Design Guidelines Settlement Planning at the Bushfire Interface* (Department of Environment, Land, Water and Planning, July 2020)

ESD2 Ensure future rezoning proposals adequately assess bushfire risk in consultation with the Country Fire Authority (CFA) and Council.

OB22 TO GREEN AND COOL MAFFRA IN RESPONSE TO A CHANGE IN CLIMATE

ESD3 Create cooler streets and attractive green spaces through the planting of canopy trees (targeting a 30% canopy cover within the town) along key streets as identified in Figure 25 and consider local species that are suitable for Maffra's change in climate.

ESD4 Reduce the level of hard and paved surfaces in streets, car parks and public spaces, and use alternative materials that lower pavement temperatures and increase permeability as identified on Figure 26.

OB23 TO ENCOURAGE ENVIRONMENTALLY SUSTAINABLE DEVELOPMENT (ESD) IN EXISTING AND FUTURE RESIDENTIAL AREAS AND NON–RESIDENTIAL BUILDINGS

ESD5 Encourage a holistic approach to sustainable water use and management with consideration for the future climate conditions of Maffra, by undertaking the following in future growth areas and developments:

- Require development in the Northern and South–East growth areas to provide drainage infrastructure in accordance with the drainage strategy outlined in Figure 13 and Table 2 and Table 3 of Theme 1 – Directing and Unlocking Growth.
- Investigate the ability to reuse excess stored water for irrigation on open spaces and reserves, at times when water is scarce.
- Support innovation and sustainable drainage solutions that achieve a net community benefit i.e. biodiversity improvements, pedestrian connection etc.

ESD6 Ensure new residential and non–residential development achieve best practice integrated water management principles such as increasing the level of impervious surfaces to install equipment and installing equipment/ measures that recycle or harvest rainwater on site.

ESD7 Encourage environmentally sustainable design within Maffra's commercial and industrial precincts, and both established and future residential neighbourhoods as outlined in the *Sustainable Subdivisions Framework*.

ESD8 Achieve best practice waste management, including recycling, e–waste and re–use to new non–residential developments.

ESD9 Encourage all future developments to adopt best practice ESD performance standards as outlined in the *Sustainable Subdivisions Framework*.

ESD10 Incorporate sustainable design principles into established community buildings and ensure new buildings are site responsive, contemporary and achieve **sustainable design principles.**

Figure 25: Theme 4 – Environment & Sustainable Design Plan

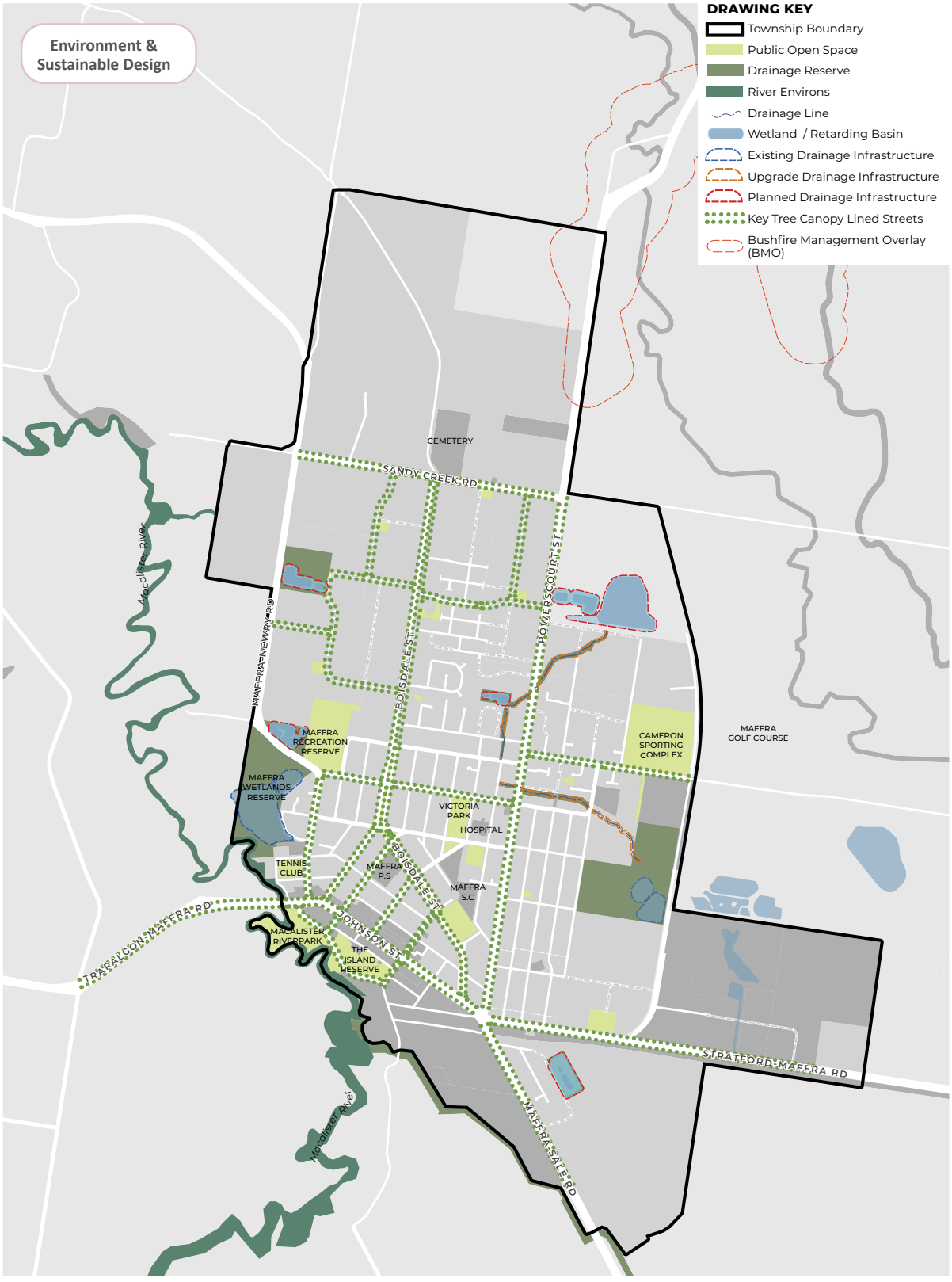
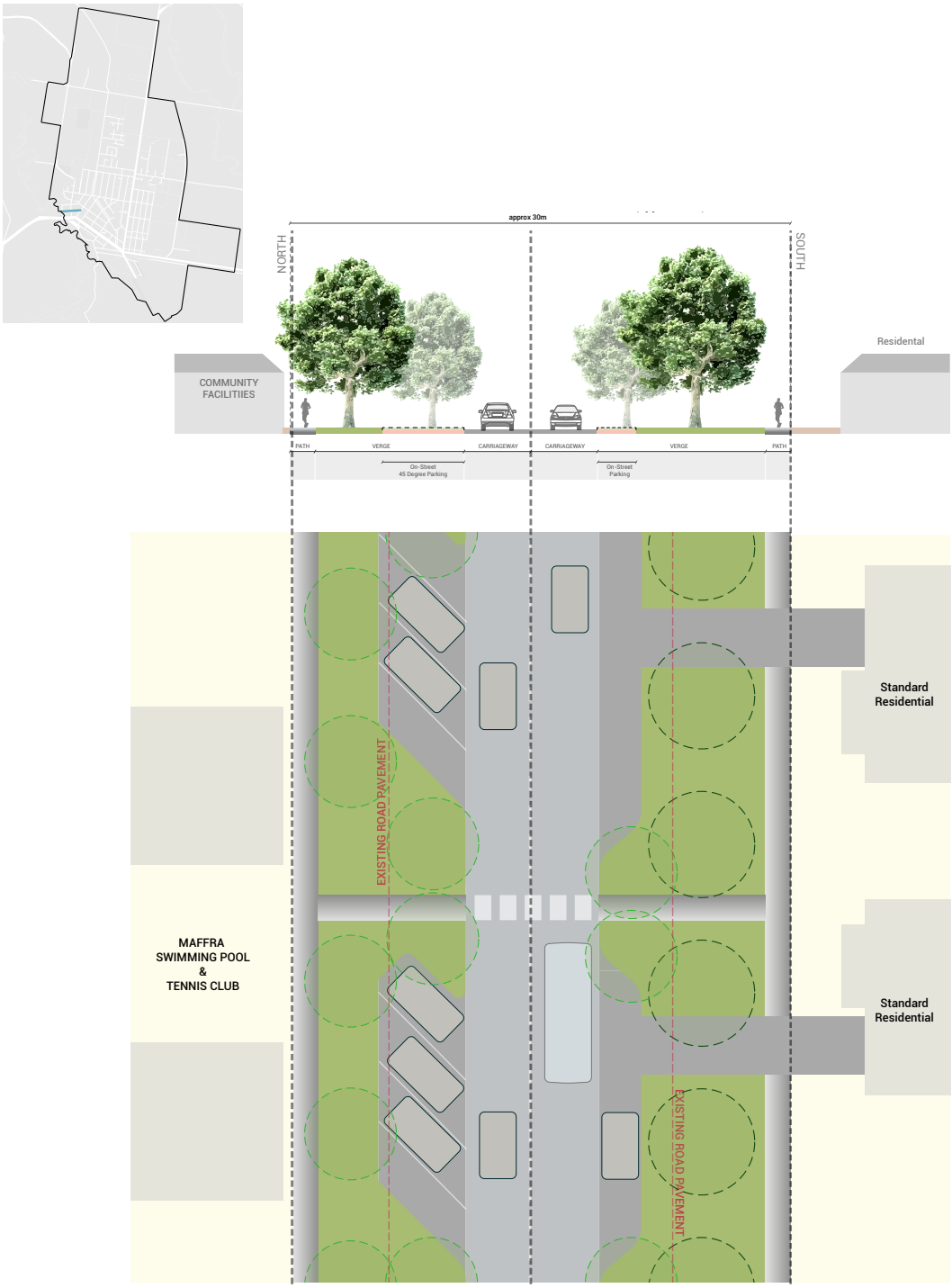


Figure 26: Reduced Pavement Diagram – Duke Street Cross Section – between River St & McMillan St



3.4.4 THEME 4 ACTIONS

A30 Review Local Planning Policy of the *Wellington Planning Scheme* to explore new sustainability objectives and strategies relating to Environmentally Sustainable Design.

A31 Review and update zones and overlays for the Town Centre, Employment and Industrial Precincts, in accordance with the proposed zoning plan and overlay shown in Figure 27 and Figure 28 of *Part 4 – Next Steps and Implementation*.

A32 Review Local Planning Policy of the Wellington Planning Scheme to potentially explore implementing new sustainability objectives and strategies relating to Environmentally Sustainable Design.

A33 Rezone and correct zoning anomalies within the town centre that do not reflect its role as a commercial centre for a range of retail, hospitality, offices and civic uses in accordance with Appendix 7 of the *Maffra Structure Plan 2022*.

A34 Undertake a review of community infrastructure needs (including the provision of additional schools and childcare facilities) to meet the needs of the growing community.

A35 Develop and promote a program for annual community, food and sporting events in collaboration with the 'Maffra Business & Tourism Association', the local community groups, businesses and sporting clubs.

A36 Encourage implementing the *Sustainable Subdivisions Framework* to mitigate the impacts of climate change and ensure the delivery of sustainable developments.

A37 Engage with Gippsland Water to review the feasibility of irrigating trees and open spaces with excess stored water in retarding basins and wetlands.

A38 Council to consider applying the Environmental Audit Overlay (EAO) to 87 Powerscourt Street, Maffra in collaboration with EPA and landowner.

A39 Investigate potential options for the redevelopment (Greenfield) of the Maffra District Hospital, including residential aged care and community rehabilitation.

Maffra will be a *self–sustaining town* as a key leader in agribusiness, food production and environmental sustainability, providing its community with more places to work and meeting their day–to–day needs.

PART 4. **NEXT STEPS & IMPLEMENTATION**

OVERVIEW

The level of growth anticipated in the Plan will require significant investment from both the public and private sector. It is therefore important that the required short, medium and long–term investment set out in the Plan can be funded and delivered.

This section outlines an implementation plan that will be developed following the finalisation of the Plan. The implementation plan will outline the steps required to implement each of the identified actions.

Each of the four themes has a set of strategies and objectives, which have a number of actions for Council. These are dependent upon being resourced either in terms of staffing or capital commitment e.g. drainage upgrades. The review of the Council Plan occurs every four years and budgets are set annually. All implementation actions are subject to future resourcing and prioritisation to be determined by Council.

Key Local Road



4.1 COUNCIL ADOPTION OF THE PLAN

The Plan will be issued to Council for formal adoption.

4.1.1 MONITORING & REVIEW

It is recommended that the Plan initially be reviewed every 5 to 10 years. This will ensure the immediate actions outlined in the document are relevant and consistent with Council policies, the Wellington Planning Scheme and Council Plans.

4.1.2 IMPLEMENTATION SUMMARY

The implementation summary below sets out the implementation priorities and method to facilitate residential development.

In the short term, the implementation process will focus on three (3) key actions:

1. Adopt the Maffra Structure Plan
2. Prepare and confirm infrastructure requirements and agreements
3. Undertake Planning Scheme Amendment Process

4.1.3 PRE-CONDITIONS PRIOR TO REZONING

This Plan identifies a number of growth precincts (refer to *Theme 1 – Directing and Unlocking Growth*) to accommodate new residential development.

Table 4 below summarises the rationale for each potential residential outcome that are proposed to be applied within Maffra.

Table 4: Preconditions and justification for key growth precincts and areas.

POTENTIAL RESIDENTIAL OUTCOME	PROPOSED ZONE	GROWTH PRECINCTS / AREAS	ZONE INTENT AND PRE-CONDITIONS
Residential Growth	General Residential Zone (GRZ)	Precincts A, B, C, D and E	▪ A diverse range of lot sizes that provide for a range of housing choice. ▪ Encourage larger lots interfacing Powerscourt Street to limit direct access (Precincts A and D). ▪ Development to be generally in accordance with Figure 12 and Figure 13 of the *Maffra Structure Plan 2022*. ▪ Demonstrated ability to service the precinct with the required infrastructure in a timely and efficient manner without causing undesirable impacts on adjoining/nearby land. ▪ Development to be consistent with the objectives and strategies outlined in *Maffra Structure Plan 2022*. ▪ Apply new Development Plan Overlay to manage the delivery of future potential residential growth.
Lifestyle Residential	Low Density Residential Zone (LDRZ)	Precincts A, B and E	▪ Ensure lot sizes reflect the established residential character, landscape and locality. ▪ Demonstrated ability to service the precinct with the required infrastructure in a timely and efficient manner without causing undesirable impacts on adjoining/nearby land. ▪ Encourage larger lots interfacing Powerscourt Street to limit direct access (Precinct A) ▪ Development to be consistent with the objectives and strategies outlined in *Maffra Structure Plan 2022*. ▪ Apply new Development Plan Overlay to manage the delivery of future potential lifetyle residential.
Rural Residential	Rural Living Zone (Schedule subject to further investigation)	Area north of Sandy Creek Road as identified in Figure 12 of the *Maffra Structure Plan 2022*	▪ Ensure lot sizes reflect lifestyle residential outcomes and provide a transition from urban areas to agricultural uses. ▪ Demonstrated ability to service the area with the required infrastructure in a timely and efficient manner without causing undesirable impacts on adjoining/nearby land. ▪ Extend existing Development Plan Overlay 1 (DPO1) to manage the delivery of future potential rural residential. ▪ Development to be consistent with the objectives and strategies outlined in *Maffra Structure Plan 2022*.

4.1.4 STRUCTURE PLAN ACTIONS

Achieving the Vision and Objectives for Maffra will, amongst other things, require clear and logical planning controls. The implementation of planning tools including zones, overlays and local policies into the Wellington Planning Scheme are key components of any Structure Plan.

Key actions to achieve the preferred use and future built form outcomes for Maffra as outlined in this Plan

Priorities organised into high, medium or low

Identifies the key stakeholder (s) responsible for driving the action i.e. Council, key stakeholders or the community

NO.	ACTION	PRIORITY	IMPLEMENTATION TYPE	RESPONSIBILITY
THEME 1	**Directing & Unlocking Growth**			

There are two implementation types.

1. Statutory implementation

Involves review of and potential changes to the Wellington Planning Scheme (i.e. changes to policy, zones and/or overlays), or actions that are undertaken as part of the planning permit application process.

2. Non–statutory implementation

Refers to measures such as master planning, further strategic work, studies, public works, relationship building and advocacy.

NO.	ACTION	PRIORITY	IMPLEMENTATION TYPE	RESPONSIBILITY
	THEME 1 Directing & Unlocking Growth			
A1	Review and Amend Local Planning Policy of the *Wellington Planning Scheme* to reflect the objectives and strategies of the *Maffra Structure Plan 2022*, including updates to the 'Maffra Strategy Plan' and recognition of the need for proactive co–ordination and shared funding of infrastructure.	High	Statutory	Council
A2	Review and update the *Maffra Drainage and Integrated Water Management Strategy* (Alluvium, 2020) and *65 Maffra–Sale Road Stormwater Management Strategy* (Alluvium, 2021), as required, prior to future rezoning.	High	Non–Statutory	Council
A3	Update existing sub–catchment wide drainage strategy (including costings) as part of the future rezoning of the north and south–eastern growth precincts identified in *Figure 13* and generally in accordance with *Table 2* and *Table 3*.	High	Non–Statutory	Council
A4	Prepare a high-level strategic Servicing Strategy for the Residential Growth Areas in consultation with Gippsland Water, Southern Rural Water and other service authorities based on the identified growth areas of the *Maffra Structure Plan 2022*.	High	Non–Statutory	Council
A5	Consider forward funding of key drainage infrastructure as outlined in the *Residential Stocktake and Facilitation Strategy (2022), Maffra Drainage and Integrated Water Management Strategy* (Alluvium, 2020) and *65 Maffra–Sale Road Stormwater Management Strategy* (Alluvium, 2021), having regard to any future Shire–wide policy regarding procurement of public infrastructure.	High	Non-Statutory	Council
A6	Investigate and implement a development contributions mechanism that facilitates the funding and delivery of key infrastructure (land and construction) as identified within the proposed Northern Growth Precinct and South–Eastern Growth Precinct (Table 2 and Table 3) and as outlined on the proposed Growth Precinct Plan (Figure 13).	High	Non-Statutory	Council
A7	Review and update zones and overlays once a development contributions mechanism has been prepared or an infrastructure funding agreement has been reached for the Northern Growth Precinct and the South–Eastern Growth Precinct, in accordance with the proposed planning controls plan shown in Figure 27 and Figure 28 of Part 4 – Next Steps and Implementation of the *Maffra Structure Plan 2022*.	Medium	Statutory	Council
A8	Revise the extent of Development Plan Overlay 1 (DPO1) within Precincts A-D of the Northern Growth Area, and explore the implementation of the Development Plan Overlay 1 (DPO1) in Precinct E of the South–Eastern Growth Precinct, in accordance with Figure 28: Proposed Overlay Plan of Part 4 – Next Steps and Implementation of the *Maffra Structure Plan 2022*.	Medium	Statutory	Council
A9	Apply a new Development Plan Overlay to Precincts A–D of the Northern Growth Area and Precinct E of the South–Eastern Growth Precinct to manage the delivery of future potential residential growth, and to implement the relevant objectives and strategies of the *Maffra Structure Plan 2022*.	Medium	Statutory	Council

NO.	ACTION	PRIORITY	IMPLEMENTATION TYPE	RESPONSIBILITY
	THEME 2 Maffra's Identity & Character			
A10	Prepare an Urban Design Framework for the Town Centre precinct that is generally in accordance with the objectives and strategies of the *Maffra Structure Plan 2022* and principles outlined in Figure 18.	High	Non–Statutory	Council & Community
A11	Investigate the use of a Design and Development Overlay across the Town Centre Precinct to implement the Maffra Town Centre – Urban Design Framework.	High	Statutory	Council
A12	Extend Design and Development Overlay – Schedule 1 to future 'Employment' and 'Industrial' growth areas, as identified in Figure 28 of Part 4 – Next Steps and Implementation.	High	Statutory	Council
A13	Investigate and advocate for additional street upgrades along Johnson Street – between Foster Street and Thomson Street, with a focus on pedestrian shelter, places to rest and interact, and end of trip facilities.	Medium	Non–Statutory	Council & Community
A14	Require large residential greenfield developments to prepare *Building and Design Guidelines,* that reflect preferred built form outcomes, theming, and landscaping.	Medium	Non–Statutory	Council
A15	Undertake a review of the existing Indigenous cultural heritage controls which apply to the former Green Hills Native Police Reserve site and the Macalister River Environs.	Medium	Non–Statutory	Council
A16	Prepare an engagement plan with the Gunaikurnai Land and Waters Aboriginal Corporation, Maffra and District Historical Society and other community groups in facilitation of various cultural programs.	Medium	Non–Statutory	Council
A17	Undertake a review and develop a 'Significant Tree Register' of key canopy lined street trees as identified on Figure 17 to protect any identified significant trees.	Medium	Non–Statutory	Council
A18	Undertake a tree planting program or strategy for streets and public spaces.	Medium	Non–Statutory	Council
A19	Engage with DoT and other stakeholders to support planning and delivery of the improvements to 'Township Arrival Streetscapes'.	Medium	Non–Statutory	Council & DoT
A20	Review and implement wayfinding, shared path upgrades and signage opportunities from the Town Centre precinct through to the Macalister River.	Low	Non–Statutory	Council
A21	Prepare a public art strategy for Maffra, with a focus on engaging with traditional owners and local artists.	Low	Non–Statutory	Council
A22	Council to review and explore a potential heritage precinct overlay.	Low	Statutory	Council

NO.	ACTION	PRIORITY	IMPLEMENTATION TYPE	RESPONSIBILITY
	THEME 3 Meaningful & Safe Connections			
A23	Advocate for the redirection of the heavy vehicle bypass route to Sandy Creek Road to the Department of Transport (DoT) in accordance with Strategy **VM6** and outlined on Figure 20.	High	Non–Statutory	Council & DoT
A24	Undertake a Traffic Impact Assessment (or similar) based on the Maffra Structure Plan area to confirm transport infrastructure needs and upgrades in consultation with all relevant stakeholders.	Medium	Non–Statutory	Council
A25	Advocate for funding for the future extension of Boisdale Street 'Green Spine', to Sandy Creek Road.	Medium	Non–Statutory	Council
A26	Advocate for funding to undertake upgrades to improve the function and safety of intersections identified at **VM5**.	Medium	Non–Statutory	Council & DoT
A27	Advocate for a reduction in speed limits along relevant sections of Powerscourt Street to 60km/hr (as indicated in Figure 20) and along Johnson Street to 40km/hr (between Foster Street and Thomson Street).	High	Non–Statutory	Council
A28	Advocate to DoT for the expansion of Maffra's local and regional bus services, exploration of flexible, alternative transport services such as community buses and upgrades to existing and proposed bus stops identified in Figure 21.	Medium	Non–Statutory	Council
A29	Investigate funding options to complete new shared path connections as identified at **AT4.**	Low	Non–Statutory	Council

NO.	ACTION	PRIORITY	IMPLEMENTATION TYPE	RESPONSIBILITY
	THEME 4 A Self–sustaining Town			
A30	Review Local Planning Policy of the *Wellington Planning Scheme* to explore new sustainability objectives and strategies relating to Environmentally Sustainable Design.	High	Statutory	Council
A31	Review and update zones and overlays for the Town Centre, Employment and Industrial Precincts, in accordance with the proposed zoning plan and overlay shown in Figure 27 and Figure 28 of *Part 4 – Next Steps and Implementatio*n.	High	Statutory	Council
A32	Review Local Planning Policy of the *Wellington Planning Scheme* to potentially explore implementing new sustainability objectives and strategies relating to Environmentally Sustainable Design.	Medium	Statutory	Council
A33	Rezone and correct zoning anomalies within the town centre that do not reflect its role as a commercial centre for a range of retail, hospitality, offices and civic uses in accordance with Appendix 7 of the *Maffra Structure Plan 2022*.	Medium	Statutory	Council
A34	Undertake a review of community infrastructure needs (including the provision of additional schools and childcare facilities) to meet the needs of the growing community.	Medium	Non–Statutory	Council
A35	Develop and promote a program for annual community, food and sporting events in collaboration with the 'Maffra Business & Tourism Association', the local community groups, businesses and sporting clubs.	Medium	Non–Statutory	Council
A36	Encourage implementing the *Sustainable Subdivisions Framework* to mitigate the impacts of climate change and ensure the delivery of sustainable developments.	Medium	Non–Statutory	Council
A37	Engage with Gippsland Water to review the feasibility of irrigating trees and open spaces with excess stored water in retarding basins and wetlands.	Low	Non–Statutory	Council & Gippsland Water
A38	Council to consider applying the Environmental Audit Overlay (EAO) to 87 Powerscourt Street, Maffra in collaboration with EPA and landowner.	Low	Statutory	Council & EPA
A39	Investigate potential options for the redevelopment (Greenfield) of the Maffra District Hospital, including residential aged care and community rehabilitation.	Low	Non–Statutory	Council

Figure 27: Proposed Zoning Plan

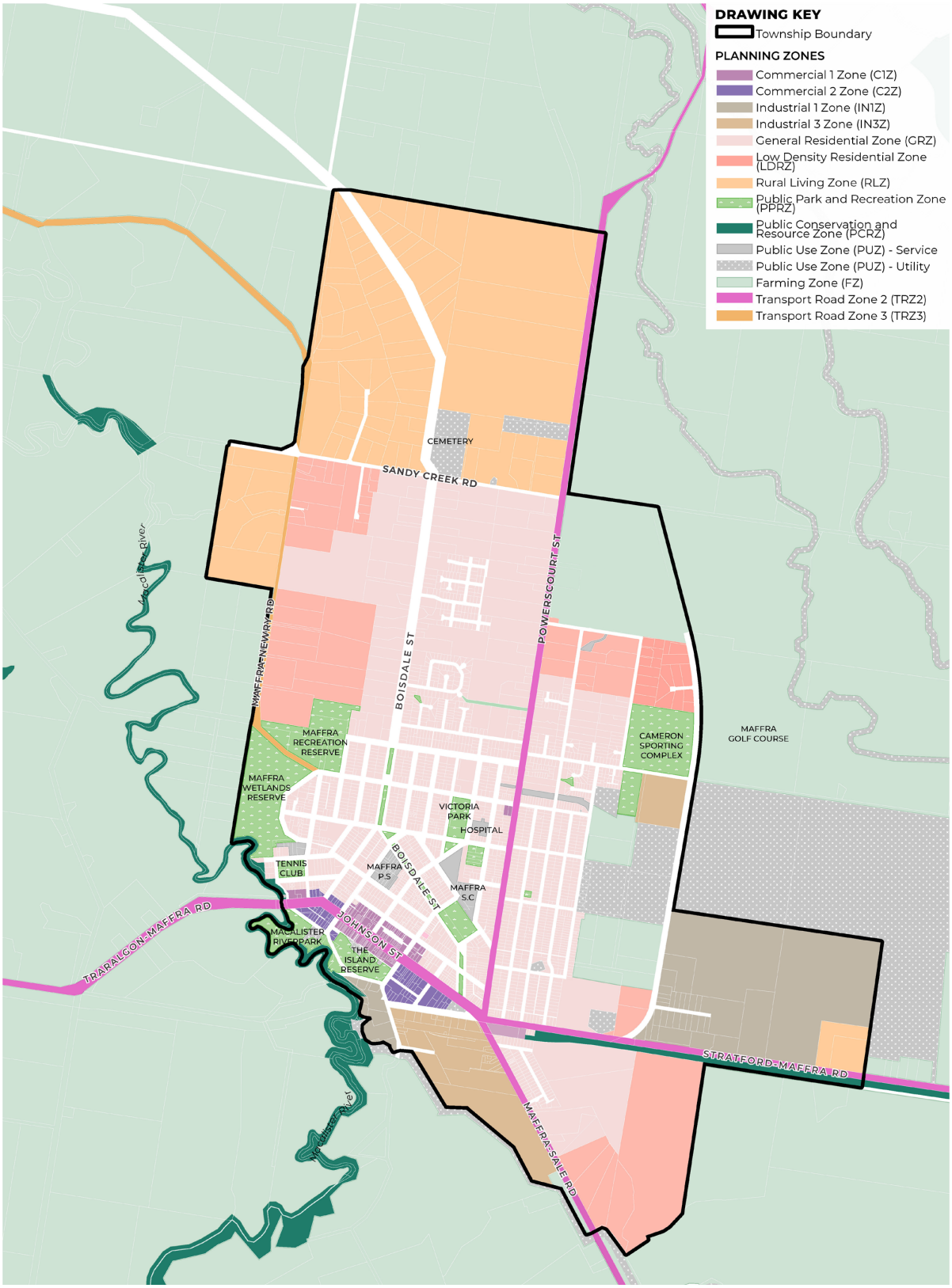
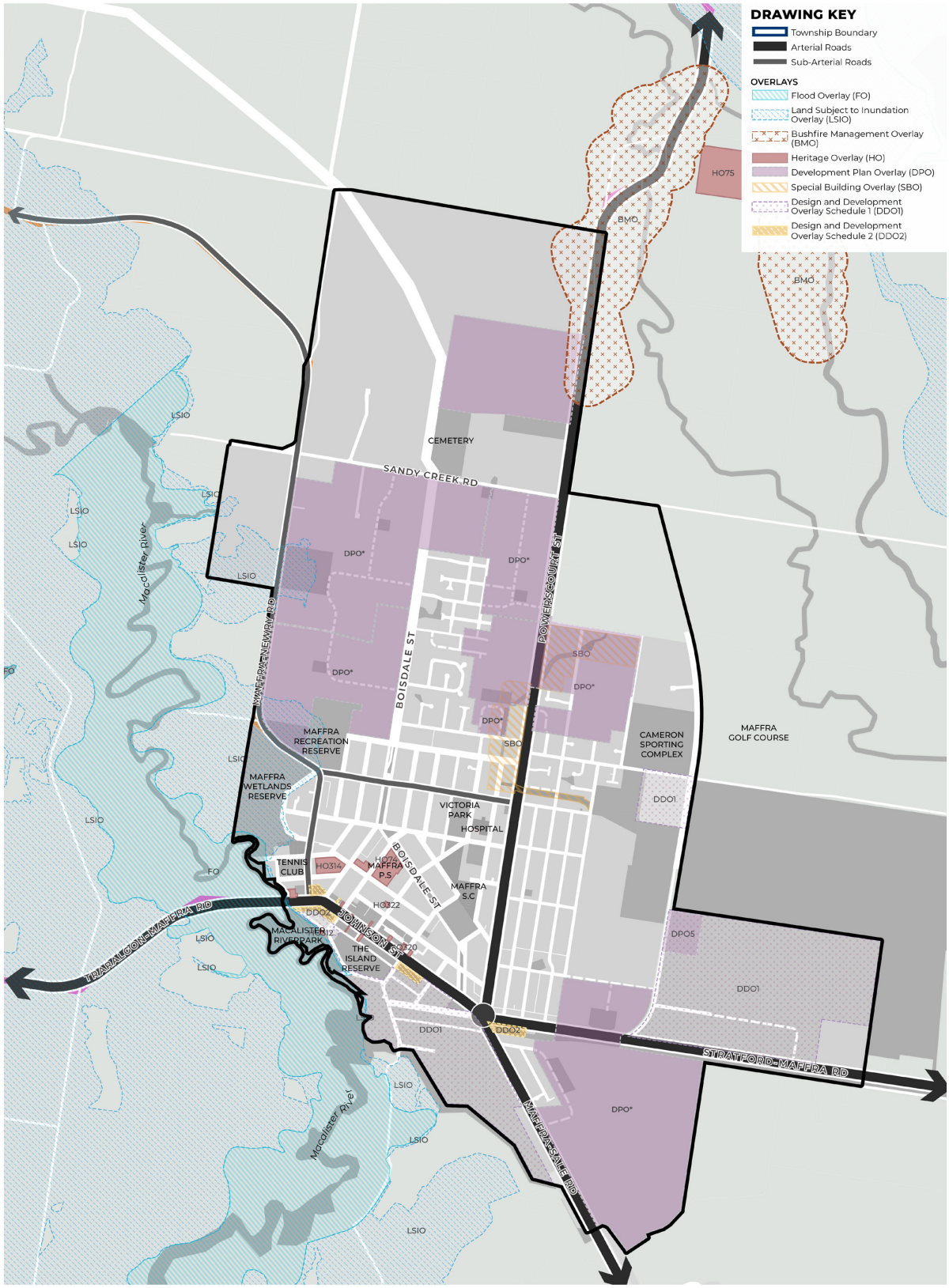


Figure 28: Proposed Overlay Plan



*DPO number to be determined



Corner of Pearson Street and Church Street

4.2 KEY INFRASTRUCTURE PROJECTS & FUNDING

The Plan has identified the need to deliver new infrastructure to Maffra in order to facilitate new commercial and retail development, housing, recreation, and community services, over the next 20 years.

The projects identified by the Plan that will require funding are as follows:

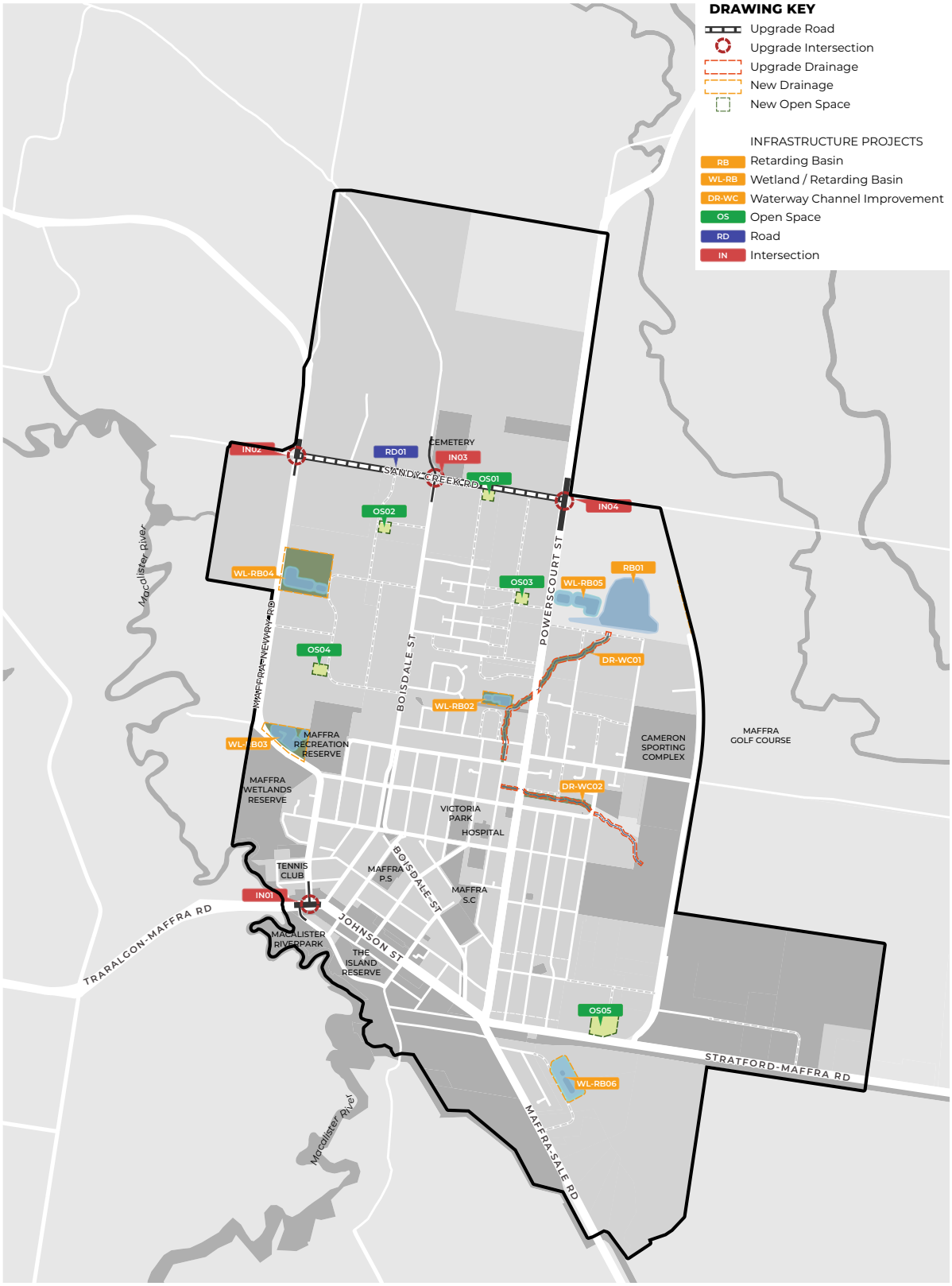
Implementation of the Plan will require a range of infrastructure to be funded and delivered. The majority of the infrastructure will need to be funded by developers however, other funding sources may also become available.

Table 4 Potential Key Infrastructure Projects & Funding

INFRASTRUCTURE PROJECTS		POTENTIAL RESPONSIBILITY	POTENTIAL FUNDING MECHANISM	PRIORITY (Low, Medium or High)
TYPE	REFERENCE NO.			
Retarding Basin	RB01	Council	Local Government Funding	High
Wetland / Retarding Basin	WL–RB02	Developer	DCP or Agreement	High
	WL–RB03	Council / Developer	DCP or Agreement	High
	WL–RB04	Developer	DCP or Agreement	Medium
	WL–RB05	Developer	DCP or Agreement	Medium / Low
	WL–RB06	Developer	DCP or Agreement	Low
Waterway Channel Improvement	DR–WC01	Developer	DCP or Agreement	High
	DR–WC02	Council / Developer	Local Government Funding	Low
Open Space	OS01	Developer	DCP or Agreement	High
	OS02	Developer	DCP or Agreement	Medium
	OS03	Developer	DCP or Agreement	Medium
	OS04	Developer	DCP or Agreement	Medium
	OS05	Developer	DCP or Agreement	Low
Road	RD01	Council	Local Government Funding	Medium
Intersection*	IN01	Council	State Funding	High
	IN02	Council	Local Government Funding	Medium
	IN03	Council	Local Government Funding	Medium
	IN04	Council	State Funding	Medium

*Intersections IN01 and IN04 may be eligible for State funding.

Figure 29: Potential Key Projects Plan



4.2.1 'PUBLIC INFRASTRUCTURE PROCUREMENT' MODEL

Maffra's existing infrastructure capacity is almost exhausted which has stifled new residential development and land release opportunities. As identified in the Maffra Structure Plan, the Plan requires coordinated efforts to fund and deliver infrastructure in order to unlock new residential, commercial and industrial areas.

Wellington Shire Council has recognised that infrastructure capacity limitations and other issues associated with the scale of development means that assistance is required to fund and deliver infrastructure, specifically drainage upgrades, to facilitate housing development (as identified in Theme 1 – Directing and Unlocking Growth).

Council has considered its role and has resolved to adopt a proactive approach to support development by adopting a policy position whereby developers can apply to obtain financial assistance to support delivery of infrastructure (land and/or construction) that is of shared benefit.

This forward funding approach of key infrastructure projects is designed to assist in overcoming 'pioneer' developer problems and will enable costs of infrastructure to be recovered from developers once development is underway.

Figure 30 provides an overview of how the 'public infrastructure procurement model' could be implemented. This model is based on the City of Greater Shepparton 'Procurement of Public Infrastructure Works Policy', which guides decisions relating to the funding and delivery of required infrastructure in key growth areas.



The *Residential Stocktake and Facilitation Strategy* (formally adopted at Council's meeting on 1 February 2022) identifies options for Wellington Shire Council to better facilitate and proactively assist with the release of residential land.

The strategy provides an overview of work undertaken, a summary of key implications, consultation findings, and the recommended approach.

It is important to note that Council is developing a potential 'Public Infrastructure Procurement' Model for Wellington Shire for future Council consideration.

Figure 30: Standard Pathway for Infrastructure Funding of Delivery, Key Challenges and Response



PART 5. **APPENDICES**

APPENDIX 1.

LIST OF RELEVANT LITERATURE AND DOCUMENTS

The main sources of policy and strategic work that helped us understand the key messages and directions for Maffra included the following:

- Gippsland Regional Plan, 2015–2020
- Gippsland Regional Growth Plan, 2014
- Movement and Place in Victoria, 2019
- Urban Development Program – Regional Residential Report, 2013
- Wellington Planning Scheme (including Clause 21.06 Maffra Strategic Framework)

Municipal Documents

- Age Friendly Communities Strategy, 2018–2022
- Economic Development Strategy, 2016–2022
- Healthy Wellington, 2017–2021
- Public Open Space Plan, 2014–2024
- Urban Paths Plan, 2019
- Wellington 2030: Our Community Vision Document – Wellington Shire Council
- Wellington Shire Council Plan, 2017–21
- Wellington Shire Rural Zones Review Vol 1 & 2, 2009
- Wellington Shire Stage 2 Heritage Study Vol 1 & 2, 2016

Local Documents

- Residential and Rural Residential Strategy, Maffra and Environs District Report, 2003
- Residential Stocktake and Facilitation Strategy, 2022
- Significant Planning Permits and Development Plans
- Yarram, Maffra and Stratford Industrial Land Strategy, 2011

Technical Documents

- 65 Maffra–Sale Road Stormwater Management Strategy, Alluvium, June 2021
- Maffra Drainage and Integrated Water Management Strategy, Alluvium, September 2020
- Maffra Structure Plan – Discussion Paper & Emerging Directions, March 2021
- Residential Land Supply & Demand Assessment, Maffra, Spatial Economics, October 2020

APPENDIX 2.

INDICATIVE CROSS-SECTIONS

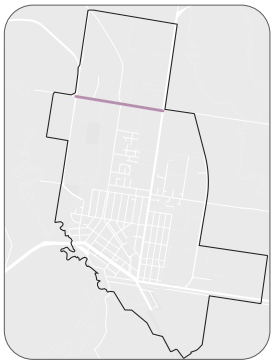


Figure 31: Sandy Creek Road Cross Section – between Maffra Newry Rd & Powerscourt St

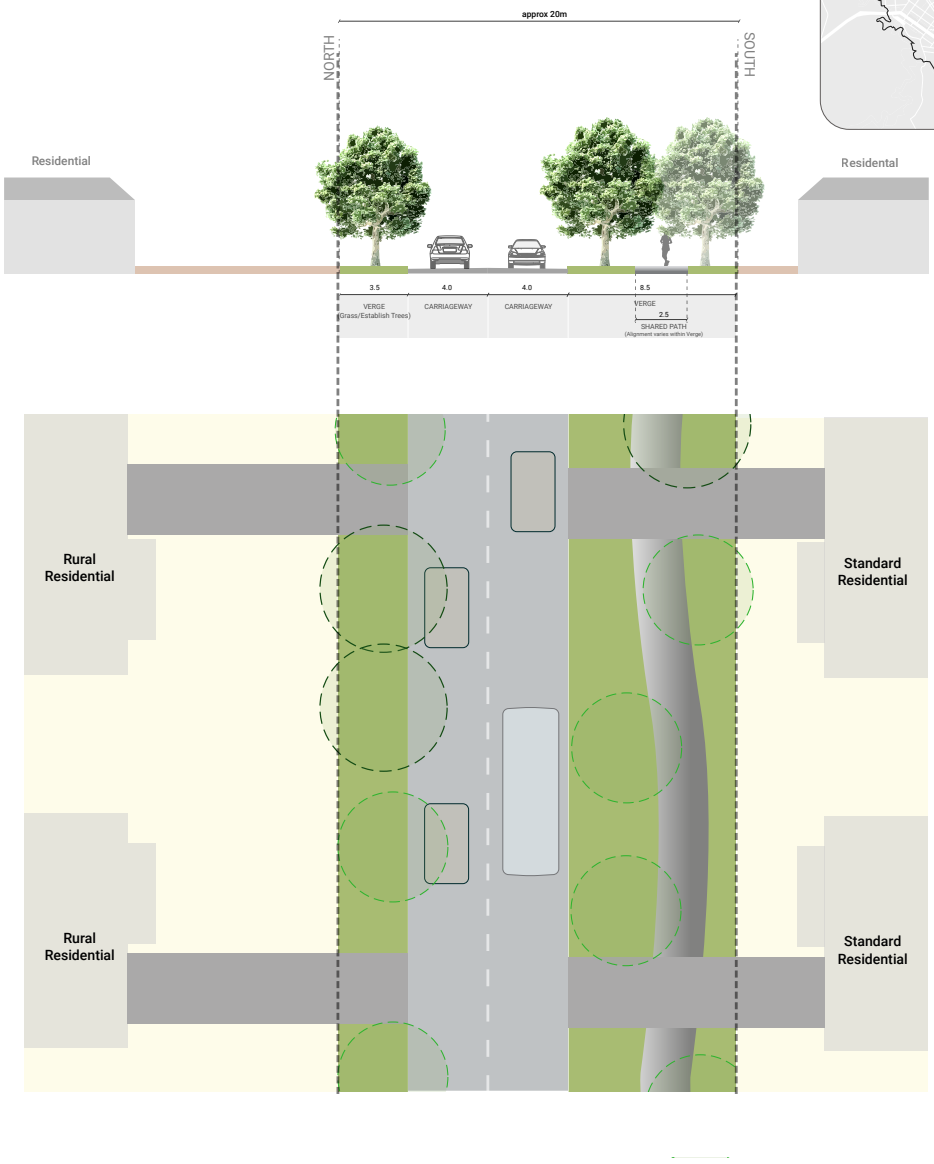
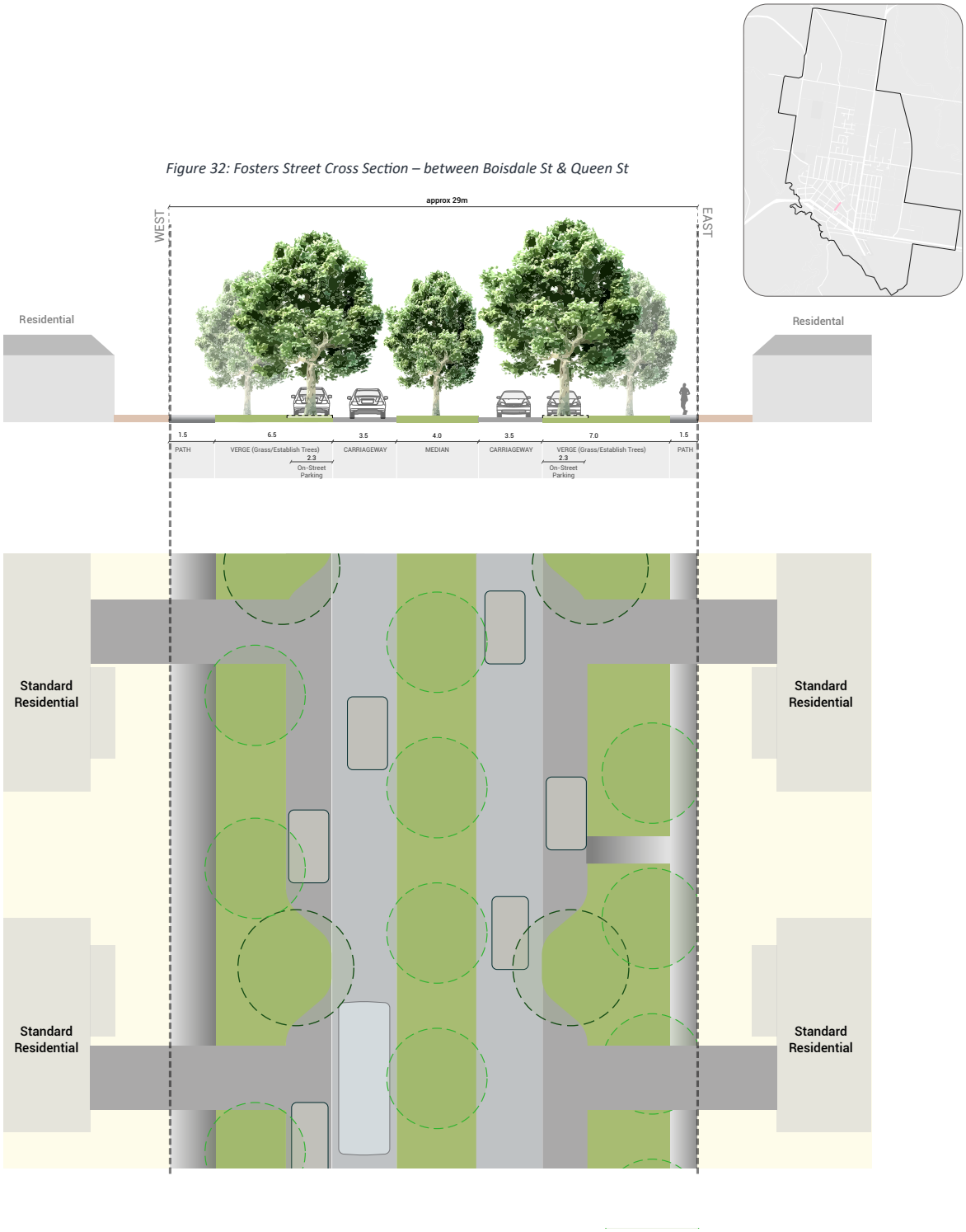


Figure 32: Fosters Street Cross Section – between Boisdale St & Queen St



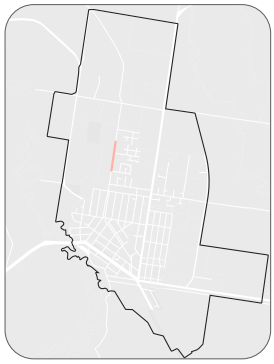
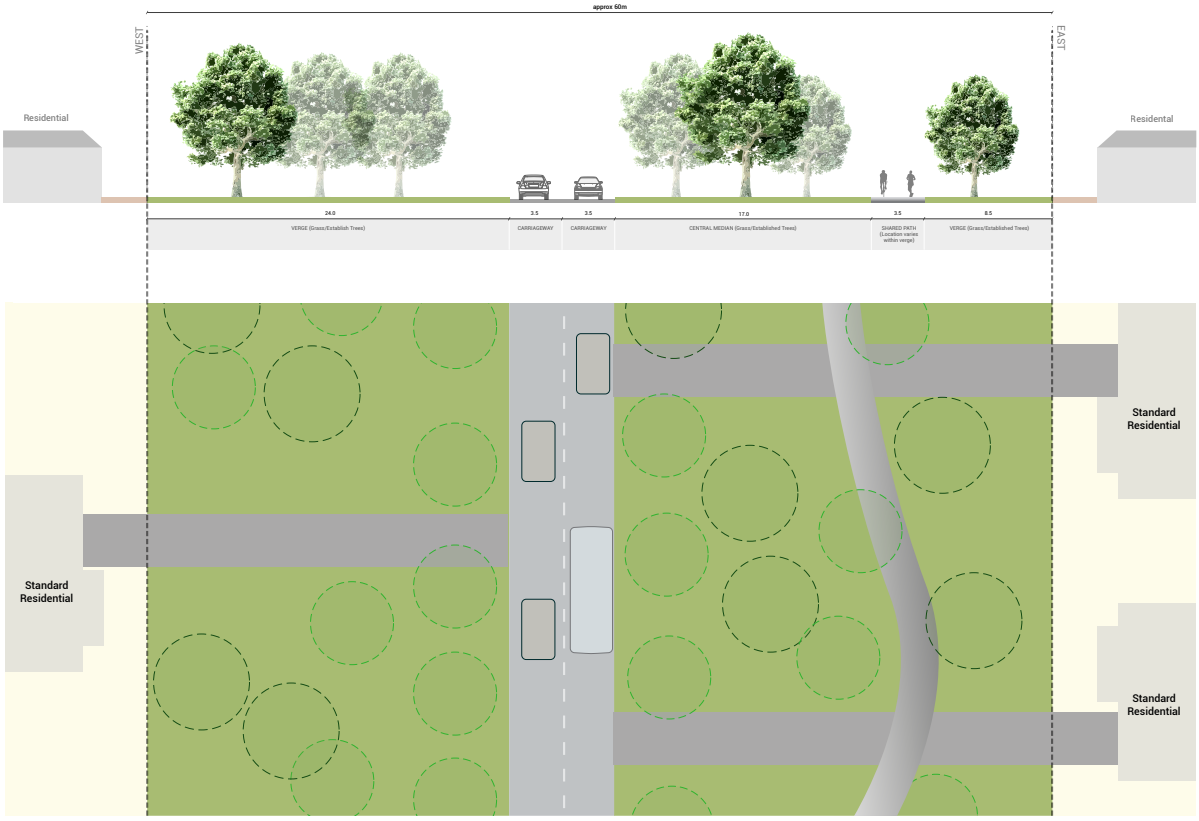


Figure 33: Boisdale Street Cross Section – between Hillcrest Drive & Cedarwood Drive



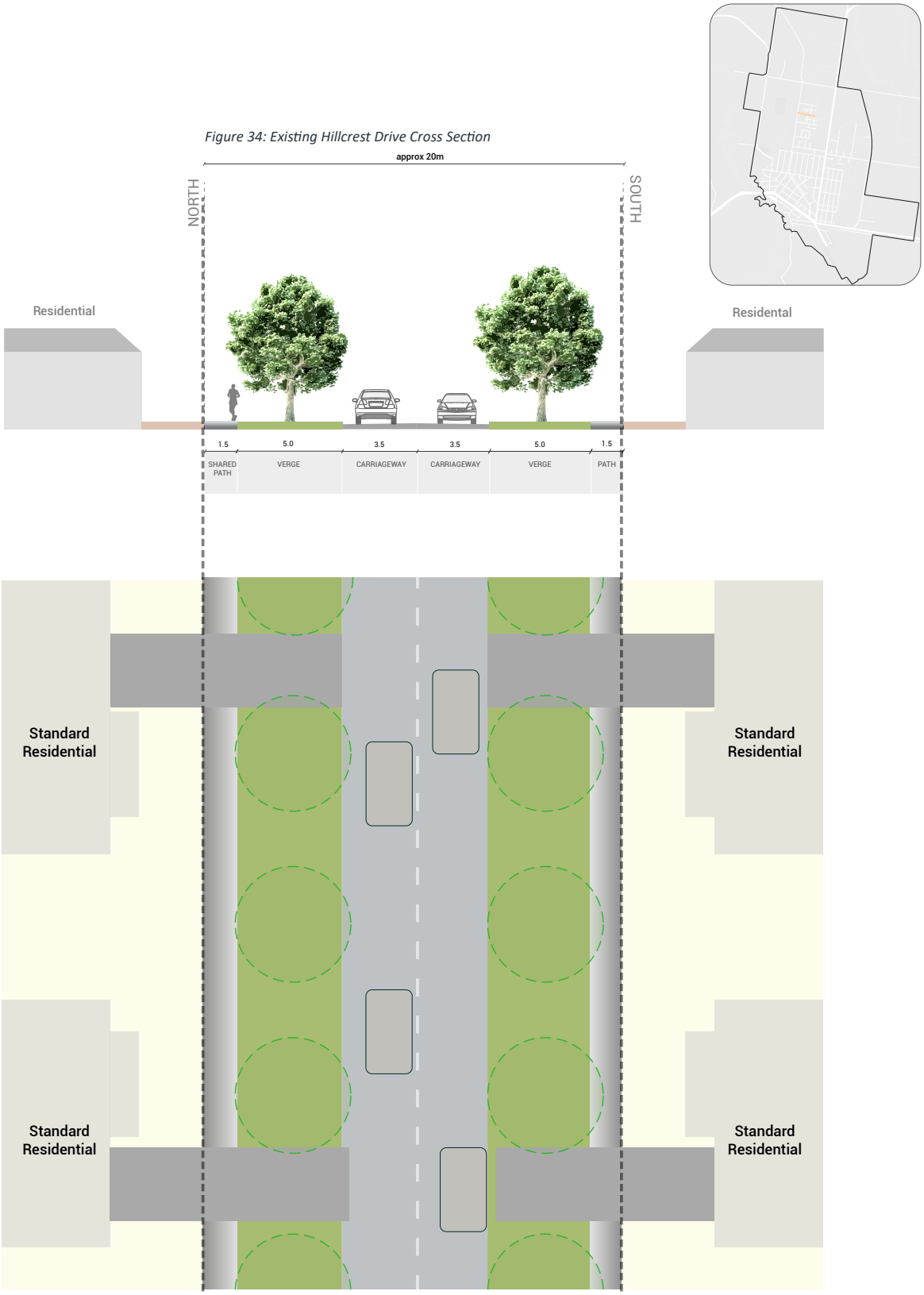


Figure 34: Existing Hillcrest Drive Cross Section

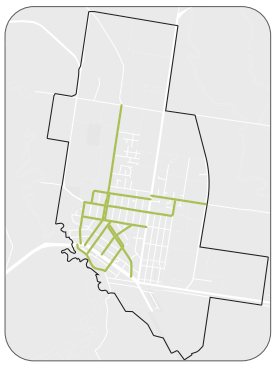
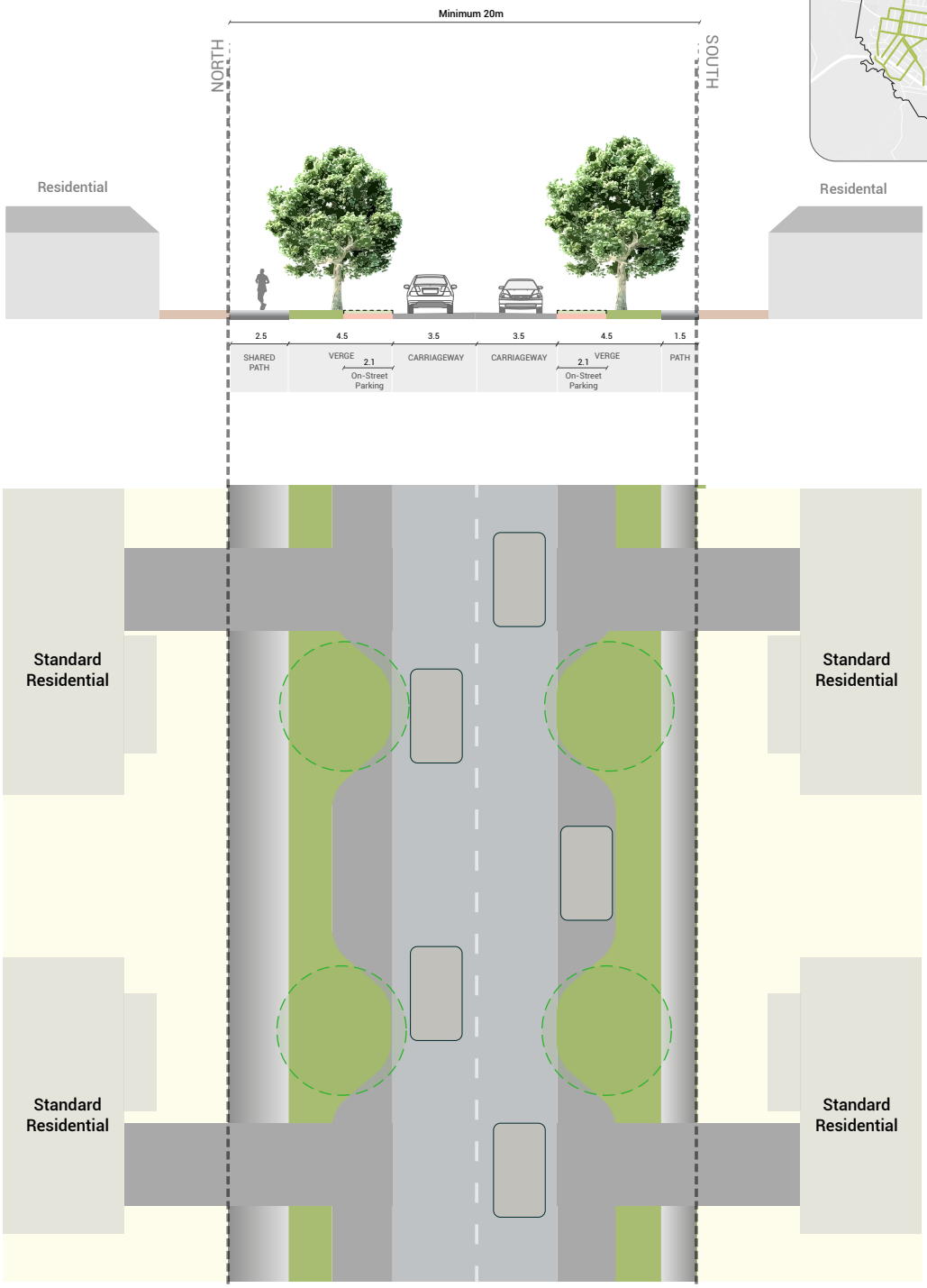


Figure 35: Proposed Key Local Road Cross Section



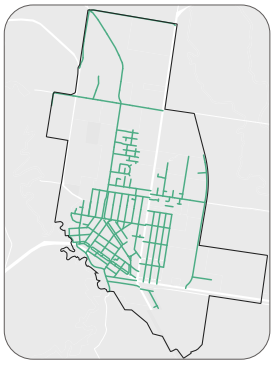
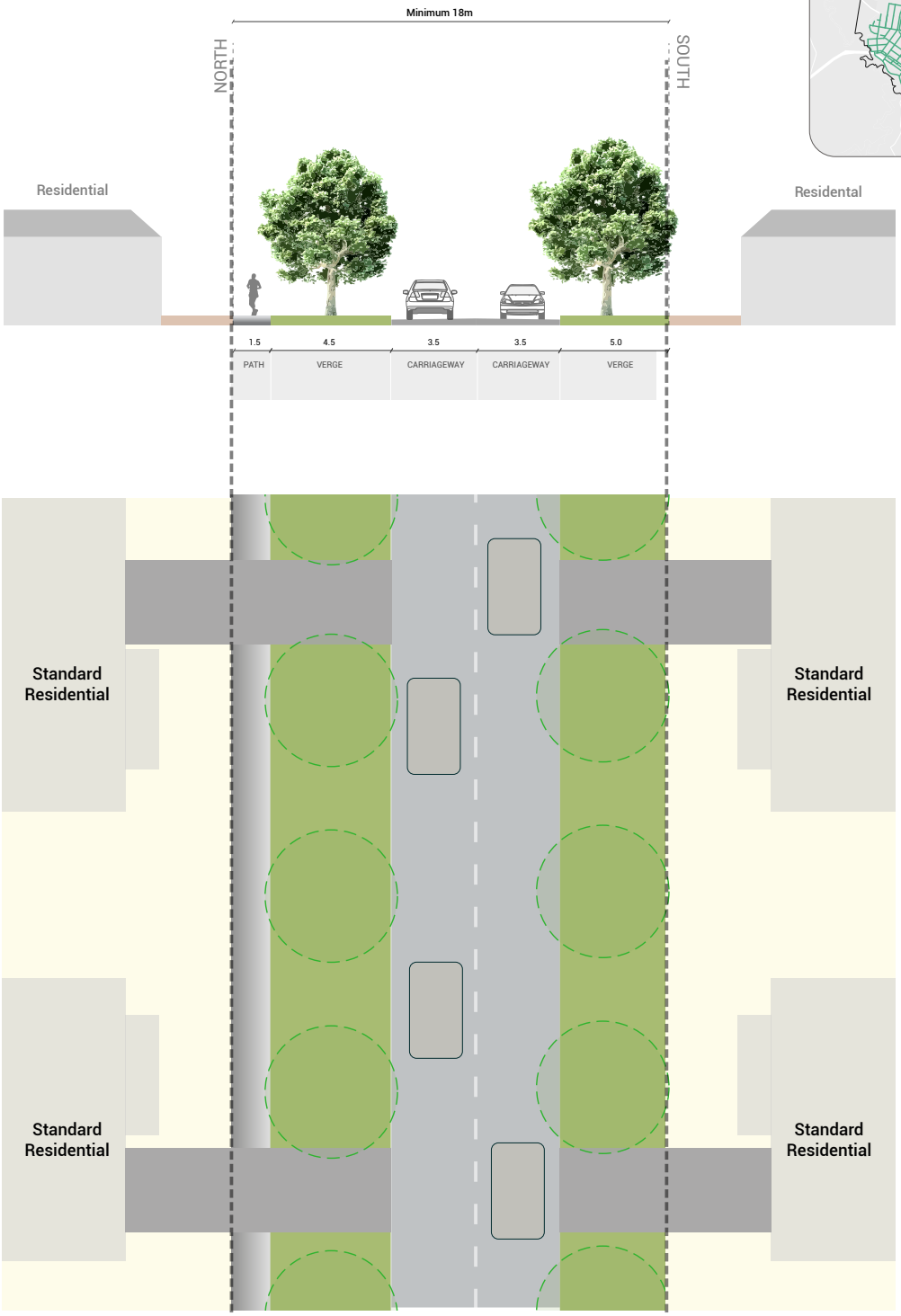


Figure 36: Proposed Local Road Cross Section





Industrial Buildings and Saputo (former Murray Goulburn Cooperative)

APPENDIX 3.

COMMUNITY & LOCAL INDUSTRY ENGAGEMENT OUTCOMES

The Plan has been developed in consultation with the Maffra community, Wellington Shire Council and other relevant stakeholders. Due to Covid–19 restrictions throughout most of 2020, early engagement activities were unable to be undertaken in person, such as workshops or round–table discussions. Online consultation was used up until a brief easing of restrictions in March 2021.

Consultation activities that have occurred as part of the Plan process include:

PRELIMINARY CONSULTATIONS

Maffra Residential Growth Landowner Survey **(2019):**

- Key landowners were invited to provide a response to a survey on considerations and general interest in redevelopment of their land and to understand the likelihood of residential zoned land being developed into the future.

Targeted online workshops (June 2020):

- The objective of the targeted consultation to was gain existing knowledge, understand the range of issues, opportunities, and constraints within Maffra from the perspective of relevant internal stakeholders, external agencies and stakeholder groups.

A summary of the Landowner Survey *and targeted consultation can be found in the Maffra Structure Plan – Discussion Paper & Emerging Directions (March 2021) which was released during Consultation (Round 1).*

Figure 37: Community Drop–in Session, 23 March 2021



CONSULTATION ON MAFFRA STRUCTURE PLAN – DISCUSSION PAPER & EMERGING DIRECTIONS (MARCH 2021)

A community drop–in session (23 March 2021):

- Wellington Shire Council held a 4–hour community drop–in session at the Maffra Memorial Hall to discuss issues and opportunities and gather feedback and further information from the community on the *Maffra Structure Plan – Discussion Paper & Emerging Directions* (March 2021).

Submission on the *Maffra Structure Plan – Discussion Paper & Emerging Directions* (March 2021) (8 March 2021 to 19 April 2021):

- The community and key stakeholders were invited to make a submission on the *Maffra Structure Plan – Discussion Paper & Emerging Directions* (March 2021) over a 6–week period via the 'Your Wellington Your Say' page, email or letter.
- A total of 15 written submissions were received.

Survey on the *Maffra Structure Plan – Discussion Paper & Emerging Directions* (March 2021) (8 March 2021 to 19 April 2021):

- The community was invited to undertake a survey to collect feedback on the *Maffra Structure Plan – Discussion Paper & Emerging Directions* (March 2021) over a 6–week period via the 'Your Wellington Your Say' page or collected from Council's Library (for those who did not have access to the internet).
- A total of 28 surveys (3 hard copies and 24 online) were completed.
- The survey was used as an engagement tool to provide the community with an opportunity to provide feedback on their priorities for Maffra. The survey comprised a variety of questions that focused on the future vision for Maffra and the four (4) Emerging Directions for Maffra.

CONSULTATION ON THE DRAFT MAFFRA STRUCTURE PLAN (NOVEMBER 2021)

Submission on the Draft *Maffra Structure Plan* (15 November 2021 to 17 January 2022):

- The community and key stakeholders were invited to make a submission on the Draft *Maffra Structure Plan* over a 9-week period via the 'Your Wellington Your Say' page, email or letter.
- A total of 33 submissions were received.

Community information stand (6 December 2021 and 8 December 2021):

- Wellington Shire Council officers were available at an information stand in front of Woolworths (Maffra) to provide the community further information, and to gather feedback on, the Draft *Maffra Structure Plan*.

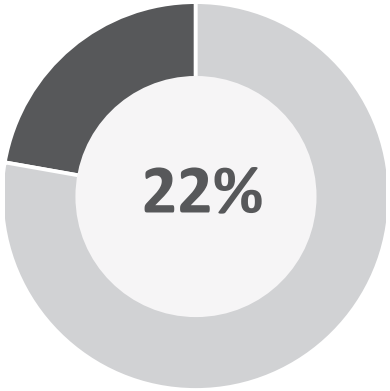
APPENDIX 4.

COMMUNITY CONSULTATION

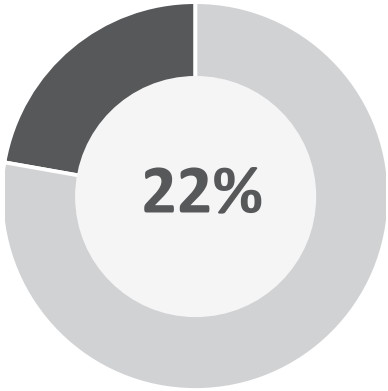
SUMMARY OF SURVEY RESPONSES

What you told us

Which of the following do you think are important in order to support the future growth of Maffra?



New and integrated residential growth supported by required infrastructure

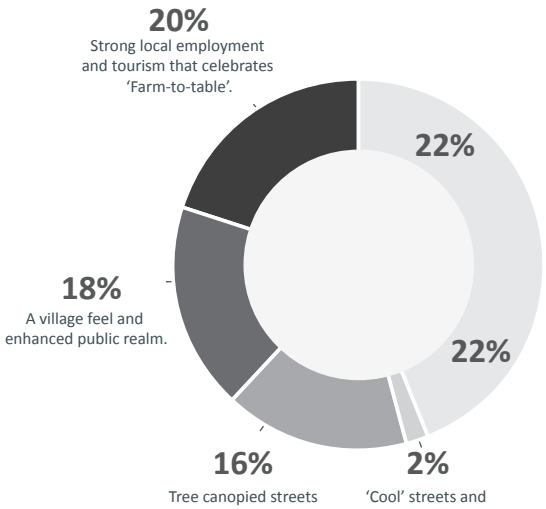


Green and accessible open spaces and streets.

EMERGING VISION FOR MAFFRA

There was wide recognition to ensure Maffra remains as a friendly small country town with a strong sense of community and small country town feel – a great place to live, grow up in and raise a family.

- The need for more land development for housing and affordable living including increased aged care facilities.
- There was support for new development to emphasise on sustainability, wide roads, planting of trees and other vegetation, water capture for local spaces.
- The need for easy access to services and local amenities i.e. medical and allied health, recreational facilities, sporting clubs, walking areas, open spaces and parks.
- There was consensus for more walking paths/trails, better public transportation options and parks within Maffra particularly on the north side of town.

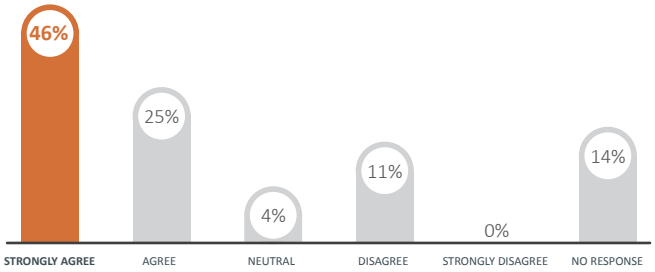


THEME 1

Directing & Unlocking Growth

To create new residential development supported by infrastructure?

Do you generally agree with the aspirations of Theme 1?

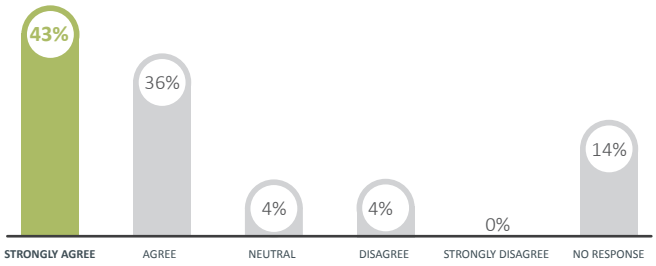


THEME 2

Maffra's Identity & Character

Strengthen the sense of belonging and character through public spaces, streets and buildings?

Do you generally agree with the aspirations of Theme 2?

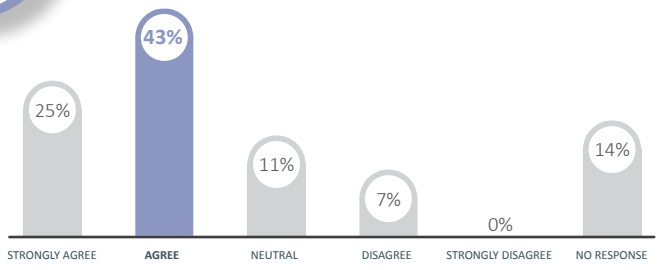


THEME 3

Meaningful & Safe connections

To create accessible and green links to open space, facilities and key areas/ points within and across the town?

Do you generally agree with the aspirations of Theme 3?

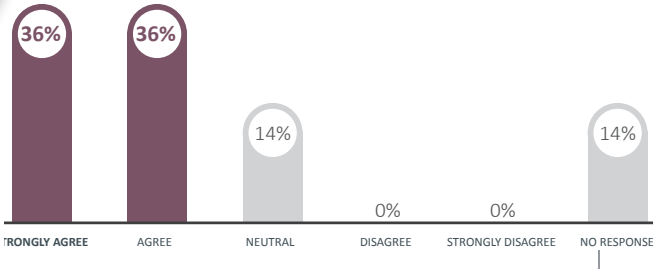


THEME 4

A self–sustaining town

Enhance self–reliance to grow employment, create attractions and foster sustainable initiatives?

Do you generally agree with the aspirations of Theme 4?



APPENDIX 5.

MAFFRA STRUCTURE PLAN

DISCUSSION PAPER & EMERGING DIRECTIONS (MARCH 2021) FLYER

Maffra Structure Plan

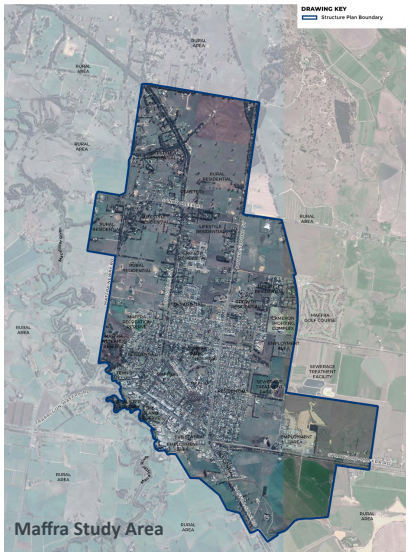
Maffra Discussion Paper & Emerging Directions

Wellington Shire Council is currently preparing the Maffra Structure Plan that will be a strategic land use planning framework to manage growth, facilitate change and guide infrastructure delivery in Maffra over the next 20 years.

The ***Maffra Discussion Paper & Emerging Directions*** is the first step in the Maffra structure planning process that summarises the context of the Maffra study area, teases out key issues and opportunities that affect Maffra, and explores an emerging vision and a set of key emerging directions.

To find out more and view the ***Maffra Discussion Paper & Emerging Direc ions***, please visit the ***'Your Wellington Your Say'*** page (link shown below in blue):

https://your.wellington.vic.gov.au/maffrastructureplan



We want to hear from you.

Wellington Shire Council invites the community and all stakeholders to make a submission on this Discussion Paper for the Maffra Structure Plan during the public consultation period from 8 March 2021 to 19 April 2021.

Have your say in one of the following ways:

1. **Fill out the online submission form on the *'Your Wellington Your Say'* page at:**

   https://your.wellington.vic.gov.au/maffrastructureplan

2. **Send a written submission to the following address:**

   Strategic Planning Team, Wellington Shire Council
   18 Desailly St, PO Box 506, SALE Victoria 3850

3. **If you would like to discuss the project in more detail, or ask any questions:**

   Please contact the Strategic Planning Team via **1300 366 244** or email **planning@wellington.vic.gov.au**

4. **At the same time we are seeking community feedback on the emerging directions via an online survey. We want to further understand what Maffra means to the community as a place to live, work or visit.**

   The ***online survey*** is located on the *'Your Wellington Your Say'* page. Alternatively, please contact the Strategic Planning Team on **1300 366 244** to be sent a printed copy of the survey to complete.

5. **Wellington Shire Council will host a *community drop-in session* about the *Maffra Discussion Paper & Emerging Directions***

   When: Tuesday, 23 March 2021*
   Time: 2:00pm – 6:00pm*
   Where: Maffra Memorial Hall, 11 Foster St, Maffra VIC 3860

   **Please keep your eye on Council's website for any possible updates or changes to the drop-in session that may arise from changes in COVID restrictions.*

APPENDIX 6.

MAFFRA STRUCTURE PLAN

DRAFT MAFFRA STRUCTURE PLAN (NOVEMBER 2021) FLYER

MAFFRA STRUCTURE PLAN

WELLINGTON SHIRE COUNCIL

Wellington Shire Council is currently preparing the *Maffra Structure Plan.* The Plan will provide a long-term strategic vision and a clear planning framework to ensure future development occurs in appropriate locations over the next 20 years.

The draft *Maffra Structure Plan* outlines four (4) key themes:

- THEME 1 — Directing & Unlocking Growth
- THEME 3 — Meaningful & Safe Connections
- THEME 2 — Maffra's Identity & Character
- THEME 4 — A self-sustaining town

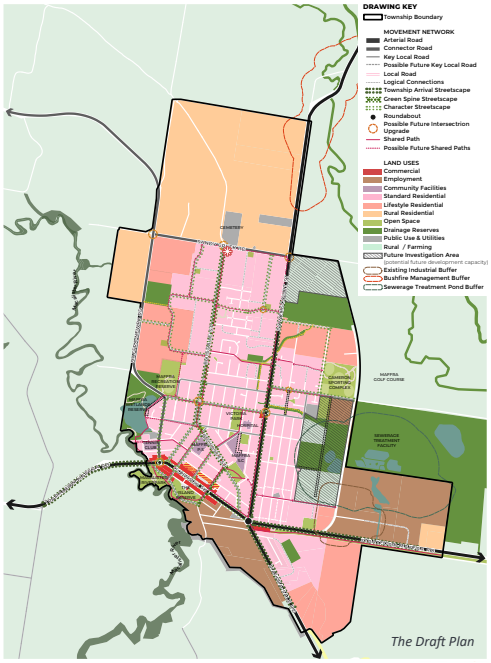
The draft *Maffra Structure Plan* is a draft version of the Plan for you to read and provide feedback.

Comments and feedback received for the draft *Maffra Structure Plan* will, where appropriate, be used to guide and inform the preparation of the final Maffra Structure Plan.

To find out more and view the copy of the draft *Maffra Structure Plan*, you can visit Council's website.

Council's website

https://www.wellington.vic.gov.au/planning-projects/maffra-structure-plan



The Draft Plan

We want to hear from you!

Wellington Shire Council invites the community and all stakeholders to make a submission on the *Maffra Structure Plan*.

Submissions will open
9am Monday 15 November 2021
and close
5pm Monday 17 January 2022

If you would like to discuss the project in more detail, or ask any questions:

Please contact the Strategic Planning Team via **1300 366 244** or email planning@wellington.vic.gov.au

Submissions can be made in the following ways:

Fill out the online submission form on Council's website

https://www.wellington.vic.gov.au/planning-projects/maffra-structure-plan

Via email

You can send your submission via email (titled 'Maffra Structure Plan Submission') to planning@wellington.vic.gov.au

Send a written submission

Strategic Planning Team, Wellington Shire Council
18 Desailly St PO Box 506, SALE Victoria 3850

In person drop-in session

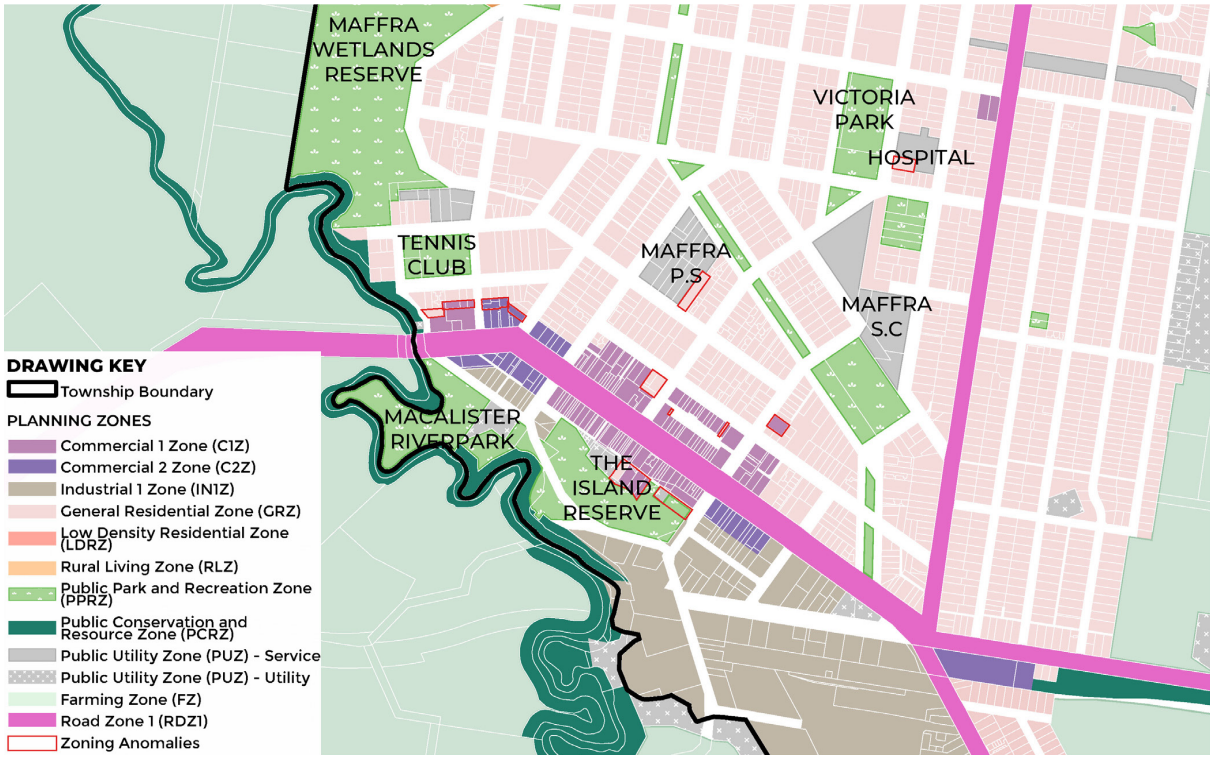
If health restrictions permit, Wellington Shire Council will host a in person drop-in session so you can speak to our project team directly to find out more.
Details will be released on Council's website soon.

APPENDIX 7.

IDENTIFIED ZONING ANOMALIES

ADDRESS	CURRENT ZONE	REASONS FOR POTENTIAL ANOMALY	PLAN ROLE	RECOMMENDATION
Thomson Street (between Johnson and Queen Street)	GRZ & C1Z	Inconsistent use of zoning down middle of street	Local Street	No change
69 Mclean Street, Maffra	C1Z	Currently used as a residence	Local Convenience Centre	No change
49 Queen Street, Maffra	C1Z & PUZ	Small strip of PUZ6	Commercial (transition area)	Amend to be C1Z
3 Pearson Street, Maffra	PUZ6 & C1Z	C1Z doesn’t follow lot boundaries	Commercial	Amend to be entirely C1Z
23–25 Queen Street, Maffra	GRZ1	GRZ doesn't reflect the role of the street as commercial	Commercial (transition area)	Amend to be entirely C1Z
102–106 Johnson Street, Maffra	PUZ6 & C1Z	C1Z not covering entire lot	Commercial	Amend to entire C1Z
35–47 Queen Street	C1Z	Residential land uses under C1Z, street characterised by Residential	Commercial (transition area)	No change
7 Queen Street, Maffra	C1Z	Residential land use	Commercial (transition area)	No change
28 Foster Street, Maffra	GRZ & C1Z	2 zones used across one lot – commercial use with communications tower	Residential	Amend to be entirely GRZ1
1 Mcmillan Street, Maffra	C2Z	Is this the appropriate zone for existing Residential area	Commercial	Amend to be entirely GRZ1
42–48 Kent Street, Maffra	PUZ3 & GRZ	Hospital not entirely under PUZ3	Medical Centre	Amend to be entirely PUZ3
22–28 Church Street, Maffra	PUZ2 & GRZ1	Part of the school is located within the GRZ1	School/Education	Amend to be entirely PUZ2
1d – 7 Duke Street, Maffra	C1Z & GRZ1	The rear of these lots are partially zoned C1Z, however Residential use	Residential	Amend to be entirely GRZ1
9 – 13 Duke Street, Maffra	C2Z & GRZ1	The rear of these lots are partially zoned C2Z, however Residential use	Residential	Amend to be entirely GRZ1
2 Johnson Street, Maffra	C1Z & GRZ1	Macalister Hotel site – carpark partially within GRZ1	Commercial	Amend to be entirely C1Z
20 Little Johnson Street, Maffra	GRZ1 & C1Z	Residential zone in a commercial area	Public Reserve	Amend to be entirely PPRZ

Figure 38: Proposed Zoning Anomalies



APPENDIX 8.

PLANNING AND THE ENVIRONMENT

Land use planning has an important role to play in protecting the environment, human health and amenity.



The following are relevent to the planning process and are to be considered (as appropriate)*:

- Planning and Environment Act 1987
- Environment Protection Act 2017
- Ministerial Direction No. 1 (MD1) – Potentially Contaminated Land
- Ministerial Direction No. 19 (MD19) – Amendments that may result in impacts on the environment, amenity, and human health
- Planning Practice Note 30 (PPN30) - Potentially Contaminated Land
- Planning Practice Note 92 (PPN92) - Managing buffers for land use compatibility (PPN92)
- Victorian Planning Provisions
- Environment Audit Overlays (EAO)
- Buffer Area Overlays (BAO)
- Clause 53.10 Uses and Activities with Potential Adverse Impacts
- Environment Protection framework
- EPA Landfill Buffer Guideline (as updated)
- EPA Separation Distance Guideline (as updated)
- Potentially contaminated land requirements, including:
  - Site History Review (SHR)
  - Preliminary Site Investigation (PRSI)
  - Preliminary Risk Screen Assessment (PRSA)
  - Environmental Audit (Audit)

*please note this is not an exhaustive list.

ENVIRONMENT PROTECTION AUTHORITY (EPA) VICTORIA

The Environment Protection Authority (EPA) Victoria is Victoria's independent environmental regular. The EPA is responsible for preventing the harmful effects of pollution and waste on Victorian communities and the environment. As important stakeholders, they should be consulted at the initial stages of any planning process.

Note: This appendix is a summary only – for more detailed information and required processes please refer to the Environment Protection Authority (EPA) website and engage with the EPA directly.

Local Playground



MAFFRA

STRUCTURE PLAN

APRIL 2022

mesh

WELLINGTON
SHIRE COUNCIL

PREPARED BY MESH ON BEHALF OF WELLINGTON SHIRE COUNCIL

WELLINGTON PLANNING SCHEME AMENDMENT C120WELL

MAFFRA STRUCTURE PLAN (MESH 2022) TRANSLATION AND OTHER ASSOCIATED WORK

16 June 2026 – Wellington Shire Council Meeting

PANEL REPORT RECOMMENDATIONS

ITEM	RECOMMENDATION	OFFICER RESPONSE	DISCUSSION
1	***Adopt Wellington Planning Scheme Amendment C120well as exhibited with the changes recommended in this report.***	Accept recommendation in full	• The following Wellington Planning Scheme Clauses (ordinance) are proposed to be adopted as per exhibited versions: o *Schedule 2 to Clause 32.08 General Residential Zone (GRZ2)* o *Schedule to Clause 72.08 Background Documents* • The following Planning Scheme maps are proposed to be adopted as per exhibited versions: o C120well Maps 51, 53, 54, and 56 (Zoning Maps) o C120well Map 55 DDO (Overlay Map) o C120well Map 50, 51, 52, 53 and 54 DPO (Overlay Maps)
2	***The changes to Clause 11.01-1L and Clause 74.02 included in the Day 1 version of the Amendment (described in Chapter 1.5) should be adopted.***	Accept recommendation in full	• The following Wellington Planning Scheme Clauses (ordinance) are proposed to be adopted as per the *Day 1 Version* of the Amendment (ie. those versions circulated for the Planning Panel Hearing): o *Clause 11.01.1L Maffra* o *Schedule to Clause 74.02 Further Strategic Work*
3	***The bushfire requirements proposed in section 4 of the Day 1 version of the Development Plan Overlay Schedule 1 (shown in Appendix A) are not appropriate and should not be adopted.***	Accept recommendation in full	The following is noted in relation to Recommendation 3: • The CFA objecting submission to C120well stated *The Amendment is lacking an adequate response to the bushfire policy themes in Clause 13.02-1S of the Wellington Planning Scheme.* • Council Officers were successful in obtaining funding from the Department of Transport and Planning (DTP) (Regional Planning Hub program) to undertake a *Bushfire Planning Assessment* to address the concerns raised by the CFA. • The *Bushfire Planning Assessment* was prepared which included a bushfire hazard landscape assessment, a bushfire hazard site assessment and an assessment against *Clause 13.02-1S Bushfire Planning* of the Wellington Planning Scheme. • The *Bushfire Planning Assessment* recommended making changes to the Development Plan Overlay 1 (DPO1) to include specific bushfire measures for Maffra. • The CFA supported these changes and subsequently changed their original objecting submission to a supporting submission (subject to one minor additional change to include a requirement for a Construction Management Plan). • The Panel Report advised that DPO1 changes are not appropriate or proportionate to the risk of bushfire in the within the Maffra Township Boundary, as the *Bushfire Planning Assessment* indicated that *The Study Area is at the lowest end of landscape risk in Victoria…* • The Panel Report also advised that the bushfire measures for Maffra in the DPO1 are duplication of state level bushfire policy. As per the *Practitioner's guide to Victoria's planning schemes*, *A provision must not conflict with or duplicate other legislation, instruments or planning scheme provisions*. Updates to Schedule 1 to Clause 43.04 Development Plan Overlay (DPO1) as recommended by the Panel Report are outlined as per Recommendation 4 below.

4	***If any additional bushfire requirements are included in section 4 of the Development Plan Overlay Schedule 1 these should be simplified (as compared to the Day 1 version) to ensure they are proportionate to the risk and do not duplicate other provisions (such as policy at Clause 13.02-1S).***	Accept recommendation in full	• The following Wellington Planning Scheme Clause (ordinance) is proposed to be adopted as per the recommendations of the Panel Report: o *Schedule 1 to Clause 43.04 Development Plan Overlay (DPO1)* • Council has simplified the Day 1 version of *Schedule 1 to Clause 43.04 Development Plan Overlay (DPO1)* in relation to the additional bushfire requirements as recommended by the Panel Report to ensure they are proportionate to the risk and do not duplicate other provisions (such as policy at *Clause 13.02-1S Bushfire planning*). • The Panel Report has advised that *a simplified requirement for a Bushfire Management Plan that addresses the Design Guidelines: Settlement Planning at the Bushfire Interface (DELWP 2020) could be a more proportionate response.* • The *Schedule 1 to Clause 43.04 Development Plan Overlay (DPO1)* has therefore been amended to include the following requirement (only) in relation to bushfire: o A Bushfire Management Plan that addresses the *Design Guidelines: Settlement Planning at the Bushfire Interface (DELWP 2020)* (or as amended).

Planning and Environment Act 1987

Wellington Planning Scheme

Amendment C120well

Explanatory Report

Overview

This amendment translates the adopted *Maffra Structure Plan* (Mesh 2022) into the Wellington Planning Scheme. It provides direction for potential future residential growth areas, and commercial and industrial development through updated planning policy. The amendment supports the long-term growth of Maffra and acknowledges its role as the second largest township within the Wellington Shire, by:

- Introducing policy which guides the growth of Maffra to 2042 in *Clause 11.01-1L Maffra* of the Wellington Planning Scheme.
- Rezoning existing General Residential Zone Schedule 1 (GRZ1) land to a new Maffra specific schedule to the General Residential Zone (Schedule 2 - GRZ2).
- Updating the Development Plan Overlay Schedule 1 (DPO1).
- Correcting policy-neutral zone and overlay anomalies.
- Adding future projects to the list of further strategic work required to be undertaken.

Where you may inspect this amendment

The amendment can be inspected free of charge on the Wellington Shire Council website at www.wellington.vic.gov.au

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

- Sale Service Centre: 18 Desailly Street, Sale 3850
  - Monday to Friday 8.30am – 5.00pm,
- Yarram Service Centre: 156 Grant Street, Yarram 3971
  - Monday-Tuesday and Thursday-Friday 10.00am – 2.00pm, and
- Maffra Library: 150 Johnson Street, Maffra 3860
  - Monday to Saturday 10.00am – 6.00pm (12noon on Saturday)

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

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 township boundary of Maffra as shown in Figure 1. It also applies to all land covered by the Development Plan Overlay 1 (DPO1) in Wellington Shire.

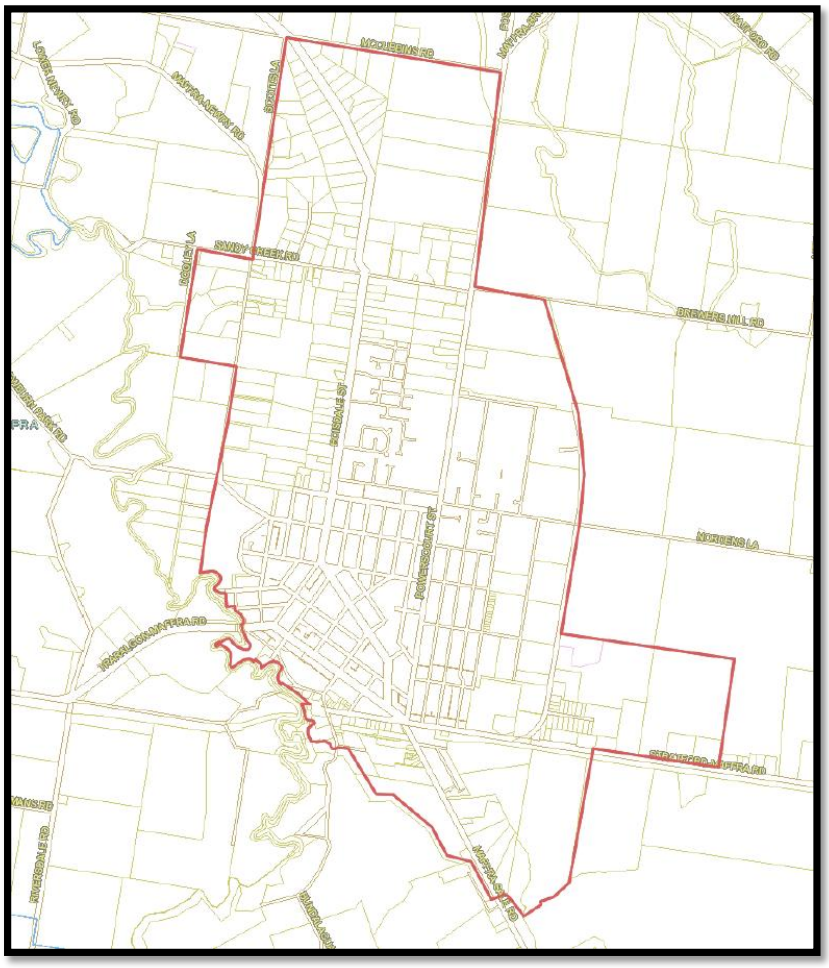


Figure 1: *Maffra Township Boundary area*

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

What the amendment does

The amendment proposes to translate the recommendations of the *Maffra Structure Plan* (Mesh, 2022) into the Wellington Planning Scheme by introducing new planning policy, rezoning land to a new Maffra specific Schedule to the General Residential Zone Schedule 2 (GRZ2), updating the Development Plan Overlay Schedule 1 (DPO1) which applies to land across Wellington Shire, correcting policy neutral zone and overlay anomalies, and adding future projects to the list of further strategic work to be undertaken.

Specifically, the amendment makes the following changes:

Planning Scheme ordinance

- Amends Clause 11.01-1L (Maffra) to update the strategic directions for Maffra.
    - Note that the *Bushfire Assessment Report – Maffra Township* dated 4 November 2025 (see *Does the amendment address relevant bushfire risk?* below) recommends post exhibition changes to *Clause 11.01-1L Maffra* relating to bushfire which Wellington Shire Council has included in this Clause.
- Inserts a new Schedule 2 to Clause 32.08 (General Residential Zone) to include neighbourhood character objectives and decision guidelines specific to Maffra Residential Area (General Residential Zone area).
- Amends the Schedule 1 to Clause 43.04 (Development Plan Overlay) to update Sections 1-4 and remove Section 5 (to be consistent with Ministerial Direction *The Form and Content of Planning Schemes)*.
    - Note that the *Bushfire Assessment Report – Maffra Township* dated 4 November 2025 (see *Does the amendment address relevant bushfire risk?* below) recommends post exhibition changes to *Schedule 1 to Clause 43.04 (Development Plan Overlay)* relating to bushfire. Wellington Shire Council has included bushfire protection measures to the extent recommended by the Panel Report dated 24 April 2026.
- Amends the Schedule to Clause 72.08 (Background Documents) to insert the following background documents:
    - *Maffra Structure Plan* (Mesh 2022)
- Amends the Schedule to Clause 74.02 (Further Strategic Work) to include recommendations for future work outlined in the *Maffra Structure Plan* (Mesh, 2022).

Zoning maps

- Amends Planning Scheme Map Nos 51, 53, 54, 55 and 56 to rezone all land in the Maffra township boundary currently in the General Residential Zone 1 (GRZ1) to the new General Residential Zone 2 (GRZ2) 'Maffra Residential Area'.
- Amends Planning Scheme Map Nos 54, 55 and 56 to selected properties to correct mapping anomalies.

Overlay maps

- Amends Planning Scheme Map Nos 50DPO, 51DPO, 52DPO, 53DPO and 54DPO to remove the Development Plan Overlay Schedule 1 (DPO1) from certain parcels of land within the Maffra township boundary, specifically:
    - From the majority of land to the north of Sandy Creek Road which is within the Rural Living Zone Schedule 2 (RLZ2) and covered by the Development Plan Overlay 1 (DPO1). The land is below the minimum lot size for development, and accordingly it is appropriate to remove the DPO1 from these sites.
    - Scattered properties within Maffra which have been developed as per the endorsed Development Plan for that area.

Strategic assessment of the amendment

Why is the amendment required?

The *Maffra Structure Plan* (Mesh, 2022) is the first major strategic land use policy direction for Maffra since the adoption of the *Wellington Residential & Rural Residential Strategy – Maffra & Environs* in July 2003. This updated guidance responds to the changes that Maffra has experienced during this time and provides several key policies and recommendations to guide the growth of the town to 2042.

Specifically, the *Maffra Structure Plan* (Mesh, 2022) shapes the vision for the town by undertaking the following:

- Influencing, managing and facilitating change to land uses, the built form and public spaces in accordance with relevant state, regional and local planning policy.
- Assessing the suitability and proposed locations of future residential growth.
- Identifying land for future commercial, industrial and community services and facilities to support growth.
- Guiding the future land use and development in an integrated and coordinated manner.

The *Maffra Structure Plan* (Mesh, 2022) was adopted by Council on 17 May 2022, reaffirming the commitment of Council to deliver this important strategic document. Accordingly, this amendment is required to translate the *Maffra Structure Plan* (Mesh, 2022), alongside a suite of recommended changes to the Wellington Planning Scheme.

The *Maffra Structure Plan* (Mesh, 2022) underwent further refinements during preparation of Planning Scheme Amendment C120well, and subsequently was re-adopted on 16 July 2024. Changes to the *Maffra Structure Plan* (Mesh, 2022) included minor updates to *Figure 28: Proposed Overlay Plan* (page 73) and the wording of Action A8 on pages 34 and 68.

On 6 August 2024 Council adopted the *Wellington Shire Growth Management Strategy* (SGS, 2024) which identified land for 'potential drainage/residential use' within the Maffra Township Boundary.

The subject land was previously identified as 'public use and utilities' given the need for the land to be utilised for future drainage purposes to support urban growth.

Since the *Maffra Structure Plan* (Mesh, 2022) was re-adopted by Council in July 2024, the ability to co-locate drainage and future residential development on the land has been further considered. Accordingly, the Maffra Strategy Map at *Clause 11.01-1L Maffra* has been updated to identify the strategic intent for the subject land.

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

The changes sought as part of this amendment will enable the development of the township in accordance with Section 4(1) of the Act. Specifically, the amendment gives effect to the following objectives:

a) To provide for the fair, orderly, economic and sustainable use, and development of land;

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

c) To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;

d) To conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;

e) To facilitate development in accordance with the objectives;

f) To balance the present and future interests of all Victorians.

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

Environmental effects

The amendment has a positive environmental impact on the township of Maffra by directing new development within proximity to the central business district. It encourages infill development, thereby supporting walkability, in a township with limited public transport.

The *Maffra Structure Plan* (Mesh, 2022) defines a township boundary to avoid inappropriate urban sprawl and in doing so serves to contain and direct new development to areas identified for development within the town.

This in turn protects the surrounding land beyond the township boundary, where the natural environment is characterised by high quality and irrigated agricultural land.

New residential subdivisions and development will be required to provide space for canopy tree planting, while the existing significant canopy trees within the Boisdale 'Green Spine' will be protected. The existing Boisdale Street 'Green Spine' is recommended to be extended northwards to Sandy Creek Road, integrating high quality green spaces that encourage walking and cycling.

Contaminated Land

Land promoted for sensitive (residential) uses in the amendment are assessed as unlikely to be contaminated. They are currently or were previously used for agricultural and rural living purposes.

The amendment recognises that only property specific assessments would conclusively confirm no contamination. To mitigate remaining risks and to demonstrably comply with Ministerial Direction 1:

- The Planning Authority is satisfied that the environmental conditions of land to be rezoned (under separate, future planning scheme amendment/s) for sensitive (residential) uses are suitable for that use based on the land promoted for sensitive (residential) uses being existing rural living and agricultural land, and likely to be assessed as low potential for contamination.
- The amendment includes within the *Maffra Structure Plan (Mesh 2022)* an objective (GD6, page 29) to investigate potential future residential development in consideration of locating sensitive uses outside of the Sewerage Treatment Facility 'odour buffer', any existing industrial buffers, and that land at 145 Fulton Road, Maffra be reviewed (in future) in detail for

contamination. This would operate alongside *Clause 13.04-1S Contaminated and potentially contaminated land,* and which together apply to future applications for sensitive uses.

Adverse Amenity

The *Maffra Structure Plan* (Mesh 2022) includes buffers associated with uses with potential adverse amenity impact. These buffers are derived from *Clause 53.10 Uses with Adverse Amenity Potential* and *EPA Guideline 1518 Recommended Separation Distances for Industrial Residual Air Emissions* (March 2013). Amendment C120well does not propose to rezone land which would result in the development of sensitive land uses. Future rezonings would be subject to relevant EPA requirements, including buffer assessments.

It is specifically noted that the *Maffra Structure Plan* (Mesh 2022) and land rezoned for sensitive uses are not directed to land in proximity to the Maffra Sewerage Treatment Plant. *EPA Publication 1518* sets out separation distances which should be met. Based on the high-end population estimate for Maffra if all land developed as envisaged in the Structure Plan, the separation distances specified are met as it relates to the Wastewater Treatment Plant.

Social effects

During the preparation of the *Maffra Structure Plan* (Mesh, 2022) and *Maffra Discussion Paper & Emerging Directions* (Mesh, 2021) consultation was undertaken to understand the views of the community. This feedback was considered when finalising the *Maffra Structure Plan* (Mesh, 2022) and Directions Report, and subsequently in the preparation of the amendment.

The amendment will have positive social effects as it will provide strategic direction for the future development of Maffra, resulting in the provision of areas for new housing, green connections, and improving the public interface.

The amendment supports the provision of new infrastructure including footpaths and cycling routes, and upgrades to roads and intersections to enable people to safely connect to open spaces, facilities and key destinations.

The amendment will generate positive social benefits by providing for a range of housing choices through the identification of future general residential, low density and rural living areas. It will help support and maintain the community within Maffra, in turn supporting resilience in the local economy.

In addition, future development (subdivision) within proposed ‘Residential Growth Areas’ will require new open spaces and parks that focus on providing high quality, connected green spaces within a walkable catchment to new residential estates.

Economic effects

The translation of the *Maffra Structure Plan* (Mesh, 2022) will reinforce and strengthen Maffra’s role as an agricultural hub and food precinct by providing more opportunities for big businesses to locate within Maffra’s industrial precincts.

Maffra will be a self-sustaining town as a key leader in agribusiness and food production, providing the community with more places to work and meeting its day-to-day needs.

The town centre will continue its role as the primary meeting place and destination

for a mixture of businesses, retail, community and food offerings.

A vibrant mix of activity will be encouraged along Johnson Street and surrounding streets and in doing so, will provide greater activation to Macalister Park and The Island Reserve.

Does the amendment address relevant bushfire risk?

Much of the study area is not included within a 'Bushfire Prone Area' (BPA) as declared by the Minister for Planning under the Building Regulations 2018. The study area includes some small areas which are subject to the Bushfire Management Overlay (BMO). The extents of both the BPA and BMO have been considered in the preparation of the *Maffra Structure Plan* (Mesh, 2022) and are located in the following areas:

- A section of land to the west of Maffra-Briagolong Road, and the south of McCubbins Road, Maffra is within the BMO.
- The majority of land outside of the established (General Residential Zone) area of Maffra (mostly between Johnson Street and Merry Street) is within the BPA.

The Country Fire Authority (CFA) were consulted during the preparation of the *Maffra Structure Plan* (Mesh 2022) and have been formally notified as part of the exhibition of Amendment C120well.

In response to an objecting submission from the CFA to C120well, a bushfire assessment has been prepared to support the planning scheme amendment. The assessment includes a bushfire hazard landscape assessment, a bushfire hazard site assessment and an assessment against *Clause 13.02-1S Bushfire Planning* of the planning scheme.

Landscape-scale assessment

The landscape risk is assessed as Landscape type one under the landscape methodology in *Planning Permit Applications Bushfire Management Overlay Technical Guide* (DELWP,2017). Landscape type one is the lowest landscape risk arising under the landscape typology approach. The subject site represents a relatively lower risk location which is a suitable place for development contained in the Maffra Structure Plan.

Site-scale assessment

New development promoted in the Maffra Structure Plan can satisfy the *Clause 13.02-1S Bushfire Planning* site-based exposure benchmark of 12.5kw/sq.m of radiant heat.

Safer areas / Low hazard land

Low hazard (BAL:Low) land is where human life can be better protected from the harmful effects of bushfire. They can provide protection by enabling people to move away from bushfire hazards if they need to.

Low hazard land is present in most parts of the existing settlement. The low hazard land is in proximity to all parts of Maffra.

Bushfire protection measures in new development

The amendment includes bushfire protection measures for new development in

proposed *Clause 11.01-1L Maffra* including those designed to:

- Prevent grassfire from entering developed areas and manage exposure of new development to bushfire through perimeter roads and bushfire setbacks on hazard interfaces.
- Enable an effective movement network for before and during a bushfire emergency.
- Manage new development on larger lots in a low hazard condition to prevent a grassfire moving through developed areas.

The amendment also includes bushfire protection measures in the updated Development Plan Overlay Schedule 1 to ensure proposals include a Bushfire Management Plan that addresses the *Design Guidelines: Settlement Planning at the Bushfire Interface (DELWP 2020)* (simplified measures to streamline and reduce duplication as per Panel Report of 24 April 2026).

The bushfire protection measures work in combination with the lower-risk landscape setting of Maffra.

Conclusion

The proposal has been assessed and is consistent with the bushfire policies and directions contained in the planning scheme, including *Clause 13.02-1S Bushfire Planning*.

The bushfire assessment advises that *Maffra is an acceptable location for new development from a bushfire perspective. This includes all land within the township boundary as shown in the Maffra Structure Plan, including the selected sites where a planning scheme amendment may in future be required to enable new development.*

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

Ministerial Direction – The Form and Content of Planning Schemes

All schedules and consequential changes to local planning provisions in the amendment have been prepared in accordance with applicable style guides, formatting and layout as specified in the *Ministerial Direction - The Form and Content of Planning Schemes* under section 7(5) of the Act.

Ministerial Direction No. 1 – Potentially Contaminated Land

The purpose of this Direction is to ensure that potentially contaminated land is suitable for a use which is proposed to be allowed under an amendment to a planning scheme and which could be significantly adversely affected by contamination.

The amendment complies with *Ministerial Direction No. 1 – Potentially Contaminated Land*. The amendment does not involve the rezoning of land (other than a minor General Residential Zone schedule change). All future rezonings will be subject to further planning scheme amendments, where contamination assessments will be required (as necessary).

The *Maffra Structure Plan* (Mesh 2022), which will be included as a background document as part of this amendment, clearly indicates land parcels which are known to be potentially affected by contamination. These land parcels include 87 Powerscourt Street, and 145 Fulton Road, Maffra.

As part of the draft Maffra Structure Plan consultation period (in late 2021 / early 2022), the EPA advised that there was the potential for contamination at 87 Powerscourt Street, Maffra due to a service station (and ancillary uses) being located on the land. The final *Maffra Structure Plan* (Mesh 2022) included an Action (A38) which states *Council to consider applying the Environmental Audit Overlay (EAO) to 87 Powerscourt Street, Maffra in collaboration with EPA and landowner*. At this stage, Council is not aware of any plans to alter the use, however, should this change, the risk could be managed by undertaking a future planning scheme amendment to apply the EAO to the land.

Further to this, the amendment has considered the potential for land contamination and identified that the nominated 'future investigation areas' in Figure 13 of the *Maffra Structure Plan* (Mesh 2022) consider the following criteria:

- Sensitive uses to be located outside of the odour buffer of the sewerage treatment facility.
- Land at 145 Fulton Road, Maffra has been reviewed in terms of any potential contamination of the land, based on historical uses.
- Sensitive uses are located outside of any relevant industrial use buffers of the 'industrial estate'.

Sites identified as 'future investigation areas' are not proposed for rezoning through this amendment. Accordingly, when these areas are considered in the future under separate proponent-led planning scheme amendments, they will need to be prepared in accordance with Ministerial Directions No 1 and No.19 and using the methodology outlined in *Planning Practice Note 30: Potentially Contaminated Land*. This will likely require the creation of a PSI or PRSA report to confirm the suitability of land to transition to a different use and be rezoned.

As per the above, the Environment Protection Authority (EPA) were consulted during the preparation of the *Maffra Structure Plan (2022)*, and provided a written response (dated 21 December 2021). EPA provided the following recommendations:

1. Make reference to the cheese manufacturing facility and associated wastewater treatment plant – 6-10 Bundalaguah Road, Maffra along with recommended separation distances
2. Council look to apply the Environmental Audit Overlay (EAO) to the land at 87 Powerscourt Street (service station priority site) to manage risk
3. The draft Maffra Structure Plan include discussion on the process undertaken in determining the separation distance for the Wastewater Treatment Plant (WWTP) – Morrison Street, Maffra
4. Council to consider EPA Publication 1518 (or as amended) when establishing separation distances for the Wastewater Treatment Plant (WWTP) – Morrison Street, Maffra
5. Council to be aware of the requirements of Ministerial Direction 1 (MD1) and Planning Practise Note 30 (PPN30) in considering land to be used for future sensitive uses.
6. Council may wish to consider whether a buffer around [certain] industries should be explored, to manage future development around these areas, and to protection the operation of these industries.

Council provides the following information in relation to the 6 recommendations listed above:

1. Council proposes to include a new Appendix 8 to the *Maffra Structure Plan* (Mesh 2022) titled 'Environment Protection Authority (EPA) Requirements and Information'. This Appendix includes wording which states:

   For future planning and decision making the following is to be considered or implemented (as relevant):

   > *Recommended separation distances for wastewater treatment plants and cheese manufacturing facility (or future use) are to be determined in consultation with EPA (and other relevant authorities)*

2. Council included an Action in the *Maffra Structure Plan* (Mesh 2022) as follows:

   - *"Council to consider applying the Environmental Audit Overlay (EAO) to 87 Powerscourt Street, Maffra in collaboration with EPA and landowner."*

3. As per No. 1 above.

4. As per No. 1 above, as follows:

   For future planning and decision making the following is to be considered or implemented (as relevant):

   > *Industrial buffers are to be determined using EPA's Separation Distance Guidelines (as updated) and in consultation with the EPA*

5. Council has provided further detail in the Explanatory Report regarding MD1 and MD19, and also included a section on PPN30. Council has also made reference to the need to provide a detail response to MD1, MD19 and PPN30 as part of future explanatory reports for Planning Scheme Amendments as part of the new Appendix 8 to the *Maffra Structure Plan* (Mesh 2022).

6. Council to include (as part of post exhibition changes to C120well) the following at Schedule to Clause 74.02 Further Strategic Work of the Wellington Planning Scheme as follows:

   > *Investigate the application of the Buffer Area Overlay (BAO) as a means of ensuring safe and appropriate land use and development in areas where there is potential for off-site impacts on human health or safety, or significant off-site impacts on amenity, from industry, warehouse, infrastructure or other uses.*

<u>Ministerial Direction No. 11: Strategic Assessment of Amendments</u>

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 detailed assessment of the changes proposed and the outcomes expected.

<u>Ministerial Direction No. 15: The Planning Scheme Amendment Process</u>

The amendment complies with *Ministerial Direction 15 - the planning scheme*

amendment process) under section 12 of the Act.

Ministerial Direction 19 – Amendments that may result in impacts on the environment, amenity and human health

The purpose of this Direction is to require planning authorities to seek the views of the Environment Protection Authority (EPA) in the preparation of planning scheme reviews and amendments that could result in use or development of land that may result in significant impacts on the environment, amenity and human health due to pollution and waste.

The amendment complies with this Direction. The amendment does not seek approval to rezone (other than a schedule change to the General Residential Zone), use or develop land. Rather, it provides the strategic justification and guidance for future rezonings, which may result in new land uses and development.

The amendment translates the *Maffra Structure Plan* (Mesh 2022) into the Wellington Planning Scheme, and largely leaves areas identified as 'future investigation areas' to be rezoned through proponent led planning scheme amendments.

Applying the EAO is a consideration identified in the *Maffra Structure Plan* (Mesh 2022) on areas suspected to be subject to contamination, including 87 Powerscourt Street, Maffra. Beyond this site, by introducing the initial strategic justification for 'future investigation areas', through Amendment C120well, this allows the properties to continue to be used in their current capacity and is consistent with *Planning Practice Note 30 – Potentially contaminated land (PPN30)* in deferring the requirements to undertake site-specific environmental assessments to future developers as part of future planning scheme amendments.

Ministerial Direction No. 22 – Climate Change Consideration

The amendment does not require consideration of the above ministerial direction, as per section 4. (b) (application) which reads "…an amendment which does not do any of the things specified in paragraph (3)(b) and (c)." It meets this exemption for the following reasons:

- The proposal is not seeking to rezone land from a non-urban to an urban zone,
- It will not result in the intensification of use and development of urban land,
- The proposal will not introduce a new use or development that may be exposed to natural hazards relating to climate change, and
- The amendment is not being prepared on behalf of the Minister for Planning.

Planning Practice Note 30 (PPN30) – Potentially Contaminated Land

One of the purposes of PPN30 is to provide guidance for planners and applicants on appropriate provisions in planning scheme amendments relating to potentially contaminated land. It requires planners and applicants to consider and apply the requirements of Ministerial Direction 1 and Ministerial Direction 19 when undertaking planning scheme amendments. These requirements will be strengthened via the inclusion of a new Appendix 8 to the *Maffra Structure Plan* (Mesh 2022) titled 'Potentially Contaminated Land and EPA Requirements'. This Appendix will set out

all relevant EPA requirements and further information about potentially contaminated land in Maffra.

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

The amendment supports and implements numerous policies within the Planning Policy Framework and State Policy. The most relevant policies are listed below:

Clause 11.01-1S – Settlement- requires planning to anticipate and respond to the needs of existing and future communities through the provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure. This Clause requires planning authorities to facilitate the order development of settlement areas through the preparation of strategic plans. The amendment focuses on growth in Maffra and guiding the development of Maffra through translation of the *Maffra Structure Plan* (Mesh, 2022), including reinforcing a Maffra township boundary. It implements local policies that consider Maffra's distinctive characteristics and respond to the needs of the community through the provision of housing, recreation, open spaces, commercial land and community infrastructure.

Clause 11.01-1R Settlement – Gippsland requires planning to support the continuing role of towns and small settlements in providing services to their districts, recognising their relationships and dependencies with larger towns'.

Clause 11.02-1S – Supply of urban land requires planning to be consistent with the objective of ensuring a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses, and implements several strategies by identifying a future growth area for rezoning to residential when supply is required.

Clause 11.02-2S – Structure planning requires planning to support the objective of this clause to facilitate the orderly development of urban areas by implementing a structure plan which will guide the orderly growth and development of Maffra.

Clause 11.03-2S - Growth Areas and 11.03-6S Regional and local places identifies that Maffra is well located as a growth area and meets several of the strategies of these clauses including improving the diversity of housing type for the municipality and providing guidance for development in a sequence.

Clause 13.02-1S Bushfire Planning and Clause 13.02-1L Bushfire Prone Areas - The *Maffra Structure Plan* (Mesh, 2022) includes objectives and strategies to manage bushfire risk and ensures that further work, including future rezonings, adequately addresses bushfire risk.

Clause 15.01-1S Urban Design seeks to create urban environments that are safe, healthy, functional and enjoyable and that constitute to a sense of place and cultural identity.

Clause 15.01-5S Neighbourhood character requires that planning recognise, support and protect neighbourhood character, cultural identity, and sense of place.

Clause 16.01-1S Housing supply ensures an appropriate quantity, quality and type of housing is provided, including social housing.

Clause 16.01-3S Rural residential development requires that planning identify land that is suitable for rural residential development.

Clause 17 Economic Development seeks that planning contribute to the economic wellbeing of the state and foster economic growth by providing land, facilitating decisions and resolving land use conflicts, so that each region may build on its strengths and achieve its economic potential.

Clause 18 Transport requires that planning should ensure a safe, integrated and sustainable transport system.

Clause 19 Infrastructure requires that planning for development of social and physical infrastructure should enable it to be provided in a way that is efficient, equitable, accessible and timely.

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

The Wellington Planning Scheme includes a Municipal Planning Strategy (MPS) at Clause 02.

The amendment supports and implements numerous policies within the Municipal Planning Strategy. The most relevant are listed below:

Clause 02.02 – Vision highlights key land use and development aspirations for the Wellington Shire including increasing our population growth and securing greater housing choice, which has positive 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. The *Maffra Structure Plan* (Mesh, 2022) has been developed to manage growth, facilitate change and guide infrastructure provision in the township.

The Wellington Community Vision for 2031 is *Happy people, healthy environment and thriving community.* This amendment will assist with achieving this vision by providing a framework for future land use and development within the Maffra Township Boundary.

Clause 02.03 – Strategic Directions includes key strategy with respect to settlement that outlines the predicted the role of Maffra as a large settlement with a population of 4300, with a productive rural hinterland and rural industry in the town.

Clause 02.03-1 Settlements – Large Settlements identifies Maffra as a large settlement which provides an *'…administrative, commercial and social centre for surrounding farms and communities.'*

Clause 02.03-4 Natural resource management outlines directions to protect the Macalister Irrigation District (MID) including to *'maintain settlement growth boundaries to protect…the Macalister Irrigation District and high-quality agricultural land.'*

Clause 02.03-5 – Built environment and heritage outlines directions that seek to ensure that development enhances the individual character of each township and promotes the cultural value of each township.

Clause 02.03-6 – Economic development identifies that 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.

Clause 02.03-7 Infrastructure supports the need for an integrated approach to the provision of infrastructure by encouraging *'…a consistent approach to the design and construction of infrastructure'.*

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

The amendment makes proper use of the Victoria Planning Provisions by updating and amending the Planning Policy Framework to implement objectives and strategies to achieve the strategic directions set by the *Maffra Structure Plan* (Mesh, 2022).

Further, the amendment proposes to rezone land from the GRZ1 to GRZ2 which is consistent with *Planning Practice Note. 91: Using the residential zones* as the type of residential development sought in this location of Maffra aims to maintain Maffra's identity as a vibrant and growing township with a 'small country town feel'.

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

Views of relevant agencies will be sought during the exhibition process.

Prior to preparation of Amendment C120well, the views of relevant agencies were sought in the development of the *Maffra Structure Plan* (Mesh, 2022). The *Maffra Structure Plan* (Mesh, 2022) was prepared in consultation with the following key agencies:

- Country Fire Authority (CFA),
- West Gippsland Catchment Management Authority (WGCMA),
- Gippsland Water,
- Department of Transport (DoT) and
- Department of Environment, Land, Water and Planning (DELWP) (now Department of Transport and Planning (DTP)),
- Environment Protection Authority (EPA),
- Ausnet Services,
- APA Group,
- Southern Rural Water (SRW),
- First Nations – State Relations, Gunaikurnai Land and Waters Aboriginal Corporation (GLaWAC), and
- Agriculture Victoria.

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

This amendment is unlikely to have a significant impact on the transport system as it is not significantly increasing the capacity for development.

Resource and administrative costs

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

The Amendment is not expected to have a significant impact on the future resources of Council. The proposed Amendment is not expected to result in a large increase in the need for planning permits.

The proposed rezoning of land from GRZ1 to GRZ2 and other local policy changes are expected to have a negligible impact on the planning permit requirements of the Wellington Planning Scheme.

The removal of the DPO1 from certain parcels where it is considered redundant and where the land has been developed in accordance with the requirements of the DPO1 will have a positive impact on planning resources. Further to this, updates to the wording of the DPO1 will facilitate and enable successful Development Plan outcomes.

The amendment will provide a clear planning framework that will provide greater certainty and clarity to the community and other stakeholders regarding land use and development within the Maffra Township Boundary.

Attachment 1 – Mapping reference table

Location	Land /Area Affected	Mapping Reference	Address	Proposed Zone changes	Proposed Overlay changes	Proposed deletion changes
Maffra	Section of road on Thomson Street, Maffra (between Johnson and Queen Street) affected by split zoning	Wellington C120well 001znMap55 Exhibition	Maffra	Rezone from C1Z to GRZ2	n/a	n/a
Maffra	Retired public laneway contained on residential land.	Wellington C120well 002znMap55 Exhibition	49 Queen Street, Maffra	Rezone from PUZ6 to C1Z	n/a	n/a
Maffra	Ritchies IGA Supermarket affected by split zoning.	Wellington C120well 002znMap55 Exhibition	102-106 Johnson Street, Maffra	Rezone from PUZ6 to C1Z	n/a	n/a
Maffra	Public car park affected by split zoning.	Wellington C120well 002znMap55 Exhibition	Pearson Street, Maffra	Rezone from C1Z to PUZ6	n/a	n/a
Maffra	Maffra Hospital and Nursing Home affected by split zoning.	Wellington C120well 004znMaps54_56	42-48 Kent Street, Maffra	Rezone from GRZ1 to PUZ3	n/a	n/a
Maffra	Residential land affected by split zoning, contained on Lot 2 LP 52337	Wellington C120well 001znMap55 Exhibition	5 Duke Street, Maffra	Rezone from C1Z to GRZ2	n/a	n/a
Maffra	Residential land affected by split zoning, contained on PPC 102102	Wellington C120well 001znMap55 Exhibition	2/3 Duke Street, Maffra	Rezone from C1Z to GRZ2	n/a	n/a
Maffra	Residential land affected by split zoning, contained on Lot 3 PS 531627R	Wellington C120well 001znMap55 Exhibition	2/1D Duke Street, Maffra	Rezone from C1Z to GRZ2	n/a	n/a
Maffra	Tractor Dealership and mechanic affected by split zoning.	Wellington C120well 001znMap55 Exhibition	11 Duke Street, Maffra (also known as	Rezone from GRZ1 to C2Z	n/a	n/a

Location	Land /Area Affected	Mapping Reference	Address	Proposed Zone changes	Proposed Overlay changes	Proposed deletion changes
			16-20 Johnson Street, Maffra)			
Maffra	Tractor Dealership and mechanic affected by split zoning.	Wellington C120well 001znMap55 Exhibition	13 Duke Street, Maffra (also known as 16-20 Johnson Street, Maffra)	Rezone from GRZ1 to C2Z	n/a	n/a
Maffra	All land within the Maffra Township Boundary (see Figure 1) currently in the GRZ1.	Wellington C120well 001znMap51 Exhibition Wellington C120well 001znMap53 Exhibition Wellington C120well 001znMap54 Exhibition Wellington C120well 001znMap55 Exhibition Wellington C120well 001znMap56 Exhibition	n/a	Rezone from GRZ1 to GRZ2	n/a	n/a
Maffra	Relevant areas within Maffra Township Boundary (130+ properties)	Wellington C120well 002d-dpoMaps50_51_52 Exhibition Wellington C120well 003d-dpoMaps53_54 Exhibition	n/a	n/a	n/a	D-DPO1

Planning and Environment Act 1987

Wellington Planning Scheme

Amendment C120well

Instruction sheet

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

The Wellington Planning Scheme is amended as follows:

Planning Scheme Maps

The Planning Scheme Maps are amended by a total of 7 attached map sheets.

Zoning Maps

1. Amend Planning Scheme Map Nos 51, 53, 54, 55 and 56 in the manner shown on the 5 attached maps marked “Wellington Planning Scheme, Amendment C120well”.

Overlay Maps

2. Amend Planning Scheme Map Nos 50DPO, 51DPO, 52DPO, 53DPO and 54DPO in the manner shown on the 2 attached maps marked “Wellington Planning Scheme, Amendment C120well”.

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

3. In **Local Planning Policy Framework** – replace Clause 11.01-1L with a new Clause 11.01-1L in the form of the attached document.

4. In **Zones** – Clause 32.08, insert a new Schedule 2 in the form of the attached document.

5. In **Overlays** – Clause 43.04, replace Schedule 1 with a new Schedule 1 in the form of the attached document.

6. In **Operational Provisions** – Clause 72.08, replace the Schedule with a new Schedule in the form of the attached document.

7. In **Operational Provisions** – Clause 74.02, replace the Schedule with a new Schedule in the form of the attached document.

End of document

11.01 VICTORIA

31/07/2018
VC148

11.01-1S Settlement

02/09/2025
VC283

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.

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

Policy guidelines

Consider as relevant:

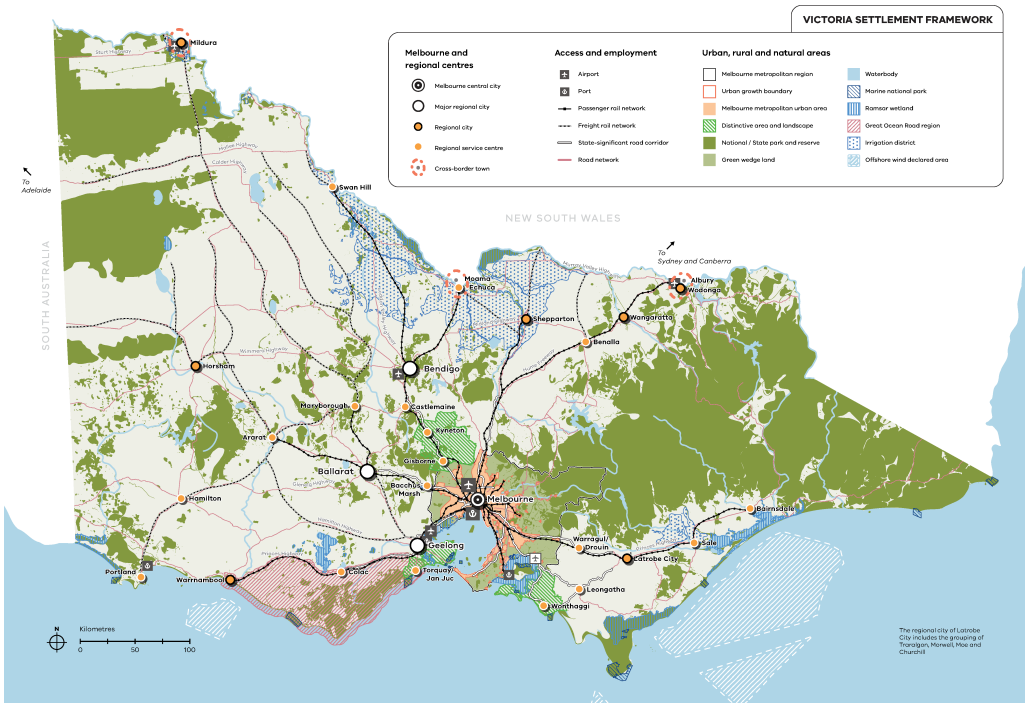
- Any settlement boundary identified in a document incorporated into this planning scheme.

Policy documents

Consider as relevant:

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

Victoria Settlement Framework Plan



11.01-1R Settlement - Regional Victoria

02/09/2025
VC283

Strategies

Focus regional investment and growth in:

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

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

Deliver networks of high-quality integrated regional settlements by:

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

11.01-1R Settlement - Gippsland

02/09/2025
VC283

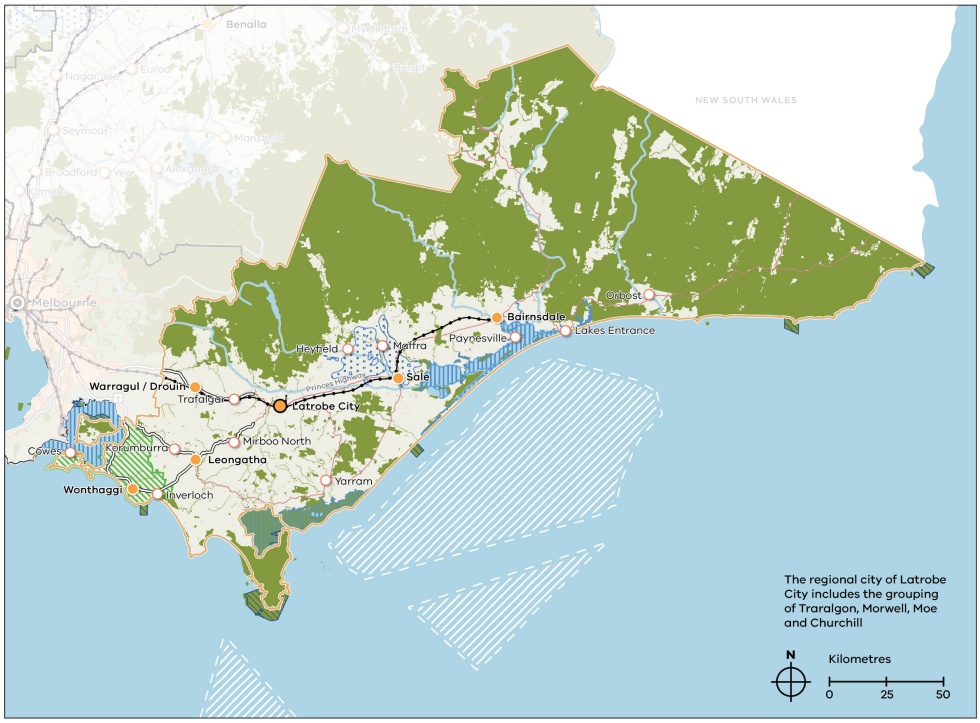
Strategies

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

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

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

Gippsland Settlement Framework



Gippsland Settlement Framework

Regional cities and towns

- Regional city
- Regional service centre
- District town

Access and employment

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

Urban, rural and natural areas

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

11.01-1L Sale, Wurruk and Longford

04/05/2023
C109wellPt1

Policy application

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

Strategies

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

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

Encourage higher density residential development:

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

Support residential growth within the North Sale growth area.

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

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

Encourage development that respects the rural character of Longford.

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

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

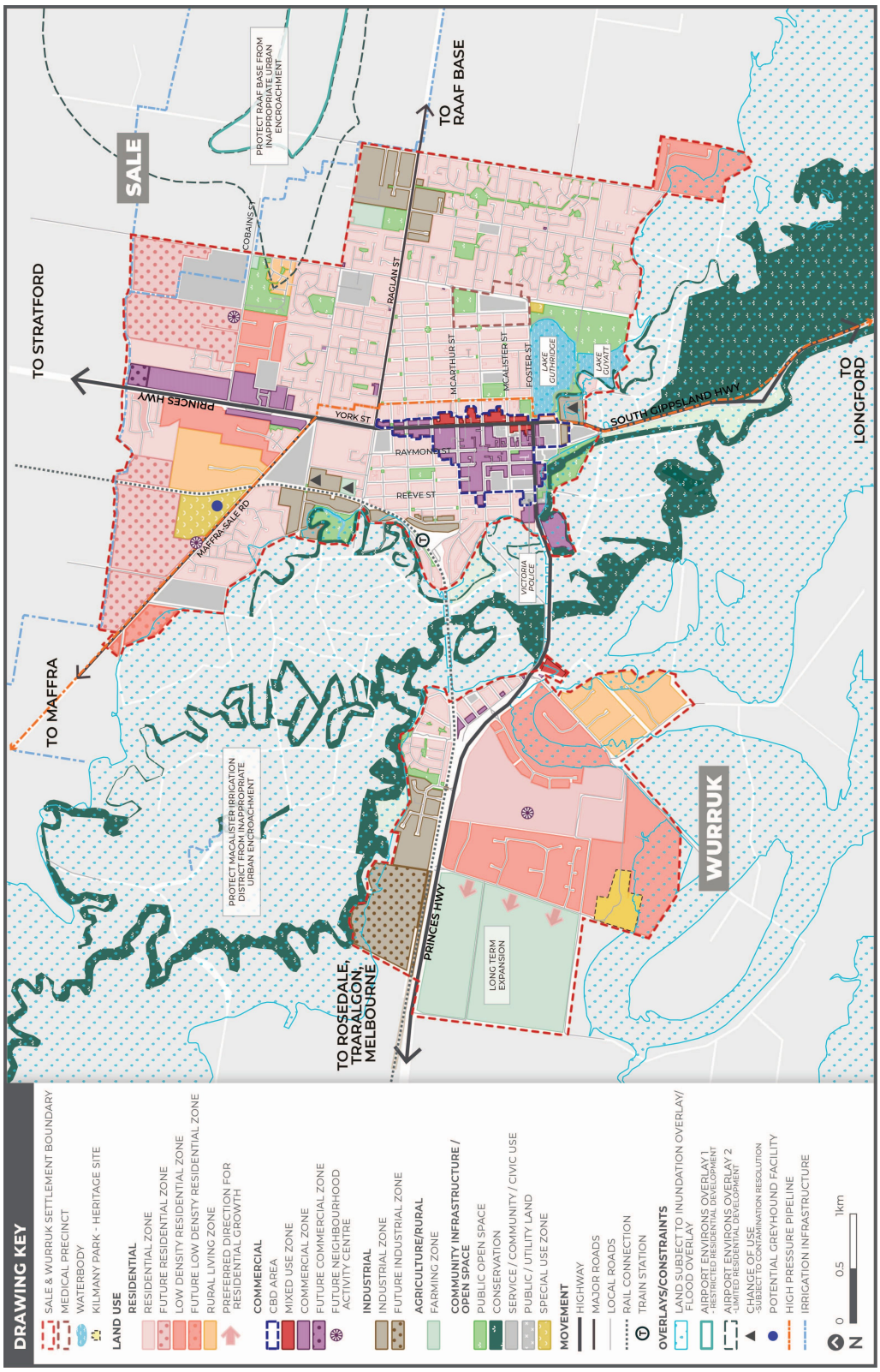
Support redevelopment of the Sale Golf Club, including provision of housing and tourist accommodation around the golf course, subject to appropriate infrastructure and environmental measures including reticulated water and sewerage infrastructure.

Policy guidelines

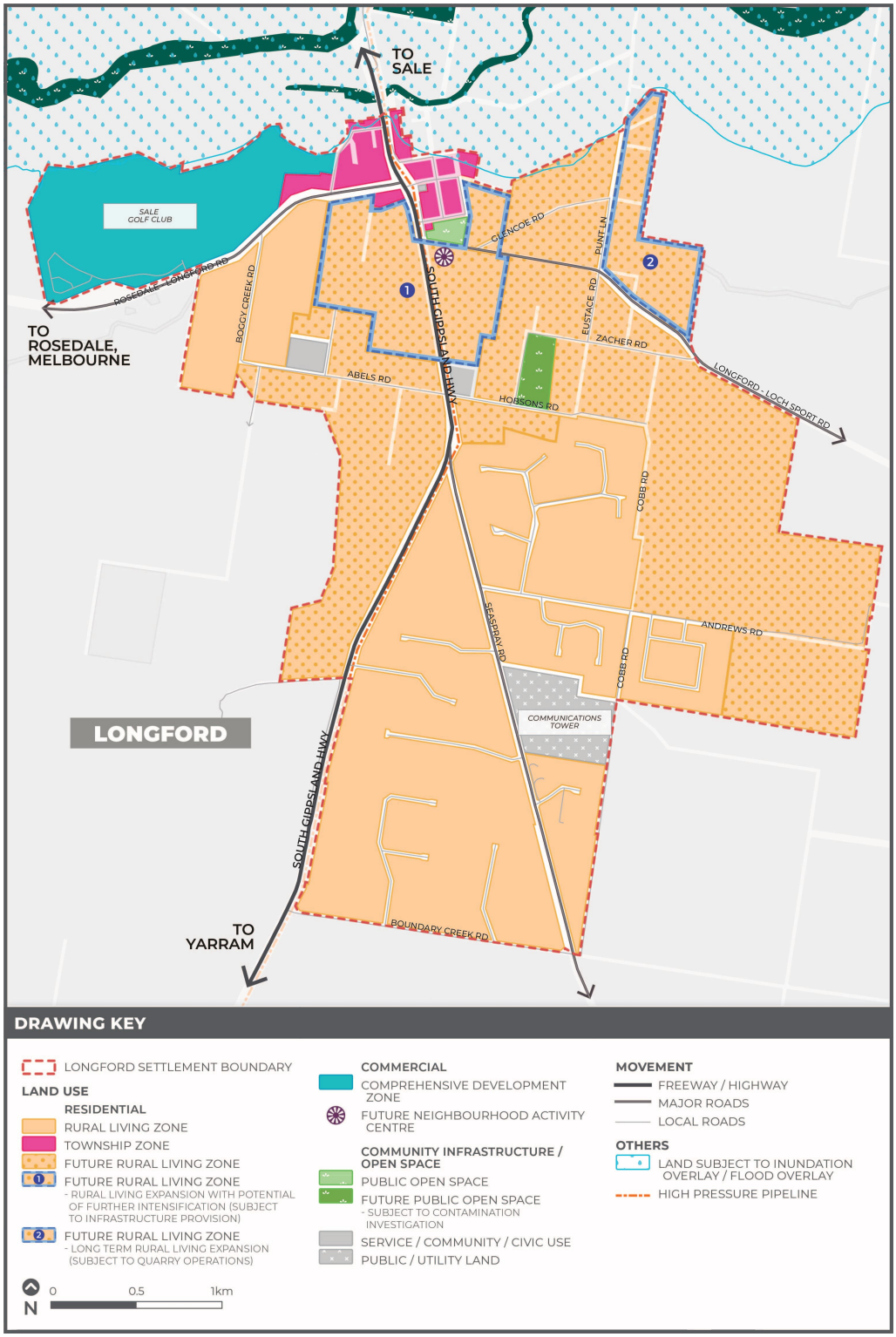
Consider as relevant:

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

Sale & Wurruk Strategy Plan



Longford Strategy Plan



11.01-1L Maffra

--/--/----
Proposed C120well

Policy application

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

Objective

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

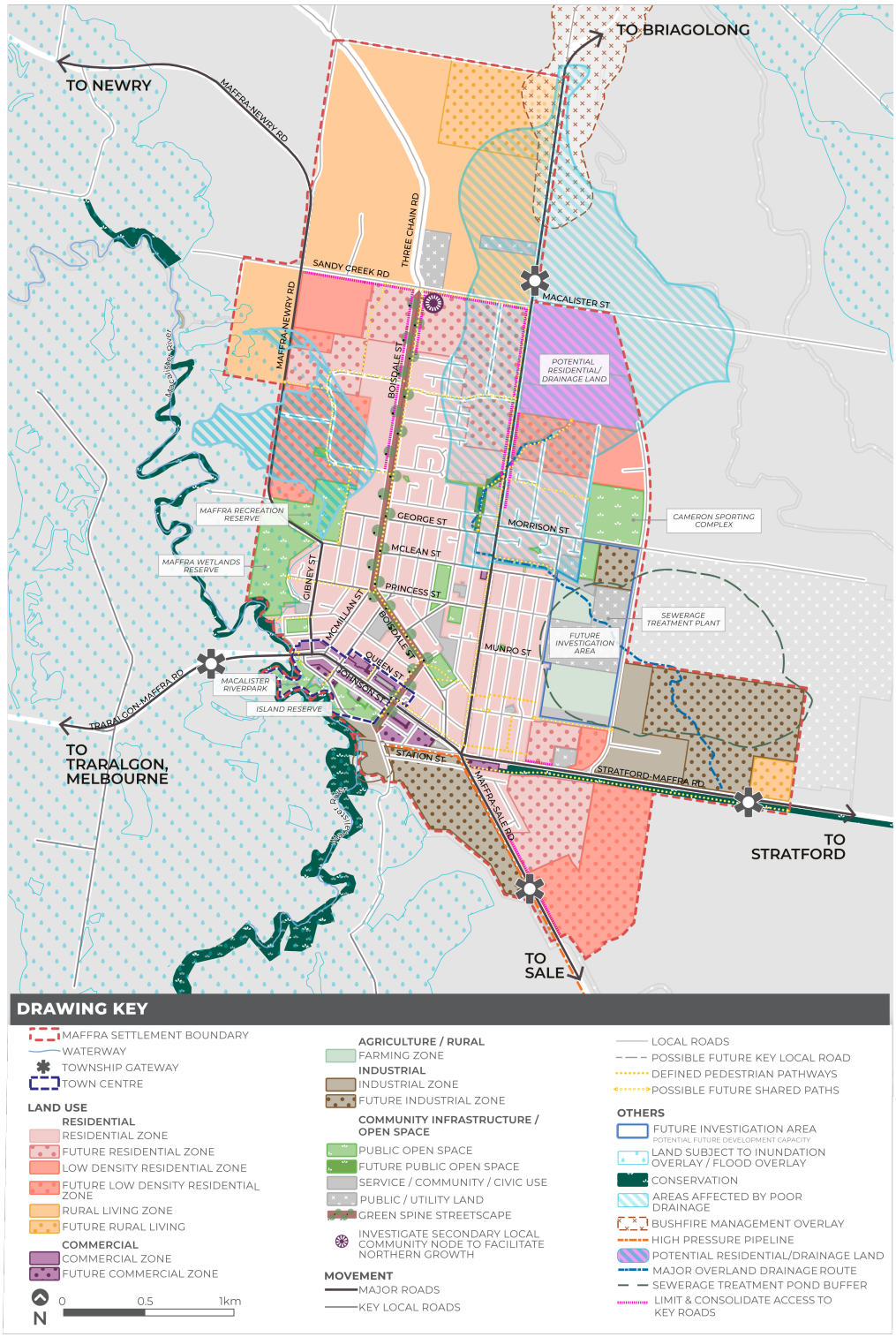
Strategies

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

Policy Document

Maffra Structure Plan (Mesh, 2022)

Maffra Strategy Plan



11.01-1L Rosedale

04/05/2023
C109wellPt1

Policy application

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

Objectives

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

Strategies

Maintain and enhance Rosedale's rural character.

Encourage the retention of historic places on the Princes Highway.

Encourage urban development to be designed to:

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

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

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

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

Facilitate future growth while minimising encroachment of development into floodplains.

Protect views from the town to the surrounding landscape.

Residential Strategies

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

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

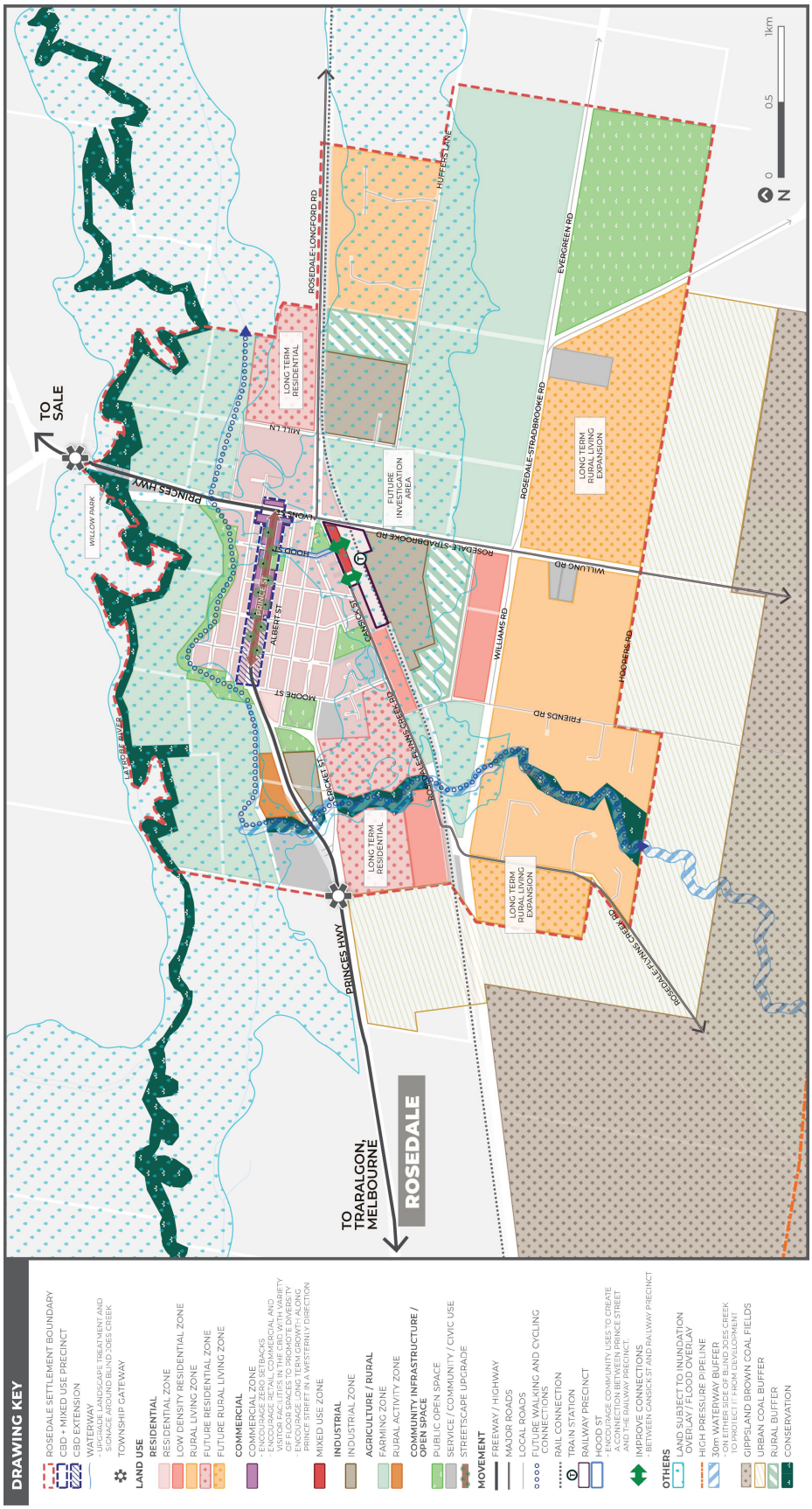
Encourage low density residential development on:

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

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

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

Rosedale Strategy Plan


TO SALE
PRINCES HWY
WILLOW PARK
MILL LN
ROSEDALE-LONGFORD RD
HUFFS LANE
EVERGREEN RD
LONG TERM RESIDENTIAL
FUTURE INVESTIGATION AREA
LONG TERM RURAL LIVING EXPANSION
ROSEDALE-STRADBROKE RD
HOOD ST
ALBERT ST
CASTLES ST
WILLUNG RD
WILLIAMS RD
HOOPERS RD
MOORE ST
FRIENDS RD
ROSEDALE-LONGFORD RD
LONG TERM RESIDENTIAL
LONG TERM RURAL LIVING EXPANSION
ROSEDALE-FLYNNS CREEK RD
PRINCES HWY
TO TRARALGON, MELBOURNE
ROSEDALE
0
0.5
1km
N
DRAWING KEY
ROSEDALE SETTLEMENT BOUNDARY
CBD + MIXED USE PRECINCT
CBD EXTENSION
WATERWAY
- VEGETATED LANDSCAPE TREATMENT AND SIGNAGE AROUND BLIND CREEK
TOWNSHIP GATEWAY
LAND USE
RESIDENTIAL
RESIDENTIAL ZONE
LOW DENSITY RESIDENTIAL ZONE
RURAL LIVING ZONE
FUTURE RESIDENTIAL ZONE
FUTURE RURAL LIVING ZONE
COMMERCIAL
COMMERCIAL ZONE
- ENCOURAGE ZERO SETBACKS
- ENCOURAGE RETAIL/COMMERCIAL AND VISITOR FACILITIES IN THE CBD WITH VARIETY OF FLOOR SPACES TO PROMOTE DIVERSITY
- ENCOURAGE LONG TERM GROWTH ALONG PRINCES HWY AS A WEST-EAST DIRECTION
MIXED USE ZONE
INDUSTRIAL
INDUSTRIAL ZONE
AGRICULTURE / RURAL
FARMING ZONE
RURAL ACTIVITY ZONE
COMMUNITY INFRASTRUCTURE / OPEN SPACE
PUBLIC OPEN SPACE
SERVICE / COMMUNITY / CIVIC USE
STREETSCAPE UPGRADE
MOVEMENT
FREEWAY / HIGHWAY
MAJOR ROADS
LOCAL ROADS
FUTURE WALKING AND CYCLING CONNECTIONS
RAIL CONNECTION
TRAIN STATION
RAILWAY PRECINCT
HOOD ST
- ENCOURAGE COMMUNITY USES TO CREATE A CONNECTION BETWEEN PRINCE STREET AND THE RAILWAY PRECINCT
IMPROVE CONNECTIONS
- BETWEEN CONSECT AND RAILWAY PRECINCT
OTHERS
LAND SUBJECT TO INUNDATION OVERLAY / FLOOD OVERLAY
HIGH PRESSURE PIPELINE
30m WATERWAY BUFFER
- EITHER SIDE OF BLIND CREEK TO PROTECT FUTURE RIPARIAN DEVELOPMENT
GIPPSLAND BROWN COAL FIELDS
URBAN COAL BUFFER
RURAL BUFFER
CONSERVATION

11.01-1L Heyfield

04/05/2023
C109wellPt1

Policy application

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

Strategies

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

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

Urban design strategies

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

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

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

Commercial strategies

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

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

Encourage the expansion of the existing supermarket.

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

Residential strategies

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

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

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

Enable more intensive residential development within the Heyfield Township Boundary.

Encourage the development of short term workers accommodation in Heyfield.

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

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

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

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

Industrial strategies

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

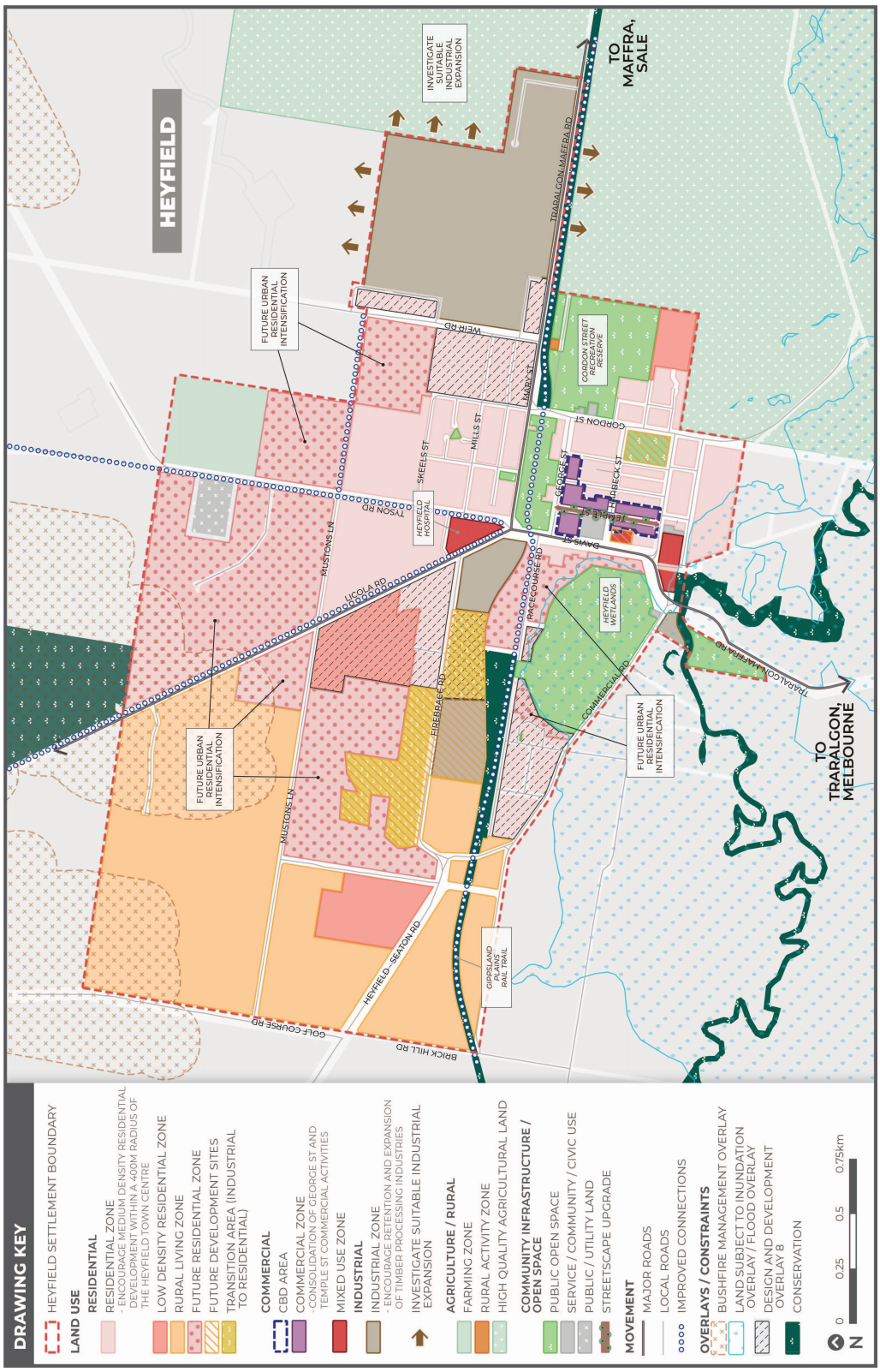
Encourage light industrial uses to remain on industrial land in Firebrace Road closest to the Heyfield town centre.

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

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

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

Heyfield Strategy Plan



11.01-1L Yarram

04/05/2023
C109wellPt1

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.

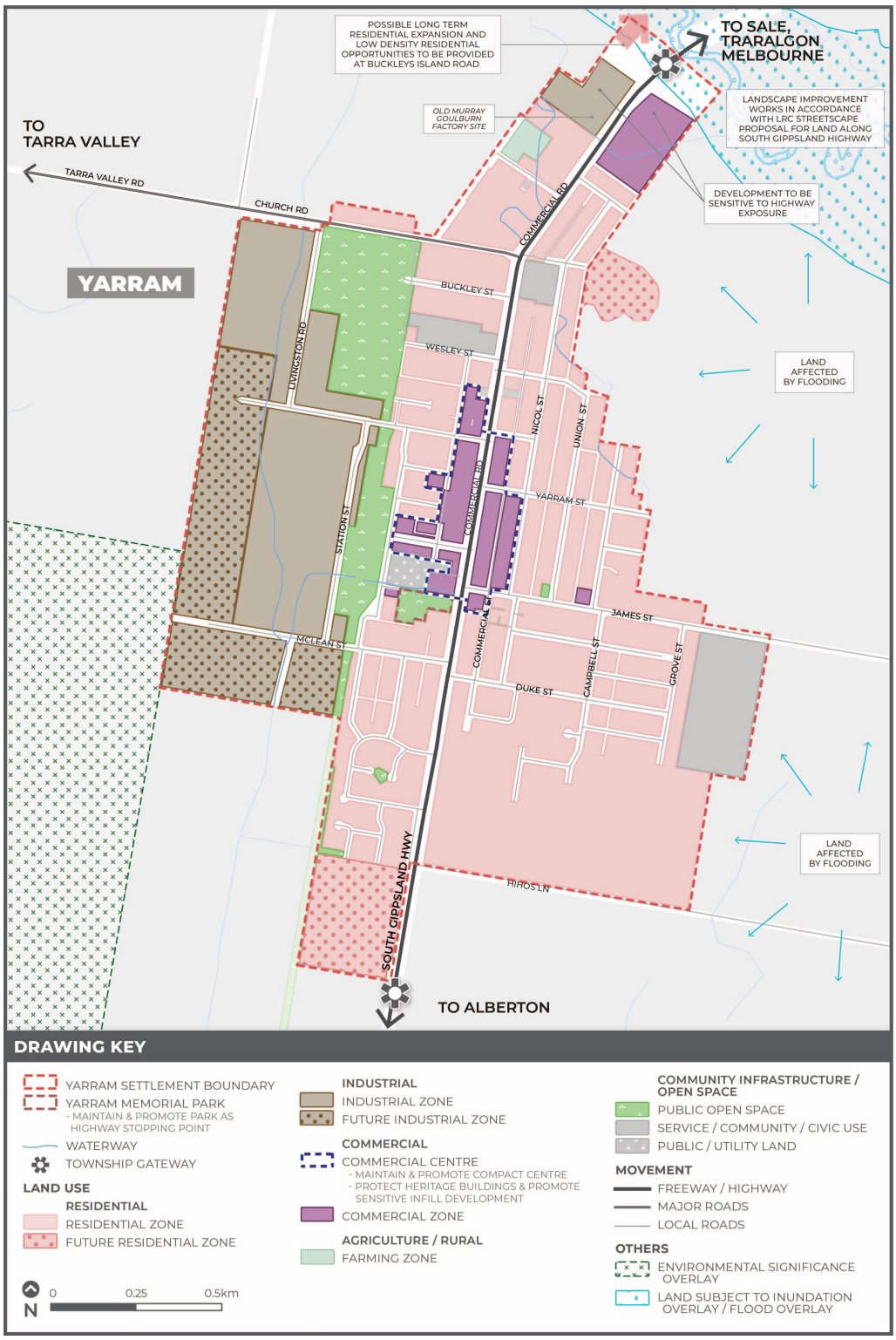
Encourage infill development that respects existing heritage buildings in the commercial centre.

Encourage low density residential development at Buckleys Island Road.

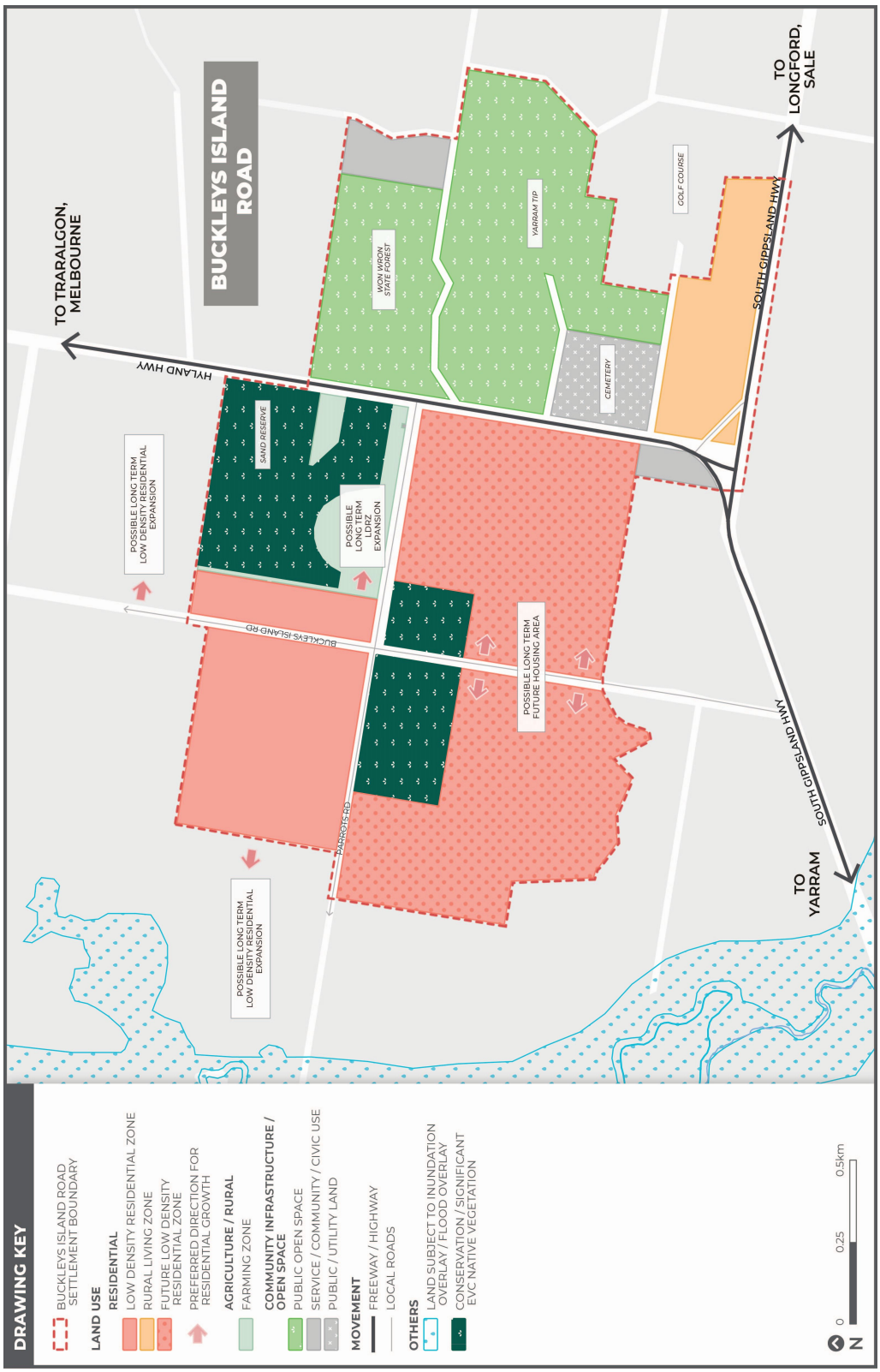
Encourage multi-unit development and housing for older people to locate in areas with good access to the city centre, hospital, transport, open space and community and recreational activities and facilities.

WELLINGTON PLANNING SCHEME

Yarram Strategy Plan



Buckleys Island Road Strategy Plan



11.01-1L Stratford

04/05/2023
C109wellPt1

Policy application

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

Stratford strategies

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

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

Stratford Strategy Plan



11.01-1L Other settlements

04/05/2023
C109wellPt1

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.

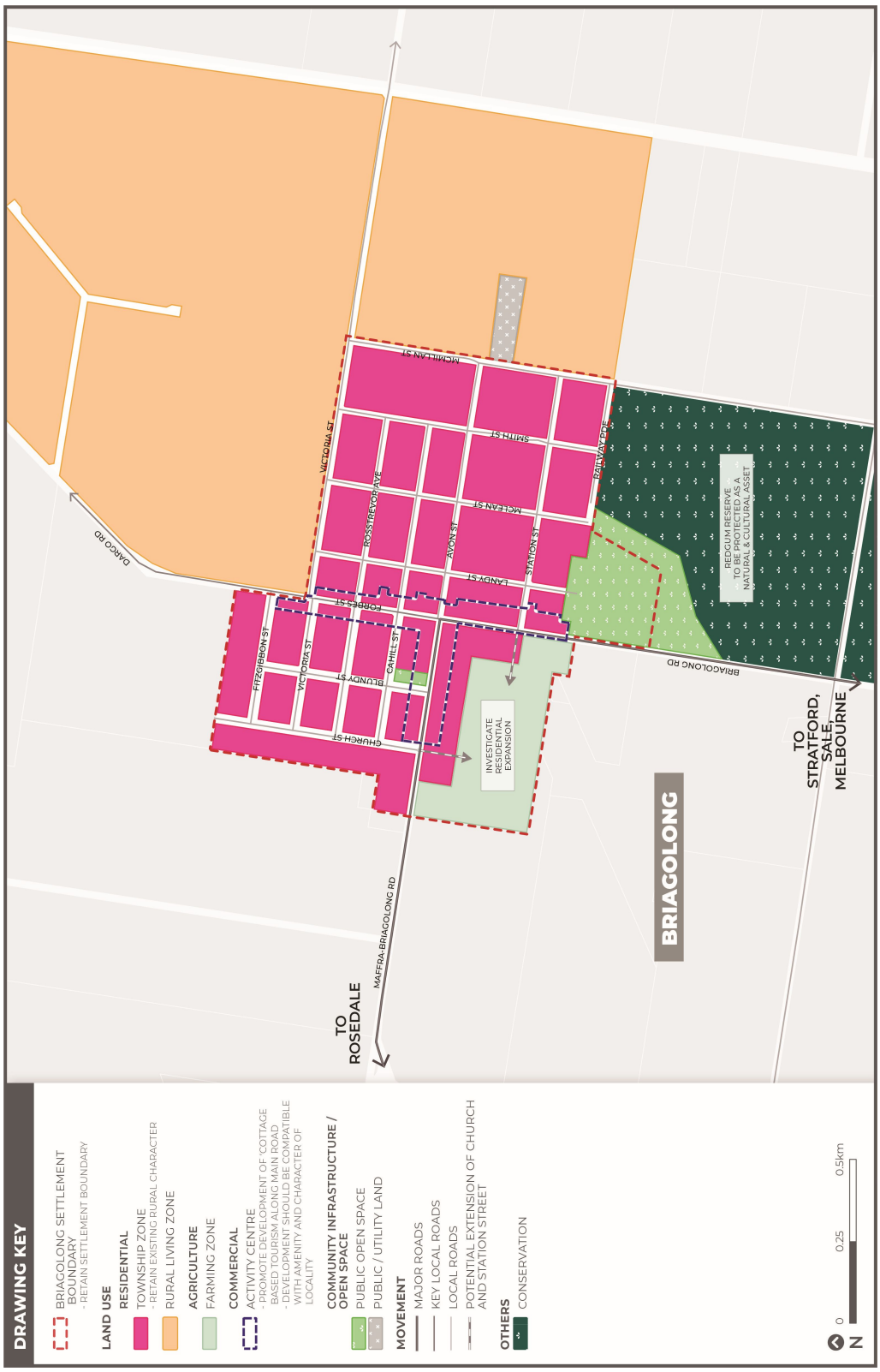
Briagolong strategies

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.

Briagolong Strategy Plan



Alberton, Dargo and Licola objective

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

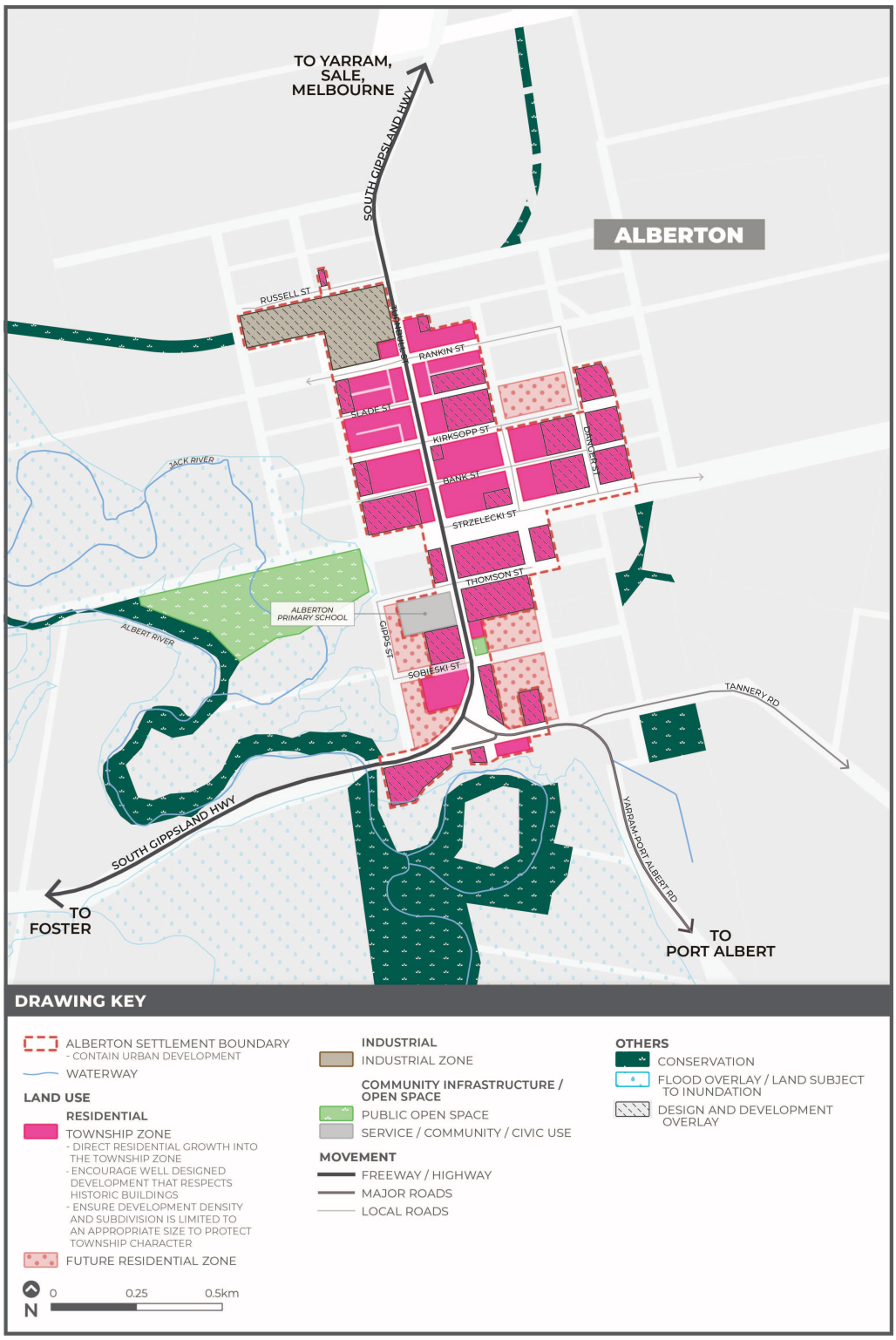
Alberton, Dargo and Licola strategies

Direct residential growth in Alberton to the township zone.

Ensure development density and subdivision protects township character.

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

Alberton Strategy Plan



11.01 VICTORIA

31/07/2018
VC148

11.01-1S Settlement

02/09/2025
VC283

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.

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

Policy guidelines

Consider as relevant:

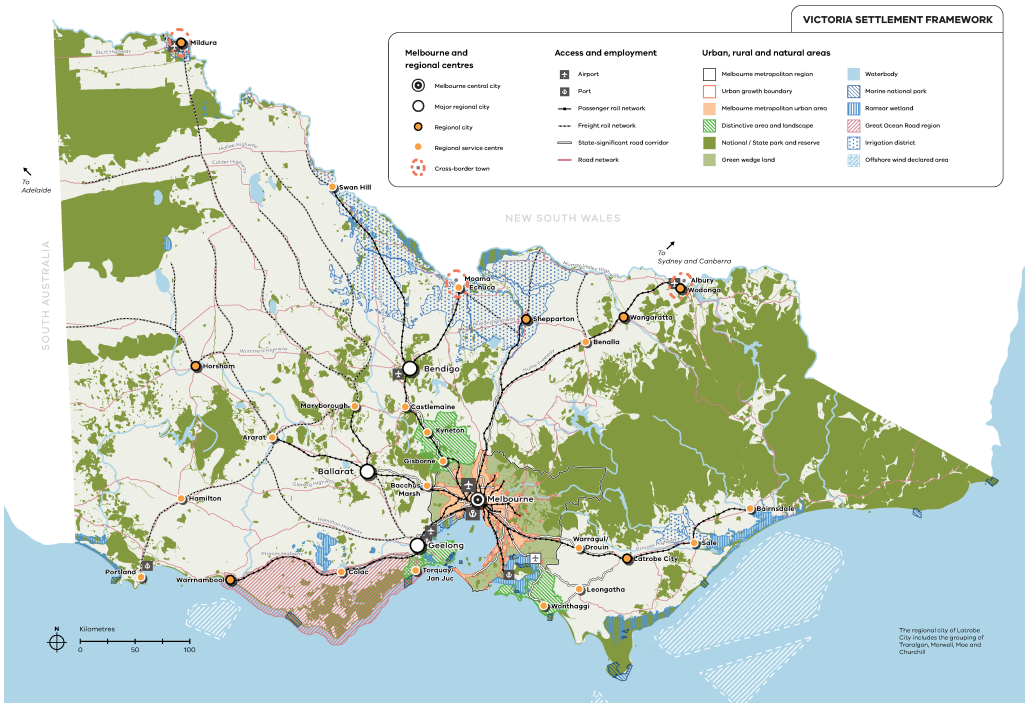
- Any settlement boundary identified in a document incorporated into this planning scheme.

Policy documents

Consider as relevant:

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

Victoria Settlement Framework Plan



11.01-1R Settlement - Regional Victoria

02/09/2025
VC283

Strategies

Focus regional investment and growth in:

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

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

Deliver networks of high-quality integrated regional settlements by:

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

11.01-1R Settlement - Gippsland

02/09/2025
VC283

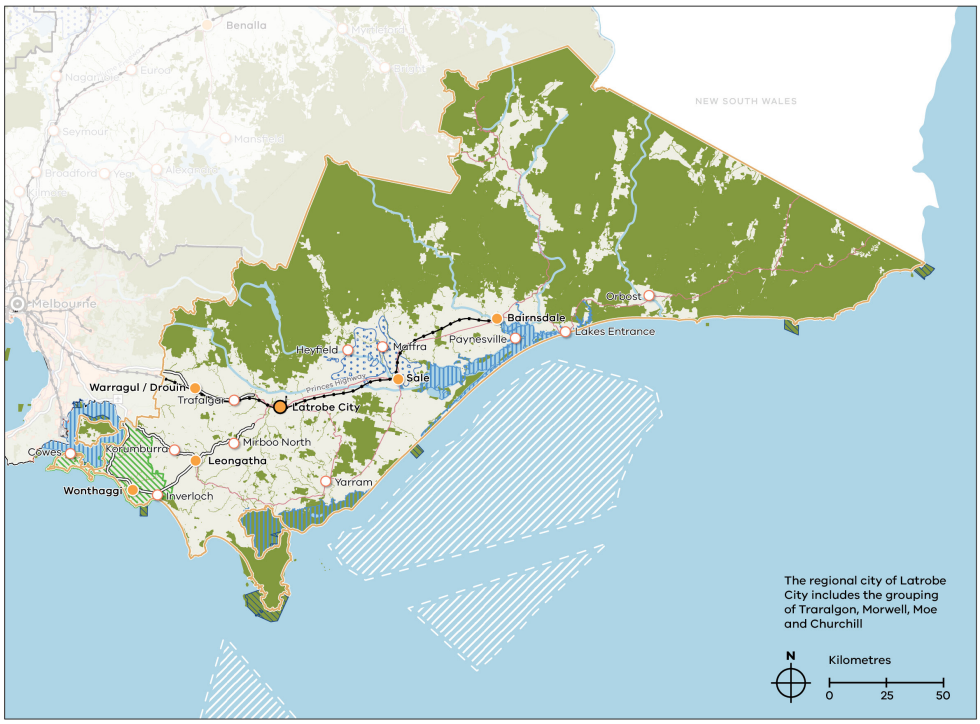
Strategies

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

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

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

Gippsland Settlement Framework



Gippsland Settlement Framework

Regional cities and towns

- Regional city
- Regional service centre
- District town

Access and employment

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

Urban, rural and natural areas

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

11.01-1L Sale, Wurruk and Longford

04/05/2023
C109wellPt1

Policy application

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

Strategies

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

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

Encourage higher density residential development:

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

Support residential growth within the North Sale growth area.

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

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

Encourage development that respects the rural character of Longford.

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

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

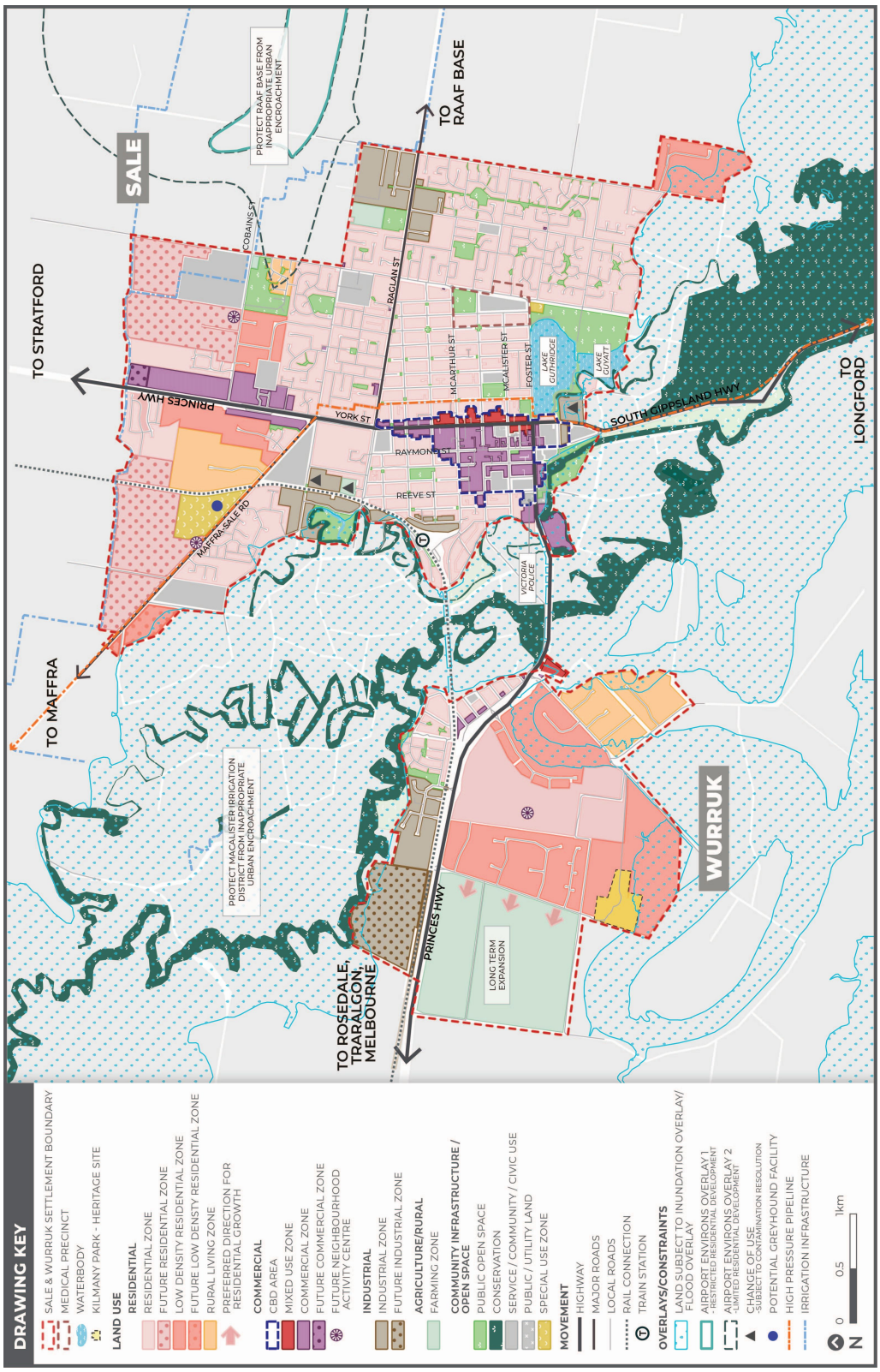
Support redevelopment of the Sale Golf Club, including provision of housing and tourist accommodation around the golf course, subject to appropriate infrastructure and environmental measures including reticulated water and sewerage infrastructure.

Policy guidelines

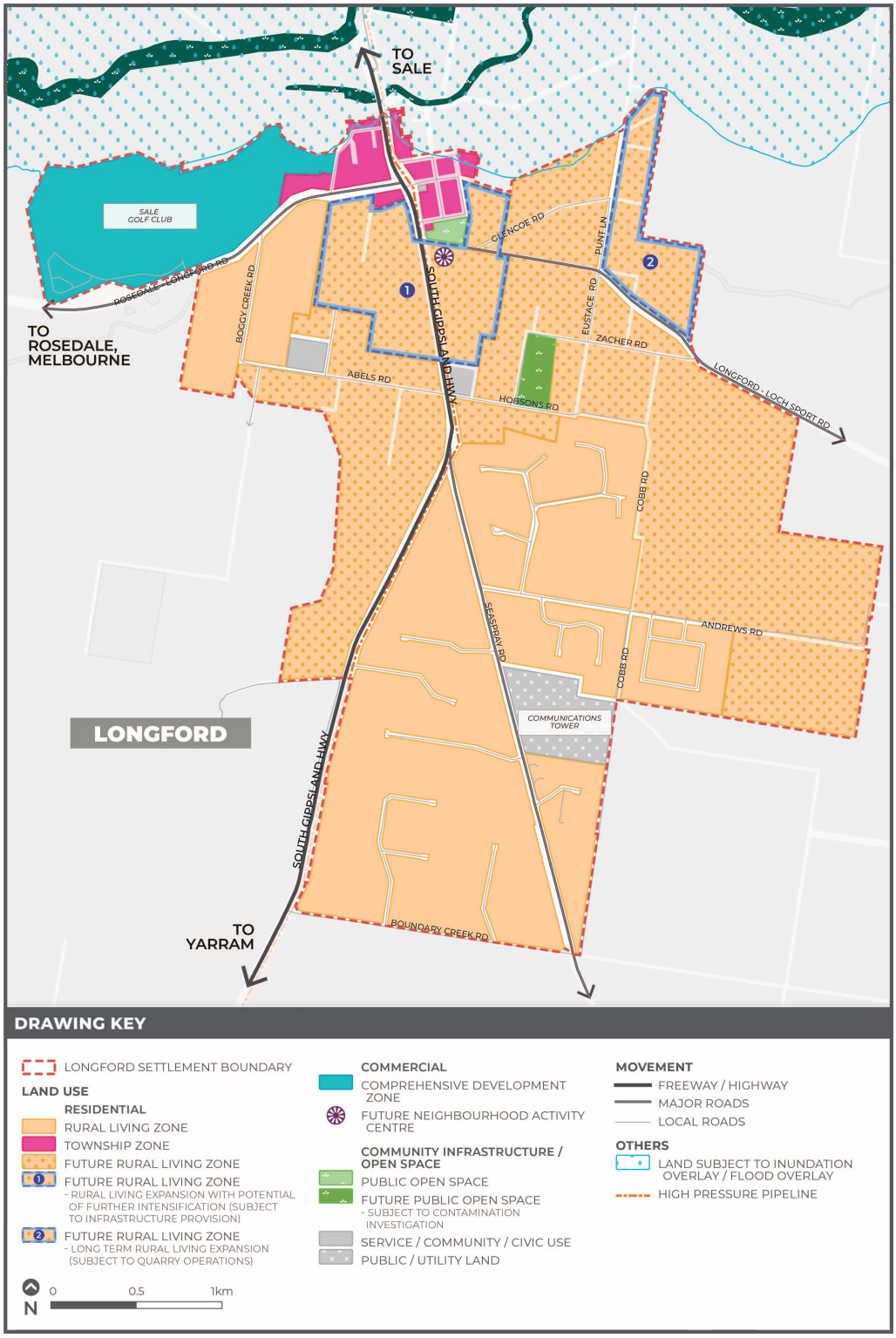
Consider as relevant:

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

Sale & Wurruk Strategy Plan



Longford Strategy Plan



11.01-1L Maffra

04/05/2023 --/--/---- C109wellP(1) Proposed C120well

Policy application Policy application

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

Objective

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

Strategies Strategies

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

Direct residential development to:

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

  Land either side of Powerscourt Street extending eastwards to Campbell Street and northwards to McAlister Street.

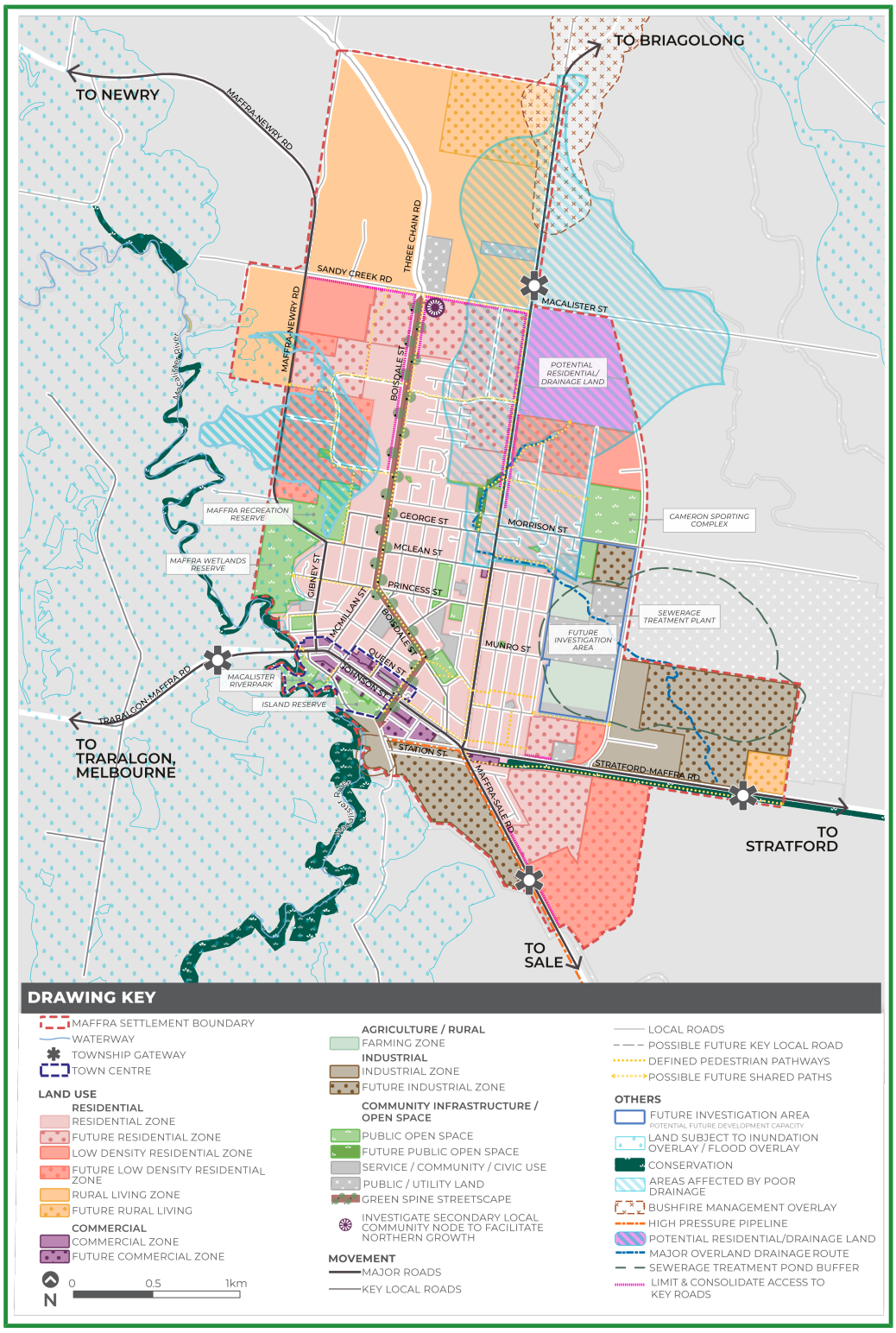
  - Prevent grassfire from entering developed areas and manage exposure of new development to bushfire through perimeter roads and bushfire setbacks on hazard interfaces.
  - Enable an effective movement network for before and during a bushfire emergency.
  - Manage new development on larger lots in a low hazard condition to prevent a grassfire moving through developed areas.

Policy Document

Maffra Structure Plan (Mesh, 2022)

~~**Maffra Strategy Plan**~~**Maffra Strategy Plan**




TO BRIAGOLONG
TO NEWRY
MAFFRA-NEWRY RD
THREE CHAIN RD
SANDY CREEK RD
MACALISTER ST
POTENTIAL RESIDENTIAL/ DRAINAGE LAND
BOISDALE ST
MAFFRA RECREATION RESERVE
GEORGE ST
MORRISON ST
CAMERON SPORTING COMPLEX
MAFFRA WETLANDS RESERVE
MCLEAN ST
GIBNEY ST
PRINCESS ST
MCMILLAN ST
SEWERAGE TREATMENT PLANT
FUTURE INVESTIGATION AREA
MUNRO ST
QUEEN ST
JOHNSON ST
MACALISTER RIVERPARK
ISLAND RESERVE
TRARALGON-MAFFRA RD
TO TRARALGON, MELBOURNE
STATION ST
STRATFORD-MAFFRA RD
MAFFRA-SALE RD
TO STRATFORD
TO SALE
DRAWING KEY
MAFFRA SETTLEMENT BOUNDARY
WATERWAY
TOWNSHIP GATEWAY
TOWN CENTRE
LAND USE
RESIDENTIAL
RESIDENTIAL ZONE
FUTURE RESIDENTIAL ZONE
LOW DENSITY RESIDENTIAL ZONE
FUTURE LOW DENSITY RESIDENTIAL ZONE
RURAL LIVING ZONE
FUTURE RURAL LIVING
COMMERCIAL
COMMERCIAL ZONE
FUTURE COMMERCIAL ZONE
AGRICULTURE / RURAL
FARMING ZONE
INDUSTRIAL
INDUSTRIAL ZONE
FUTURE INDUSTRIAL ZONE
COMMUNITY INFRASTRUCTURE / OPEN SPACE
PUBLIC OPEN SPACE
FUTURE PUBLIC OPEN SPACE
SERVICE / COMMUNITY / CIVIC USE
PUBLIC / UTILITY LAND
GREEN SPINE STREETSCAPE
INVESTIGATE SECONDARY LOCAL COMMUNITY NODE TO FACILITATE NORTHERN GROWTH
MOVEMENT
MAJOR ROADS
KEY LOCAL ROADS
LOCAL ROADS
POSSIBLE FUTURE KEY LOCAL ROAD
DEFINED PEDESTRIAN PATHWAYS
POSSIBLE FUTURE SHARED PATHS
OTHERS
FUTURE INVESTIGATION AREA
POTENTIAL FUTURE DEVELOPMENT CAPACITY
LAND SUBJECT TO INUNDATION OVERLAY / FLOOD OVERLAY
CONSERVATION
AREAS AFFECTED BY POOR DRAINAGE
BUSHFIRE MANAGEMENT OVERLAY
HIGH PRESSURE PIPELINE
POTENTIAL RESIDENTIAL/DRAINAGE LAND
MAJOR OVERLAND DRAINAGE ROUTE
SEWERAGE TREATMENT POND BUFFER
LIMIT & CONSOLIDATE ACCESS TO KEY ROADS
N
0
0.5
1km

11.01-1L Rosedale

04/05/2023
C109wellPt1

Policy application

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

Objectives

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

Strategies

Maintain and enhance Rosedale's rural character.

Encourage the retention of historic places on the Princes Highway.

Encourage urban development to be designed to:

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

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

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

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

Facilitate future growth while minimising encroachment of development into floodplains.

Protect views from the town to the surrounding landscape.

Residential Strategies

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

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

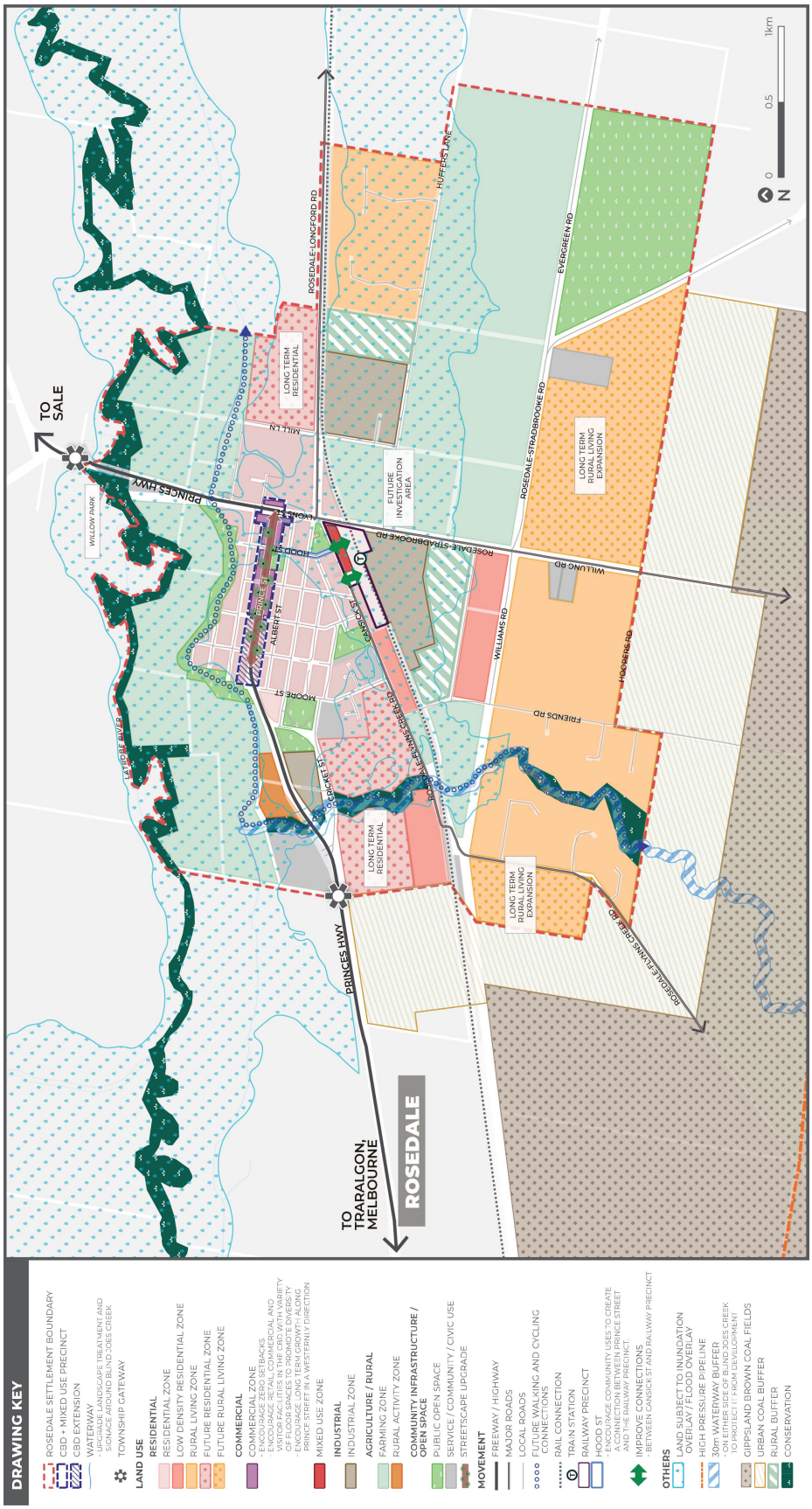
Encourage low density residential development on:

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

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

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

Rosedale Strategy Plan


TO SALE
PRINCES HWY
WILLOW PARK
MILL LN
ROSEDALE-LONGFORD RD
HUFFS LANE
EVERGREEN RD
ROSEDALE-STRADBROOKE RD
LONG TERM RESIDENTIAL
FUTURE INVESTIGATION AREA
LONG TERM RURAL LIVING EXPANSION
HOOD ST
ALBERT ST
PRINCES ST
MOORE ST
WILLUNG RD
WILLIAMS RD
HOOPERS RD
FRIENDS RD
ROSEDALE-LONGFORD RD
LONG TERM RESIDENTIAL
LONG TERM RURAL LIVING EXPANSION
ROSEDALE-FLYNNS CREEK RD
PRINCES HWY
TO TRARALGON, MELBOURNE
ROSEDALE
0
0.5
1km
N
DRAWING KEY
ROSEDALE SETTLEMENT BOUNDARY
CBD + MIXED USE PRECINCT
CBD EXTENSION
WATERWAY
- VEGETATED LANDSCAPE TREATMENT AND SIGNAGE AROUND BLIND CREEK
TOWNSHIP GATEWAY
LAND USE
RESIDENTIAL
RESIDENTIAL ZONE
LOW DENSITY RESIDENTIAL ZONE
RURAL LIVING ZONE
FUTURE RESIDENTIAL ZONE
FUTURE RURAL LIVING ZONE
COMMERCIAL
COMMERCIAL ZONE
- ENCOURAGE ZERO SETBACKS
- ENCOURAGE RETAIL/COMMERCIAL AND VISITOR FACILITIES IN THE CBD WITH VARIETY OF FLOOR SPACES TO PROMOTE DIVERSITY
- ENCOURAGE LONG TERM GROWTH ALONG PRINCES HWY AS A WEST-EAST DIRECTION
MIXED USE ZONE
INDUSTRIAL
INDUSTRIAL ZONE
AGRICULTURE / RURAL
FARMING ZONE
RURAL ACTIVITY ZONE
COMMUNITY INFRASTRUCTURE / OPEN SPACE
PUBLIC OPEN SPACE
SERVICE / COMMUNITY / CIVIC USE
STREETSCAPE UPGRADE
MOVEMENT
FREEWAY / HIGHWAY
MAJOR ROADS
LOCAL ROADS
FUTURE WALKING AND CYCLING CONNECTIONS
RAIL CONNECTION
TRAIN STATION
RAILWAY PRECINCT
HOOD ST
- ENCOURAGE COMMUNITY USES TO CREATE A CONNECTION BETWEEN PRINCE STREET AND THE RAILWAY PRECINCT
IMPROVE CONNECTIONS
- BETWEEN CONSECT AND RAILWAY PRECINCT
OTHERS
LAND SUBJECT TO INUNDATION OVERLAY / FLOOD OVERLAY
HIGH PRESSURE PIPELINE
30m WATERWAY BUFFER
- EITHER SIDE OF BLIND CREEK TO PROTECT FUTURE RIPARIAN DEVELOPMENT
GIPPSLAND BROWN COAL FIELDS
URBAN COAL BUFFER
RURAL BUFFER
CONSERVATION

11.01-1L Heyfield

04/05/2023
C109wellPt1

Policy application

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

Strategies

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

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

Urban design strategies

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

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

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

Commercial strategies

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

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

Encourage the expansion of the existing supermarket.

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

Residential strategies

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

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

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

Enable more intensive residential development within the Heyfield Township Boundary.

Encourage the development of short term workers accommodation in Heyfield.

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

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

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

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

Industrial strategies

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

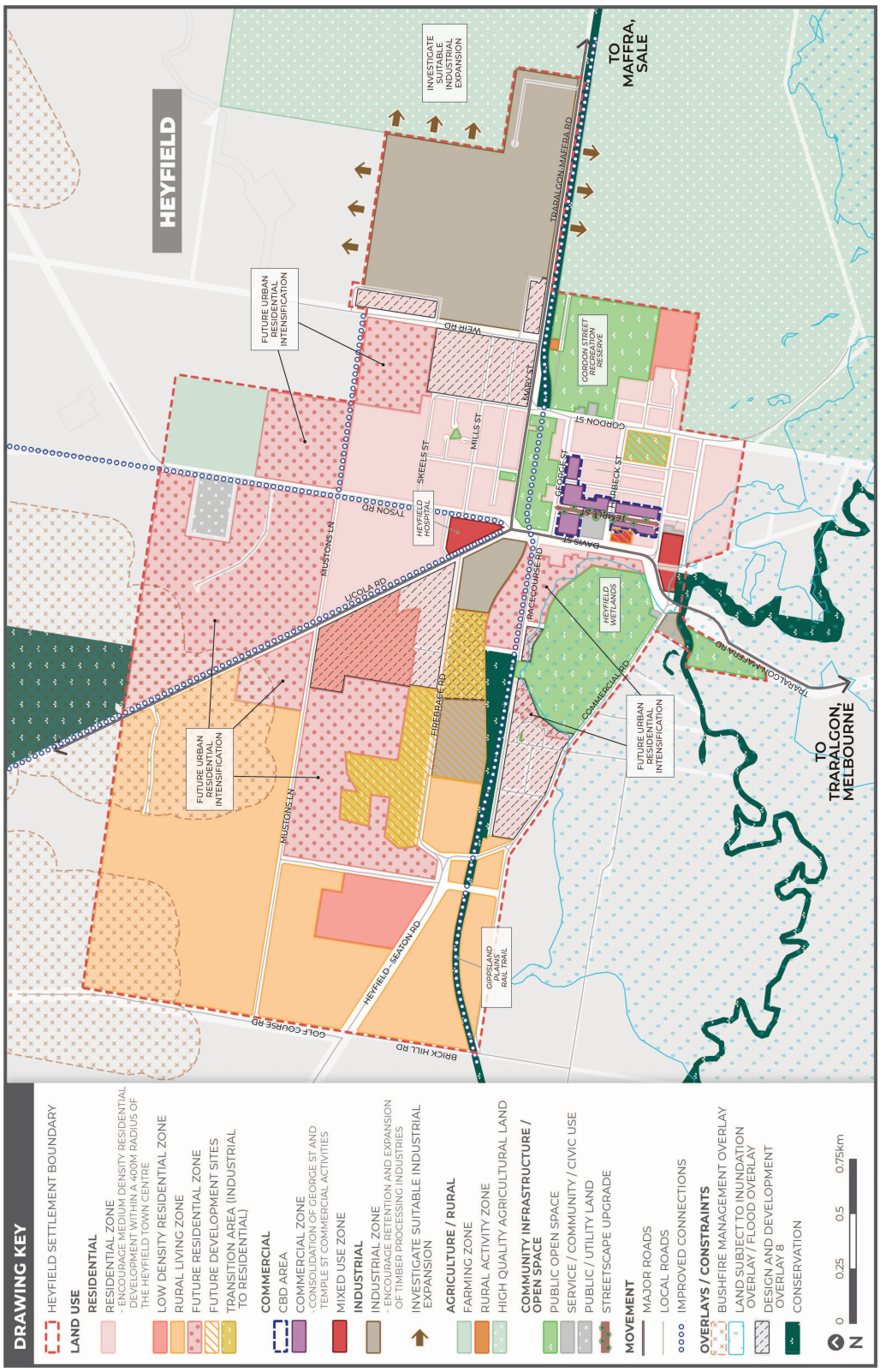
Encourage light industrial uses to remain on industrial land in Firebrace Road closest to the Heyfield town centre.

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

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

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

Heyfield Strategy Plan



11.01-1L Yarram

04/05/2023
C109wellPt1

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.

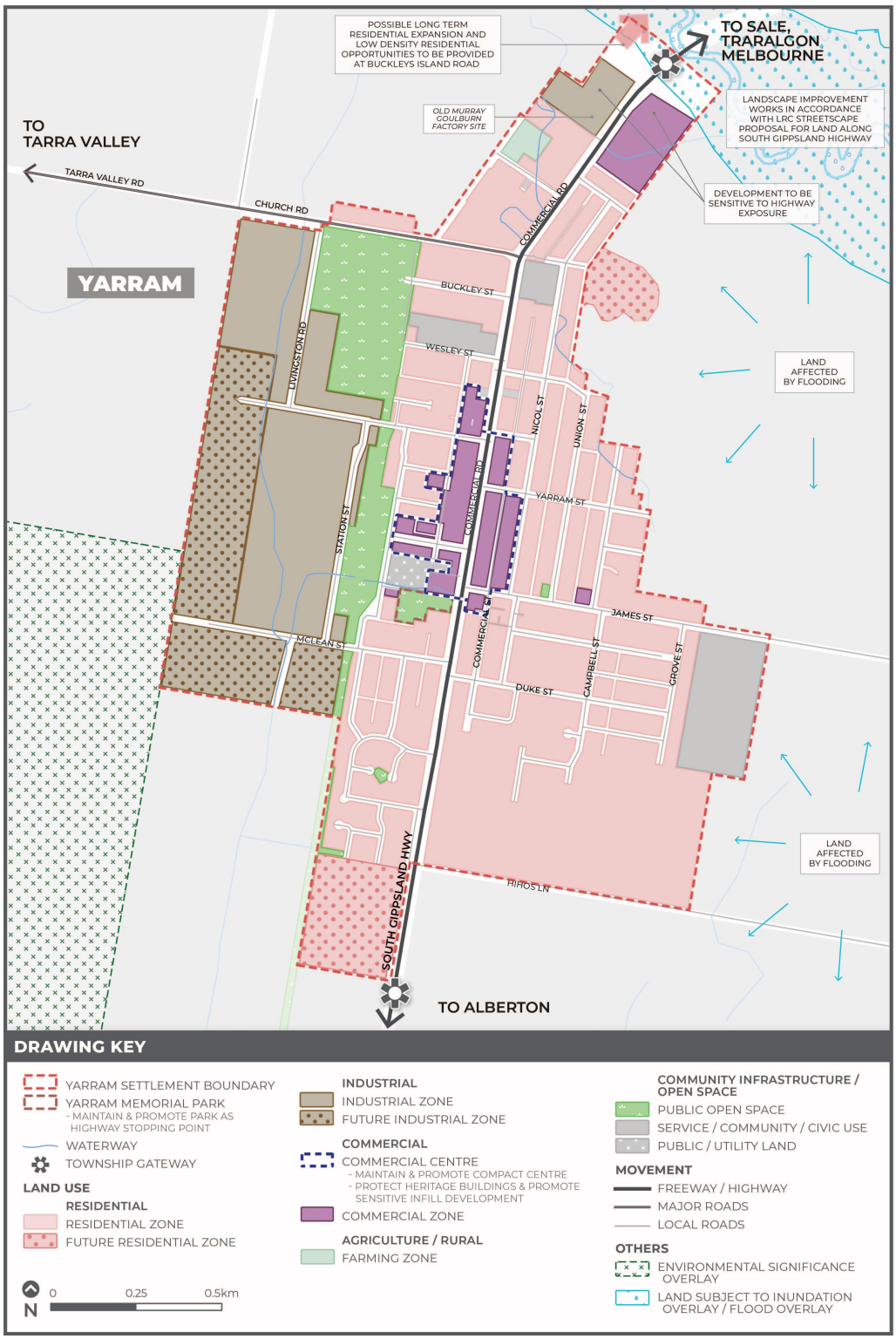
Encourage infill development that respects existing heritage buildings in the commercial centre.

Encourage low density residential development at Buckleys Island Road.

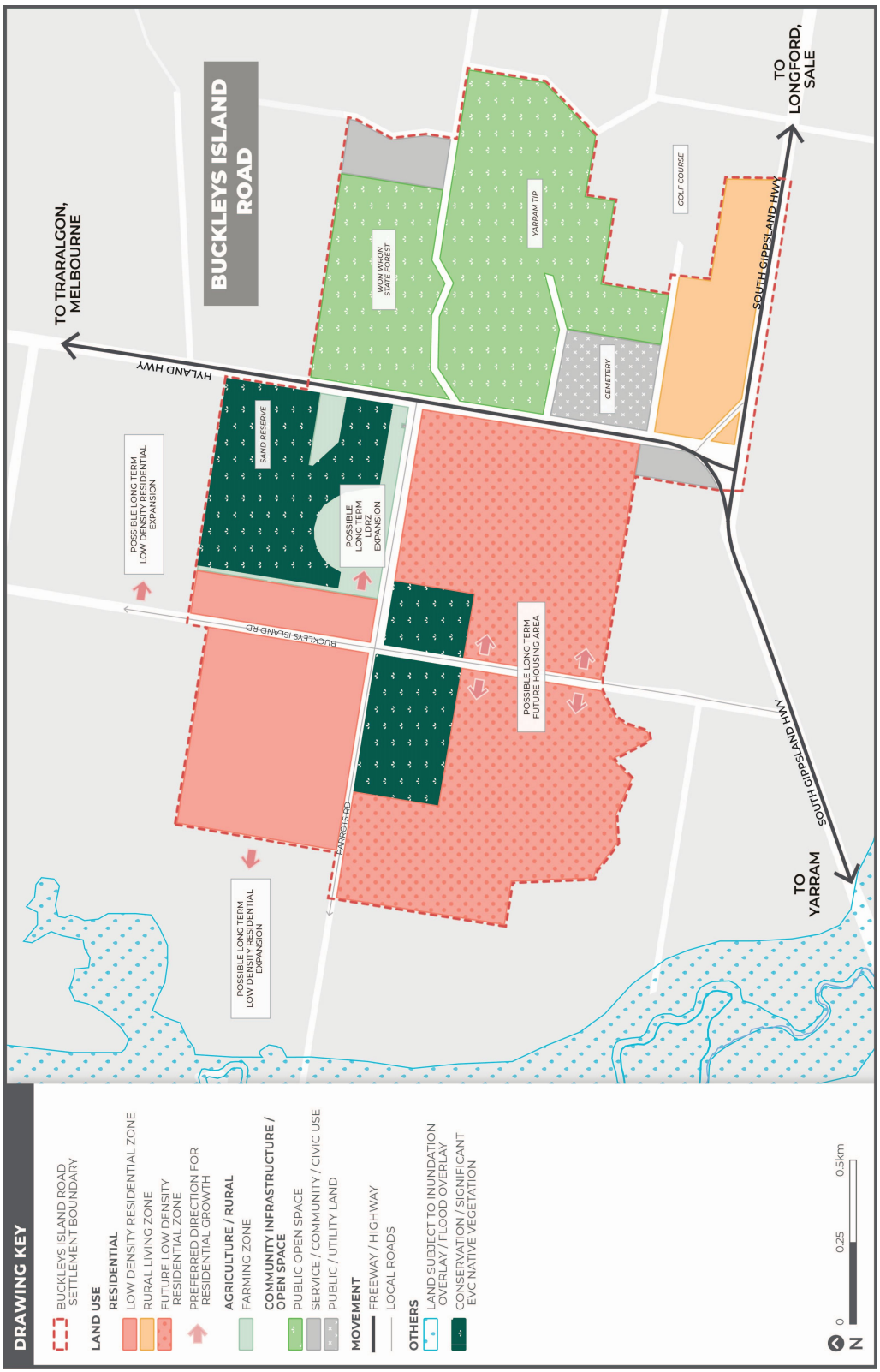
Encourage multi-unit development and housing for older people to locate in areas with good access to the city centre, hospital, transport, open space and community and recreational activities and facilities.

WELLINGTON PLANNING SCHEME

Yarram Strategy Plan



Buckleys Island Road Strategy Plan



11.01-1L Stratford

04/05/2023
C109wellPt1

Policy application

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

Stratford strategies

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

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

Stratford Strategy Plan



11.01-1L Other settlements

04/05/2023
C109wellPt1

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.

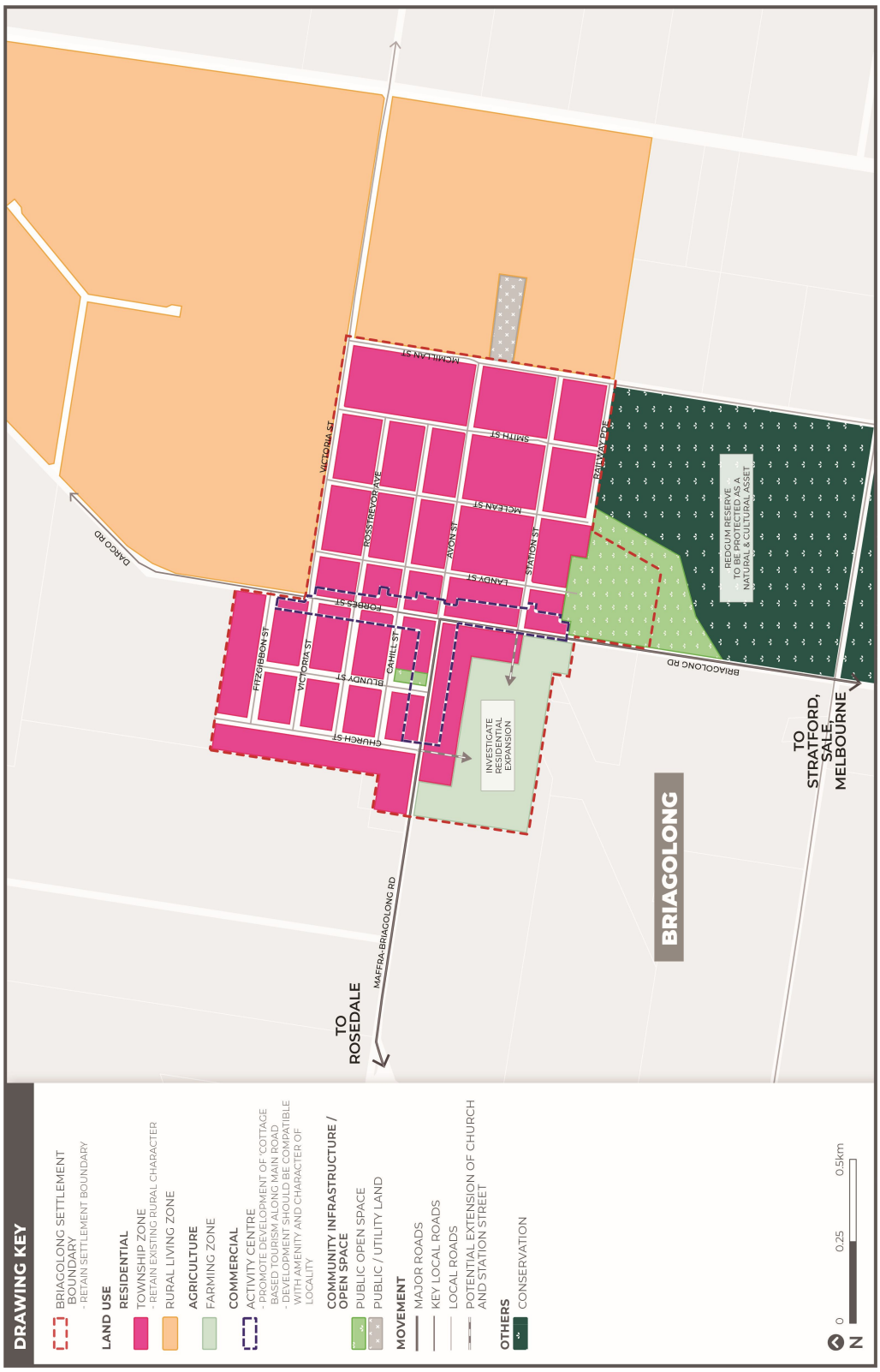
Briagolong strategies

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.

Briagolong Strategy Plan



Alberton, Dargo and Licola objective

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

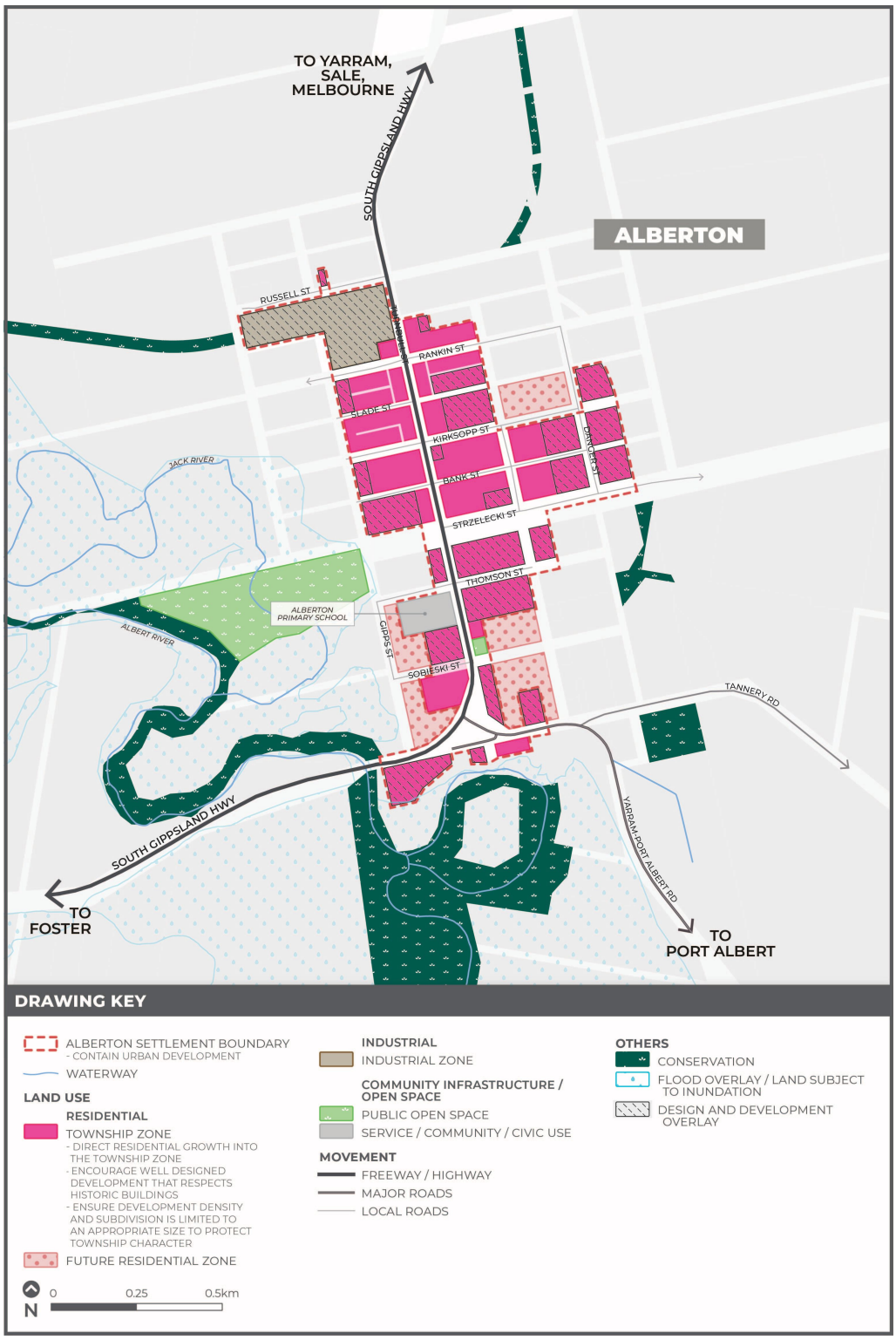
Alberton, Dargo and Licola strategies

Direct residential growth in Alberton to the township zone.

Ensure development density and subdivision protects township character.

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

Alberton Strategy Plan



--/--/----
Proposed C120well

SCHEDULE 2 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

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

MAFFRA RESIDENTIAL AREA

1.0 Neighbourhood character objectives

--/--/----
Proposed C120well

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

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

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

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

--/--/----
Proposed C120well

Is the construction or extension of a dwelling or residential building exempt from the minimum garden area requirement?
No

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

--/--/----
Proposed C120well

Is a permit required to construct or extend one dwelling on a lot of between 300 and 500 square metres?
No

Is a permit required to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot of between 300 and 500 square metres?
No

4.0 Requirements of Clause 54 and Clause 55

--/--/----
Proposed C120well

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

5.0 Maximum building height requirement for a dwelling or residential building

--/--/----
Proposed C120well

None specified.

6.0 Application requirements

--/--/----
Proposed C120well

None specified.

7.0 Decision guidelines

--/--/----
Proposed C120well

The following decision guidelines apply to an application for a permit under Clause 32.08, in addition to those specified in Clause 32.08 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

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

--/--/----
Proposed C120well

SCHEDULE 1 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

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

DEVELOPMENT PLAN AREAS

1.0 Objectives

--/--/----
Proposed C120well

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

2.0 Requirement before a permit is granted

--/--/----
Proposed C120well

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

3.0 Conditions and requirements for permits

--/--/----
Proposed C120well

None specified.

4.0 Requirements for development plan

--/--/----
Proposed C120well

A development plan must include the following requirements:

- A site analysis plan.
- Overall plan of subdivision which shows proposed lot layout and sizing, street networks, walking and cycling networks and public open space areas, as appropriate.
- Open space plan / landscape plan, which details open space improvements and landscaping, as appropriate.
- Flora and Fauna Assessment.
- Cultural Heritage Assessment (if the land is within an area of Cultural Heritage Sensitivity).
- Drainage Impact Assessment.
- Traffic Impact Assessment.
- Identification of infrastructure requirements, including timing and funding mechanisms.
- Management plan, indicating the proposed staging of the development, as appropriate.
- Bushfire Management Plan that addresses the *Design Guidelines: Settlement Planning at the Bushfire Interface (DELWP)* (or as amended).

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

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

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

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

04/05/2023--/--/----
C109wellPt1Proposed C120well

SCHEDULE 1 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

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

RESIDENTIAL DEVELOPMENT PLAN AREAS

1.0 Objectives

25/07/2019--/--/----
C106wellProposed C120well

None specifiedTo create integrated and coordinated developments that achieve high-quality land use outcomes.

2.0 Requirement before a permit is granted

25/07/2019--/--/----
C106wellProposed C120well

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

- A minor extension, minor addition or minor modification to an existing development that does not prejudice the future, orderly development of the general area affected by the Development Plan Overlay.

3.0 Conditions and requirements for permits

25/07/2019--/--/----
C106wellProposed C120well

Before deciding on an application to subdivide land, construct buildings, or carry out works, the responsible authority must consider, as appropriate:

- Whether the development of the land is occurring in an orderly manner having regard to essential services, community facilities, and roads.
- The potential for future re-subdivision.
- The relationship of proposed and existing nearby developments, to reduce the chance of conflicting developments.
- The need to minimise access points to designated category 1 roads.
- The design of any proposed buildings to enhance and reinforce the character of the area.
- The timing of the development of the land.
- The consistency of the proposed development with the approved development plan.

None specified.

4.0 Requirements for development plan

25/07/2019--/--/----
C106wellProposed C120well

A development plan must include the following requirements:

Land use and Subdivision

- The proposed boundaries of the development area, and provide justification for those boundaries.
  A site analysis plan.
- The overall subdivision of the area, including where possible, the proposed subdivision lot layout.
  Overall plan of subdivision which shows proposed lot layout and sizing, street networks, walking and cycling networks and public open space areas, as appropriate.
- The overall pattern of development of the area, including any proposed future zoning shown on relevant strategy plan within clauses 21.05 - 21.12.
- The proposed use and development of each part of the area.
  Open space plan / landscape plan, which details open space improvements and landscaping, as appropriate.

- ~~Street networks that provide direct, safe and convenient pedestrian and cycle access and where appropriate, support the use and operation of public transport.~~
  Flora and Fauna Assessment.
- Cultural Heritage Assessment (if the land is within an area of Cultural Heritage Sensitivity).
- Drainage Impact Assessment.
- Traffic Impact Assessment.
- ~~An accessible and integrated network of walking and cycling routes for safe and convenient travel to other adjoining communities (including existing and future areas included within the DPO), local destinations, open spaces and points of interest.~~
  Identification of infrastructure requirements, including timing and funding mechanisms.
- ~~The provision of any commercial facilities and the extent to which theses can be located with other community or social facilities to create lively, clustered and more walkable neighbourhood destinations and centres of social and commercial activity.~~
  Management plan, indicating the proposed staging of the development, as appropriate.
- Bushfire Management Plan that addresses the *Design Guidelines: Settlement Planning at the Bushfire Interface (DELWP)* (or as amended).

~~Infrastructure Services~~

- ~~The provision of an integrated drainage scheme for the area.~~
- ~~The pattern and location of the major arterial road network of the area including the location and details of any required:~~
  - ~~Road widening.~~
  - ~~Intersections.~~
  - ~~Access points.~~
  - ~~Pedestrian crossing or safe refuges.~~
  - ~~Cycle lanes.~~
- ~~The pattern and location of any internal road system based on a safe and practical hierarchy of roads including safe pedestrian and bicycle connections and crossing points.~~
- ~~The identification and where appropriate, provision of public transport stops within easy walking distance to residential dwellings and key industrial and commercial areas.~~

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

~~Community Facilities~~

- ~~The provision of any community facilities, including schools, pre-schools, infant welfare centres and elderly citizen centres.~~
- ~~The provision of informal opportunities for community gathering and social interaction particularly where this encourages incidental physical activity. For example:~~
  - ~~Provide public seating arranged so that interaction is facilitated, these should be provided at regular intervals along paths of travel.~~
  - ~~Provide shading for seating and picnic areas.~~
  - ~~Provide trees for shading and aesthetics along pathways and places where people may gather.~~

- ~~Locate paths away from potential hiding places and entrapment spots.~~
- ~~Achieve clear and safe connection through signage, landscaping, lighting and edge treatment.~~

- ~~The provision of public toilets where required in accordance with Council policies.~~

~~Open Space Network and General Amenity~~

- ~~The location of public open space and:~~
  - ~~The extent to which each proposed dwelling in the area will have easy and walkable access to open space (preferably within 500m walking distance).~~
  - ~~The use of the space can be determined or facilitated through the provision of any specific facilities or localities or services (e.g. playground, seating).~~
  - ~~The degree of natural surveillance that is created by proposed or existing development to provide a sense of safety and security as well as integration with the surrounding neighbourhood. For example:~~
  - ~~property and fence lines should be clear and barrier free to enable Continuous Accessible Paths of Travel.~~
  - ~~shade structures should not obstruct access.~~
  - ~~encourage active frontages and use buildings to frame public places.~~
- ~~The public open space is integrated into, and accessible via, clearly defined local network pathways for pedestrian and /or cyclist.~~
- ~~An overall scheme for landscape planting and the preservation of stands of exiting indigenous vegetation and individual trees wherever possible.~~

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

~~Process and Outcomes~~

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

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

~~5.0~~ ~~Decision guidelines for development plan~~

~~Before deciding on a development plan, the responsible authority must be satisfied that the plan has regard to the following information:~~The approved development plan may be amended to the satisfaction of the responsible authority.

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

24/10/2019
C103well

SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

1.0 Background documents

--/--/----
Proposed C120well

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

WELLINGTON PLANNING SCHEME

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

WELLINGTON PLANNING SCHEME

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

24/10/2019
C103well

SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

1.0 Background documents

~~04/05/2023~~ ~~--/--/----~~
~~C109wellPt1~~ Proposed C120well

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Austroads Guidelines: Guide to Traffic Management Part 12: Traffic Impacts of Development, 'Safe System' philosophy and 'Smart Roads' plans	C84 - Clause 43.04s9
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Golden Beach/Paradise Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines (March 2007)	C50 Pt1 Clause 43.02s13
Guidelines for the Assessment of Heritage Planning Applications – Port Albert and District (Napier, 2002)	C109wellPt1 - Clause 2.03 Clause 15.03-L Clause 43.01
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Healthy by Design: A planners' guide to environments for active living (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
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Infrastructure Design Manual -(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
Loch Sport Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines (March 2007)	C50 Pt2 - Clause 43.02s20
Longford Development Plan (Mesh, 2015)	C109wellPt1 - Clause 43.04s10
Maffra Structure Plan (Mesh, 2022)	C120well - Clause 11.01-1L
Manns Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines (March 2007)	C50 Pt2 - Clause 43.02s18
McLoughlins Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines (March 2007)	C50 Pt2 - Clause 43.02s17
North Sale Development Plan (Mesh, 2018)	C109wellPt1
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Strategic Assessment of Options for the Provision of Additional Industrial, Bulky Goods Retailing and CBD Retailing Land in Sale report (Coomes Consulting Group, October 2007)	C35 Pt2 - Clause 43.04s3
Stratford Townscape Study (Green and Dale Associates, 1993)	C109wellPt1 - Clause 2.03 Clause 15.03-L Clause 43.01
Seaspray Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines (March 2007)	C50 Pt2 - Clause 43.02s15
Siting and Design Guidelines for Structures on the Victorian Coast (Victorian Coastal Council, 1998)	C109wellPt1 - Clause 42.03s1

WELLINGTON PLANNING SCHEME

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State Overview Report, Coastal Spaces Landscape Assessment Study (Planisphere, 2006)	C71 - Clause 42.03s1
The City of Sale Restoration and Conservation Guidelines (Wilson Sayer Pty Ltd, 1983)	C109wellPt1 - Clause 2.03 Clause 15.03-L Clause 43.01
Victoria's Native Vegetation Management – A Framework for Action (Department of Natural Resources and Environment, 2002)	C32 - Clause 42.03s1
Wellington Coast Subdivision Strategy: The Honeysuckles to Paradise Beach (GHD, 2007)	C109wellPt1 - Clause 12.02-1L
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West Sale and Wurruk Industrial Land Supply Strategy (Urban Enterprise, 2018)	C103 - Clause 43.04s12
Wellington Shire Rural Zones Review, Volume 1 and 2 (Maunsell Australia, 2009)	C109wellPt1 - Clause 2.03-4
Woodside Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines (March 2007)	C50 Pt2 - Clause 43.02s16

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Proposed C120well

SCHEDULE TO CLAUSE 74.02 FURTHER STRATEGIC WORK

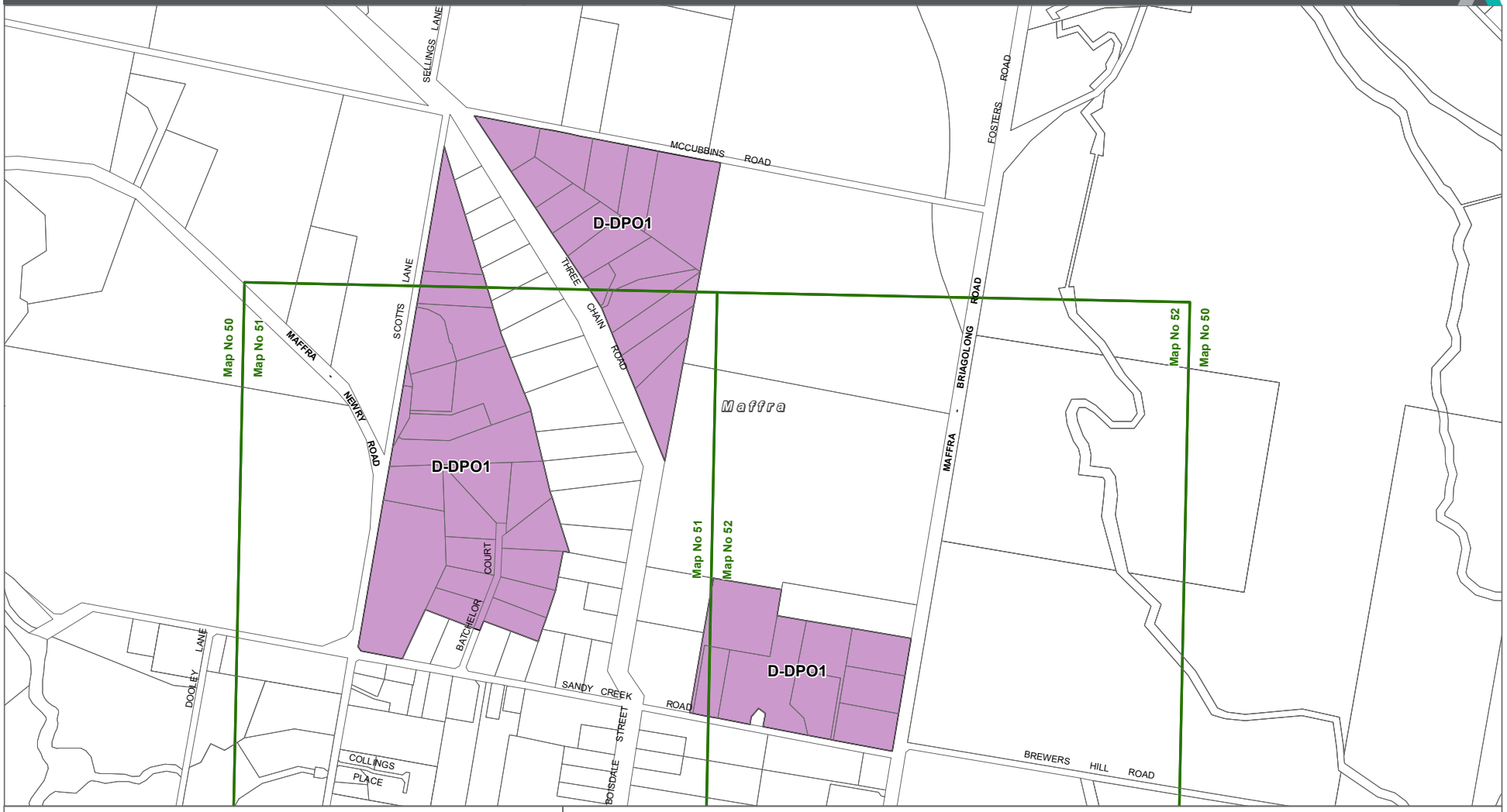
1.0 Further strategic work

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Proposed C120well

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

WELLINGTON PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C120well



LEGEND

D-DPO - Area to be deleted from a Development Plan Overlay

Local Government Area

Part of Planning Scheme Maps 50DPO, 51DPO & 52DPO

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Planning Group
Print Date: 23/02/2024
Amendment Version: 1

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Metres

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WELLINGTON PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C120well



LEGEND

D-DPO - Area to be deleted from a Development Plan Overlay

Local Government Area

Part of Planning Scheme Maps 53DPO & 54DPO

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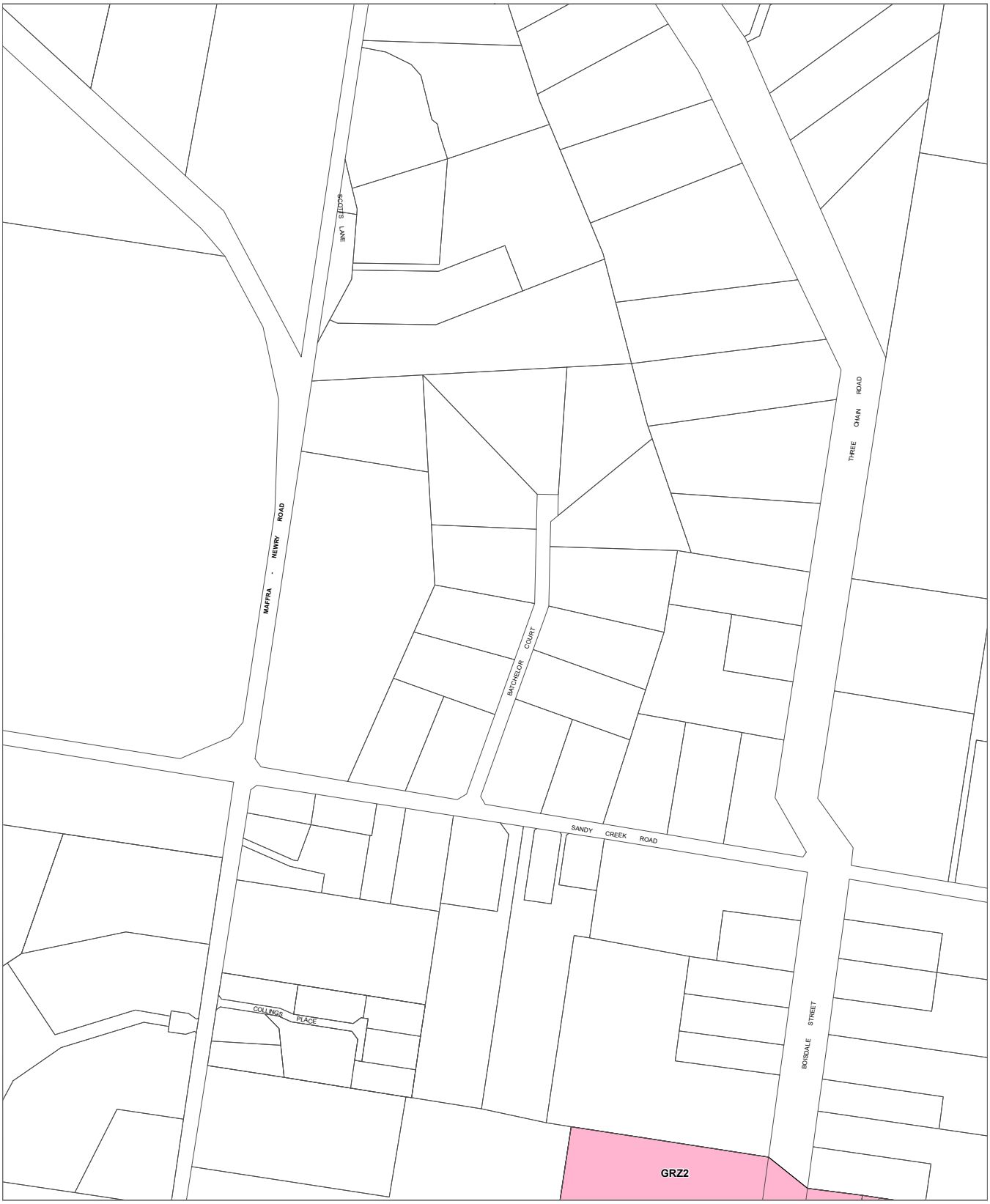
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Planning Group
Print Date: 24/06/2024
Amendment Version: 1

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Metres

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LEGEND

GRZ - General Residential Zone

Municipal Boundary

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Australian Map Grid Zone 55

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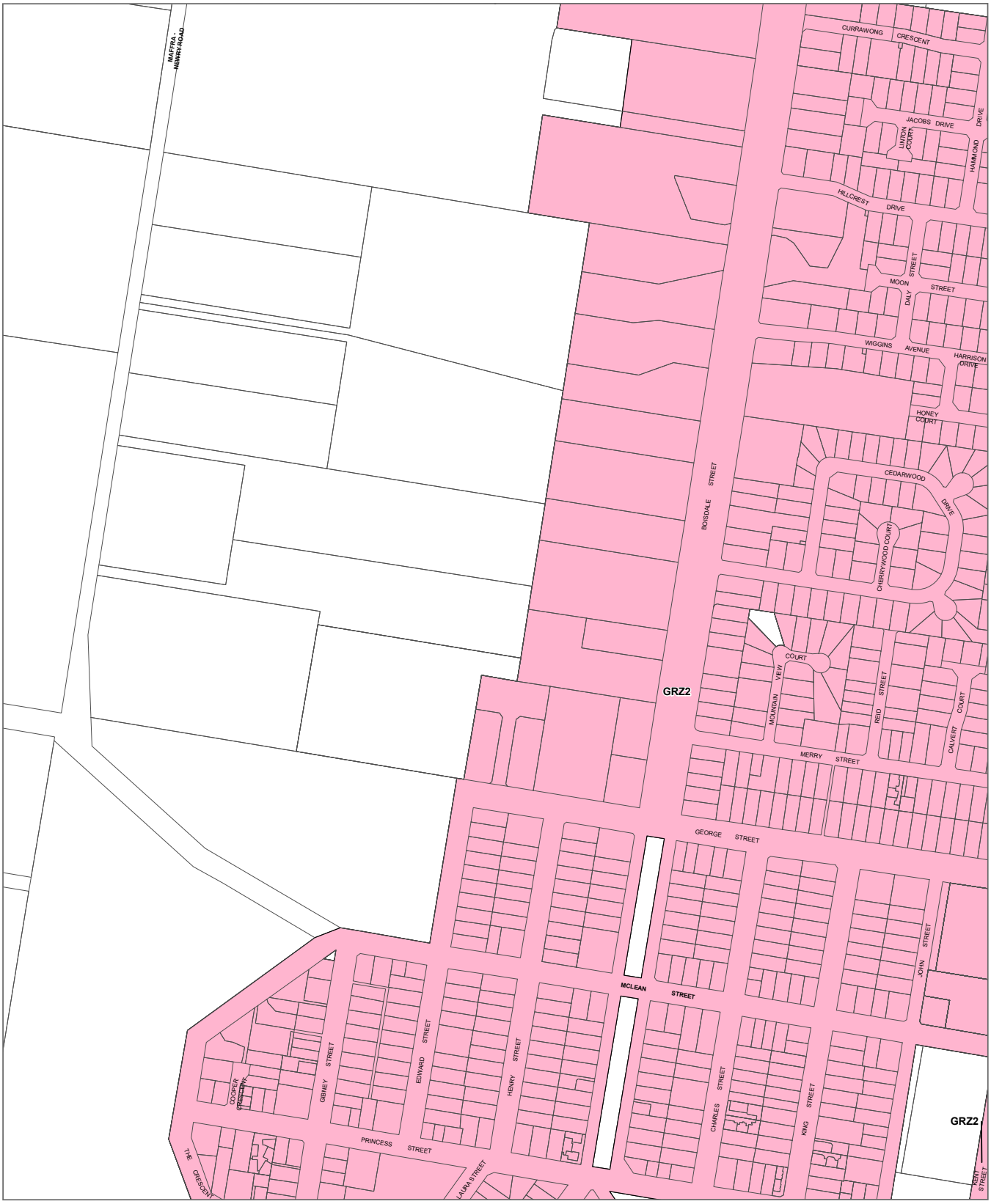
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INDEX TO ADJOINING SCHEME MAPS



ZONES **MAP No 51**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C120well



LEGEND

GRZ - General Residential Zone

Municipal Boundary

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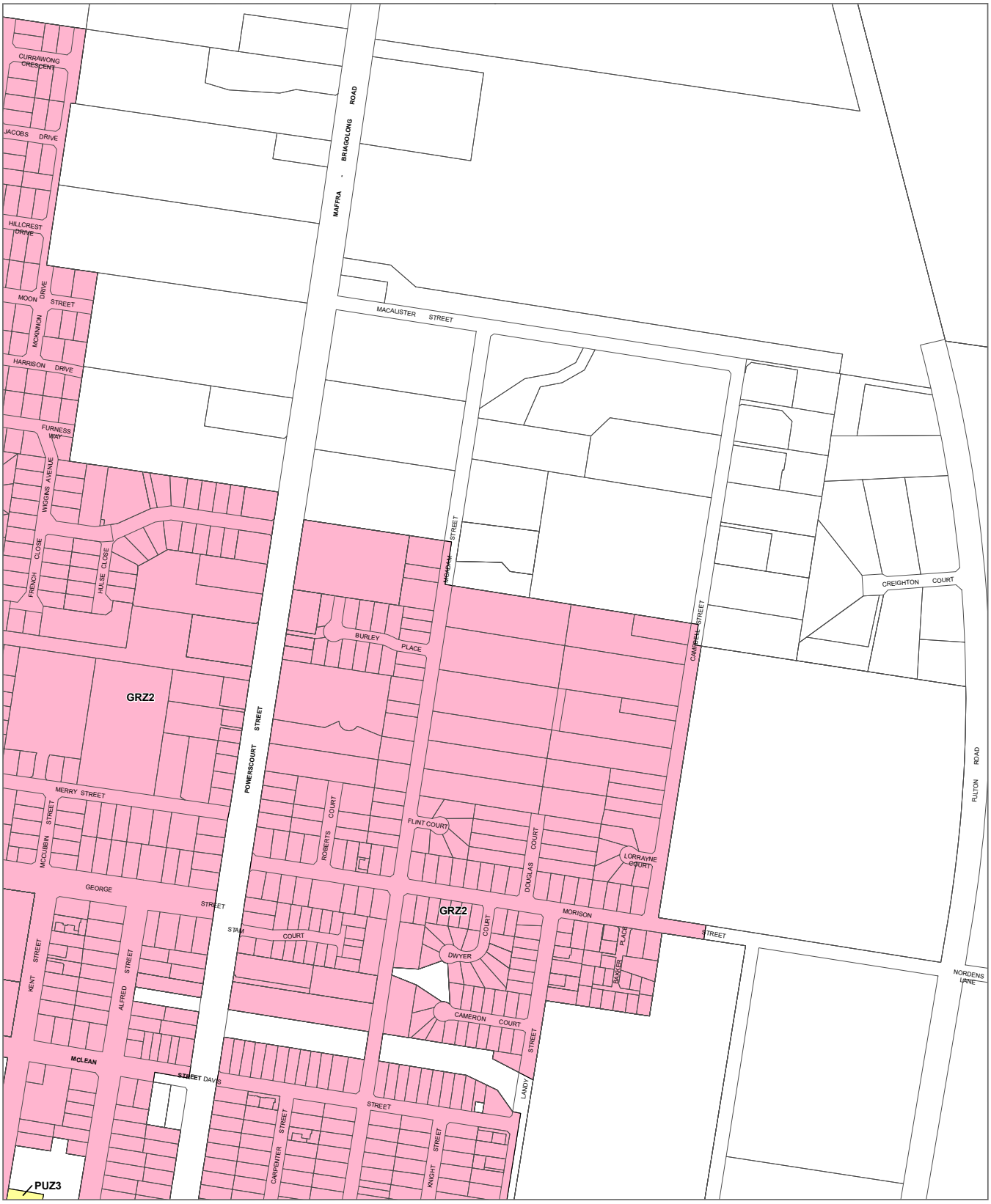
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 53**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C120well



LEGEND

- GRZ - General Residential Zone
- PUZ3 - Public Use Zone - Health and Community
- Municipal Boundary

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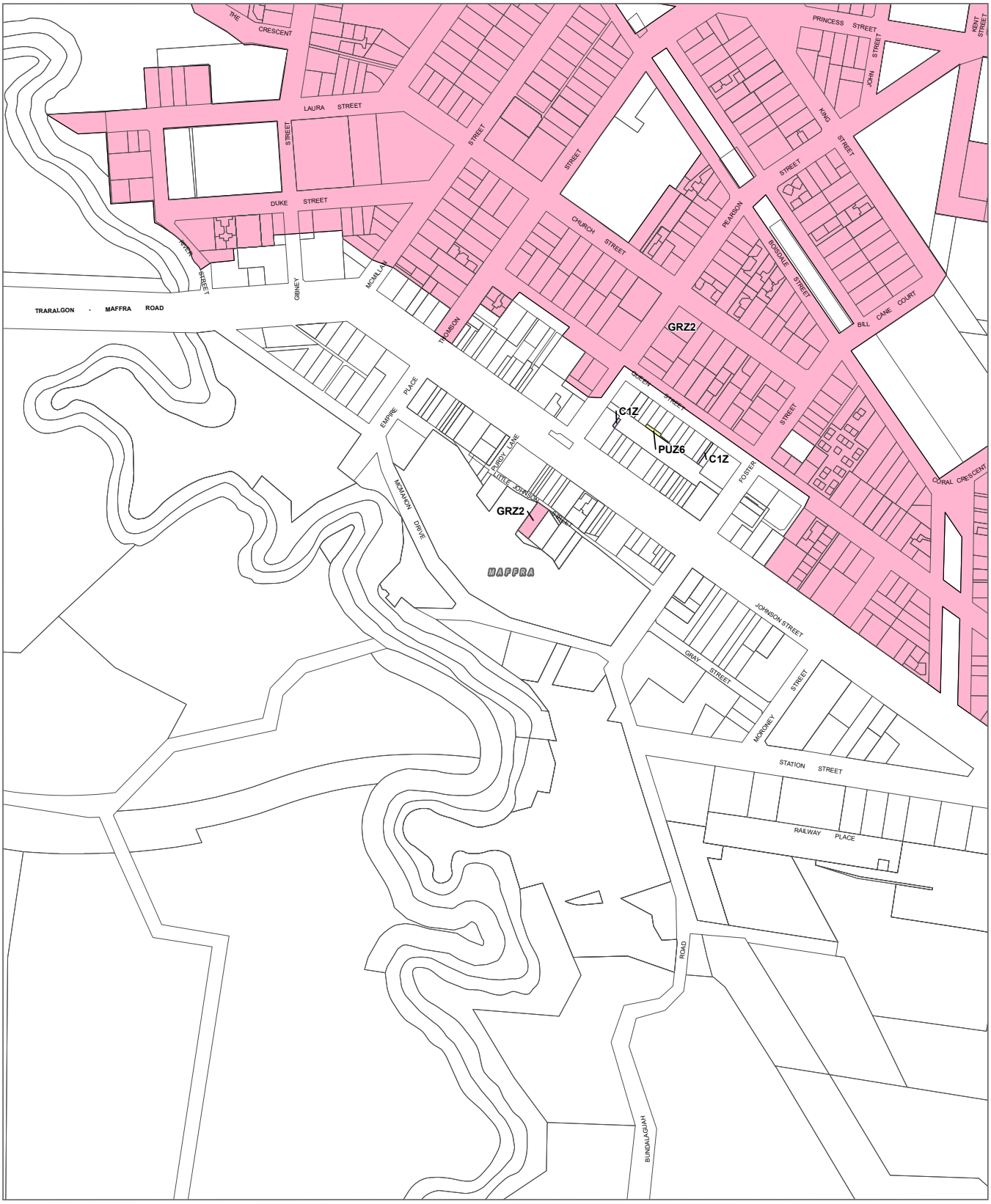
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 54**



LEGEND

- C1Z - Commercial 1 Zone
- GRZ - General Residential Zone
- PUZ6 - Public Use Zone - Local Government
- Municipal Boundary

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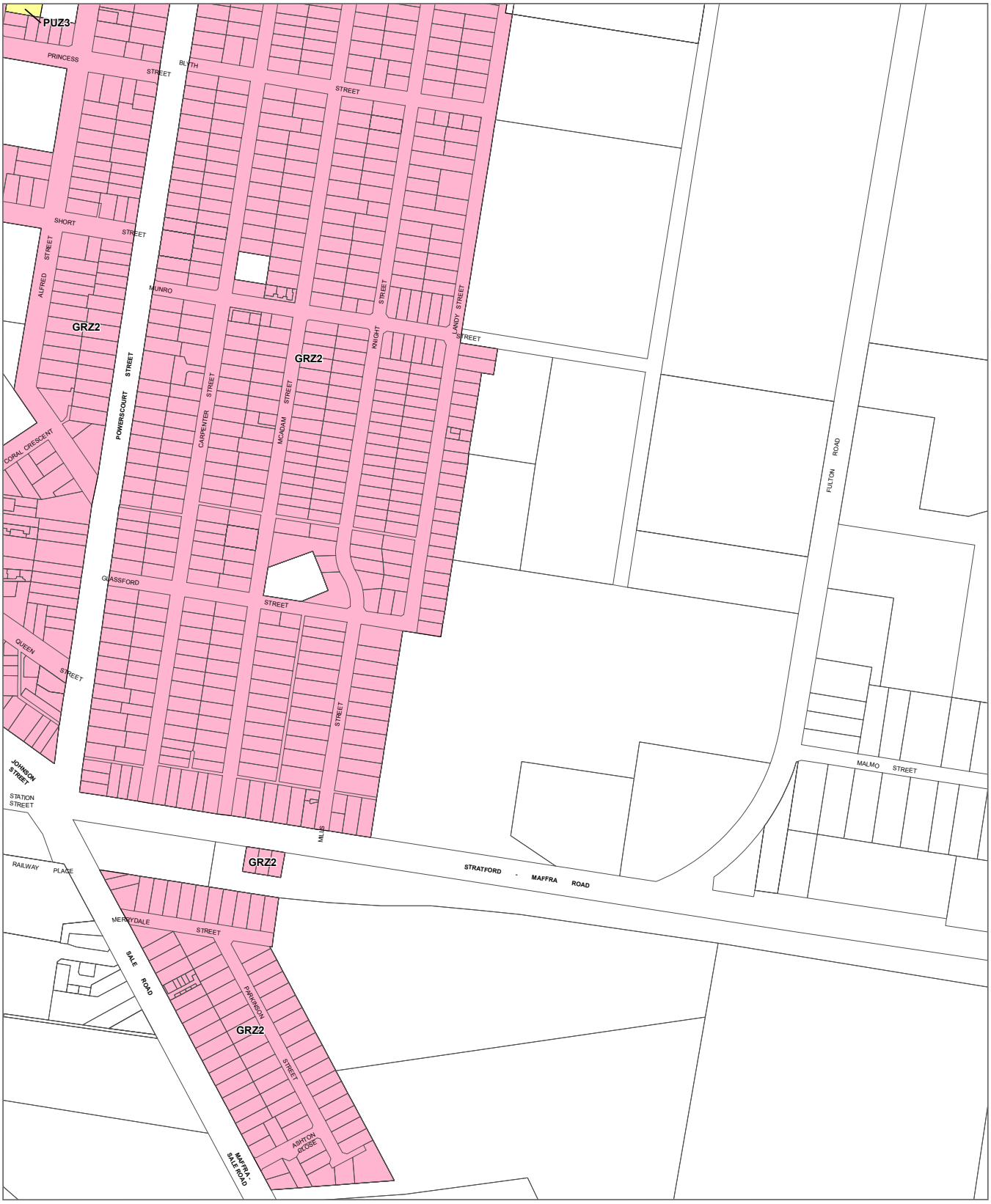
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Planning Group
Print Date: 26/11/2024
Amendment Version: 1

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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 55**



LEGEND
- GRZ - General Residential Zone
- PUZ3 - Public Use Zone - Health and Community
- Municipal Boundary

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Australian Map Grid Zone 55

Planning Group
Print Date: 23/02/2024
Amendment Version: 1

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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 56**

Planning Panels Victoria

Wellington Planning Scheme Amendment C120well
Maffra Structure Plan

Panel Report

Planning and Environment Act 1987

24 April 2026

VICTORIA State Government

How will this report be used?

This is a brief description of how this report will be used for the benefit of people unfamiliar with the planning system. If you have concerns about a specific issue you should seek independent advice.

The planning authority must consider this report before deciding whether to adopt the Amendment. [section 27(1) of the *Planning and Environment Act 1987* (the PE Act)]

For the Amendment to proceed, it must be adopted by the planning authority and then sent to the Minister for Planning for approval.

The planning authority is not obliged to follow the recommendations of the Panel, but it must give its reasons if it does not follow the recommendations. [section 31 (1) of the PE Act, and section 9 of the *Planning and Environment Regulations 2015*]

If approved by the Minister for Planning a formal change will be made to the Planning Scheme. Notice of approval of the Amendment will be published in the Government Gazette. [section 37 of the PE Act]

Planning Panels Victoria acknowledges the Wurundjeri Woi Wurrung People as the traditional custodians of the land on which our office is located. We pay our respects to their Elders past and present.

Planning and Environment Act 1987

Panel Report pursuant to section 25 of the PE Act

Wellington Planning Scheme Amendment C120well

Maffra Structure Plan

24 April 2026



Gabby McMillan, Chair

Planning
Panels
Victoria

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Glossary and abbreviations

BPA	Bushfire Prone Area
CFA	Country Fire Authority
Council	Wellington Shire Council
DDO	Design and Development Overlay
DPO	Development Plan Overlay
EAO	Environmental Audit Overlay
EPA	Environment Protection Authority
GRZ	General Residential Zone
INZ	Industrial 1 Zone
ODP	Outline Development Plan
PE Act	*Planning and Environment Act 1987*
Planning Scheme	Wellington Planning Scheme
Practitioner's Guide	*Practitioner's Guide to Victorian Planning Schemes Version 7,* June 2024
PRSA	Preliminary Risk Screen Assessment
RLZ	Rural Living Zone
Shire	Wellington Shire Council
Structure Plan	*Maffra Structure Plan* (Mesh, 2022)
Structure Plan area	Land to which the Structure Plan applies (as shown in Figure 1)

Overview

Amendment summary	
The Amendment	Wellington Planning Scheme Amendment C120well
Common name	Maffra Structure Plan
Brief description	Translate the *Maffra Structure Plan* (Mesh, 2022) into the Wellington Planning Scheme and make associated changes
Subject land	Maffra
Planning Authority	Wellington Shire Council
Authorisation	8 October 2024, with conditions
Exhibition	12 December 2024 – 24 January 2025
Submissions	Number of Submissions: 10 Opposed: 3 (includes one submission that Council officers believe has been resolved, but the submitter has not withdrawn the submission)

Panel process	
The Panel	Gabby McMillan
Directions Hearing	By video, 18 February 2026
Panel Hearing	Sale, 25 March 2026
Site inspections	Unaccompanied, 26 March 2026
Parties to the Hearing	Wellington Shire Council represented by Caragh Button and Nicole Reynolds Matthew Wynne Sharyn and Paul O'Reilly
Citation	Wellington PSA C120well [2026] PPV
Date of this report	24 April 2026

Executive summary

Wellington Planning Scheme Amendment C120well (the Amendment) seeks to translate the *Maffra Structure Plan* (Mesh, 2022) (Structure Plan) into the Wellington Planning Scheme (Planning Scheme). The Amendment:

- introduces new local policy to guide the growth in Maffra to 2042
- changes the schedule applying to residential land in Maffra, revising land currently in the General Residential Zone Schedule 1 (GRZ1) to General Residential Zone Schedule 2 (GRZ2)
- revises Development Plan Overlay Schedule 1 (DPO1)
- lists the Structure Plan as a background document in the Schedule to Clause 72.08 (Background documents)
- lists further strategic work in the Schedule to Clause 74.02 (Further strategic work).

Key issues raised in submissions included:

- Coordination and responsibility for future rezoning proposals within the Structure Plan area
- Site specific rezoning requests
- Bushfire risk
- Contaminated land.

The Panel is satisfied that the Amendment is strategically justified and consistent with settlement policy at Clause 11.01-1S and Clause 11.01-1R (Settlement), Clause 11.02-1S (Supply of urban land) and Clause 11.03-2S (Growth Areas) of the Planning Scheme.

The translation of the Structure Plan into the Planning Scheme represents the first step in the strategic planning process. However, a structure plan with no substantive change to the underlying statutory provisions is not considered to be 'supply of land'. It is inevitable that further work (and rezoning of land) will be required in the future; this future work is reflected in the updated schedule to Clause 74.02 (Further strategic work).

Coordination and responsibility of future rezoning proposals

Council's approach to rely solely on proponent led amendments and for future rezoning proposals within the Structure Plan area is not appropriate and may result in inconsistent planning. In the future, there are likely to be circumstances where Council, as the Planning Authority will need to lead and coordinate rezonings within the Structure Plan area to meet the policy objectives at Clause 11.02-1S and Clause 11.02-2S (relating to land supply and the appropriate sequencing of development and supporting infrastructure).

Site specific rezoning requests

It is not appropriate to rezone the land at 292 and 296 Boisdale Street from Rural Living Zone Schedule 4 (RLZ4) to General Residential Zone Schedule 2 (GRZ2) through the Amendment. However, there is a significant amount of strategic work that suggests this land is appropriate for residential land use. Some further work is required to ensure the land can be appropriately serviced before it is rezoned (and Council is already working in

a servicing strategy and development contribution mechanism). After completing the current servicing strategy, Council should prioritise (and lead) an amendment to rezone this land and the surrounding precinct in the short term.

It is not appropriate to rezone 145 Fulton Street from Industrial 1 Zone to GRZ2 as part of this process. Further work is required before the future use of the site can be confirmed, most critically a Preliminary Risk Screen Assessment needs to be completed to assess potentially contaminated land. The Environmental Audit Overlay is not sufficient in the current circumstances.

Contaminated land and buffers

The Day 1 version of the Amendment appropriately addresses the risk of contamination and interfaces with sensitive uses.

Bushfire risk

The bushfire risk is relatively low in Maffra and a proportionate response to this risk should be adopted in the controls.

The additional bushfire requirements at section 4.0 of Development Plan Overlay Schedule 1 are not appropriate. The level of detail is disproportionally prescriptive to the bushfire risk for the Structure Plan area and duplicates other policy and provisions.

Recommendations

Based on the reasons set out in this Report, the Panel recommends that Council:

1. **Adopt Wellington Planning Scheme Amendment C120well as exhibited with the changes recommended in this report.**
2. **The changes to Clause 11.01-1L and Clause 74.02 included in the Day 1 version of the Amendment (described in Chapter 1.5) should be adopted.**
3. **The bushfire requirements proposed in section 4 of the Day 1 version of the Development Plan Overlay Schedule 1 (shown in Appendix A) are not appropriate and should not be adopted.**
4. **If any additional bushfire requirements are included in section 4 of the Development Plan Overlay Schedule 1 these should be simplified (as compared to the Day 1 version) to ensure they are proportionate to the risk and do not duplicate other provisions (such as policy at Clause 13.02-1S).**

1 Introduction

1.1 The Amendment

(i) Amendment description

The purpose of the Amendment is to translate the *Maffra Structure Plan* (Mesh, 2022) (Structure Plan) into the Wellington Planning Scheme (Planning Scheme). The Amendment:

- introduces new local policy to guide the growth to Maffra to 2042
- changes the schedule applying to residential land in Maffra, revising land currently in the General Residential Zone Schedule 1 (GRZ1) to General Residential Zone Schedule 2 (GRZ2)
- revises Development Plan Overlay Schedule 1 (DPO1)
- lists the Structure Plan as a background document in the Schedule to Clause 72.08 (Background documents)
- lists further strategic work in the Schedule to Clause 74.02 (Further strategic work).

Specifically, the Amendment proposes to:

Ordinance

- amend Clause 11.01-1L (Maffra) to update the strategic directions for Maffra
- insert a new General Residential Zone Schedule 2 to include neighbourhood character objectives and decision guidelines specific to Maffra Residential Area (General Residential Zone area)
- amend Development Plan Overlay Schedule 1 to update Sections 1-4 and remove Section 5
- amend the Schedule to Clause 72.08 (Background Documents) to insert the Structure Plan
- amend the Schedule to Clause 74.02 (Further Strategic Work) to include recommendations for future work outlined in the Structure Plan.

Zoning maps

- amend Planning Scheme Map numbers 51, 53, 54, 55 and 56 to rezone all land in the Maffra township boundary currently in the General Residential Zone 1 (GRZ1) to the new General Residential Zone 2 (GRZ2) 'Maffra Residential Area'
- amend Planning Scheme Map numbers 54, 55 and 56 to selected properties to correct mapping anomalies.

Overlay maps

- amend Planning Scheme Map numbers 50DPO, 51DPO, 52DPO, 53DPO and 54DPO to remove DPO1 from following land within the Maffra township boundary (approximately 130 parcels), including:
  - the majority of land to the north of Sandy Creek Road which is within the Rural Living Zone Schedule 2 (RLZ2) which is below the minimum lot size for development and cannot be further subdivided

- scattered properties within Maffra which have been developed as per the endorsed Development Plan for that area.

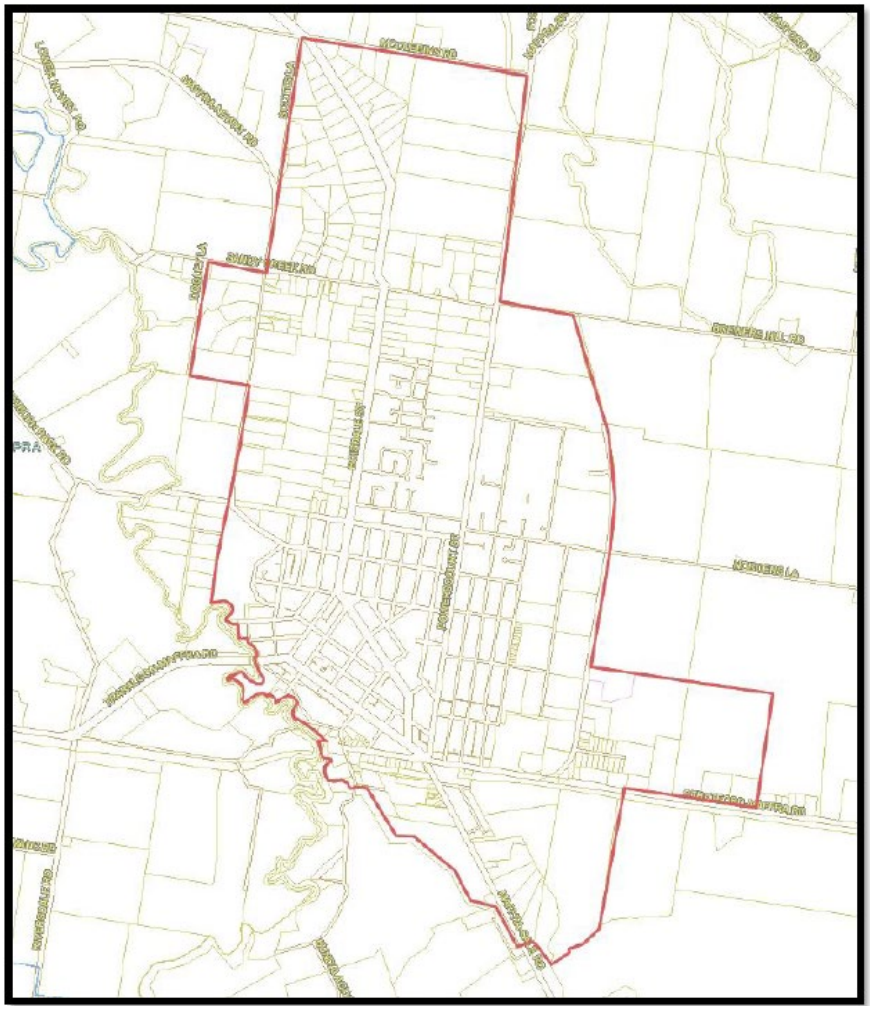
Maffra Structure Plan

- make updates relating to residential and drainage land in the north-east of the township.

(ii) The subject land

The Amendment applies to land in Maffra shown in Figure 1.

Figure 1 Maffra township boundary (Amendment land)



Source: Council Part A submission, page 12

1.2 Background

The Structure Plan is the first major strategic land use policy direction for Maffra since the adoption of the *Wellington Residential & Rural Residential Strategy – Maffra & Environs* in July 2003.

The Structure Plans responds to the changes that Maffra has experienced since 2003 and provides several key policies and recommendations to guide growth of the town to 2042, including:

- identifying land for future commercial, industrial and community services and facilities to support growth
- guiding the future land use and development in an integrated and coordinated manner.

1.3 Procedural issue

Mr Wynne raised concern that affected landowners had not been directly notified of the Amendment.

In response, Council submitted:

> Section 19 (1A) of the Act states the following:
>
> *Subject to subsection (1C), the planning authority is not required to give notice of an amendment under subsection (1)(b) if it considers the number of owners and occupiers affected makes it impractical to notify them all individually about the amendment.*
>
> Council advises that, in accordance with Section 19 (1A) of the Act, no owners or occupiers were directly notified of Amendment C120well, as the number of owners and occupiers made it impractical to notify them all individually about the Amendment.
>
> It is proposed to rezone in excess of 2300 parcels of land in the Maffra Township Boundary from the GRZ1 to the GRZ2. Given that the schedule change is minor with negligible impact on the development potential of sites, notifying in excess of 2300 owners and occupiers would lead to owner and occupier confusion over such minor changes and be a negative use of Council resources (both personnel and administrative costs).

The Panel is satisfied that the landowners have been given sufficient notice of the Amendment. Council gave notice of the Amendment in local newspapers, social media posts, on its website and in the Government Gazette.

1.4 The Panel's approach

Key issues raised in submissions were:

- Coordination and responsibility for future rezoning proposals
- Site specific rezoning requests
- Bushfire risk
- Contaminated land.

The Panel has assessed the Amendment against the principles of net community benefit and sustainable development, as set out in Clause 71.02-3 (Integrated decision making) of the Planning Scheme.

The Panel considered all written submissions made in response to the exhibition of the Amendment, observations from site visits, and submissions, evidence and other material presented to it during the Hearing. All submissions and materials have been considered by the Panel in reaching its conclusions, regardless of whether they are specifically mentioned in the Report.

This Report deals with the issues under the following headings:

- Strategic issues
- Coordination and responsibility for future rezoning proposals

- Rezoning of land in the Structure Plan area
- Other issues
  - Bushfire risk
  - Contaminated land.

1.5 Versions of the Amendment

The Panel directed Council to circulate a 'Day 1' version (or post-exhibition) version of the Amendment documentation before the commencement of the Hearing. Council circulated Day 1 version of the Amendment with its Part A submission which included the following changes in response to submissions:

- New 'strategies' in local policy at Clause 11.01-1L (Maffra) relating to contaminated land and bushfire risk:
  - Direct high intensity industrial uses to the Fulton Road 'Industrial' precinct to ensure industrial uses do not create adverse amenity impacts on sensitive uses such as residential areas.
  - Maintain settlement boundaries that consider local character, bushfire risk, contamination, infrastructure capacity, and the impacts on other land uses, particularly agriculture
  - Ensure new development in a bushfire prone area provides bushfire protection measures to:
    - Prevent grassfire from entering developed areas and manage exposure of new development to bushfire through perimeter roads and bushfire setbacks on permanent hazard interfaces.
    - Enable an effective movement network for before and during a bushfire emergency.
    - Manage new development on larger lots in a low hazard condition to prevent a grassfire moving through developed areas.
  - Further strategic work at Clause 74.02 (Further Strategic Work) relating to Buffer Areas Overlays (BAO)
  - Investigate the application of the Buffer Area Overlay (BAO) as a means of ensuring safe and appropriate land use and development in areas where there is potential for off-site impacts on human health or safety, or significant off-site impacts on amenity, from industry, warehouse, infrastructure or other uses.
- Additional requirements in section 4.0 of DPO1 relating to bushfire for Development Plans as shown highlighted in Appendix A.
- Structure Plan updates including:
  - revised Figure 13 (Theme 1 – Growth Precincts, Staged Drainage & Servicing Provision) to additional annotation for 'potential residential / drainage land'
  - a new Appendix 8 which outlines Environment Protection Authority (EPA) requirements in relation to potentially contaminated land.
- Updates to the Explanatory Report to address contaminated land and bushfire risk.

The Panel's recommendations are based on exhibited version of the Amendment documents and Structure Plan.

2 Strategic issues

2.1 Planning context

This chapter identifies planning context relevant to the Amendment. Table 1 highlights key imperatives of relevant provisions and policies.

Table 1 Planning context

	Relevant references
Victorian planning objectives	- section 4 of the PE Act
Municipal Planning Strategy	- Clause 2.02 (Vision), Clause 2.03 (Strategic directions), Clause 2.03-1 (Settlements – Large settlements), Clause 2.03-7 (Infrastructure)
Planning Policy Framework	- Clauses 11.01-1S (Development Capacity), Clause 11.01-1R (Settlement), Clause 11.02-1S (Supply of urban land), Clause 11.03-2S (Growth Areas) - Clause 13.02-1S (Bushfire Planning), Clause 13.04-1S (Contaminated and potentially contaminated land), Clause 13.07-1S (Land use compatibility) - Clause 15.01-1S (Urban Design), Clause 15.01-5S (Neighbourhood character) - Clause 16.01-1S (Housing supply) - Clause 17 (Economic development) - Clause 19 (Infrastructure)
Other planning strategies and policies	- Plan for Victoria
Planning scheme provisions	- General Residential Zone - Development Plan Overlay - Clause 72.08 - Clause 74.02 - Parking Overlay
Ministerial directions	- Ministerial Direction 1 (Potentially Contaminated Land) - Ministerial Direction 11 (Strategic Assessment of Amendments) - Ministerial Direction 19 (Amendments that may result in impacts on the environment, amenity and human health) - Ministerial Direction 22 (Climate Change Considerations)
Planning practice notes	- Planning Practice Note 30: Potentially Contaminated Land (PPN30) - Planning Practice Note 46: Strategic Assessment Guidelines, September 2022

2.2 Strategic justification

(i) The issue

The issue is whether the Amendment is strategically justified.

(ii) Submissions

Council submitted that the Amendment was strategically justified. It said that the Amendment will translate the Structure Plan into the Planning Scheme, providing a framework 'to support potential future residential growth areas, commercial, and industrial development'. Council said:

> The Amendment ensures that Wellington Planning Scheme is updated to support the future growth of Maffra. It provides the strategic context and justification for future planning scheme amendments to rezone land to enable development. Maffra is identified in key strategic documentation including *Clause 02 Municipal Planning Strategy* and *Clause 11 Settlement* of the Wellington Planning Scheme as an important township for residential growth. The structure plan outlines the key sequencing for the implementation and delivery of land supply for housing growth.
>
> Amendment C120well further fulfils Council's statutory obligations as a responsible authority in the Act to facilitate the growth and development of townships such as Maffra.

Council submitted that the Day 1 version of the Amendment should be supported.

(iii) Discussion

The Amendment represents the first step in the strategic planning process. The Structure Plan provides a framework for future development in Maffra, which has been identified as a 'large settlement' within the Shire. However, the Panel notes that there has already been previous strategic work to identify a framework for growth in Maffra. An Outline Development Plan (ODP) was approved in 2006 for much of the land within the Structure Plan area and already provides direction for future development.

A framework plan, with no substantive change to the underlying statutory provisions is not considered to be 'supply of land' (as required under Clause 11.02-1S). It is inevitable that further work (and rezoning of land) will be required in the future and this future work is reflected in the updated schedule to Clause 74.02 (Further strategic work). This Amendment alone does not meet Council's obligations as a Planning authority to supply land for development (as discussed in more detail in Chapter 3.1).

The Panel is satisfied that the Amendment is strategically justified and consistent with settlement policy at Clause 11.01-1S and Clause 11.01-1R (Settlement), Clause 11.02-1S (Supply of urban land) and Clause 11.03-2S (Growth Areas) of the Planning Scheme.

(iv) Conclusions and recommendation

For the reasons set out in this report, the Panel concludes that the Amendment:

- is supported by, and implements, the relevant sections of the Planning Policy Framework
- is consistent with the relevant Ministerial Directions and Practice Notes
- is well founded and strategically justified.

- should proceed subject to addressing the more specific issues raised in submissions as discussed in the following chapters.

The Panel recommends Council:

1. **Adopt Wellington Planning Scheme Amendment C120well as exhibited with the changes recommended in this report.**

3 Rezoning of land in the Structure Plan area

3.1 Responsibility for future rezoning requests in the Structure Plan area

(i) The issue

The issue is whether Council should defer responsibility for future rezoning proposals within the Structure Plan area to landowners.

(ii) Submissions

Several submitters made site-specific rezoning requests as part of this process (discussed in more detail in Chapters 3.2 and 3.3). Council responded to these requests in a broadly consistent manner; in essence saying that:

- the purpose of this Amendment was to translate the Structure Plan into the Planning Scheme (not to rezone specific sites)
- rezoning of land was outside the scope of the Amendment
- landowners are responsible to lead rezoning proposals within the Structure Plan area
- further work was required, including the preparation of servicing plans and development contributions mechanisms before land could be rezoned (and Council was already doing this work).

Council submitted that future rezoning proposals would need to be led and coordinated by private proponents. It said that:

> The approval of Amendment C120well will provide the strategic justification and basis for **landowners and developers to undertake future Proponent-led Planning Scheme Amendments to rezone land to facilitate and deliver residential development**.
>
> …
>
> Land within the Maffra Township Boundary that is not currently in the General Residential Zone 1 (GRZ1), such as land currently in the Low Density Residential Zone (LDRZ), Rural Living Zone (RLZ) or Industrial 1 Zone (IN1Z), will not be rezoned as part of C120well. This is because there are a series of additional requisite steps required to support any rezoning proposal, including preparation of a servicing strategy and developer contributions mechanism, preparation of a series of technical reports to address relevant Ministerial Directions and preparation of planning scheme amendment documentation.
>
> **(Emphasis added)**

Council supported a precinct-wide approach to rezoning and noted:

> A precinct-wide approach assists with the coordination of residential growth, reducing the overall financial burden and resourcing, and assists with streamlining processes for community consultation. A precinct-wide approach is particularly important to coordinate servicing and infrastructure provision, and to address issues relating to funding apportionment and equalisation.
>
> Council is current undertaking the structure plan actions associated with the preparation of a servicing strategy and a development contributions (funding) mechanism. This work is progressing in the current and next financial year. As part of Precinct 4 and the designated 'Residential Growth' Precinct, the servicing strategy and development contributions

> mechanism will be applicable to 292 Boisdale Street, Maffra and 296 Boisdale Street, Maffra.

Landowners submitted:

- it was the role of Council to initiate rezoning proposals
- it was impractical for landowners to coordinate an Amendment to rezone land at a precinct scale
- rezoning of land for residential purposes can only be achieved under the stewardship of the Council due to the complexity of multiple land ownership across the proposed areas
- it was unlikely any future rezoning could be achieved solely by a landowner or an applicant-led entity as they do not have the expertise and/or resources to achieve this.

(iii) Discussion

The Panel is sympathetic to the resource demands on Council, however it is inappropriate to solely rely on proponents to prepare rezoning proposals. It is Council's responsibility, as a Planning Authority to coordinate strategic planning and make land available to meet the needs of future communities.

Clause 11.02-1S (Development capacity) of the Planning Scheme includes the following strategies:

> Ensure that sufficient land is available to meet forecast demand and the needs of current and future Victorians for commercial, retail, recreational, institutional and other community needs.
>
> Ensure that at least a 15 year supply of land and development capacity is available to meet housing targets.
>
> Plan to accommodate housing targets and provide clear direction on the locations where growth should occur and ensure sufficient realisable capacity in planning schemes.

There are likely to be circumstances where Council will need to lead a rezoning process, particularly where there are multiple landowners in a precinct and infrastructure requirements that need to be coordinated.

Council has shown initiative in commencing work on the servicing strategy and contribution mechanism, however there has been a long history of planning in Maffra (and an approved ODP) which has created expectations that ultimately the land would be rezoned for residential purposes.

For Council to meet its responsibilities as a Planning Authority to supply land in a coordinated manner, it may need to initiate rezoning proposals in the future. If resourcing is an issue, the State government has programs to assist Councils resourcing this type of work, such as the Regional Planning Hub.

(iv) Conclusion

The Panel concludes:

- It is not appropriate for Council, as the Planning Authority to completely rely on landowners to lead amendments for future rezoning proposals within the Structure Plan area.

- In the future, there are likely to be circumstances where Council will need to coordinate rezonings across different properties to meet the policy objectives at Clause 11.02-1S and Clause 11.02-2S (relating to land supply and the appropriate sequencing of development and supporting infrastructure).

3.2 292 and 296 Boisdale Street, Maffra

(i) The issue

The issue is whether 292 and 296 Boisdale Street (Boisdale land) should be rezoned from Rural Living Zone Schedule 4 (RLZ4) to General Residential Zone Schedule 2 (GRZ2).

(ii) Background

The Boisdale land is made up of two parcels. The land is currently zoned RLZ4 and affected by Development Plan Overlay Schedule 1 (DPO1) as shown in Figure 2 and Figure 3. The land has a combined area of approximately 4.15 hectares. The site at 292 Boisdale Street was sold before the Hearing, however the owners of the balance of the land at 296 Boisdale Street made submissions at the Hearing.

Figure 2 Zoning map of 296 Boisdale Street



Source: Council's Part B submission, page 11

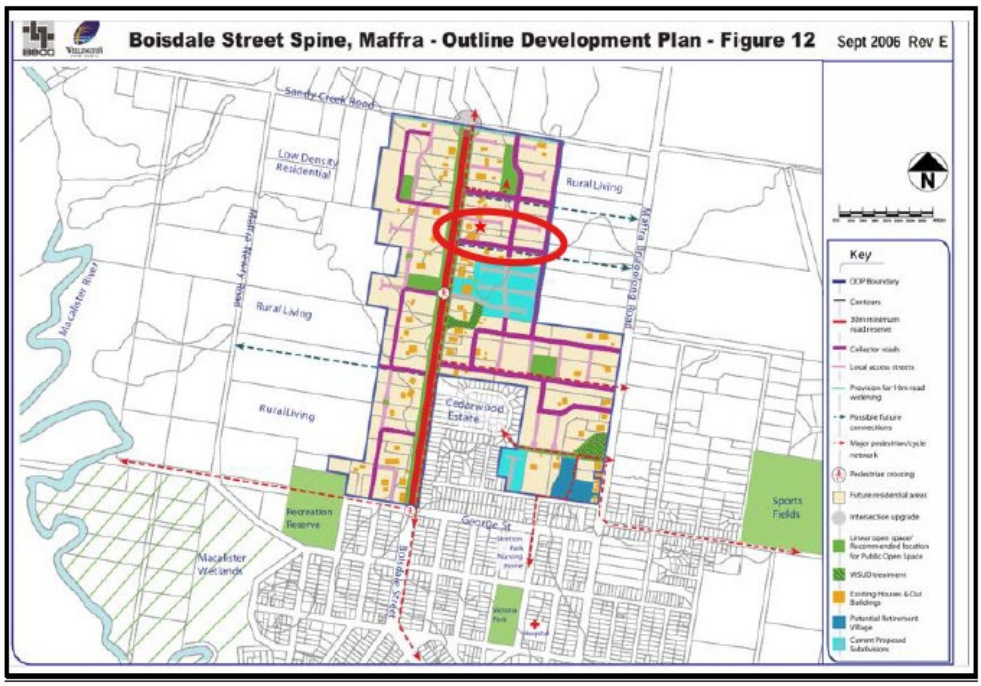
Figure 3 Development Plan Overlay at 296 Boisdale Street



Source: Council's Part B submission, page 12

An Outline Development Plan (ODP) has been prepared and approved for the precinct in 2006 and identifies the land for future residential growth and shown at Figure 4 (with the Boisdale land shown in red circle).

Figure 4 Approved Outline Development Plan



Source: Council's Part B submission, page 12

(iii) Submissions

Mr and Mrs O'Reilly[1] submitted:

- the rezoning of the land was strategically justified and appropriate given its proximity immediately to the north of existing residential development
- there is no undeveloped residential broad hectare land stock in Maffra and this will likely have a negative impact on future growth of Maffra and the implementation of any State government housing target set for the Shire
- the Structure Plan will not facilitate rezoning of the Structure Plan area for residential growth, instead it just includes open-ended statements on intent and pre-conditions
- there is no reason why this land cannot be rezoned as part of the Amendment
- there was sufficient previous work to justify the change, there are no environmental constraints, and the rezoning would address the housing shortage.

Mr and Mrs Reilly explained the long history of previous strategic work identifying the Boisdale land as suitable for rezoning, referring to the following work:

- Amendment C20 which proposed to rezone land along Boisdale Street from RLZ4 to RLZ2 in 2004. They highlighted the Panel's recommendation[2] in Amendment C20 that:

  > The proposal to rezone land immediately south of the intersection of Sandy Creek Road east and west of Boisdale Street from Rural Living 2 Zone to Rural Living 4 Zone (included as part of Area 2 of the Amendment) be abandoned. This land should be rezoned to Residential 1 Zone if justified by further strategic work undertaken in developing a strategic vision for Maffra.

- The 2006 ODP which provides a framework for development to the north of the existing township. They noted that paragraph 4.1 of the ODP states:

  > Land within the study area that is zoned RLZ4 has been earmarked in the Maffra Strategy Plan to be rezoned to R1Z in the future. This will allow the land to be used for all residential purposes.
  >
  > The aim of this ODP is to identify key infrastructure issues for the future so that should land within the ODP currently zoned RLZ4 be rezoned to R1Z, the road layout and infrastructure is in place to provide good urban outcomes.

- The *Residential Land Supply & Demand Assessment Maffra* prepared by Spatial Economics in 2020. They noted that the assessment concluded that total stock of zoned broad hectare residential land was insufficient to meet both short-term and long-term requirements (below the 15 year land supply benchmark). They noted that Spatial Economics recommended that land be rezoned in the short-term to maintain both a competitive land supply market; and meet underlying dwelling requirements.

Council acknowledged that the Structure Plan identified the Boisdale land (and surrounding area) as being suitable for 'standard residential' development and that the land will be affected by DPO1. Council noted that future work in terms of infrastructure and a funding mechanism needs to be settled.

[1] Original submission prepared on their behalf by Development Solutions Victoria

Council submitted:

- the rezoning of the Boisdale land could not be considered as part of the Amendment as the rezoning was not exhibited, referring to the Moyne Planning Scheme Amendment C69moyn panel report (December 2022) in support of its position which said:
  - While the land subject to those submissions is included in the Structure Plan, none of those matters were exhibited as part of the Amendment.

  …
  - The Panel has broad scope to consider a range of matters through the Amendment process, but where land was not exhibited and not included in that part of the Amendment that dealt with rezoning proposals, it is difficult to consider such requests. Had the land been included, Council and other parties would have had the opportunity address relevant issues. While some of these requests may have planning merit, they need to go through another Council process to be properly considered. The Panel cannot recommend land be rezoned as the result of a single landholder request when it was not exhibited as such.
- the rezoning would require re-exhibition of the Amendment. The changes would be transformative and significantly alter the original intent of the Amendment, which is to provide a framework to support future residential growth areas, commercial and industrial development through updated planning policy.
- it was premature to rezone two properties as part of the Amendment, saying that any rezoning would need to be proponent led.

(iv) Discussion

There is significant strategic work that suggests the Boisdale land is a suitable for residential purposes, particularly the approved ODP. This work has created legitimate expectations for the landowners that rezoning could occur in the short to medium term.

In principle, the Boisdale land is a suitable candidate for rezoning in the short term - particularly given the current lack of land supply. However, the Panel agrees with Council that the rezoning cannot occur as part of the Amendment. Further work is required to ensure the land can be suitably serviced when it is rezoned and ultimately developed. This work is already underway and once that is completed, a rezoning proposal should be prioritised by Council. As discussed in Chapter 3.1, Council is best placed, as the Planning Authority, to lead precinct based rezoning requests for the Boisdale land.

(v) Conclusions

The Panel concludes:

- 292 and 296 Boisdale Street should not be rezoned from Rural Living Zone Schedule 4 (RLZ4) to General Residential Zone Schedule 2 (GRZ2) and part of this process.
- There is a significant amount of strategic work that already suggests this land is appropriate for a residential land use.
- Further work is required to ensure the land can be appropriately serviced before it is rezoned.

3.3 145 Fulton Road, Maffra

(i) The issues

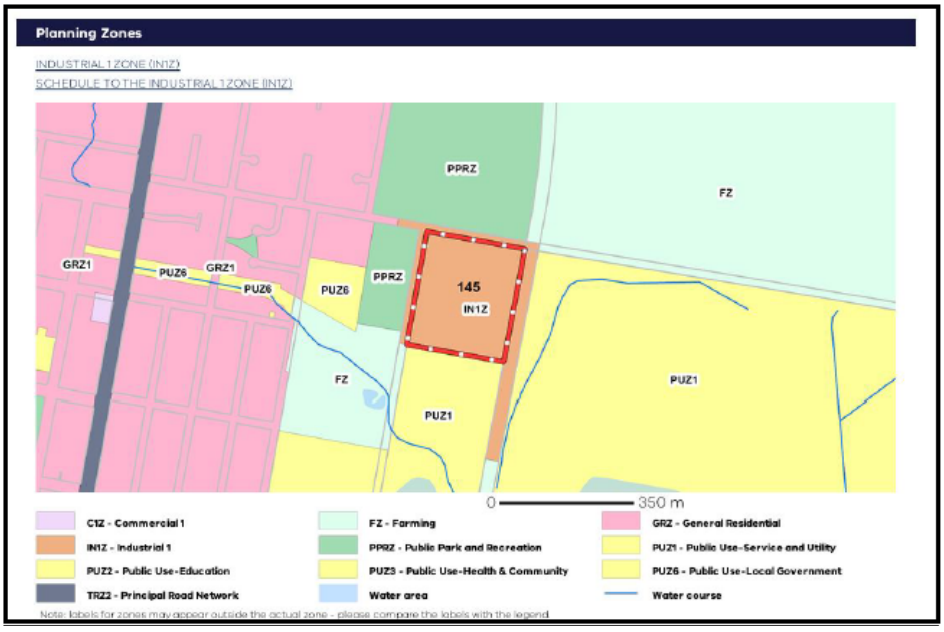
The issues are whether:

- 145 Fulton Road, Maffra (Fulton site) should be rezoned from Industrial Zone 1 (INZ1) to GRZ2
- the Environmental Audit Overlay (EAO) should be applied to the same site.

(ii) Background

The land at 145 Fulton Road is currently zoned INZ1 and is affected by the Design and Development Overlay Schedule 1as shown in Figure 5 and Figure 6. The site has an area of 7.66 hectares.

Figure 5 - Zoning map of 145 Fulton Road



Source: Council's Part B submission, page 15

Figure 6 - Development Plan Overlay at 145 Fulton Road



Source: Council's Part B submission, page 15

(iii) Evidence and submissions

Mr Wynne submitted that the land is suitable for residential development of up to 100 dwellings and should be rezoned to GRZ2 with the EAO as part of the Amendment. He submitted:

- the land is close to existing housing and recreational facilities and key urban infrastructure
- there is no need to retain the land in an industrial zone
- the land is within a single ownership who is willing to develop the site and contribute to housing supply
- technical work had been completed to demonstrate that there were no significant constraints, such as drainage
- applying the EAO at the time would ensure that the land is appropriately remediated
- the strategic direction for the site is confusing, the Explanatory Report for the Amendment identifies the land for potential residential and drainage purposes
- the site has been flagged for further investigation since 2013 and by not rezoning the land, an existing land use anomaly is hindering the ability to meet demand for housing.

Several documents appended to Mr Wynne's submission include:

- Economic assessment advice from Tim Nott from March 2021 indicating there was no strategic land for industrial land in this location and that the site was an 'orphan' site
- Advice from Gippsland Water from May 2022, in relation to an odour amenity buffer from the Maffra Sewage Treatment Plan (STP) and servicing

requirements. The letter indicates that further investigations and consultation with EPA would need to occur before the land was rezoned.
- Modelling to demonstrated that a residential interface is viable and a suitable buffer could be accommodated.
- An excerpt from the Panel report for Amendment C74 to the Wellington Planning Scheme from 2013 which related to Council's industrial land strategy. The Panel recommended that local policy should recognise that further investigation of industrial uses in part of the land and appropriate buffers to residential land uses.

Council submitted that it was not appropriate to rezone 145 Fulton Road through the Amendment. Council added:

- it was premature to rezone the land as part of this process and that rezoning would need to be proponent-led
- the rezoning cannot be supported through the Amendment due to the potential for contamination
- rezoning the land from IN1Z to the GRZ is likely to require the preparation of Preliminary Screen Assessment Report (PRSA) to address all requirements of Ministerial Direction 1 (MD1) – Potentially Contaminated Land and Ministerial Direction No. 11 - Strategic Assessment of Amendments.

(iv) Discussion

Further work is required before the Fulton site can be rezoned for an alternate purpose and there is too much uncertainty in relation to potentially contaminated land. It is not clear whether a sensitive use (such as residential) would be appropriate.

Council is already undertaking a servicing strategy and working on a development contribution mechanism; this work will go some way to informing the future use of the Fulton site. However, before the future use of the Fulton site can be determined, Ministerial Direction 1 and Planning Practice Note 30 indicate that a Preliminary Risk Screen Assessment (PRSA) should be the first step in the process to address potentially contaminated land. It is not appropriate in these circumstances to rezone the site for a sensitive use and then rely on the EAO mitigate the risk of potentially contaminated land.

(v) Conclusions

The Panel concludes:

- It is not appropriate to rezone 145 Fulton Street to GRZ2 through the Amendment.
- Further work is required before the future use of the site can be confirmed, most critically a Preliminary Risk Screen Assessment.
- It is not appropriate to rely on the EAO to mitigate the risk of potentially contaminated land after the land has been rezoned.

4 Other issues

4.1 Contaminated land

(i) The issue

The issue is whether the Amendment appropriately addresses the risk of contamination and interfaces with sensitive uses.

(ii) Evidence and submissions

Council explained that EPA originally lodged a submission to the Amendment. The EPA submission appeared to seek further clarification in relation to some matters, including buffers (industrial land, transfer station and landfill areas) and potentially contaminated land for future rezoning proposals.

Council made the following changes in the Day 1 version of the Amendment in response to the EPA's comments:

- new policies in section 'Strategies' of *Clause 11.01-1L Maffra* relating to contamination
- included further strategic work at *Clause 74.02 Further Strategic Work* of the Wellington Planning Scheme relating to Buffer Area Overlays (BAO).
- included a new Appendix 8 to the *Maffra Structure Plan* (Mesh 2022) which outlines EPA requirements, including information about potentially contaminated land, to assist Council, the community, EPA and future proponents of privately led Planning Scheme Amendments.

Mr Wynne's submission addressed contamination in part. Mr Wynne acknowledged that a buffer to the existing transfer station would need to be provided for any future residential development. He also submitted that any potential contamination from previous industrial uses at 145 Fulton Road could be addressed by applying the EAO on the land.

In response to Mr Wynne' suggestion to apply the EAO (as part of any rezoning proposal), Council submitted that a PRSA would be required first.

(iii) Discussion

General

The Panel is satisfied that contamination has been suitably dealt with as part of the Amendment. The Amendment does not involve rezoning of land or enable sensitive uses. For any future rezoning of land within the Structure Plan area, there is detailed direction in State planning policy, Ministerial Direction 1 and Planning Practice Note 30 in how to address potentially contaminated land.

The Panel supports the changes to Clause 11.01-1L and Clause 74.02 included in the Day 1 version of the Amendment (described in Chapter 1.5). However, the Panel does not see much value in Appendix 8 of the Structure Plan. Appendix 8 simply repeats content that is already referenced in the Planning Scheme. Furthermore, the Structure Plan is only

proposed to be a Background document and therefore has no statutory weight in decision making.

145 Fulton Road

Ministerial Direction 1 and Planning Practice Note 30 indicate that a PRSA should be the first step before land is rezoned. As discussed in Chapter 3.3, a PRSA should be completed before the land is rezoned, rather than relying on the EAO to address the risk after the land is rezoned. Given the Panel has not recommended the land be rezoned, this is a moot point.

(iv) Conclusions and recommendation

The Panel concludes:

- The changes made in the Day 1 version of the Amendment documentation appropriately addresses the risk of contamination and interfaces with sensitive uses.
- The changes proposed in the Structure Plan to address potentially contaminated land have limited value given the Structure Plan (as a Background document) has no statutory weight for decision making.

The Panel recommends:

2. **The changes to Clause 11.01-1L and Clause 74.02 included in the Day 1 version of the Amendment (described in Chapter 1.5) should be adopted.**

4.2 Bushfire risk

(i) The issue

The issue is whether the Amendment appropriately addresses bushfire risk.

(ii) Background

Bushfire policy and guidance

Clause 13.02-1S (Bushfire Planning) applies to all decisions in relation to land in the Bushfire Prone Area (BPA) or Bushfire Management Overlay (BMO). Most of the Structure Plan area is within the designated BPA, as such the policy will apply.

Clause 13.02-1S directs growth to low-risk locations (being those locations having a radiant heat flux of less than 12.5 kilowatts/square metre) and states that settlements should be planned so there is no net increase in risk.

The State has also published the Design Guidelines: Settlement Planning at the Bushfire Interface (DELWP 2020) which includes more information on designing new settlements, perimeter roads, interfaces, lot layout and the management of vegetation.

Practitioner's Guide

A Practitioner's Guide to Victorian Planning Schemes Version 7, June 2024 (Practitioner's Guide) sets out key guidance to assist practitioners when preparing planning scheme

provisions. The guidance includes 'entry rules', 'application rules' and 'drafting rules' to guide the introduction of new provisions. Some of the relevant rules are:

- a provision must not conflict with or duplicate other legislation, instruments or planning scheme provisions
- the intended outcome is within scope of the objectives and power of the PE Act and has a sound basis in strategic planning policy
- a provision is necessary and proportional to the intended outcome and applies the Victoria Planning Provisions in a proper manner
- a provision is clear, unambiguous and effective in achieving the intended outcome.

(iii) Submissions

Council explained:

- The Country Fire Authority (CFA) originally opposed the Amendment on the basis that it lacked an adequate response to the bushfire policy themes at Clause 13.02-1S (Bushfire)
- in response to these concerns, Council obtained funding through the Regional Planning Hub program to engage a bushfire consultant, Kevin Hazell
- Mr Hazell completed a bushfire planning assessment of the Amendment which concluded:
    - The assessments in this report demonstrate that the Maffra Structure Plan is generally sound as it relates to bushfire. The directions its sets, including land for new development, satisfy Clause 13.02-1S Bushfire Planning.
    - Amendment C120 in proposing to update local policy for Maffra and give effect to some parts of the Maffra Structure Plan can be enhanced through the introduction of bushfire content, as recommended in this report. This is in the form of updated local policy and adjusted content in Development Plan Overlay, Schedule 1.
    - The strategic directions set in the Maffra Structure Plan and the proposed adjusted content in Amendment C120, in combination, would enable the Council to demonstrate that Clause 13.02-1S Bushfire Planning has been considered and applied in preparing the planning scheme amendment.
    - Recommendations in this report are in the form of the adjustments to Amendment C120, outlined above. Given the lower landscape bushfire risk setting of Maffra, there is no spatial nuances necessary. The local policy and Development Plan Overlay schedule can operate for all proposed new development envisaged in the Maffra Structure Plan.

Council explained that it made changes in the Day 1 version of the Amendment to address bushfire risk.

- New policies in section 'Strategies' of *Clause 11.01-1L Maffra* relating to bushfire:
    - Maintain settlement boundaries that consider local character, bushfire risk, contamination, infrastructure capacity, and the impacts on other land uses, particularly agriculture
    - Ensure new development in a bushfire prone area provides bushfire protection measures to:
    - Prevent grassfire from entering developed areas and manage exposure of new development to bushfire through perimeter roads and bushfire setbacks on hazard interfaces.
    - Enable an effective movement network for before and during a bushfire emergency.
    - Manage new development on larger lots in a low hazard condition to prevent a grassfire moving through developed areas

- Detailed additional requirements in section 4.0 of DPO1 relating to bushfire requirements in Maffra and shown in Appendix A.

(iv) Discussion

The bushfire risk is relatively low in Maffra and a proportionate response to this risk should be adopted in the controls.

The specific policies at Clause 11.01-1L are a proportionate response and appropriate response to the bushfire risk. However, the additional requirements for development plans in DPO1 are disproportionally prescriptive and duplicate content at Clause 13.01-1S (Bushfire Planning) and other published guidance. The drafting of DPO1 is inconsistent with the Practitioner's Guide. The level of detail in DPO1 is not proportionate to the intended outcome and should be rationalised. For example, a simplified requirement for a Bushfire Management Plan that addresses the *Design Guidelines: Settlement Planning at the Bushfire Interface* (DELWP 2020) could be a more proportionate response.

(v) Conclusions and recommendation

The Panel concludes:

- The bushfire risk is relatively low in Maffra and a proportionate response to this risk should be adopted in the controls.
- The additional bushfire requirements in section 4.0 Requirements for a Development Plan in DPO1 in the Day 1 version of the Amendment are not appropriate. The level of detail is not proportionate to the bushfire risk for the Structure Plan area and duplicates other provisions. The approach is not consistent with the Practitioner's Guide and should be rationalised.
- For example, including a requirement for a Bushfire Management Plan that addresses the Design Guidelines: Settlement Planning at the Bushfire Interface (DELWP 2020) would be a more proportionate response.

The Panel recommends:

3. **The bushfire requirements proposed in section 4 of the Day 1 version of the Development Plan Overlay Schedule 1 (shown in Appendix A) are not appropriate and should not be adopted.**
4. **If any additional bushfire requirements are included in section 4 of the Development Plan Overlay Schedule 1 these should be simplified (as compared to the Day 1 version) to ensure they are proportionate to the risk and do not duplicate other provisions (such as policy at Clause 13.02-1S).**

Appendix A Day 1 version of Development Plan Overlay Schedule 1

??/??/20??

SCHEDULE 1 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

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

DEVELOPMENT PLAN AREAS

1.0 Objectives

??/??/20??

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

2.0 Requirement before a permit is granted

??/??/20??

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

3.0 Conditions and requirements for permits

??/??/20??

None specified.

4.0 Requirements for development plan

??/??/20??

A development plan must include the following requirements:

- A site analysis plan.
- Overall plan of subdivision which shows proposed lot layout and sizing, street networks, walking and cycling networks and public open space areas, as appropriate.
- Open space plan / landscape plan, which details open space improvements and landscaping, as appropriate.
- Flora and Fauna Assessment.
- Cultural Heritage Assessment (if the land is within an area of Cultural Heritage Sensitivity).
- Drainage Impact Assessment.
- Traffic Impact Assessment.
- Identification of infrastructure requirements, including timing and funding mechanisms.
- Management plan, indicating the proposed staging of the development, as appropriate.
- Bushfire assessment and management plan (if the land is within a Bushfire Management Overlay or Bushfire Prone Area), excluding land within the Maffra Settlement Boundary (only) as per the below.
- For land within the Maffra Settlement Boundary (only) as per the Maffra Strategy Map in *Clause 11.01-1L Maffra:*

  For land within a Bushfire prone area

  - The development plan must be derived from a bushfire hazard site assessment that assesses bushfire hazards in accordance with AS3959-2018 Construction of buildings in Bushfire prone areas (Standards Australia) and which demonstrates that bushfire requirements will be achieved in completed development.
  - New buildings must be set back from bushfire hazards to ensure that the radiant heat exposure is no more than 12.5 kilowatts per square metre and a minimum construction standard of BAL 12.5 can be achieved in accordance with AS3959-2018 Construction of buildings in bushfire prone areas (Standards Australia, 2018).

Note: The setback required equates to Column A, Table 2 in Clause 53.02 Bushfire Planning.

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

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

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

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

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

Appendix B Document list

No.	Date	Description	Provided by
1	18 Mar 2026	Part A submission	Wellington Shire Council (Council)
2	18 Mar 2026	Part A submission appendices: a. Directions letter b. Maffra Structure Plan (May 2022) – post exhibition version c. Maffra Drainage and Integrated Water Management Strategy (September 2020), Structure Plan Discussion Paper & Emerging Directions (March 2021), Maffra-Sale Rd Stormwater Management Strategy (June 2021), Maffra Land Supply Assessment (October 2020) d. Council meeting minutes – 17 May 2022 e. Council meeting minutes and agenda – 16 July 2024 f. Maffra Structure Plan (May 2022) – 16 July 2024 readopted version g. Authorisation letter from DTP h. Copy of redacted submissions i. DPO1 updated for authorisation j. Council meeting minutes and agenda – 16 December 2025 k. Explanatory report, instruction sheet, notice of preparation, ordinance and maps – exhibited version l. Letters to Minister for Planning, relevant State government departments and prescribed Ministers m. EPA withdraw of submission email n. Post exhibition changes and submissions response table – Council meeting 16 December 2026 o. Bushfire Planning Assessment (Kevin Hazell Bushfire Planning, November 2025) p. Post-exhibition ordinance q. Letter from CFA to Council dated 23 December 2025 r. Letter to CFA from Council dated 9 February 2026 s. CFA changes post exhibition t. Explanatory report, instruction sheet, notice of preparation, ordinance and maps – post-exhibition version	Council

No.	Date	Description	Provided by
3	24 Mar 2026	Part B submission	Council
4	24 Mar 2026	PowerPoint presentation	Council
5	24 Mar 2026	Submission	Mr and Mrs O'Reilly
6	24 Mar 2026	Submission and appendices	Mr Wynne
7	24 Mar 2026	Corrected Part A submission and some ordinance	Council

14.2. MONTHLY PLANNING DECISIONS - APRIL 2026

ACTION OFFICER: MANAGER ECONOMIC DEVELOPMENT

PURPOSE

To provide a report to Council on recent planning permit trends and planning decisions made under delegation by Statutory Planners during the month of April 2026.

RECOMMENDATION

That Council note the report on recent Planning Permit trends and Planning Application determinations between 1 April and 30 April 2026.

BACKGROUND

Statutory Planners have delegated authority under the *Planning and Environment Act 1987* to make planning decisions in accordance with the *Planning and Environment Act 1987* and the Wellington Planning Scheme, including the issue of planning permits, amended permits, extensions of time, refusal of planning permits and notices of decision to grant a planning permit.

A copy of planning permit decisions made between 1 April and 30 April 2026, is included in Attachment 14.2.1 - Planning Decisions Report - April 2026.

An overview of recent planning permit trends including decisions made, efficiency of decision making and the estimated value of approved development (derived from monthly planning permit activity reporting data) is included in Attachment 14.2.2 - Planning Trends Report - April 2026.

ATTACHMENTS

1. Planning Decisions Report - April 2026 [**14.2.1** - 3 pages]
2. Planning Trends Report - April 2026 [**14.2.2** - 3 pages]

OPTIONS

Council has the following options available:

1. Receive the 1 April to 30 April 2026 planning decisions report; or
2. Not receive the 1 April to 30 April 2026 planning decisions report and seek further information for consideration at a future Council meeting.

PROPOSAL

That Council note the report of recent planning permit trends and planning application determinations between 1 April and 30 April 2026.

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.*

GENDER IMPACT ASSESSMENT (GIA)

Officers understand the requirements in relation to conducting GIA's to ensure Council remains compliant with obligations outlined in the *Gender Equality Act 2020*.

The following determination was made.

A Gender Impact Assessment was not conducted as the policy, program or service does not meet the assessment requirement criteria.

FINANCIAL IMPACT

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

COMMUNICATION IMPACT

The monthly report communicates information about planning trends and determinations including the issue of planning permits, amended permits, refusal of planning permits, and notices of decision to grant a planning permit.

LEGISLATIVE IMPACT

All planning decisions have been processed and issued in accordance with the *Planning and Environment Act 1987* and the Wellington Planning Scheme.

COUNCIL POLICY IMPACT

All planning decisions have been issued after due consideration of relevant Council policy, including Council's Heritage Policy, and the requirements of the Planning Policy Framework in the Wellington Planning Scheme.

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

Planning decisions are made in accordance with the relevant environmental standards to ensure that environmental impacts are minimised.

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.

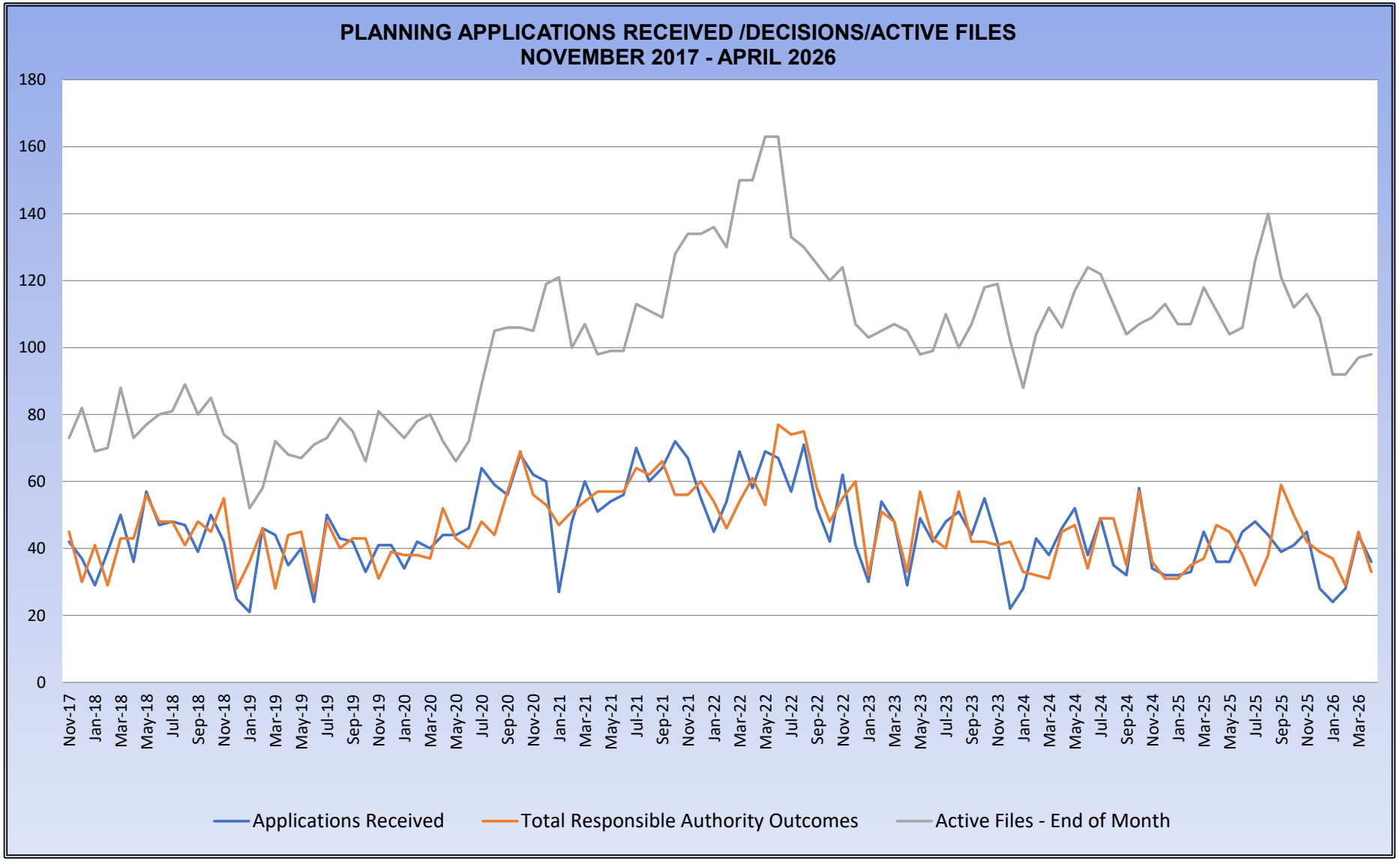
PLANNING APPLICATION DETERMINATIONS
BETWEEN 1/04/2026 AND 30/04/2026

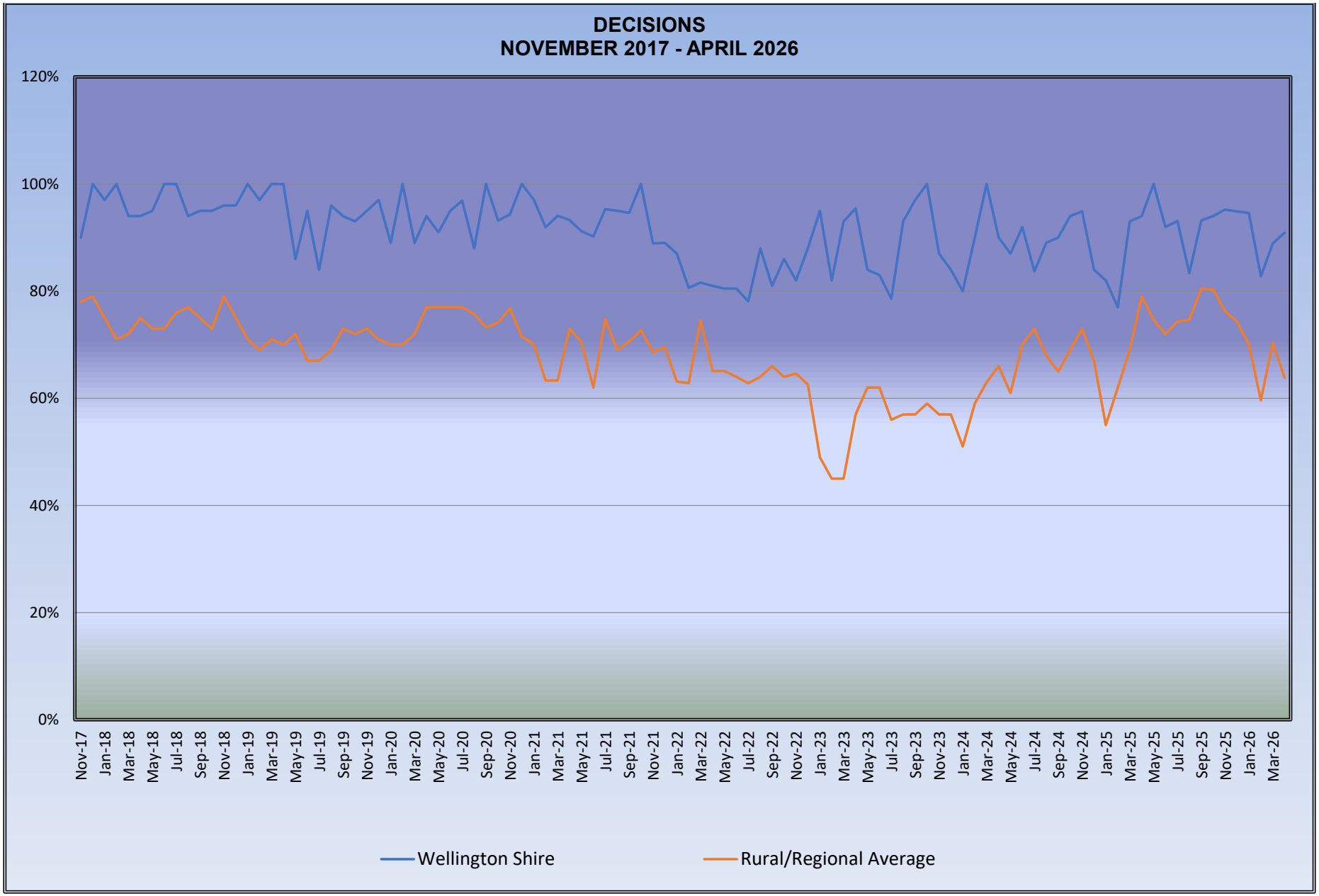
Application No/Year	Date Received	Property Title & Address	Proposal	Status
236-5.00/2015	20/02/2026	Assessment No. 263749 LOT: 1 PS: 142441 1,247 YARRAM-MORWELL STACEYS BRIDGE	B&Ws associated with construction of a replacement dwelling.	Permit Issued by Delegate of Resp/Auth 20/04/2026
278-2.00/2018	24/02/2026	Assessment No. 191577 CA: 36 38 MILL LANE ROSEDALE	Multi Lot Staged Subdivision and the Removal of Native Vegetation.	Permit Issued by Delegate of Resp/Auth 23/04/2026
28-3.00/2024	30/03/2026	Assessment No. 450023 PC: 375551F 18-20 CALLADALE CT GORMANDALE	Buildings & works / construction of a dwelling and outbuilding.	Permit Issued by Delegate of Resp/Auth 24/04/2026
161-1.00/2024	22/05/2024	Assessment No. 409557 LOT: 3 LP: 143789 7 HIHOS LANE YARRAM	3 lot subdivision of the land.	Withdrawn 23/04/2026
163-1.00/2024	22/05/2024	Assessment No. 197343 CA: 17D 29 ABELS RD LONGFORD	2 lot subdivision of the land & removal of Section 173 Agreement.	Permit Issued by Delegate of Resp/Auth 23/04/2026
377-1.00/2024	25/11/2024	Assessment No. 285569 LOT: 1 PS: 306823Y AYRES RD WOODSIDE	Use and development of the land for a warehouse.	Permit Issued by Delegate of Resp/Auth 15/04/2026
54-1.00/2025	24/02/2025	Assessment No. 191544 LOT: 16 PS: 148260M 119 MILL LANE ROSEDALE	Buildings & works / construction of two warehouse buildings.	Permit Issued by Delegate of Resp/Auth 10/04/2026
107-1.00/2025	4/04/2025	Assessment No. 187476 LOT: 2 PS: 138044 14 ALBERT ST ROSEDALE	Buildings & works / construction of a new dwelling & outbuilding.	Permit Issued by Delegate of Resp/Auth 10/04/2026
379-1.00/2025	24/11/2025	Assessment No. 436154 LOT: 5 TP: 829332P LICOLA RD GLENMAGGIE	B&Ws associated with the construction of an agricultural building.	Lapsed 9/04/2026
381-1.00/2025	26/11/2025	Assessment No. 432815 CA: 13 94 OLD MANNS BEACH RD TARRAVILLE	Use of the land for a domestic animal boarding facility (dogs)	Permit Issued by Delegate of Resp/Auth 22/04/2026
391-1.00/2025	11/12/2025	Assessment No. 421719 LOT: 4 PS: 603015B TI TREE RD ALBERTON	B&Ws associated with the construction of an agricultural building.	Permit Issued by Delegate of Resp/Auth 30/04/2026

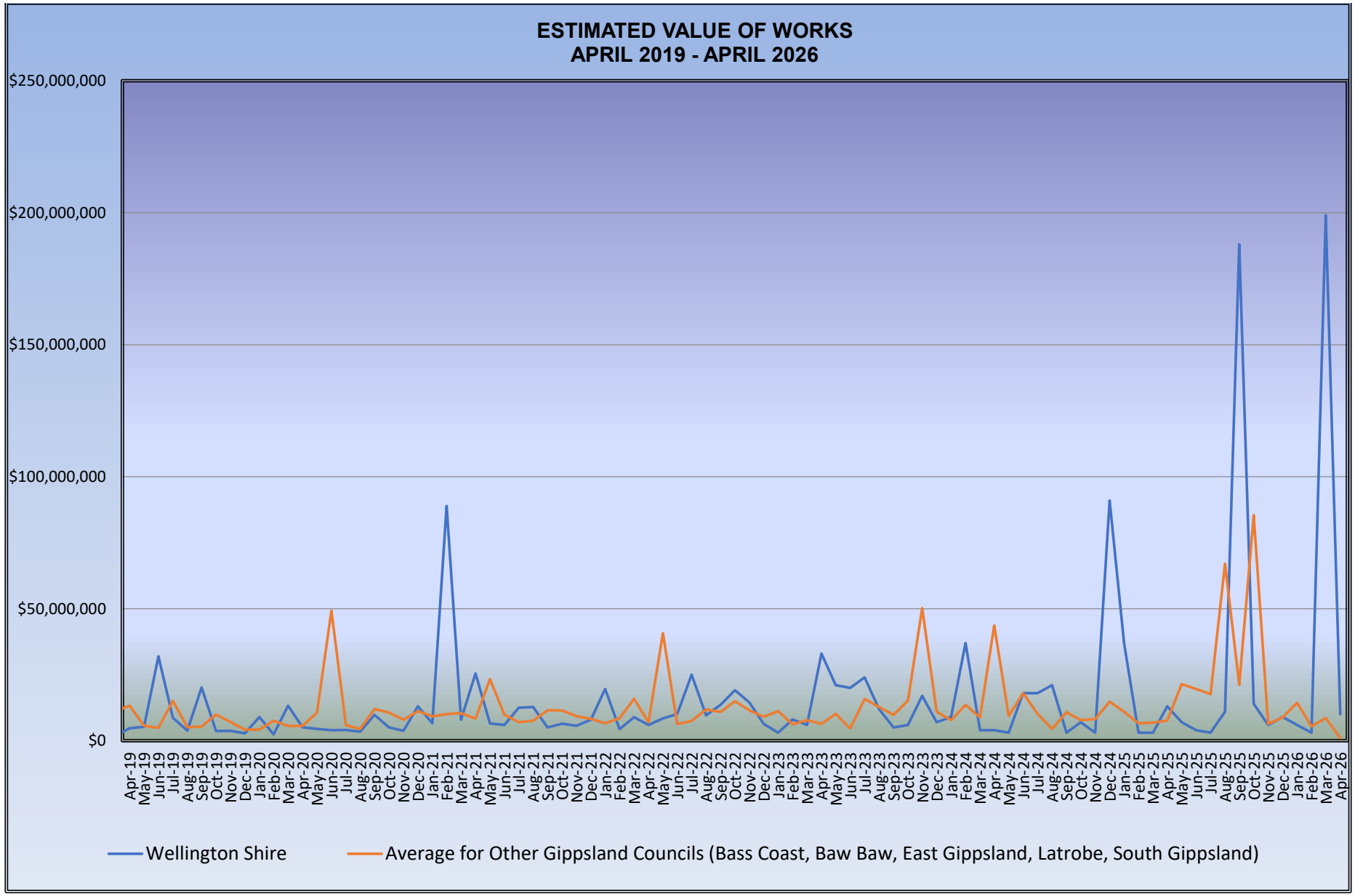
Application No/Year	Date Received	Property Title & Address	Proposal	Status
404-1.00/2025	17/12/2025	Assessment No. 375592 LOT: 2 PS: 915364J 50 RAILWAY AVE YARRAM	Buildings and works associated with the construction of a building.	Permit Issued by Delegate of Resp/Auth 20/04/2026
9-1.00/2026	14/01/2026	Assessment No. 207175 LOT: 1 PS: 713646Y 32 DIP LANE STRADBROKE	B&Ws assoc with construction of an extension to an existing dwelling.	Permit Issued by Delegate of Resp/Auth 10/04/2026
12-1.00/2026	16/01/2026	Assessment No. 295915 CA: 2002 50 LAWLER ST YARRAM	Removal of native vegetation (collection of native seeds).	Permit Issued by Delegate of Resp/Auth 2/04/2026
16-1.00/2026	22/01/2026	Assessment No. 323113 LOT: 1 TP: 248385E 5 TEMPLE ST HEYFIELD	Use and development of the land for a vehicle store (motorbikes).	Permit Issued by Delegate of Resp/Auth 27/04/2026
20-1.00/2026	28/01/2026	Assessment No. 409235 LOT: 27 PS: 613421H 8 ROWLEY CL ROSEDALE	Buildings and works associated with the construction of an outbuilding	Permit Issued by Delegate of Resp/Auth 2/04/2026
31-1.00/2026	12/02/2026	Assessment No. 227710 CA: 2002 CHARLIES ST LOCH SPORT	Buildings & works associated with extension to the existing building.	Permit Issued by Delegate of Resp/Auth 24/04/2026
34-1.00/2026	17/02/2026	Assessment No. 465799 LOT: 2 PS: 532287J 476 RAYMOND ST SALE	Buildings and works associated with the construction of a motel.	Permit Issued by Delegate of Resp/Auth 21/04/2026
39-1.00/2026	24/02/2026	Assessment No. 463067 LOT: 2 PS: 915357F 13 BELLE VIEW CT ROSEDALE	B&Ws associated with the construction of a dwelling & an outbuilding.	Permit Issued by Delegate of Resp/Auth 1/04/2026
47-1.00/2026	3/03/2026	Assessment No. 465476 LOT: 2 PS: 915372K 85B BOUNDARY CREEK RD LONGFORD	Buildings and works / construction of a dwelling & outbuilding.	Permit Issued by Delegate of Resp/Auth 23/04/2026
64-1.00/2026	20/03/2026	Assessment No. 11866 LOT: 1 TP: 744989D 298 RAYMOND ST SALE	Buildings and works / placement of a shipping container (storage).	Permit Issued by Delegate of Resp/Auth 13/04/2026
67-1.00/2026	23/03/2026	Assessment No. 369546 PLANNING & BUILDING ST WELLINGTON	Removal of Native Vegetation	Permit Issued by Delegate of Resp/Auth 28/04/2026
68-1.00/2026	24/03/2026	Assessment No. 84590 TP: 6375K 1,097 MAFFRA-SALE RD MYRTLEBANK	Buildings and works associated with the construction of an outbuilding	Permit Issued by Delegate of Resp/Auth 21/04/2026

Application No/Year	Date Received	Property Title & Address	Proposal	Status
70-1.00/2026	24/03/2026	Assessment No. 212126 LOT: 91 LP: 52647 5 STAR VIEW ST GOLDEN BEACH	Buildings and works associated with the construction of a dwelling.	Permit Issued by Delegate of Resp/Auth 10/04/2026
71-1.00/2026	24/03/2026	Assessment No. 231548 LOT: 2594 LP: 70942 35 GOODLETT AVE LOCH SPORT	Buildings and works associated with the construction of an outbuilding	Permit Issued by Delegate of Resp/Auth 9/04/2026
72-1.00/2026	24/03/2026	Assessment No. 104265 LOT: 1 TP: 905272 409 NAMBROK RD NAMBROK	B&Ws associated with the construction of an agricultural building.	Permit Issued by Delegate of Resp/Auth 9/04/2026
75-1.00/2026	27/03/2026	Assessment No. 30338 LOT: 1 TP: 945501T 155 RAGLAN ST SALE	Buildings and works associated with the construction of 2 dwellings.	Permit Issued by Delegate of Resp/Auth 13/04/2026
76-1.00/2026	30/03/2026	Assessment No. 39651 CA: 25A SEC: B1 51 GUTHRIDGE PDE SALE	Buildings and works associated with the construction of a building.	Withdrawn 7/04/2026
77-1.00/2026	31/03/2026	Assessment No. 314559 LOT: 3 LP: 91482 12 ALLMAN ST HEYFIELD	Construction of two dwellings on a property.	Permit Issued by Delegate of Resp/Auth 17/04/2026
78-1.00/2026	1/04/2026	Assessment No. 363937 LOT: 2 LP: 139313 54 RAUTMANS RD NEWRY	Buildings and works associated with construction of a machinery shed.	Permit Issued by Delegate of Resp/Auth 9/04/2026
83-1.00/2026	15/04/2026	Assessment No. 367177 LOT: 1 TP: 635690R 466 UPPER MAFFRA RD NEWRY	B&Ws associated with the construction of two agricultural buildings.	Permit Issued by Delegate of Resp/Auth 24/04/2026
88-1.00/2026	20/04/2026	Assessment No. 42721 LOT: 1 TP: 532752U 198-200 MACALISTER ST SALE	B&Ws associated with demolition of an existing outbuilding.	Permit Issued by Delegate of Resp/Auth 23/04/2026
92-1.00/2026	21/04/2026	Assessment No. 433417 LOT: 1 PS: 616523H 404 AERODROME RD SALE	Buildings and works associated with construction of an outbuilding.	Permit Issued by Delegate of Resp/Auth 28/04/2026

Total No of Decisions Made: 33


PLANNING APPLICATIONS RECEIVED /DECISIONS/ACTIVE FILES
NOVEMBER 2017 - APRIL 2026
180
160
140
120
100
80
60
40
20
0
Nov-17
Jan-18
Mar-18
May-18
Jul-18
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Nov-24
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Mar-25
May-25
Jul-25
Sep-25
Nov-25
Jan-26
Mar-26
Applications Received
Total Responsible Authority Outcomes
Active Files - End of Month


DECISIONS
NOVEMBER 2017 - APRIL 2026
120%
100%
80%
60%
40%
20%
0%
Nov-17
Jan-18
Mar-18
May-18
Jul-18
Sep-18
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Nov-25
Jan-26
Mar-26
Wellington Shire
Rural/Regional Average


ESTIMATED VALUE OF WORKS
APRIL 2019 - APRIL 2026
$250,000,000
$200,000,000
$150,000,000
$100,000,000
$50,000,000
$0
Apr-19 May-19 Jun-19 Jul-19 Aug-19 Sep-19 Oct-19 Nov-19 Dec-19 Jan-20 Feb-20 Mar-20 Apr-20 May-20 Jun-20 Jul-20 Aug-20 Sep-20 Oct-20 Nov-20 Dec-20 Jan-21 Feb-21 Mar-21 Apr-21 May-21 Jun-21 Jul-21 Aug-21 Sep-21 Oct-21 Nov-21 Dec-21 Jan-22 Feb-22 Mar-22 Apr-22 May-22 Jun-22 Jul-22 Aug-22 Sep-22 Oct-22 Nov-22 Dec-22 Jan-23 Feb-23 Mar-23 Apr-23 May-23 Jun-23 Jul-23 Aug-23 Sep-23 Oct-23 Nov-23 Dec-23 Jan-24 Feb-24 Mar-24 Apr-24 May-24 Jun-24 Jul-24 Aug-24 Sep-24 Oct-24 Nov-24 Dec-24 Jan-25 Feb-25 Mar-25 Apr-25 May-25 Jun-25 Jul-25 Aug-25 Sep-25 Oct-25 Nov-25 Dec-25 Jan-26 Feb-26 Mar-26 Apr-26
Wellington Shire
Average for Other Gippsland Councils (Bass Coast, Baw Baw, East Gippsland, Latrobe, South Gippsland)

15. GENERAL MANAGER BUILT AND NATURAL ENVIRONMENT

15.1. RESPONSE TO PETITION - ALBERTON PRIMARY SCHOOL

ACTION OFFICER: MANAGER BUILT ENVIRONMENT

PURPOSE

For Council to consider the response to a petition received on 5 May 2026 regarding requests for infrastructure improvements associated with Alberton Primary School on Thompson Street, Alberton.

RECOMMENDATION

That Council:

1. ***Decline the request from the Alberton Primary School to upgrade the road, drainage and school parking at Thompson Street, Alberton noting that infrastructure primarily supporting school operations remains the responsibility of Alberton Primary School and the Department of Education;***
2. ***Authorise the Chief Executive Officer to continue to maintain Thompson Street, Alberton in accordance with Council's Road Management Plan 2025;***
3. ***Authorise the Chief Executive Officer to continue progressing investigations into a potential footpath connection between Broughton Street (South Gippsland Highway) and Alberton Primary School through the Urban Paths Plan, subject to prioritisation, site investigations, funding and design;***
4. ***Authorise the Chief Executive Officer to continue engaging with the Alberton Primary School and provide advice regarding actions the school could take to improve their traffic and transport arrangements; and***
5. ***Authorise the Chief Executive Officer to write to the head petitioner advising of the decision of Council.***

BACKGROUND

Council received a letter and petition on 5 May 2026 requesting investigation of options to improve access, traffic management and safety associated with Alberton Primary School on Thompson Street, Alberton.

Thompson Street is included on Wellington Shire Council's Register of Public Roads and is maintained in accordance with Council's Road Management Plan under the *Road Management Act 2004*. As the coordinating road authority, Council is responsible for inspecting, maintaining and repairing the public road infrastructure, including the carriageway, road shoulders, open drains and the school bus turnaround area east of the school's private parking area. The current speed limit in front of the school is a permanent 40 km/h which is compliant with the Victorian Government's Speed Zoning Policy.

Broughton Street (South Gippsland Highway) is the responsibility of the Department of Transport and Planning (DTP). It has a variable speed zone of 80 km/h under normal conditions and 60 km/h during school times. If Alberton Primary School wishes to advocate to DTP for changes to the speed limit, Council officers can provide support.

Two car parking areas are located within the road reserve on the north and south sides of Thompson Street. Despite their location, these are private parking facilities associated with Alberton Primary School, and the school is therefore responsible for their operation, management, and any upgrades or improvements. As noted in the petition, enrolments have increased significantly in recent years and as such, the Department of Education and the Alberton Primary School have a duty of care to ensure the school site, its infrastructure and the surrounding environment can safely accommodate those additional enrolments. This allocation of responsibility is consistent with practice across Wellington Shire and neighbouring municipalities, where a number of schools, including Gormandale Primary School, Cowwarr Primary School, Longford Primary School, Nambrok-Denison Primary School, Bundalaguah Primary School, Cobains Primary School and St Michael's Primary School in Heyfield, manage parking facilities located within road reserves. The same approach also applies to other state-managed service providers, including hospitals.

As the responsible state authority for government school assets, the Department of Education also has a role in the planning, provision and ongoing management of school facilities to ensure they remain fit for purpose over time. This includes accounting for changes in enrolments, operational demands and associated infrastructure needs, and ensuring that school facilities and supporting arrangements are appropriately planned and managed to respond to those changes.

Alberton's drainage system comprises a network of open drains throughout the township. Any substantive change to this system cannot be considered in isolation at a single location and would require assessment as part of a broader town-wide drainage review. In practice, works of this nature would typically need to be delivered through a formal drainage scheme established under the special charge scheme provisions of the *Local Government Act 2020*, on a full cost recovery basis from benefiting properties. Based on past examples a high-level estimated cost for a scheme of this scale is likely to be more than $15 million.

Council officers have previously considered and responded to similar requests at this location, including correspondence with the school in 2022, 2025 and 2026. Consistent with the *Road Management Act 2004* and Council's Road Management Plan, Council has advised that its responsibilities are limited to the maintenance and management of public road infrastructure and do not extend to privately operated school parking facilities. The school has also been advised of its responsibilities and of potential options to improve parking and traffic management outcomes, including consideration of on-site solutions.

Previous correspondence has also confirmed that a footpath connection from Broughton Street (South Gippsland Highway) to the school is identified for consideration in Council's Urban Paths Plan. Delivery of the project remains subject to prioritisation, detailed site investigations and design. Concept designs for possible improvements to the school's parking arrangements have also been prepared and provided to the school for consideration in January of this year.

ATTACHMENTS

Nil

OPTIONS

Council has the following options:

1. That Council:

    a. Decline the request from the Alberton Primary School to upgrade the road, drainage and school parking at Thompson Street, Alberton noting that infrastructure primarily supporting school operations remains the responsibility of Alberton Primary School and the Department of Education;

    b. Authorise the Chief Executive Officer to continue to maintain Thompson Street, Alberton in accordance with Council's Road Management Plan 2025;

    c. Authorise the Chief Executive Officer to continue progressing investigations into a potential footpath connection between Broughton Street (South Gippsland Highway) and Alberton Primary School through the Urban Paths Plan, subject to prioritisation, site investigations, funding and design;

    d. Authorise the Chief Executive Officer to continue engaging with the Alberton Primary School and provide advice regarding actions the school could take to improve their traffic and transport arrangements; and

    e. Authorise the Chief Executive Officer to write to the head petitioner advising of the decision of Council; or

2. Determine an alternative response to the petition.

PROPOSAL

That Council:

1. Decline the request from the Alberton Primary School to upgrade the road, drainage and school parking at Thompson Street, Alberton noting that infrastructure primarily supporting school operations remains the responsibility of Alberton Primary School and the Department of Education;

2. Authorise the Chief Executive Officer to continue to maintain Thompson Street, Alberton in accordance with Council's Road Management Plan 2025;

3. Authorise the Chief Executive Officer to continue progressing investigations into a potential footpath connection between Broughton Street (South Gippsland Highway) and Alberton Primary School through the Urban Paths Plan, subject to prioritisation, site investigations, funding and design;

4. Authorise the Chief Executive Officer to continue engaging with the Alberton Primary School and provide advice regarding actions the school could take to improve their traffic and transport arrangements; and

5. Authorise the Chief Executive Officer to write to the head petitioner advising of the decision of Council.

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.

GENDER IMPACT ASSESSMENT (GIA)

Officers understand the requirements in relation to conducting GIA's to ensure Council remains compliant with obligations outlined in the *Gender Equality Act 2020*.

The following determination was made.

A Gender Impact Assessment was not conducted as the policy, program or service does not meet the assessment requirement criteria.

FINANCIAL IMPACT

Maintenance of Thompson Street and associated public road infrastructure in line with Council's Road Management Plan is accommodated within existing maintenance budgets. Any future upgrade works beyond current service levels would be subject to separate prioritisation, scope development and funding consideration. The Schools Traffic Assessment identifies works estimated to cost more than $1 million, there is no forward budget allocation for these works.

Taking the above information into account and that the recommendations of this Council report are adopted as presented there is no financial impact to consider at this time.

COMMUNICATION IMPACT

The nominated Council officer will respond to the head petitioner in accordance with Council's resolution. The response will also reinforce Council's ongoing willingness to provide technical advice where future school-led works interface with Council-managed infrastructure.

LEGISLATIVE IMPACT

Wellington Shire Council is the coordinating road authority for Thompson Street, Alberton, within the meaning of the *Road Management Act 2004*. Council's responsibilities are to inspect, maintain and manage the public road network in accordance with its adopted Road Management Plan. It is also recognised that infrastructure primarily supporting school operations, including car parking, internal circulation and related site access arrangements, generally remains the responsibility of the school and the Department of Education.

COUNCIL POLICY IMPACT

If the recommendations of this Council report are adopted as presented, there is no council policy impact to consider at this time.

RESOURCES AND STAFF IMPACT

If the recommendations of this Council report are adopted as presented, there is no impact to consider at this time.

COMMUNITY IMPACT

If the recommendations of this Council report are adopted as presented, the current operating arrangements at this location, which have been in place for some time, will remain and therefore are not expected to create any immediate change in community impact. There remains potential to improve pedestrian access, traffic operation and overall safety over time if Alberton Primary School and the Department of Education implement the previously identified parking and traffic management measures, and if a footpath connection between Broughton Street (South Gippsland Highway) and the school is confirmed as feasible, prioritised and delivered through Council's Urban Paths Plan.

ENVIRONMENTAL IMPACT

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

ENGAGEMENT IMPACT

If the recommendations of this Council report are adopted as presented, there is no impact to consider at this time.

RISK MANAGEMENT IMPACT

Risk is managed by continuing to maintain the public road network in accordance with Council's Road Management Plan and by clearly communicating the respective responsibilities of Council, Alberton Primary School and the Department of Education. This includes recognising the Department of Education's role in planning, providing and managing school facilities over time to respond to changes in enrolments, operational demands and associated infrastructure needs.

15.2. PLACE NAMES COMMITTEE MINUTES

ACTION OFFICER: MANAGER ASSETS AND PROJECTS

PURPOSE

For Council to receive the minutes of the Place Names Committee meeting held on 26 May 2026 and to consider the recommendations from that meeting.

RECOMMENDATION

That Council:

1. ***Receive and note the minutes of the Place Names Committee meeting held on 26 May 2026;***
2. ***Resolve that the western side of the Port of Sale (land title known as 10-7\PP3468) be named "Anchorage Reserve" and that this be submitted to Geographic Names Victoria for gazettal;***
3. ***In relation to the two submissions received through the 'Remember a Local – Name a Place in Victoria Campaign', resolve that:***
    a. ***the proposal to add the name Monck to the Approved Names Register not be accepted at this time, as it does not comply with Principle "I" of the Naming Rules for Places in Victoria (2022), and that the Mayor write to the applicant acknowledging their achievements; and***
    b. ***the name James be added to the Approved Names Register for use in the Stratford locality in recognition of James Stewart, for his contribution to the Stratford township and surrounding area, including serving as a Councillor at the Shire of Avon in the 1970s and 1980s;***
4. ***Resolve that the Mayor write to Minister Staikos reiterating Council's support for gender equality initiatives; and***
5. ***Resolve that the request by the Yarram Yarram Landcare Network to install a commemorative plaque and seat on the Great Southern Rail Trail be accepted, subject to the following conditions:***
    a. ***the location of the seat and any additional required infrastructure being agreed with Council officers;***
    b. ***the commemorative plaque be restricted to the acknowledgement of:***
        i. ***40 years of Landcare;***
        ii. ***30 years of the Yarram Yarram Landcare Network; and***
        iii. ***the many landcarers who have worked voluntarily for the environment on both private and public land; and***
    c. ***all associated costs be paid by the Yarram Yarram Landcare Network.***

BACKGROUND

The Place Names Committee is an advisory committee of Council that meets quarterly to make recommendations to Council on geographical place name issues.

ATTACHMENTS

1. Place Names Committee Minutes - Personal data redacted [**15.2.1** - 23 pages]

OPTIONS

Council has the following options available:

1. To receive the minutes of the Place names Committee and consider the recommendations; or
2. Not receive the minutes of the Place Names Committee and consider the recommendations and seek further information for consideration at a future meeting;

PROPOSAL

That Council:

1. Receive and note the minutes of the Place Names Committee meeting held on 26 May 2026;
2. Resolve that the western side of the Port of Sale (land title known as 10-7\PP3468) be named “Anchorage Reserve” and that this be submitted to Geographic Names Victoria for gazettal;
3. In relation to the two submissions received through the ‘Remember a Local – Name a Place in Victoria Campaign’, resolve that:
    a. the proposal to add the name Monck to the Approved Names Register not be accepted at this time, as it does not comply with Principle “I” of the Naming Rules for Places in Victoria (2022), and that the Mayor write to the applicant acknowledging their achievements; and
    b. the name James be added to the Approved Names Register for use in the Stratford locality in recognition of James Stewart, for his contribution to the Stratford township and surrounding area, including serving as a Councillor at the Shire of Avon in the 1970s and 1980s;
4. Resolve that the Mayor write to Minister Staikos reiterating Council’s support for gender equality initiatives; and
5. Resolve that the request by the Yarram Yarram Landcare Network to install a commemorative plaque and seat on the Great Southern Rail Trail be accepted, subject to the following conditions:
    a. the location of the seat and any additional required infrastructure being agreed with Council officers;
    b. the commemorative plaque be restricted to the acknowledgement of:
        i. 40 years of Landcare;
        ii. 30 years of the Yarram Yarram Landcare Network; and
        iii. the many landcarers who have worked voluntarily for the environment on both private and public land; and
    c. all associated costs be paid by the Yarram Yarram Landcare Network.

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.

GENDER IMPACT ASSESSMENT (GIA)

Officers understand the requirements in relation to conducting GIA's to ensure Council remains compliant with obligations outlined in the *Gender Equality Act 2020*.

The following determination was made.

A Gender Impact Assessment was not conducted as the policy, program or service does not meet the assessment requirement criteria.

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

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

COUNCIL POLICY IMPACT

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

RESOURCES AND STAFF IMPACT

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

COMMUNITY IMPACT

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

ENVIRONMENTAL IMPACT

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

ENGAGEMENT IMPACT

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

RISK MANAGEMENT IMPACT

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

WELLINGTON
SHIRE COUNCIL
The Heart of Gippsland

MINUTES

26 May 2026

ATTENDEES:

Mayor Cindy Madeley
Councillor Carmel Ripper
Councillor Garry Stephens
Ray Weber (Manager Assets & Projects)
James Blythe (GIS Officer)

APOLOGIES: Deputy Mayor Liz Foat

MEETING OPENED: 9:10am

CONFLICT OF INTEREST: Nil

APPOINTMENT OF COMMITTEE CHAIR FOR THIS MEETING:

It was moved:
Cr Stephens / Cr Ripper

That Cr Ripper be appointed the committee chair for this meeting.

CARRIED

2.0 ONGOING AGENDA ITEMS

2.1 Proposed road names for subdivision PS904015 off Mill Lane, Rosedale

The following road names are proposed by the developer for a subdivision off Mill Lane, Rosedale:

- Angus Place;
- Edith Street;
- Rhys Crescent;

The developer has been asked to provide background information on the names to ensure that they meet 'Principle H - Using Commemorative Names' of the Naming Rules for places in Victoria.

Furthermore, confirmation is sought as to whether the roads designated as Street and Crescent will eventually be open-ended roads in future stages of subdivision.

It should be noted that the use of first names in road naming is now permitted under the revised naming rules although last name is still preferred.

Refer to attachment for item 2.1 for the plan of subdivision.

The developer has been re-contacted but no response has been received to date.

It was moved:
Cr Stephens / Cr Ripper:

That;

- **Council officers contact the developer requesting that they either;**
  - **provide appropriate background information on the submitted names; or**
  - **select names from the approved Road Names Register in order to finalise this matter.**
- **The Committee select names at the next meeting if insufficient information has been received.**

CARRIED

2.2 Proposal to name a section of the Port of Sale

In preparation for the Sale Music Festival there has been confusion over the correct way to refer to the location of the event.

Councillor Rossetti recommended that the matter be referred to Place Names Committee.

In separate discussion with the organisers of the [redacted] aware of this issue and has provided a submission on the Port of Sale history for consideration by the committee. Refer to attachments for item 2.2.

At the PNC meeting on 11 March 2025 the committee resolved the matter for consideration at a future meeting.

At the PNC meeting on 10 June 2025 it was resolved that council officers undertake a community engagement exercise with the intention to gather naming submissions for the possible naming the western side of the Port of Sale, including the boat ramp, carpark, and picnic area.
A Your Wellington Your Say page was launched on 20 October 2025 and corflutes with QR codes were placed on the western side of the Port of Sale and in communal areas on Grand Canal Drive inviting the community to provide their ideas.

Letters were sent (either via post or e-mail) to the following stakeholders with the QR code inviting them to provide their contributions:

- Port of Sale Boat Club
- Gippsland Land and Built Environment team (crown land managers) at DEECA
- Sale Museums
- GLAWAC
- Adjacent properties

A proposal was received by e-mail directly (not on the portal) from Sale Museums. Refer to attachments for item 2.2.

At the Place Names Committee meeting on 11 November 2025 the naming ideas proposed by the community were discussed with the resolution to hold the item over to the next meeting. All proposals put forward were considered and discussed in detail by the committee. Suggestions were assessed for compliance with the naming rules. Any naming suggestions that did not comply with the naming rules were excluded. The name considered most suitable by the committee was “The Anchorage”, as it has the most meaningful connection to the area being named. Two independent community submissions provided the following descriptions:

i. The Anchorage – It’s simple easy to remember, and reflects on the existing Port of Sale and the History of the area
ii. ii. The Anchorage – A permanent point at which a wide range of activities may be hosted.

At the Place Names Committee meeting on 2 February 2026 it was resolved that the reserve be named The Anchorage Reserve, that the proposed name be advertised locally, and that if no objections are received within 30 days then the name be registered with Geographic Names Victoria and the item closed.

No objections were received.

Geographic Names Victoria has responded that the use of the prefix “The” does not comply with Principle K of the Naming Rules for Places in Victoria (2022) and that the alternative name “Anchorage Reserve” would be accepted.

It was moved:
Cr Stephens / Cr Ripper:

That the reserve be named *“Anchorage Reserve” and this be resubmitted to Geographic Names Victoria for Gazettal.*

CARRIED

2.3 Request to assign a name to North Sale Wetland and Biodiversity Reserve

The Manager Built Environment has suggested that the North Sale Wetland and Biodiversity Reserve should be assigned a name by the Place Names Committee, given that the project is moving to the landscaping phase.

This project received funding of $1 million from Regional Development Victoria, with the potential for ministerial attendance at the opening. GLAWAC has provided a letter of support for the project.

A map showing the location of the land parcel is shown in the attachment for item 2.6.

At the Place Names Committee meeting on 11 September 2025 it was resolved that the Mayor send a letter to GLAWAC inviting them to participate in the naming process for the recently constructed North Sale Wetland and Biodiversity Reserve.

Refer to attachments for item 2.3 for the letter and the acknowledgement from GLAWAC.

It was moved:
Cr Ripper / Cr Stephens:

Pending a response from GLAWAC that Council officers investigate the history of the associated land with a view to providing the Place Names Committee with alternative names that represent the flora, fauna or historical background to the land parcel for further consideration.

CARRIED

3.0 GENERAL BUSINESS

3.1 Remember a Local – Name a Place – Submission Received - MONCK

A submission has been received via the Remember a Local - Name a Place portal to recognise [redacted] Monck. Refer to attachments for item 3.1. including duplicate road name search results from VicNames:

It was moved:
Cr Stephens / Cr Ripper:

That the proposal to add the name Monck to the Approved Names Register not be accepted at this time as it does not comply with Principle I of the Naming Rules for Places in Victoria (2022) related to the commemoration of a living person.

That the Mayor write a letter informing the applicant of the decision and acknowledge their achievements.

CARRIED

3.2 Remember a Local – Name a Place – Submission Received - STEWART

A submission has been received via the Remember a Local Name a Place portal to recognise James Robert Stewart. Refer to attachments for item 3.2.

A search for duplicate names in VicNames shows that there is a Stewarts Lane that connects Stratford and Maffra across the Avon River to the North of the Stratford Township. There is also a feature called “Stuart Place – The Boulevard Reserve” in Sale (approximately 14.5km from the Stratford town).

The proposal to add the name Stewart to the Approved Names Register is unable to be accepted as it does not comply with Principle D of the Naming Rules for Places in Victoria (2022) – Ensuring names are not duplicated,

Under Principle I allows a commemorative name to be applied to a locality or road as a first or last name; although it is preferred that the last name be used.

It was moved:
Cr Stephens / Cr Ripper:

That Council officers contact the applicant to enquire if they are supportive of the addition of the first name, James, to the register for use in the Stratford area and that use would be subject to approval from Geographic Naming Victoria at the time.

CARRIED

3.3 Minister Staikos – Letter from Minister Staikos re International Women’s Day

Gender Equality – In support of the 2022 Naming Rules for Places in Victoria and the 2023 Victoria’s Gender Equality Strategy and Action Plan 2023-2027 all Council’s in Victoria are encouraged to name at least one place after a woman in 2026. And continuing to do so each year ensures each council can play a meaningful role in ensuring women’s achievements are recognised and celebrated across Victoria.

The committee acknowledged the letter and the importance of Gender Equality in society.

It was moved:
Cr Stephens / Cr Ripper:

That the Mayor write a letter to Minister Staikos reiterating Council’s support for gender equality initiatives.

CARRIED

3.4 Yarram Yarram Landcare Network – Memorial Request

The Yarram Yarram Landcare network has requested to erect a seat with a plaque attached at the entrance to the rail trail in the Alberton township or another appropriate alternative location along the trail to celebrate the following items

- Landcare celebrating 40 years of environmental stewardship

- The Yarram and district Landcare Network celebrating 30 years of environmental stewardship in the Alberton, Albert River, Binginwarri, Carrajung, Darriman, Devon North, Giffard-Merriman Creek, Gormandale, Hedley, Madalya, Tarraville, Won Wron, Wonyip, Woodside and Yarram Urban areas.
- Honour the many land carers who have contributed over this period including the late [redacted] who was chair of the network for 10 years.

It was moved:
Cr Stephens / Cr Ripper:

Subject to agreement between the Manager Natural Environment & Parks and the Yarram Yarram Landcare Network that the request to install a memorial seat and commemorative plaque be accepted, subject to the following conditions;

- That the location of the seat and any additional required infrastructure be agreed upon.
- That the commemorative plaque be restricted to the acknowledgement of;
  - 40 years of landcare, and
  - 30 years of the Yarram Yarram Landcare Network and
  - the many landcarers who have worked voluntarily for the environment on both private and public land.
- That all associated costs be paid by the Yarram Yarram Landcare Network.

CARRIED

4.0 NEXT MEETINGS

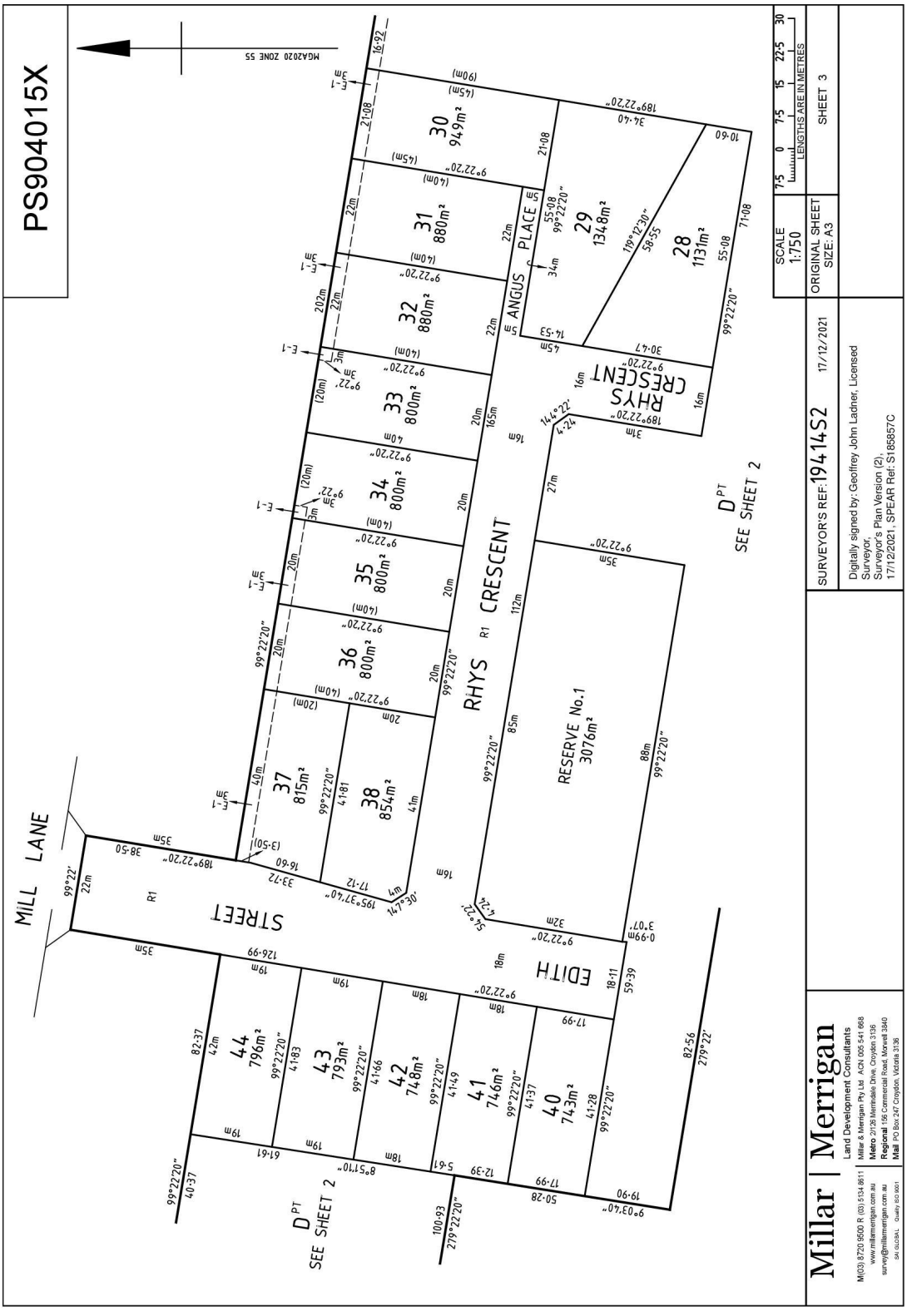
11 August 2026 – 9am

10 November 2026 – 9:30am

5.0 CLOSE

Meeting closed 9:50am.

Attachment for item 2.1



Attachments for item 2.2

Office of Geographic Names Submission requesting to register the reserve as "The Anchorage Reserve"

The matter was first considered at the Place Names Committee on 11 March 2025 where it was resolved to consider the matter at a future meeting. At the Place Names Committee meeting on 10 June 2025 it was resolved to undertake a community engagement exercise with the intention to gather naming submissions for the possible naming of the western side of the Port of Sale, including the boat ramp, carpark, and picnic area.

A web page was established on the Your Wellington Your Say portal so that people could contribute their naming ideas. Corflutes were placed at prominent locations within and surrounding the reserve. A sign was also placed at the Sale library. Letters were sent to all abutting ratepayers with a QR code linking to the web page and inviting them to contribute naming ideas. Letters were also sent to the Gunaikurnai Land and Waters Aboriginal Corporation (GLaWAC), the Port of Sale Boat Club, Sale Museum, and the Gippsland LBE team at DEECA, providing them with the opportunity to give naming suggestions on the portal.

The portal opened to the public on 17 October 2025 and closed on 9 November 2025.

Several contributors suggested the name: "The Anchorage".

At the Place Names Committee meeting on 11 February 2026 the committee resolved that the western side of the Port of Sale (known as 10~7\PP3468) be named "The Anchorage Reserve" and that the proposed name be advertised locally; and if no objections are received within 30 days, then the name be registered with Geographic Names Victoria and this item be closed. This decision was ratified by Council at the ordinary council meeting on 3 March 2026.

An advertisement was placed in the Gippsland Times on 11 March 2026 notifying the community of the council's decision to name 10~7\PP3468 as "THE ANCHORAGE RESERVE". A 30 day objection period was provided with the opportunity to object by the deadline of 10/4/2026. No objections were received.

Response from Geographic Names Victoria

Name non-compliant with Principle K - use of the word "The": • "'The' is not a suitable prefix in naming of any road, feature or locality and must not be used. For example; The Avenue is not acceptable". Anchorage Reserve would be acceptable, please indicate if this will be ok. Pls call if need to discuss.

Date Created: 27/04/2026 22:53

Written by [redacted]

Geographic Names Victoria

Attachment for item 2.3



WELLINGTON
SHIRE COUNCIL

30 October 2025

[redacted]
Gunaikurnai Land and Water Aboriginal Corporation

Email [redacted]

Dear [redacted]

NORTH SALE BIODIVERSITY RESERVE AND WETLAND

Following your recent meetings with [redacted] we appreciate your interest in the North Sale Biodiversity Reserve and Wetland and thank you for supporting our earlier funding application to Regional Development Victoria.

This project represents a significant step forward in our commitment to environmental stewardship and sustainable urban development. The project saw major upgrade of an old drainage reserve to treat stormwater improving the health of our waterways, and enhancing urban biodiversity by creating habitats to support native flora and fauna. Importantly, it also lays the groundwork for future housing development in a way that respects and integrates with the natural environment.

We value the relationship between Wellington Shire Council and the Gunaikurnai Land and Waters Aboriginal Corporation. In recognition of this, we would like to explore the possibility of naming this wetland reserve in consultation with your organisation, to reflect the improvement it has provided to the land and water.

Additionally, we also invite your organisation to consider participating in a soft opening of the facility, anticipated in early 2026. While still in the early planning phases this opening would be attended by representatives from Wellington Shire Council and the Victorian State Government. We understand and respect if you choose not to take part, and we welcome your guidance on how best to acknowledge and involve your community in a way that aligns with your values and priorities.

Thank you again for your support and ongoing partnership. We look forward to continuing our shared efforts to protect and celebrate the unique landscapes and heritage of our region. If you have any questions, please do not hesitate contact me.

Yours sincerely

CR SCOTT ROSSETTI
Mayor

Sale Service Centre 18 Desailly Street (PO BOX 506), Sale VIC 3850 Telephone 1300 366 244
Yarram Service Centre 156 Grant Street, Yarram VIC 3971 Telephone (03) 5182 5100
Web www.wellington.vic.gov.au
Email enquiries@wellington.vic.gov.au

[redacted]

Attachments:
09ab8ee7e0d[redacted]

EXTERNAL EMAIL originated from outside of the Wellington Shire Council network. Do not click links or open attachments unless you recognise the sender and know the content is safe. Contact ICT Service Desk if unsure.

[redacted]

Thank you for your correspondence regarding the North Sale Biodiversity Reserve and Wetland project.

I have shared your request with our Cultural Hub senior team members and Comms and Media to determine if they have capacity to support with the naming of Wetland, given time constraints and other priorities.

We look forward to the formal invitation to the event, please send this to Kyla once the details are confirmed.

Warm regards

[redacted]

Attachments for item 3.1

PRIVACY ACKNOWLEDGEMENT: I confirm.
APPLICANT NAME: [redacted]
E-MAIL: **<REDACTED>**
PREFERRED PHONE NUMBER: **<REDACTED>**
ALTERNATIVE CONTACT: **<REDACTED>**
RELATIONSHIP TO NOMINEE: Family (including spouse)
NOMINEE STILL ALIVE: Yes
NOMINEE NAME: [redacted]
COMMEMORATE ALTERNATIVE NAME: No
GENDER: Man
ABORIGINAL OR TORRES STRAIT ISLANDER: <BLANK>
CALD: <BLANK>
LGBTQIA+: <BLANK>
DISABILITY: <BLANK>
LOCAL COUNCIL CONNECTION: Wellington Shire Council
USE OF NAME: <BLANK>
DATE: 31/1/2026

GNV COMMENT:

Please note this nomination was not submitted via Engage Victoria - see email attached. I have input the email content into this spreadsheet. GNV notes the nominated person is a living person. Under the naming rules, places cannot be named after a living person unless there is an exemption from the Registrar of Geographic Names. The person who made this submission has been advised of this.

START OF SUBMISSION FROM [redacted]

What do you know about their gender, identity and background?

[redacted]

[redacted]

PLEASE PROVIDE A DETAILED BIOGRAPHY OF THE PERSON:

[redacted]

Early Life

[redacted]

Community Involvement

[redacted]

Hobbies and Work

[redacted]

Family

[redacted]

Legacy and Achievements

[redacted]

What Defines His Legacy

[redacted]

Biggest Achievements

[redacted]

The GNV portal has the following information for people who indicate that the person to commemorate is still alive:

"Under The Naming Rules for Places in Victoria 2022 places cannot be named after a living person, unless there is an exemption from the Registrar of Geographic Names. This complies with international geographic naming conventions to avoid people being commemorated inappropriately. The person's standing in the community, as well as community attitudes and opinions, can change over time. If you would like to nominate a living person, you will need to provide strong reasons for doing so.It will be up to the local council to decide whether they would like to seek an exemption to use a living person's name. If they ask for an exemption, the Registrar of Geographic Names will consider the request."

Supporting files: Make a list of any supporting documents you would like to include with your nomination. i.e. newspaper articles, records of interviews, awards.

[redacted]

Describe their connection to these places. For example, the suburbs where they lived or worked, or parts of the community that they were involved with. Describe how long they were associated with these places as well as any particular sites of significance to them.

[redacted]

[redacted]

celebrated.

Official Recognition

[redacted]

[redacted]

Key Significant Places

[redacted]

[redacted]

Where would you like to see the person commemorated and why?

[redacted]

Reasons for Commemoration

[redacted]

community pride in one of their own.

Celebrating the Living

[redacted]

[redacted]

Sent on: Saturday, January 31, 2026 7:29:59 AM

To: geo.names@transport.vic.gov.au

Subject: [EXTERNAL] Nomination [redacted] Name a Place After a Local

Attachments: name-a-place-tips-for-making-a-nomination.1.docx (280.65 KB)

Dear “Name a Place After a Local” Team,

[redacted]

[redacted]

Unwavering Community Spirit

[redacted]

Triumphs Amid Adversity

[redacted]

National Inspiration

[redacted]

Celebrating the Living



Vicnames Duplicate Name Search Results

	MONARCH	BOULEVARD	-	SALE	
	MOON	STREET	-	MAFFRA	-
	MONKEY CREEK	ROAD	-	GIFFARD WEST	-
	MONKEY CREEK	ROAD	-	STRADBROKE	-
	MONKEY CREEK	EXTENSION	-	GIFFARD WEST	-
	MONKEY DUCK	TRACK	-	LOCH SPORT	-
	MONKEY DUCK	TRACK	-	SEACOMBE	-
	MOCKRIDGE	LANE	-	COWWARR	-
	MOUNT HEDRICK WALKING	TRACK	-	MONOMAK	-
	MOUNT HEDRICK WALKING	TRACK	-	MAFFRA WEST UPPER	-

MULLOCKY	LANE	-	ROSEDALE	-	
MOUND	ROAD	-	CARRAJUNG LOWER	-	
MOUNT KENT	TRACK	-	CROOKED RIVER	-	
MOUNT KENT	TRACK	-	MIOWERA	-	
BOCK	STREET	-	SEASPRAY	-	

A duplicate feature search in VicNames shows the following (similarities owing to “Mount” have been removed):

MONKEY CREEK (REGISTERED)	WATERCOURSE	WELLINGTON SHIRE	GNR	21300	
MONKEY DUCK SWAMP (REGISTERED)	WETLAND	WELLINGTON SHIRE	GNR	21302	
MONKEY GAP (REGISTERED)	PASS	WELLINGTON SHIRE	GNR	21303	
MONOMAK (REGISTERED)	LOCALITY	WELLINGTON SHIRE	GNR	102094	
MONOMAK (REGISTERED)	PARISH OR HUNDRED	WELLINGTON SHIRE	GNR	21308	
Monds Creek No 1 (REGISTERED)	WATERCOURSE	WELLINGTON SHIRE	GNR	21280	
LITTLE MONKEY CREEK (REGISTERED)	WATERCOURSE	WELLINGTON SHIRE	GNR	19655	

Attachments for item 3.2

[redacted]

E-MAIL: **<REDACTED>**
PREFERRED PHONE NUMBER: **<REDACTED>**
ALTERNATIVE CONTACT: **<REDACTED>**
RELATIONSHIP TO NOMINEE: Community member
NOMINEE STILL ALIVE: No
NOMINEE NAME: James Robert Stewart (James R Stewart)
COMMEMORATE ALTERNATIVE NAME: No
GENDER: Man
ABORIGINAL OR TORRES STRAIT ISLANDER: No
CALD: No
LGBTQIA+: No
DISABILITY: No
LOCAL COUNCIL CONNECTION: Wellington Shire Council (former Shire of Avon)
USE OF NAME: Naming a road
DATE: 25/2/2026

Please provide a detailed biography:

James ("Jim") Stewart gave an extraordinary contribution to the Shire of Avon and was extremely respected by all who knew him. Below are key parts of his eulogy that outline his achievements: | Jim was an Avon Shire councillor for 13 years serving as president for two terms (1977-1978 and 1985-86). Fought against amalgamation of shires twice, winning the first time. Dad was passionate about keeping the shire in the hands of locals. In the end, he was influential in naming the Wellington Shire. Using his knowledge of history he named all the gullies and side roads along the Bengworden road. | On 26 Jan 1989 Jim received the Stratford citizen of the year, a very proud moment. | Jim was selected to be one of the torch bearers running past the bowls club for the 2000 Olympics. | Member of Apex, becoming president and district governor and then a life member. Loved Apex life and during this time enjoyed debating and was an adjudicator for Apex debates. Was instrumental in getting the Apex resting place up and running - now called Apex Park. Loved to attend the Apex balls and continued going along to the Oasis gatherings. | Played football for Stratford for ten years. Played in 2 premierships 1947 and 1955. Runner up in 1954. He was also a selector and Life member at the club. | Played cricket for Stratford for a couple of seasons. Played tennis for St Andrews tennis club in a couple of premierships. Played tennis for Stratford public tennis club. Played bowls for Stratford in a couple of premierships and was club champion in 1990 and pairs champion in 2004. Was the chairman of the board of management for 2 years | Jim was a lay preacher, the first to take up this role, taught bible class and Sunday school. Was an elder for 25 years and involved in various church activities and functions. | Masonic lodge member and master of the lodge in 1960. | State School committee, serving as Secretary of Stratford Primary School. | Member of the Gippsland Sheep Breeding Association, serving 3 years as president. | He was involved in Neighbour hood watch, a member of the Stratford Mechanics institute, involved in the CFA, member of the historical society, drove the community bus for the oldies and was a member of the cemetery trust.



Dear Mayor Rossetti,

I write to you requesting that Council consider a public dedication to James (Jim) Robert Stewart (1928 - 2010) preferably, in the form of a street name.

I do this in the capacity of a former Shire President and fellow Councillor of the Shire of Avon.

I had discussed this request with him many times, and it was always his wish for a street to be named after him in the township of Stratford. Jim was a Central Riding Councillor. I have also discussed this with his family, and they are supportive of this request.

I feel he gave an extraordinary contribution to the Shire of Avon and was extremely respected by all who knew him. Below are key parts of his eulogy that outline his achievements:

Was an Avon Shire councillor for 13 years serving as president for two terms (1977-1978 and 1985-86). Fought against amalgamation of shires twice, winning the first time. Dad was passionate about keeping the shire in the hands of locals. In the end, he was influential in naming the Wellington Shire. Using his knowledge of history he named all the gullies and side roads along the Bengworden road.

On 26 Jan 198[redacted]e Stratford citizen of the year, a very proud moment.

[redacted] to be one of the torch bearers running past the bowls club for the 2000 Olympics.

Member of Apex, becoming president and district governor and then a life member. Loved Apex life and during this time enjoyed debating and was an adjudicator for Apex debates. Was instrumental in getting the Apex resting place up and running - now called Apex Park. Loved to attend the Apex balls and continued going along to the Oasis gatherings.

Played football for Stratford for ten years. Played in 2 premierships 1947 and 1955. Runner up in 1954. He was also a selector and Life member at the club.

Played cricket for Stratford for a couple of seasons. Played tennis for St Andrews tennis club in a couple of premierships. Played tennis for Stratford public tennis club. Played bowls for Stratford in a couple of premierships and was club champion in 1990 and pairs champion in 2004. Was the chairman of the board of management for 2 years

Dad was a lay preacher, the first to take up this role, taught bible class and Sunday school. Was an elder for 25 years and involved in various church activities and functions.

Masonic lodge member and master of the lodge in 1960.

State School committee, serving as Secretary of Stratford Primary School.

Member of the Gippsland Sheep Breeding Association, serving 3 years as president.

He was involved in Neighbour hood watch, a member of the Stratford Mechanics institute, involved in the CFA, member of the historical society, drove the community bus for the oldies and was a member of the cemetery trust.

In closing I hope this meets with Council's positive and sympathetic consideration and I look forward to your response.

Yours sincerely,

[redacted]

Attachment for item 3.3

The Hon Nick Staikos MP

Minister for Consumer Affairs
Minister for Local Government

Level 1, 2 Treasury Place
East Melbourne, Victoria 3002

BMIN-260200713

Dear Mayor

Local governments play a vital role in shaping inclusive and representative communities. As we celebrate International Women's Day 2026, I am writing to invite your council to play a leading role in advancing gender equality across Victoria.

Councils play a significant role in commemorative naming of public places, streets, parks and art installations. These decisions shape who we collectively acknowledge and remember.

Despite the vital contributions women make across community, cultural and professional life, only one in ten commemorative place names in Victoria honour women. Increasing representation is essential. Visibility shapes aspiration and acknowledging women publicly helps counter limiting gender stereotypes.

The Victorian Government is committed to addressing this imbalance and has developed several initiatives to support councils in this work.

In 2022, the Naming Rules for Places in Victoria were updated to include a new principle requiring naming authorities to consider gender equality in their naming proposals.

In 2023, *Our Equal State: Victoria's Gender Equality Strategy and Action Plan 2023–2027* set a target for 70% of new commemorative naming of roads, place names and landmarks to be named after women by 2027.

To support this target, Geographic Names Victoria (GNV), part of the Department of Transport and Planning, partnered with Gender Equity Victoria (GEN VIC) on the *Put Her Name on It* campaign to help achieve equality in place naming and public art.

This work is already driving change. Last year, 57% of all new commemorative names honoured women—clear evidence of strong momentum. We have grown from just eight places named after women in 2022, to 17 in 2023, and now 31 in 2024.

I am encouraging every council to contribute to this important statewide effort. By committing to naming at least one place after a woman in 2026—and continuing to do so each year—your council can play a meaningful role in ensuring women's achievements are recognised and celebrated across Victoria.

Your details will be dealt with in accordance with the *Public Records Act 1973* and the *Privacy and Data Protection Act 2014*. Should you have any queries or wish to gain access to your personal information held by this department please contact our Privacy Officer at the above address.

More information on gender equality in commemorative naming can be found here: https://www.land.vic.gov.au/place-naming/commemorative-place-naming/commemorative-naming.

Thank you for your continued leadership within your community. I look forward to seeing the ways in which your council helps advance gender equality through commemorative naming.

Sincerely

The Hon Nick Staikos MP
Minister for Consumer Affairs
Minister for Local Government

6 / 03 / 2026

cc: Chief Executive Officer

Attachment for item 3.4

The Yarram Yarram Landcare Network wishes to have a memorial erected on this Rail Trail.
We are requesting a seat with a plaque attached & located either at the Alberton entrance or another section of the trail which would allow expedient installation.

The Network understands and accepts the Shire conditions as stated in its policy "Public Memorials in Open Spaces".
YYLN has had many years of involvement with this end of the Rail Trail. In the 1980's the Albert River Landcare Group revegetated approximately 5 kms between the trestle bridge and Gelliondale Road at Gelliondale, and west of Lanes Road to Coalmine Road, Hedley. This, including weed control was funded by the group. It also encouraged neighbouring landholders to be involved.

This year Landcare is celebrating 40 years of environmental stewardship and the Network is celebrating 30 years since its formation championing environmental awareness and action throughout Yarram and district.
The Network was formed by these groups 30 years ago:
Alberton, Albert River, Binginwarri, Carrajung, Darriman, Devon North, Gifford-Merriman Creek, Gormandale, Hedley,
Madalya, Tarraville, Won Wron, Wonyip, Woodside and Yarram Urban.

On this memorial the Network wishes to honour both the many Landcarers who have contributed over this period and also the late [redacted] letwork Chair for 10 years.

Wording for plaque:

CELEBRATING 40 YEARS OF LANDCARE
& over 30 years of Yarram Yarram Landcare Network

To honour [redacted]
& all Landcarers who have worked voluntarily for the environment
on both private and public land.

Erected by the Yarram Yarram Landcare Network 2026

Should this application meet Council's approval we look forward to discussing next steps with Council staff and being given an approximate costing for our financial planning.

Yours sincerely,

[redacted]

15.3. SUPPLY AND DELIVERY OF ONE MOTOR GRADER AND ROLLER FOR MAFFRA DEPOT (EAST)

ACTION OFFICER: MANAGER BUILT ENVIRONMENT

PURPOSE

The purpose of this report is for Council to consider approval for the supply and delivery of one Motor Grader and Roller for Maffra Depot (the Rural East Road Maintenance team).

RECOMMENDATION

That Council:

1. ***Adopt the recommendations contained in the attached confidential VP507325 Contract Tender Evaluation Report of this Council Meeting Agenda for the supply and delivery of one Motor Grader and Roller for Maffra Depot (the Rural East Road Maintenance team); and***
2. ***Note that the information contained in the attached confidential VP507325 Contract Tender Evaluation Report for the supply and delivery of one Motor Grader and Roller for Maffra Depot (the Rural East Road Maintenance team), Restricted Assessment is designated confidential under section 3(1) of the Local Government Act 2020 by the General Manager Built and Natural Environment on 28 May 2026 because they relate to the following grounds: (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

To support the ongoing delivery of road maintenance activities, Council has implemented an annual capital program for the renewal of Council's major road maintenance plant and equipment such as heavy machinery and vehicles.

As part of the 2026-27 Plant Replacement Program, the delivery of this new grader and roller to Wellington Shire Council's Maffra Depot (Rural East Road Maintenance Area) replaces Council's existing Komatsu GD555-5 grader, plant number 22052, and multi-tyred roller, plant number 22070.

Tender submissions were requested from three suppliers via Vendor Panel, an online procurement program. Of the 3 invited, 2 suppliers submitted tenders for review. The tender assessment report outlining the recommended supplier has been included for Council's consideration.

ATTACHMENTS

1. Confidential Header - VP507325 Contract Tender Evaluation Report - One Motor Grader and Roller for Maffra Depot (East) [**15.3.1** - 1 page]
2. CONFIDENTIAL REDACTED - VP507325 Contract Tender Evaluation Report - One Motor Grader and Roller for Maffra Depot (East) [**15.3.2** - 4 pages]

OPTIONS

Council has the following options available:

1. Adopt the recommendations contained in the attached confidential VP507325 Contract Tender Evaluation Report for the supply and delivery of one Motor Grader and Roller for the Maffra Depot (Rural East Road Maintenance Area); or
2. Not enter into a contract and not proceed with purchase at this time.

PROPOSAL

That Council adopt the recommendations contained in the attached confidential VP507325 Contract Tender Evaluation Report for the supply and delivery of one Motor Grader and Roller for the Maffra Depot (Rural East Road Maintenance Area).

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.

GENDER IMPACT ASSESSMENT (GIA)

Officers understand the requirements in relation to conducting GIA's to ensure Council remains compliant with obligations outlined in the *Gender Equality Act 2020*. The following determination was made.

A Gender Impact Assessment was not conducted as the policy, program or service does not meet the assessment requirement criteria.

COLLABORATION

Pursuant to section 109(2) of the *Local Government Act 2020*, collaborative opportunities have been identified for this tender as follows:

Considering value for money, complexities and requirements, Council will not be considering collaboration.

FINANCIAL IMPACT

Budget allowance for the purchase is contained within Council's current capital budgets.

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 Built Environment Unit.

COMMUNITY IMPACT

These works will have a positive community impact in that this purchase will support maintenance works to proceed in a more efficient and cost-effective manner.

ENVIRONMENTAL IMPACT

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

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
16 JUNE 2026

I declare that the information contained in the attached document **VP507325 CONTRACT TENDER EVALUATION REPORT** relating to **SUPPLY AND DELIVERY OF ONE MOTOR GRADER AND ROLLER FOR MAFFRA DEPOT (EAST)** 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
28/05/2026

15.4. MATERIALS SUPPLY FOR ROAD WORKS PANEL TENDER

ACTION OFFICER: MANAGER BUILT ENVIRONMENT

PURPOSE

The purpose of this report is for Council to consider entering into a Schedule of Rates panel for the Materials Supply for Road Works - 2026-143 Contract Tender Evaluation Report for Materials Supply for Road Works Panel Tender.

That Council:

1. ***Adopt the recommendations contained in the attached confidential 2026-143 Contract Tender Evaluation Report of this Council Meeting Agenda for the Materials Supply for Road Works Panel Tender; and***
2. ***Note that the information contained in the attached confidential 2026-143 Contract Tender Evaluation Report for the Materials Supply for Road Works Panel Tender is designated confidential under Section 3(1) Confidential Information of the Local Government Act 2020 by the General Manager Built and Natural Environment on 02 June 2026 as it relates to the following grounds:***
   (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; be designated confidential information under Section 3(1) Confidential Information of the Local Government Act 2020;
   except that once this recommendation has been adopted the name of the successful tenderers can be made public.

BACKGROUND

Council provides road services across the entire municipality. The Material Supply for Road Maintenance Panel Tender contract seeks to establish a panel of suitably qualified private contractors and suppliers for the supply of civil construction and road maintenance materials, including quarry products, bituminous products and other items. Successful tenderers will be included in a panel of suppliers to provide materials to locations within Wellington Shire and works depots at Maffra and Yarram.

ATTACHMENTS

1. Confidential Header - 2026-143 Contract Tender Evaluation Report - Materials Supply for Road Works Panel Tender [**15.4.1** - 1 page]
2. CONFIDENTIAL REDACTED - 2026-143 Contract Tender Evaluation Report - Materials Supply for Road Works Panel Tender [**15.4.2** - 7 pages]

OPTIONS

Council has the following options available:

1. Adopt the recommendations contained in the confidential 2026-143 Contract Tender Evaluation Report for the Materials Supply for Road Works Panel Tender; or

2. Not approve the Panel Contract at this time and seek further information at a future Council meeting.

PROPOSAL

That Council adopt the recommendations contained in the confidential 2026-143 Contract Tender Evaluation Report for the Materials Supply for Road Works Panel Tender with two extension options of twelve months to be made available solely at Council's discretion as outlined in the Confidential Attachment.

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.

GENDER IMPACT ASSESSMENT (GIA)

Officers understand the requirements in relation to conducting GIA's to ensure Council remains compliant with obligations outlined in the *Gender Equality Act 2020*. The following determination was made.

A Gender Impact Assessment was not conducted as the policy, program or service does not meet the assessment requirement criteria.

COLLABORATION

Tender collaboration is not considered to be appropriate for the Materials Supply for Road Maintenance Panel Tender. The Materials Supply for Road Maintenance tender specification has been specifically tailored for supply and delivery of materials within the Wellington Shire municipality. Delivery to other municipalities may not be feasible for tenderers or rates may change depending on location which would not provide value for money in this situation.

Considering value for money, complexities and requirements, Council will not be considering collaboration.

FINANCIAL IMPACT

Budget allowance for material supply is contained within Council's current and forward operating budgets.

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 contract will be primarily managed with the resources of the Built Environment unit; however, other Council business units may engage contractors via this panel and will therefore be required to provide their own resources and staff as required.

COMMUNITY IMPACT

The service provides the community with a well-managed road network in line with Council's Road Management Plan.

ENVIRONMENTAL IMPACT

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

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

16 June 2026

I declare that the information contained in the attached document **2026–143 CONTRACT TENDER EVALUATION REPORT** relating to **MATERIALS SUPPLY FOR ROAD WORKS PANEL TENDER** is confidential because it contains confidential information as defined in section 3(1) of the *Local Government Act 2020*;

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

CHRIS HASTIE
General Manager Built and Natural Environment
2/06/2026

15.5. ARBORICULTURE SERVICES MANAGEMENT 2026-2029 SCHEDULE OF RATES PANEL

ACTION OFFICER: MANAGER NATURAL ENVIRONMENT AND PARKS

PURPOSE

The purpose of this report is for Council to consider entering into a Schedule of Rates panel contract for the Arboriculture Services Management 2026-2029 Schedule of Rates Panel.

RECOMMENDATION

That Council:

1. ***Adopt the recommendations contained in the attached confidential 2026-148 Contract Tender Evaluation Report of this Council Meeting Agenda for the Arboriculture Services Management 2026-2029 Schedule of Rates Panel; and***
2. ***Note the information contained in the attached confidential 2026-148 Contract Tender Evaluation Report for Arboriculture Services Management 2026-2029 Schedule of Rates Panel is designated confidential under Section 3(1) Confidential Information of the Local Government Act 2020 by the General Manager Built and Natural Environment on 02 June 2026 because it relates to the following grounds:***
   (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 tenderers can be made public.

BACKGROUND

Council provides tree services across the entire municipality. The Arboriculture Services Management 2026-2029 Schedule of Rates Panel, Contract 2026-148 seeks to establish a panel of suitably qualified private contractors as required to carry out various types of tree work throughout our municipality, these include - pruning, removals, powerline clearing, stump grinding, tree watering, assessment and control of pest and disease outbreaks.

Accordingly, a tender was advertised for these works and has been evaluated, and a contract has now been prepared for Council's consideration.

ATTACHMENTS

1. Confidential Header - 2026-148 Contract Tender Evaluation Report - Aboriculture Services Management 2026-2029 Schedule of Rates Panel [**15.5.1** - 1 page]
2. CONFIDENTIAL REDACTED - 2026-148 Contract Tender Evaluation Report - Aboriculture Services Management 2026-2029 Schedule of [**15.5.2** - 8 pages]

OPTIONS

Council has the following options available:

1. Adopt the recommendations contained in the confidential 2026-148 Contract Tender Evaluation Report for the Arboriculture Services Management 2026-2029 Schedule of Rates Panel, or
2. Not approve the Panel Contract at this time and seek further information at a future Council meeting.

PROPOSAL

That Council adopt the recommendations contained in the confidential 2026-148 Contract Tender Evaluation Report for the Arboriculture Services Management 2026-2029 Schedule of Rates Panel with two extension options of twelve months to be made available solely at Council's discretion as outlined in the Confidential Attachment.

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

Contributing to the protection and revitalisation of natural landscapes, biodiversity, and waterways.

GENDER IMPACT ASSESSMENT (GIA)

Officers understand the requirements in relation to conducting GIA's to ensure Council remains compliant with obligations outlined in the *Gender Equality Act 2020*. The following determination was made.

A Gender Impact Assessment was not conducted as the policy, program or service does not meet the assessment requirement criteria.

COLLABORATION

Pursuant to section 109(2) of the *Local Government Act 2020*, collaborative opportunities have been identified for this tender as follows:

Considering value for money, complexities and requirements, Council will not be considering collaboration.

FINANCIAL IMPACT

Budget allowance for tree works is contained within Council's forward operating budgets.

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 1989, Local Government Act 2020* and the Victorian Local Government Code of Tendering.

COUNCIL POLICY IMPACT

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

RESOURCES AND STAFF IMPACT

This contract will be primarily managed with the resources of the Natural Environment and Parks unit however other Council business units may engage contractors via this panel and will therefore be required to provide their own resources and staff as required.

COMMUNITY IMPACT

The service provides the community with a well-managed and maintained urban forest.

ENVIRONMENTAL IMPACT

All tree works shall be undertaken in accordance with relevant Australia Standards.

ENGAGEMENT IMPACT

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

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

16 June 2026

I declare that the information contained in the attached document **2026-148 CONTRACT TENDER EVALUATION REPORT 2026-2029** relating to **ARBORICULTURE SERVICES MANAGEMENT 2026-2029 SCHEDULE OF RATES PANEL** 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
2/06/2026

15.6. RESIDENTIAL ROAD AND STREET CONSTRUCTION PLAN

ACTION OFFICER: GENERAL MANAGER BUILT AND NATURAL ENVIRONMENT

PURPOSE

For Council to adopt the Residential Road and Street Construction Plan 2026.

RECOMMENDATION

That Council adopt the Residential Road and Street Construction Plan 2026.

BACKGROUND

Since its adoption in 2014, the Residential Road and Street Construction Plan (the Plan) has provided Council with a framework to address long-standing issues associated with older residential roads and streets throughout Wellington Shire.

The 2026 review updates the Plan to improve readability and accessibility through the inclusion of an executive summary, revision of the fixed fee contribution model to reflect increased construction costs, updating legislative references to the *Local Government Act 2020*, refreshing township mapping, and making a range of administrative updates. The updates include recognising completed projects, identifying remaining priority roads and streets, and describing funding sources that support delivery of future schemes. These updates were also informed by feedback received following public exhibition and community consultation.

The updated Plan continues to provide a structured and equitable framework for the delivery of residential road and street upgrades across Wellington Shire. It supports improved planning, clearer communication with affected property owners, and an updated program of works that aligns with current statutory requirements, construction costs, and available funding.

ATTACHMENTS

1. Residential Road and Street Construction Plan 2026 [**15.6.1** - 41 pages]

OPTIONS

Council has the following options available:
1. To adopt the Residential Road and Street Construction Plan 2026, following community consultation; or
2. To not adopt the Residential Road and Street Construction Plan 2026 at this time.

PROPOSAL

That Council adopt the Residential Road and Street Construction Plan 2026.

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:

- *Providing high quality places and spaces to enhance our townships and community.*
- *Developing and promoting safe and suitable transport infrastructure.*

GENDER IMPACT ASSESSMENT (GIA)

Officers understand the requirements in relation to conducting GIAs to ensure Council remains compliant with obligations outlined in the *Gender Equality Act 2020*.

The following determination was made.

A Gender Impact Assessment was conducted as the policy, program or service meets the assessment requirement criteria. Officers undertook the GIA in accordance with the *Gender Equality Act 2020* to ensure potential gendered impacts were identified, considered and appropriately addressed.

FINANCIAL IMPACT

The Plan itself does not create an immediate new budget allocation, but it updates the financial framework used to deliver future special charge schemes. The fixed-fee contribution model has been revised to reflect increased construction costs, while current funding sources, including Roads to Recovery funding and property owner contributions through special charge schemes, continue to support implementation.

COMMUNICATION IMPACT

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

LEGISLATIVE IMPACT

The Plan has been updated to reflect the requirements of the *Local Government Act 2020*, including current statutory processes for special charge schemes and the timing requirements for issuing notices and invoices following declaration of a scheme.

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

The updated Plan improves transparency for the community by presenting information more clearly, including through the addition of an executive summary and updated township mapping. It also provides a clearer picture of completed and remaining projects, current contribution arrangements, and the process for progressing future schemes where there is community support.

ENVIRONMENTAL IMPACT

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

ENGAGEMENT IMPACT

After an introductory workshop on 18 November 2025, Wellington Shire Council undertook community engagement on the draft Plan.

This engagement occurred from 20 February to 13 March 2026.

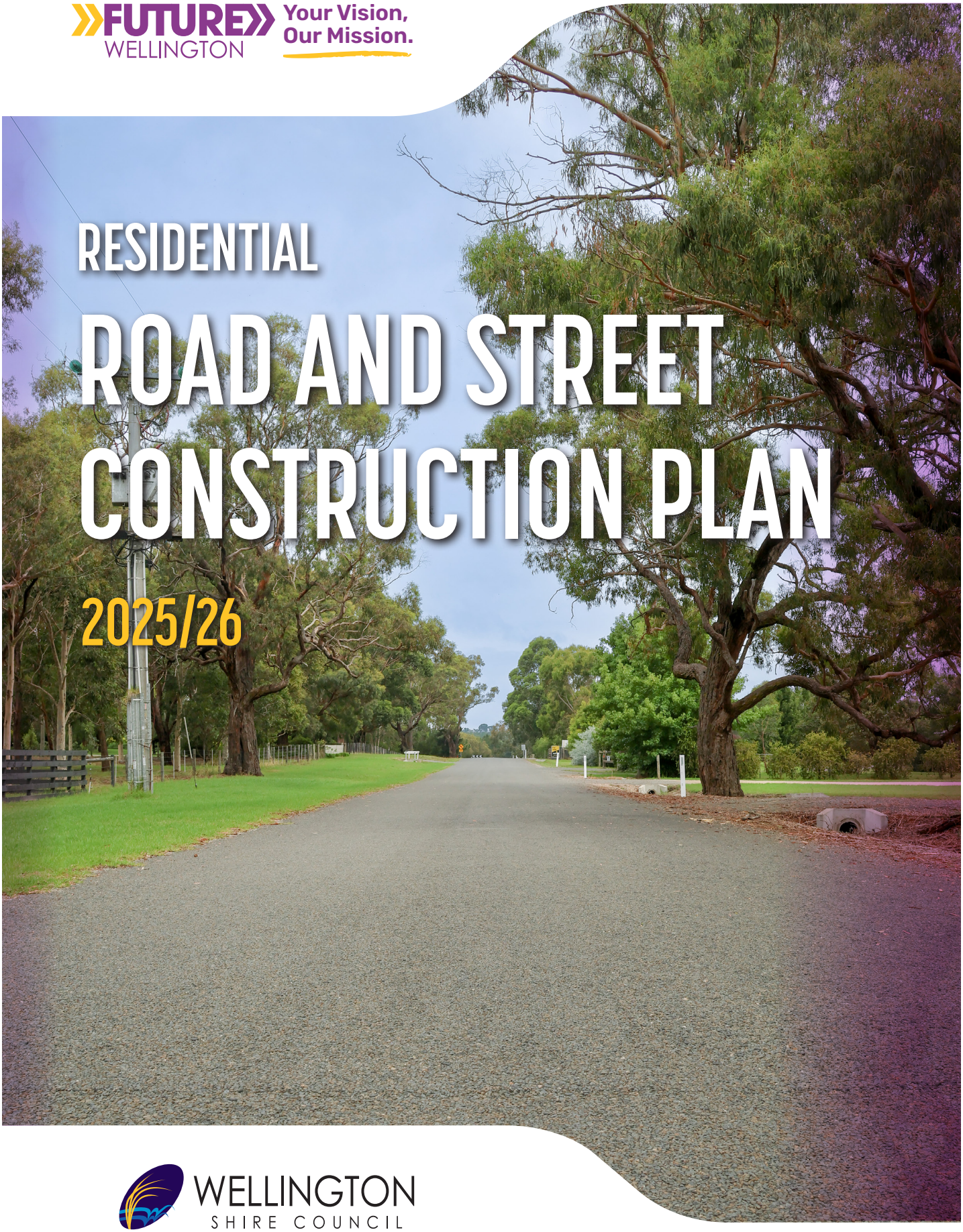
Consistent with Council's usual engagement practices, consultation was undertaken through a *Your Wellington Your Say* project page, which provided information on the draft Plan, hosted a survey and invited public submissions.

During the engagement period, the project page was viewed 1,663 times and 20 submissions were received.

RISK MANAGEMENT IMPACT

Adoption of the updated Plan supports risk management by ensuring Council's framework for future special charge schemes reflects current legislation, contemporary cost assumptions, updated mapping, and clearer administrative processes. This assists with transparency, consistency, and informed decision-making for future project delivery.

FUTURE WELLINGTON Your Vision, Our Mission.



RESIDENTIAL ROAD AND STREET CONSTRUCTION PLAN 2025/26

WELLINGTON SHIRE COUNCIL

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Executive Summary

The Residential Road and Street Construction Plan 2026 (the Plan) provides a clear and consistent framework for addressing older residential roads and streets across Wellington Shire where existing infrastructure does not align with modern standards.

Importantly, the Plan does not commit Council to carrying out the road or street upgrades identified. Rather, it provides a framework for Council and property owners to consider possible upgrades and, where there is community support, progress formal special charge schemes.

The Plan identifies two levels of service, 'Urban' and 'Small and Coastal', aligned with contemporary design standards, and provides maps of areas that have been assessed and meet the criteria for potential upgrades across the Shire. Areas that have not been mapped, but meet the criteria provided in the Plan may be considered for potential upgrades as well.

Road and street upgrades under this Plan are delivered through the special charge provisions of the Local Government Act 2020. Where formally adopted, Special Charge Street Construction Schemes are jointly funded by property owners and Wellington Shire Council, with Council contributing the larger share of the cost. A scheme will only be considered where there is clear community support, demonstrated by at least 60% of affected property owners.

Where sufficient support is demonstrated, Council will consider commencing the statutory Special Charge Scheme process under the Local Government Act 2020 which includes further engagement with affected property owners.

1. Introduction

Since its initial adoption in 2014, the Residential Road and Street Construction Plan has responded to long standing issues associated with substandard residential roads and streets throughout Wellington Shire.

The Plan established service levels for Wellington's Major Urban Centres and Small and Coastal Townships. The existing road and street network was assessed against the identified service levels, and a significant gap was identified. The 2014 Plan addressed this gap, while the 2019 review simplified the process for Council and property owners by introducing a fixed fee, with each participating property owner contributing a set amount to a street upgrade.

The 2026 review of the Plan aimed to assess Council's existing processes and update them in line with the Local Government Act 2020, evaluate the fixed fee model considering increased construction costs, and update project mapping based on works completed and community feedback.

The Plan aims to improve the way schemes are planned and delivered while enhancing the liveability of townships across the Shire. It provides a framework for upgrading identified roads and streets that do not meet modern service levels. Many properties in Major Urban Centres and Small and Coastal Townships are located on roads below these standards. The Plan therefore prioritises these identified gaps through a staged program.

A focus on Small and Coastal Townships with unsealed residential streets has been identified. Some towns which will be considered for upgrade as part of this Plan are:

- Coongulla
- Manns Beach
- Robertsons Beach
- Longford
- The Honeysuckles
- Paradise Beach
- Golden Beach
- Seaspray

Council is committed to providing improved community engagement through proposed changes to the special charge scheme process.

The implementation of the Residential Road and Street Construction Plan 2026 will greatly assist in the realisation of the Council Plan 2025-2029, Strategic Objective Three: *Infrastructure, Spaces and Places*, which states the following related strategies:

- Providing high quality places and spaces to enhance our townships and community.
- Developing and promoting safe and suitable transport infrastructure.

2. Current Issues

Within the six Major Urban Centres, roads and streets have been identified which have previously not been designed or constructed to a standard that adequately supports the current level of development they contain. Many of these roads and streets are either unsealed or partially constructed and sealed.

Within Wellington's Small and Coastal Townships, many streets are unsealed and have developed over time from basic tracks. At many of these locations, alignments are not designed and do not allow adequately for storm water. Many have gravel or grass shoulders that result in very low amenity, and often the drainage provided is inadequate.

The current situation has led to dissatisfaction, reduced amenity and reduced liveability for residents. It has also resulted in high demands for asset maintenance, and the discouragement of higher density development in established urban areas.

Community survey results from 2025 reveal that the categories of 'Local streets and footpaths', 'Sealed local roads' and 'Unsealed roads' are within the top seven of all Council services for importance. However, both the 'sealed local roads' and 'unsealed roads' categories fall within the five lowest performing of all Council services. As a result, these areas are now regarded as priority improvement areas.

Despite residential roads and streets only making up 13% of the road network, approximately 37% of all customer requests in 2024/25 are related to road assets in residential areas.

These customer requests indicate the continued need to focus on road related infrastructure environment within residential areas. The review of the Plan has identified these results are due to the lesser standard of infrastructure as opposed to insufficient investment in maintenance.

3. Service Levels

There are two discrete levels of service identified for residential roads and streets; Major Urban Centres and Small and Coastal Townships. These levels of service are developed in line with the Infrastructure Design Manual (IDM), which Council has utilised for the majority of new road related infrastructure.

3.1 Major Urban Centres

The level of service determined for roads and streets within Wellington's six Major Urban Centres of Sale, Maffra, Yarram, Rosedale, Stratford and Heyfield, are:

- Fully designed and constructed sealed urban streets.
- Kerb and Channel
- Underground drainage
- Accessible footpaths and street crossings
- The provision of urban street trees
- Fully constructed concrete driveways

The cost of urban construction for this Plan is estimated at $1,800 per lineal metre, or $1.8M per kilometre, however costs can vary depending on site specific factors. These figures represent a 20% increase in construction costs since 2019.

3.2 Small & Coastal Townships

The level of service for roads and streets within Wellington's Small and Coastal Townships include:

- Sealed Roads and Streets, to a width of approximately 6.0m
- Open drain network
- Some kerb and channel at intersections and other key locations
- Sealed driveways with appropriately sized culvert and end walls

The estimated cost of small and coastal construction for this Plan is estimated at $600 per lineal meter, or $600,000 per kilometre, however costs can vary depending on site specific factors. These figures represent a 20% increase in construction costs since 2019.

3.3 Extent of Service Gap

The service level gap is derived from assessing the existing road network against the established level of service as outlined in the IDM.

Currently, approximately 14 km of residential streets within Major Urban Centres, and 43 km within Small and Coastal Townships have been identified as requiring upgrade. These figures represent the gap between existing service levels and those considered suitable. This total, 57km length, equates to approximately 20% of all residential roads and streets.

Based on this total length, approximately $40.5M worth of works are required to upgrade all residential roads and streets within Wellington Shire to the established level of service.

The following table indicates the service gaps for each township. Each township is summarised with a map identifying specific roads and streets in Appendix A.

Town	No. of Roads and Streets Remaining	Approx. Length (km)
Alberton	11	3.8
Coongulla	12	2.5
Cowwarr	3	0.3
Glenmaggie	11	3.4
Golden Beach	15	6.5
Heyfield	7	2.4
The Honeysuckles	16	4.4
Langborough	2	0.8
Longford	4	1.2
Loch Sport	2	0.75
Maffra	15	5.9
Manns Beach	4	1.4
Newry	4	0.5
Paradise Beach	22	10
Robertsons Beach	5	1.7
Rosedale	4	2.8
Sale	3	2.1
Seaspray	6	2.5
Stratford	4	1.7
Tarraville	3	0.7
Woodside Beach	4	1
Wurruk	1	0.3
Yarram	3	0.6
Total (km)		**57.25**

4. Benefits from Improved Levels of Service

The established levels of service for Major Urban Centres and Small and Coastal Townships will provide the following benefits for adjoining residents and the general public:

- Improved amenity and liveability for residents and community through better quality infrastructure and streetscape
- Reduction of road related dust in townships
- Improved tank water quality for properties in Small and Coastal Townships
- Improved safety for motorists and pedestrians with constructed road and path infrastructure, that is not prone to rapid degradation
- Improved accessibility for all members of the community through well designed crossing points that link to the footpath network
- Decreased maintenance costs incurred by Council, through reduced demand associated with upkeep of poorly constructed roads, streets, drains and paths
- Increased community satisfaction via the provision of infrastructure that meets current expectations
- Improved protection from storm events for abutting properties through appropriately designed roads and streets with the ability to retain water in high intensity rainfall within the road reserve
- Improved high density development opportunities within existing urban environments

4.1 Reduced maintenance cost

Reduced maintenance costs will be most evident in the Small and Coastal Townships, as the identified roads and streets in these areas are predominantly unsealed. Upgrading these assets to the prescribed service level will lower ongoing maintenance requirements by reducing the frequency of grading, noting that unsealed roads generally require less pothole patching than sealed roads.

In the Major Urban Centres, completing the full construction of partially developed streets will also deliver maintenance savings, as open drains and unsealed verges will be eliminated.

5. Review of Road & Street Construction Plan 2014 and 2019

All investment in residential road and street upgrades since the adoption of the Residential Road and Street Construction Plan 2014 has been based on a policy of cost recovery via Special Charge Schemes and R2R funding.

Typically, road and street construction within townships have been in line with the identified two levels of service; Major Urban Centres and Small and Coastal Townships.

The 2019 review resulted in refinements to the Plan, predominantly through the introduction of the fixed fee model and inclusion of driveways, to ensure a smoother, more transparent and efficient process.

Since the previous iteration of the Plan in 2019, Council has undertaken a review which will continue with similar processes, whilst updating the Plan in accordance with increasing construction costs for Council and updated legislation such as the Local Government Act 2020.

As part of all reviews the project maps are examined and updated to remove schemes which have been completed and add (via community feedback and/or officer review) any areas that meet the criteria of the plan which had not been previously identified.

5.1 Major Urban Centres

The implementation of the previous Plans resulted in strong resident support for a number of streets in Major Urban Centres during the 2013-2025 period. 13 urban streets have now successfully completed. The projects are:

- Cunninghame Street – Sale
- Pearson/Simpson Street – Sale
- Dundas Street (North) – Sale
- Dundas Street (South) – Sale
- Merry Street – Maffra
- Marley Street (North) – Sale
- Riverview Road – Wurruk
- McMillan Crescent – Yarram
- Industrial Road – Stratford
- Bruce Street – Yarram
- Cooper Crescent – Maffra
- Lloyd Street (North) – Stratford
- Guthridge Parade – Sale
- McMillan Street (East) – Stratford

5.2 Small and Coastal Towns

The implementation of the previous Residential Road and Street Construction Plan, focused on street schemes in urban areas, due to resident support and property owner requests. Since adoption of the 2019 Plan, 8 schemes in minor urban or small and coastal towns have been completed. These projects are:

- Boggy Creek Road – Longford
- Port Albert township
- Abels Road / Boyles Road – Longford
- Hodges Road (south), Coongulla
- Eastern and Central Coongulla
- Park Avenue – Cowwarr
- Ellen Avenue, Seaspray

There are currently two schemes underway at the time of review which include Longford township which is due to be completed by June 2026, and Mustons Lane in Heyfield which is due to be completed by June 2027.

5.3 Construction Costs

Council has reviewed its road construction costs and found that overall costs have increased by approximately 20% since 2019. To maintain the same ratio of contribution between property owners and Council, we have updated our fixed fee model for Special Charge Schemes, increasing the fee by 20%. The new fixed fees are:

- $7,200 for roads constructed to urban standards
- $4,300 for roads constructed in small and coastal standards

Despite this adjustment, schemes remain heavily subsidised by Council. The primary objective continues to be constructing roads to current standards, improving access and amenity for residents, and reducing long-term maintenance costs for Council.

The previous percentage-based funding model was removed during the 2019 review of the Plan. Under that model, charges varied per property and per scheme, based on factors such as frontage, road type, and number of accesses. This often resulted in differing costs for similar levels of service and became challenging for projects in low-density areas. In smaller and coastal townships, Council's contribution was lower compared to urban centres, while in towns such as Maffra, Heyfield, and Stratford, schemes were projected to become more expensive due to large property frontages and lower housing density, reducing the likelihood of community support.

5.4 Legislation requirements and processes

The updated Plan aligns with the requirements of the Local Government Act 2020, which primarily impacts the timing of invoicing for Special Charge Schemes. Under the new legislation, property owners must be invoiced within 12 months of a Scheme being Declared by Council.

Previously, Council invoiced property owners for their contribution after physical construction works were completed. This change ensures compliance with statutory requirements and provides greater clarity and certainty for property owners regarding the timing of payments. While construction timelines may still vary due to design and delivery factors, invoicing will now occur earlier in the process, following the formal declaration of the scheme.

5.5 Improvements to process and construction

- **Driveways**

Subject to a special charge scheme progressing, the construction of driveways will be included in the fixed fee for each property within the scheme. Driveway width and design will be determined through the design process in line with relevant standards. Driveways in major urban centres will be constructed in concrete in line with relevant standards. Driveways in Small and Coastal Townships will be constructed as part of the road works and include road pavement, drainage and bituminous sealing.

Where properties have two existing constructed driveways, the fixed fee would include the reinstatement of both driveways as part of the street construction works. Where requested, undeveloped blocks will be provided a single driveway access in the design and constructed as part of the works.

- **Nature Strips**

Property owners are to be kept informed with the process of reinstating nature strips after the construction works have been completed. To achieve the best results for nature strip reinstatement, nature strips will generally be seeded in either Autumn or Spring depending on the timing of the project, with trees being planted in Winter. A special charge scheme does not include ongoing maintenance for nature strips, such as mowing, seeding, and watering. Once the scheme is completed and nature strips levelled and seeded, property owners are expected to provide regular watering and mowing to ensure establishment of good quality grassed nature strips.

- **Kerb profiles**

Kerb profiles are to be designed and installed in line with the IDM. During initial consultation, scheme participants will be given the option to choose the kerb profile for their street, provided it is considered appropriate.

6 Residential Road and Street Reconstruction Funding Model

6.1 Available Funding for Residential Roads and Streets

Funding for residential road and street construction within towns includes the following:

- The Commonwealth Government R2R Program which commenced in January 2001 is specifically aimed at local roads, bridges and related road infrastructure. The Commonwealth has given a strong indication that the Roads to Recovery Program will continue, and has provided Wellington Shire Council with $27.7M per year over the current 5-year (2024/25 – 2028/29) period.
- Special Charge Schemes where property owners contribute towards roads, street and drainage upgrades.

Wellington Shire Council has previously invested the majority of Roads to Recovery (R2R) funding in the reconstruction of Council bridges. This has resulted in a very successful reconstruction program. Remaining bridge assets are of a lower priority, being located on low impacted roads where they do not present a significant constraint to the function of the road network.

Over the last 10 years, the Plan has successfully redirected R2R funding towards supporting the upgrade of residential and local streets through special charge schemes.

The Residential Road and Street Construction Plan 2026 will continue to allocate R2R funding towards special charge schemes, with a greater focus on completing unsealed residential streets in Small and Coastal Townships. The new funding process for residents aims to deliver all identified schemes in a timely manner, including the expenditure of allocated R2R funding.

6.2 Fixed Rate Contribution Model

A funding model where a fixed rate contribution is applied to a property based on the resulting level of service for that town, is proposed as part of this review. This funding contribution is:

- A fixed rate of $7,200 set for Major Urban Centres where kerb, channel, footpaths and underground drainage is provided.
- A fixed rate of $4,300 set for Small and Coastal Towns where sealed roads, open drains and some kerb at intersections are provided.

	Urban Centres	Small & Coastal Townships
Contribution from Property Owners	$7,200	$4.300

The Fixed Rate Contribution Model aims to achieve a greater level of equity and fairness in schemes, by providing a fixed fee for each property as per the established level of service. The model aims to deliver a planned and consistent approach to the Residential Road and Street Construction Program.

This fixed rate contribution is expected to instill greater confidence and provide improved planning and communication in the scheme process for residents who will receive the special benefit under the special charge.

Some projects may provide a lower special benefit to scheme participants or involve a high level of renewal of Council assets. Should a project of this nature arise, Council may consider alternate methods of funding to ensure any apportionment of special charge reflects the level of special benefit received by the property owners. Any alternate funding methods will be determined on a case by case basis, and should not require participants to pay more than the fixed fee for that of an urban centre or a small and coastal town.

6.3 Consideration for property developments

Instances with multiple properties accessing off a single shared driveway, access road, or common property, will be charged a portion of the fixed rate. The initial property will be levied the full fixed rate, with second and subsequent properties apportioned 50% of the fixed rate. The total charge to the set of properties will generally be shared evenly between the property owners.

Properties that have independent access to the road will be generally levied the full fixed rate.

Property developments are to be considered against the above criteria, however charges may be varied by Council through the development of each scheme. Where there are four or more dwellings in a property development, the special consideration will be determined on a case by case basis and be communicated to the effected property owners.

6.4 Strategic Streets

Strategic Streets are upgrade projects which are considered by Council to be essential to the broader community. A project will be identified as a Strategic Street through the formal budget adoption process for the following financial year. These projects may include:

- Upgrade of road entries into major townships
- Roads providing access to major tourism destinations
- Roads providing access to other regionally significant locations

Due to the importance of strategic streets to the broader community, residents will not be required to contribute towards these projects. These projects will progress through the Council budget planning cycle.

6.5 Contribution Payment Options

There are various methods of payment available for contributions from scheme participants within a special charge scheme, including:

- As a lump sum in full
- Via a payment instalment plan, between 4 and 10 years in length, including the contribution amount and interest accrued over the term of the plan

- Via a deferred payment, or charge against a property, in situations where payment would cause demonstrated hardship, to be determined by Council

Other payment options may be considered via special arrangement with Council.

7 Implementation

7.1 Annual Program

A funding model is in place to support the construction of streets identified in this Plan. This model is based on an expected annual allocation of $1.6 million from Council's Roads to Recovery funding, which will be directed to the Residential Road and Street Construction Program. Where there is demonstrated community interest and support for a Special Charge Scheme, this funding will be combined with property owner contributions to deliver projects.

With contributions from Roads to Recovery and scheme participants, the program has the capacity to deliver approximately $2.1 million in street construction works annually. However, the actual delivery of projects will depend on the level of community support for schemes, as recent years have shown slower uptake.

The Residential Road and Street Construction Plan 2026 will be reviewed periodically, and outcomes will be presented to Council. This approach ensures the Plan remains responsive to community priorities and continues to reflect the best interests of both residents and Council.

7.2 Project Prioritisation

As per the previous Plan, where community highlights a desire to progress a scheme, Council may consider raising the priority of that scheme.

Should interest from property owners be demonstrated for a road or street that is geographically close to a proposed scheme, but does not meet priorities through other criteria, it may still be included within the scheme in order to achieve improved economies of scale associated with larger projects.

Project Priority Factors and Weightings	
Existing Condition	**40%**
Residential Density	**30%**
Maintenance Costs	**20%**
Strategic Importance	**10%**

Existing Condition: The identified roads and streets will within this Plan vary in their condition. Roads and streets considered to be in poor condition, will be prioritised ahead of those that are considered to have remaining useable life.

Residential Density: Roads and streets with a greater residential dwelling density will be given precedence over roads with less dwellings. Roads with higher residential density service more traffic and will degrade faster therefore are a high priority.

Maintenance Costs: Roads and streets with higher ongoing maintenance costs will receive a higher priority, in order for the whole community to benefit from reduced operational costs. A focus for this Plan will be on unsealed streets, which in townships require regular grading and maintenance.

Strategic Importance:

- Level of traffic volume
- Consideration of traffic type e.g. Local, Through, Tourist or Commercial
- Level of abutting development
- Road hierarchy

8 Special Charge Scheme Process

The continuation of the fixed rate model provides an opportunity to further streamline the consultation, pre-planning, and design phases of Special Charge Schemes. This approach reduces the need for detailed cost planning, survey, and design prior to community consultation, making the process more efficient and transparent. Formal design work will only commence once a scheme has been adopted by Council, which shortens preliminary timeframes and improves certainty for residents. The fixed rate model also enhances community engagement by providing clear, upfront costs and instilling confidence in the affordability and practicality of schemes.

Projects will be delivered based on priority, subject to available budget, and require at least 60% support from affected property owners. Where this level of support is achieved, Council will consider issuing a Notice of Intention to Declare a Scheme and progress through to adoption.

In line with the Local Government Act 2020**,** property owners will now receive invoices within 12 months of a scheme being declared by Council, rather than after construction is completed. This change ensures compliance with legislation and provides greater clarity around payment timing.

Identified projects within the Residential Road and Street Construction Plan will continue to be reviewed through Council's annual capital works planning process, ensuring delivery aligns with community interest and available resources.

9 Township Summaries and Maps

ALBERTON
Russell Street
Kirksopp Street
Danger Street
Bank Street
Strzelecki Street
Gipps Street
Thomson Street
Sobieski Street
Rankin Street
Slade Street
Orr Street



COONGULLA
Almeda Drive
Kentucky Court
Hodges Road
Cherry Street
Gillum Road
Manuka Street
Woolenook Way
Ben Cruachan Parade
Blores Street
Weir Street
Narrobuk Street
Tamboritha Terrace



COWWARR
Morgan Street
Park Avenue
Draper Street



GLENMAGGIE
Katrina Crescent
Teal Court
Ibis Court
Andrew Court
Michael Street
Lake View
Nerrigundah Drive
Inala Road
Glenmaggie Road Ext
Gilwah Street
Hurley Road



GOLDEN BEACH
Anglers Way
Banksia Avenue
Calypso Court
Driftwood Avenue
Edgewater Drive
Golden Beach Drive
Horizon Way
Marine Drive
Sea Foam Avenue
Starglow Way
Sunrise Road
Surfers Avenue
Tide-Surge Avenue
Ti-Tree Drive
Twilight Way



HEYFIELD
Ash Street
Draper Road
Drew Street
Justice Parade
Racecourse Road
Rose Street
Stagg Street



THE HONEYSUCKLES
Azores Court
Bali Court
Celebes
Crooke Street
Crosby Street
Davis Street
Finisterre Drive
Flores Way
Grenfell Drive
Lincoln Court
Macassar Crescent
Maffra Street
Mandalay Drive
McLachlan Street
Sellars Street
Sunda Court



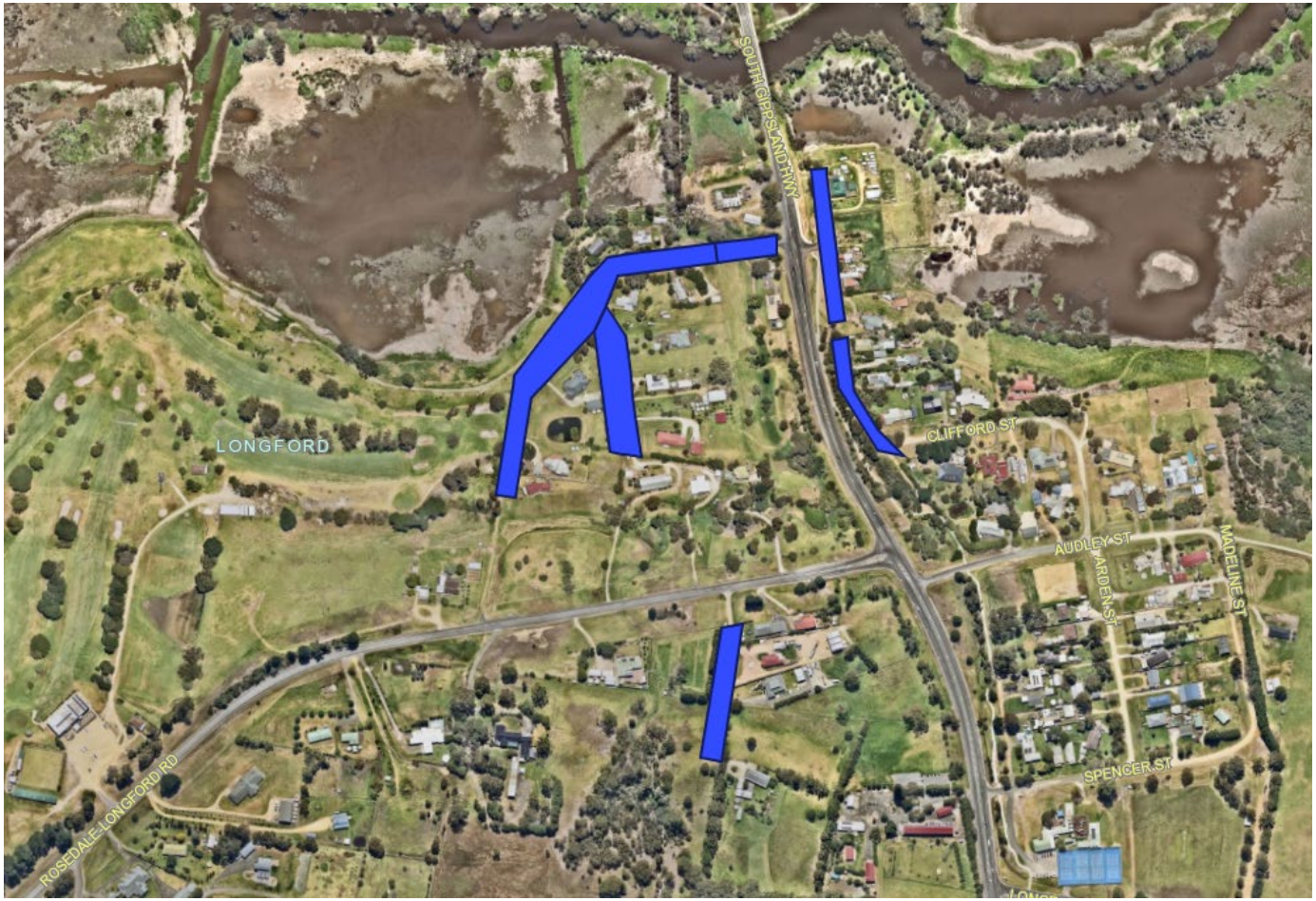
LANGSBOROUGH
Strachan Street
Kilgowers Road



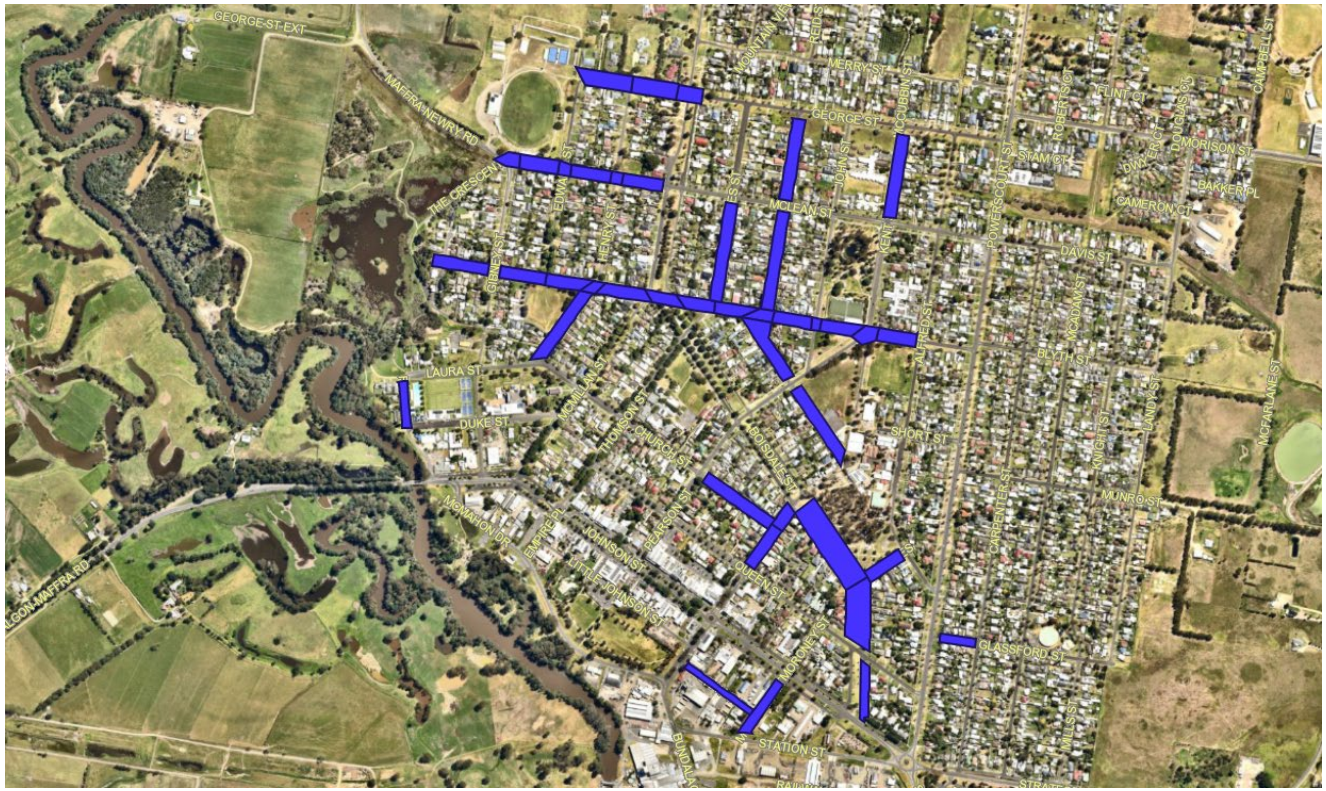
LOCH SPORT
Centre Road
Stevenson Street



LONGFORD
Brennans Road
Killeen Road
High Street
Clear View Court



MAFFRA
Church Street
Foster Street
McMillan Street
Princess Street
McLean Street
Edward Street
Charles Street
King Street
Glassford Street
Laura Street
Coral Crescent
River Street
Moroney Street
Gray Street
Kent Street



MANNS BEACH
Fisher Street
Fry Street
David Street
Wight Street



NEWRY
Rafferty Street
Centre Street
Jones Street
McCole Street



PARADISE BEACH
Armstrong Avenue
Bondi Street
Clovelly Street
Coogee Street
Eighteenth Street
Fifteen Street
Fifth Avenue
First Street
Fourth Street
Government Road
Holmes Road
Ninth Street
Seventh Avenue
Sixth Avenue North
Sixth Avenue South
Sixth Street
Stephenson Avenue
The Boulevard
Thirteenth Street
Twenty Fifth Street
Twenty First Street
Twenty Third Street



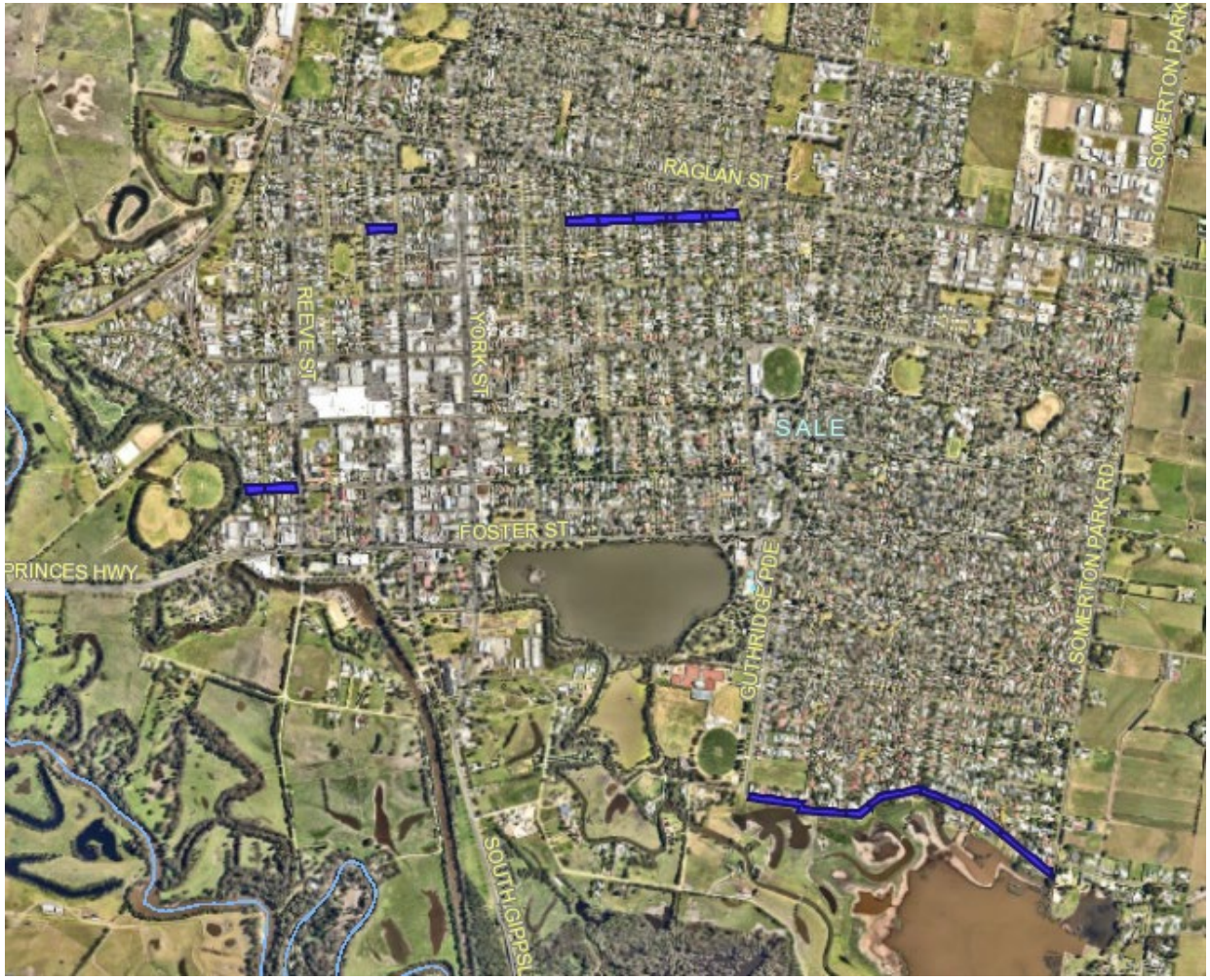
ROBERTSONS BEACH
Langs Road
Sarena Parade
McEvoy Street
Princes Street
Jacobsons Street



ROSEDALE
Kyle Street
Merriman Court
Huffers Lane
Allen Court



SALE
Fitzroy Street
Macalister Street
Stevenson Street



SEASPRAY
Davies Street
Government Road
Hansen Street
Newton Street
Irving Street
Rowley Street / Short Street



STRATFORD
Wyndham Street
Tyers Street
Jones Street
Lee Street



TARRAVILLE
Stawell Street
Tyers Street
Stewart Street



WOODSIDE BEACH
Byrnes Road
Rebecca Street
Margaret Street
Catherine Street



WURRUK
Otway Street
Riverview Road



YARRAM
Commercial Street
Nightingale Street
Carpenter Street



16. 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.

17. 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: