



WELLINGTON
SHIRE COUNCIL

Agenda Ordinary Council Meeting

Tuesday 21 July 2026, commencing at 5:00 PM

Meeting to be held at

Wellington Centre – Wellington Room, Foster Street, Sale

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 respects to their Elders past and present 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 Ordinary Council Meeting of 7 July 2026.

RECOMMENDATION

That Council adopt the minutes and resolutions of the Ordinary Council Meeting of 7 July 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
NIL			

8. INVITED ADDRESSES, PRESENTATIONS OR ACKNOWLEDGEMENTS

9. QUESTION/S ON NOTICE

9.1. OUTSTANDING QUESTION/S ON NOTICE

ACTION OFFICER: CHIEF EXECUTIVE OFFICER

ITEM	FROM MEETING	COMMENTS	ACTION BY
NIL			

10. MAYOR AND COUNCILLORS REPORT

ACTION OFFICER: COUNCILLOR CINDY MADELEY

RECOMMENDATION

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

JUNE 2026

DATE	EVENT	ATTENDEES
1 June	CEO and Cr Lowe Catch Up. Maffra Recreation Reserve Committee Meeting. CEO and Mayor Madeley Regular Catch Up. Filming for Tiny Tails Trail and Let's Play Passport, a project funded through VicHealth's Local Government Partnership.	Cr Lowe Cr Wells Mayor Madeley Mayor Madeley
2 June	CEO Employment and Remuneration Committee Meeting.	Mayor Madeley, Deputy Mayor Foat and Cr Rossetti.
3 June	Youth Council June Formal Meeting.	Mayor Madeley
4 June	Committee for Wellington Meeting. CEO also in attendance. Year 11 Sale College Presentation. CEO and Mayor Regular Catch Up. Wellington Women's Networking Event.	Mayor Madeley Mayor Madeley Mayor Madeley Mayor Madeley
5 June	Winter Season Launch: Frank Mesaric: Gippsland Gothic. CEO also in attendance.	Mayor Madeley, Deputy Mayor Foat, Cr Ripper and Cr Tatterson.
9 June	Regular Catch Up: Mayor and Cr Bannerman. Strategic Land Use Planning Projects (SLUPP Meeting). CEO and Deputy Mayor Catch Up. Mayor and Deputy Mayor Catch Up.	Mayor Madeley and Cr Bannerman. Deputy Mayor Foat, Cr Tatterson and Cr Wells. Deputy Mayor Foat Mayor Madeley and Deputy Mayor Foat.

DATE	EVENT	ATTENDEES
9 June	Year 10, Sale College Presentation. Meeting with Karen Cain and Darren McCubbin regarding renewables. CEO also in attendance.	Mayor Madeley Mayor Madeley
10 June	Municipal Association of Victoria (MAV) Pre Briefing – National General Assembly (NGA) Conference. Interview with TRFM. Grade 4, St Thomas Primary School Presentation Meeting with Ian Nethercote, Gippsland Grammar Board Chair. Women's Networking Meeting.	Deputy Mayor Foat Mayor Madeley Mayor Madeley and Deputy Mayor Foat. Mayor Madeley Mayor Madeley
11 June	Regular Catch Up: Mayor Madeley and Cr Stephens. Meeting with BNE Team regarding grant applications.	Mayor Madeley and Cr Stephens. Cr Wells
12 June	CEO and Cr Bannerman Catch Up. Gippsland Climate Change Networking Meeting.	Cr Bannerman Mayor Madeley
15 June	Company Directors Course, Melbourne (15-19 June). Meeting with Kathy Mansfield. CEO and Mayor Regular Catch Up. Re-film Parks Week Video.	Cr Wells Mayor Madeley Mayor Madeley Mayor Madeley
17 June	Meeting with Daniel Dawe (resident of Wurruk).	Mayor Madeley
18 June	Rural Councils Victoria (RCV) Committee Meeting. Timber Towns Victoria (TTV) General Meeting. Cameron Sporting Complex Community Asset Committee Meeting.	Cr Bannerman Cr Stephens Cr Tatterson
19 June	St Columbas Kinder Winter Solstice Festival.	Cr Tatterson
20 June	MND Ice Challenge, Yarram. Monthly Men's Breakfast, Stratford.	Cr Stephens Cr Lowe
21 June	Sale Ambulance Auxiliary Movie - Toy Story 5.	Deputy Mayor and Cr Lowe.

DATE	EVENT	ATTENDEES
22 June	National General Assembly (NGA) Conference, Canberra. CEO also in attendance (22-26 June).	Deputy Mayor Foat, Cr Tatterson and Cr Wells.
24 June	Wellington Youth SN Meeting. Victorian Transport Association Sale Regional Forum. Meeting with Darren Chester, Canberra. CEO also in attendance.	Cr Ripper Cr Lowe Deputy Mayor Foat, Cr Tatterson and Cr Wells.
25 June	MEMP Review and Audit Meeting. 2026 Coastal Council Advocacy Roundtable, Canberra. CEO also in attendance.	Cr Stephens Deputy Mayor Foat, Cr Tatterson and Cr Wells.
26 June	Koala Sanctuary Launch, Yarram.	Cr Stephens
27 June	National Gallery of Victoria (NGV) Winter Masterpieces Dinner, Maffra.	Cr Ripper
30 June	Councillor Professional Training and Development Day.	Mayor Madeley, Deputy Mayor Foat, Cr Rossetti, Cr Wells, Cr Stephens, Cr Lowe, Cr Bannerman and Cr Ripper.

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 June 2026.

JUNE 2026

DATE	EVENT
1 June	Met with Mayor, Weekly Catch Up. Met with Cr Lowe, Catch Up.
4 June	Attended Committee for Wellington Monthly Meeting. Met with Mayor regarding CEO KPI's.
9 June	Met with Mayor, Weekly Catch Up. Met with Mayor, Karen Cain and Darren McCubbin introduction. Met with Deputy Mayor, Catch Up. Attended meeting with Sara Rhodes-Ward, RDV.
11 June	Attended Destination Gippsland Board Meeting. Met with Scott Cornish – Managing Director Southern Rural Water.
12 June	Met with Cr Bannerman, Catch Up.
15 June	Attended MAV, Monday Connect, CEO Meeting. Met with Mayor, Weekly Catch Up.
17-19 June	Attended LG Pro Conference in Melbourne.
18 June	Met with Alistair Parker, CEO VicGrid in Melbourne.
19 June	Attended online meeting with Fulham Correctional Centre General Manager, Jim Watson regarding Protected Industrial Action. Attended MAV/VicGrid Local Government Renewable Energy Transition Forum, in Melbourne.
22 June	Feedlot Site Visit with General Manager Development and Manager Planning.

DATE	EVENT
22 June	Attended NGA Conference in Canberra (22 – 26 June) – report attached.
23 June	One Gippsland CEO Forum – Chair Meeting, online in Canberra.
24 June	Met with Darren Chester MP, Parliament House, Canberra. Met with Rosie Gilbert, Aide to Chris Bowen MP, Parliament House, Canberra. Attended 2026 Coastal Council Advocacy Roundtable and Community Mutual Session (Insurance Crisis), Canberra.

Chief Executive Officer Annual leave taken: 29 June 2026 – 3 July 2026.

**NATIONAL GENERAL ASSEMBLY OF LOCAL GOVERNMENT
CANBERRA
23-25 JUNE 2026**

The event was attended by Deputy Mayor Liz Foat, Cr John Tatterson, Cr Geoff Wells and CEO David Morcom.



KEY HIGHLIGHTS OF THE EVENT

Presentation by leading demographer Simon Kuestenmacher

Simon presented a fascinating insight into the population growth trends in Australia in future decades, with a bold prediction that Australia will double in population in around 75 years.

While Australia is one of the most densely urbanised countries on the planet, there is an opportunity to see bigger growth in our smaller cities.

One of the key insights, that has applicability to Wellington Shire, were what demographers see as the 6 key factors that are required by a regional centre to foster strong future population growth. These are:-

1. Strong mix of local jobs (with characteristics of range, diversity and longevity),
2. Housing – availability, affordability and diversity (not everyone wants a standard family homes)
3. Health, education, retail services
4. Connectivity - road, rail, regional airport, digital
5. Amenity - climate, location, natural wonder
6. Risk - exposure to fire, floods etc. is your town insurable??

Address from the Hon Kristy McBain, Minister for Emergency Management and Minister for Regional Development, Local Government and Territories



Address from the Hon. Matt Canavan, Leader of the Nationals



Address from the Governor General, Her Excellency the Honourable Sam Mostyn AC

The Governor General provided a fascinating and frank insight into how communities were feeling right across Australia. She spoke of the diminishing trust in democracy and the growing lack of civility. To combat that, she emphasised the importance of the grass roots community work and the vital role that local Government plays in building cohesive communities



Address from the Hon. Jamie Chaffey, Shadow Assistant Minister for Regional Development, Local Government and Territories

Financial sustainability Local Roads and Community Infrastructure Program was a keystone stream of coalition. The Coalition is pushing the review of Financial Assistance Grants Act, but is not committed to increasing funding to 1% of total Commonwealth tax

Address from the Hon. Catherine King, Minister for Infrastructure, Transport, Regional Development and Local Government of Australia

The Minister also was supporting a Parliamentary enquiry into funding, however they will not support local government by increasing funding to 1% of commonwealth tax. The Minister did say that this Government has increased Roads to Recovery funding to \$1B, which will stay at that level

Our delegation also visited Parliament House, where we met with the member for Gippsland Darren Chester before viewing parliamentary Question time, where local government funding was 'debated'!

The CEO also had a meeting with a senior advisor for Minister Bowen to update on the Gippsland Renewable Energy zone.



13. GENERAL MANAGER CORPORATE SERVICES

13.1. RECORD OF COUNCIL WORKSHOPS

ACTION OFFICER: MANAGER GOVERNANCE

PURPOSE

To provide a summary of Council workshops held for the period of 29 June 2026 to 12 July 2026.

RECOMMENDATION

That Council note and receive the attached Council Workshop records for the period of 29 June 2026 to 12 July 2026.

BACKGROUND

Council workshops are informal sessions held regularly to provide Councillors with information and updates, including general briefings and matters that may be the subject of future Council decisions.

A summary of each workshop is provided, capturing the workshop title, attendance, and any declared conflicts of interest.

The matters listed in this report cover the period from 29 June 2026 to 12 July 2026.

ATTACHMENTS

1. Record of Council Workshops - 7 July 2026 [**13.1.1** - 2 pages]

OPTIONS

Council has the following options:

1. Note and receive the attached Council Workshop records; or
2. Not receive the attached Council Workshop records.

PROPOSAL

That Council note and receive the attached Council Workshop records for the period 29 June 2026 to 12 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

Section 9 of the *Local Government Act 2020* requires Council, in performing its role, to give effect to the overarching governance principles.

While there is no statutory requirement to provide a summary of Council workshops, this report supports these principles, particularly section 9(i) relating to transparency and accountability.

Councillors and staff attending workshops are required to declare any conflicts of interest, including the nature of the interest, in relation to matters discussed. These disclosures are maintained in the Conflicts of Interest Register, with the name of the Councillor(s) making the declaration included in the Record of Council Workshop.

Recording Councillor attendance at workshops is a requirement under GOV-G6 of the Local Government Performance Reporting Framework. Councillors are recorded as present, on approved leave of absence, or an apology. This data is aggregated over a 12-month period and reported in accordance with Local Government Performance Reporting Framework requirements.

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.

RECORD OF COUNCIL WORKSHOPS - COUNCIL DAY

COUNCIL WORKSHOPS – 7 JULY 2026			
COUNCILLOR	ATTENDANCE	OFFICERS IN ATTENDANCE	
Cr Cindy Madeley (Mayor)	YES	David Morcom	Chief Executive Officer
Cr Liz Foat (Deputy Mayor) (Leave of Absence)	NO	Renae Littlejohn	General Manager Development
Cr Catherine Bannerman	YES	Ray Weber	Manager Assets and Projects
Cr Scott Rossetti	YES	Arthur Skipitaris	General Manager Corporate Services
Cr Edward Lowe	YES		
Cr Garry Stephens (items 1.4 to 1.7)	YES		
Cr Carmel Ripper (Online)	YES		
Cr John Tatterson (Leave of Absence)	NO		
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 – 7 JULY 2026		
ITEM NO.	WORKSHOP TITLE	PRESENTERS
1.1	MICK HARRINGTON – GIPPSLAND CRITICAL MINERALS	- Mick Harrington, East Gippsland Community and Stakeholder Lead - Allison Heskey, Gippsland Critical Minerals Project Manager Conflict of Interest: NIL
1.2	REZONING PROPOSAL AT SALE GREYHOUNDS – 44 – 50 MAFFRA SALE ROAD NORTH SALE	- Nicole Reynolds, Coordinator Strategic Planning - Barry Hearsey, Manager Planning and Building Conflict of Interest: NIL

RECORD OF COUNCIL WORKSHOPS - COUNCIL DAY

WORKSHOP DETAILS – 7 JULY 2026		
ITEM NO.	WORKSHOP TITLE	PRESENTERS
1.3	WEST SALE AIRPORT MASTERPLAN	Shae Hansen, Manager Economic Development Conflict of Interest: NIL
1.4	AQUA ENERGY REDEVELOPMENT – POST OPENING REVIEW	Ross McWhirter, Manager Culture and Leisure Conflict of Interest: NIL
1.5	FREE FROM VIOLENCE	- Gemma Elston, Coordinator Social Connection and Inclusion - Kelly Morris, Social Connection & Inclusion Officer - Free From Violence Conflict of Interest: NIL
1.6	FACILITIES AND EMERGENCIES BUSINESS UNIT UPDATE	Sam McPherson, Manager Facilities and Emergencies Conflict of Interest: NIL
1.7	EARLY YEARS INFRASTRUCTURE – WORKSHOP 3	Gemma Elston, Coordinator Social Connection and Inclusion Conflict of Interest: NIL

14. GENERAL MANAGER DEVELOPMENT

14.1. STRATEGIC PLANNING COMMITTEE UPDATE REPORT, QUARTER 2 2026

ACTION OFFICER: MANAGER PLANNING AND BUILDING

PURPOSE

To provide Council and the community with an update on the strategic planning work program for Quarter 2, April to June 2026.

RECOMMENDATION

That Council:

- 1. Receive the Strategic Planning Committee Update Report for Quarter 2, April to June 2026, as attached.***

BACKGROUND

Overview

Wellington Shire Council is responsible for the delivery of strategic land use planning. Strategic Planning is broadly defined as the long-term, high-level process that defines the future vision, policies, and land-use strategies for a city or region, to guide sustainable growth, development and settlement outcomes.

The strategic planning work program is reviewed by Council's Strategic Planning Committee (SPC), which meets on a quarterly basis. The Councillor representation for the SPC is appointed by Council as per the *Register of Council Committees and Advisory Groups*.

The SPC considered it beneficial to provide Council and the community with a quarterly update of the strategic planning work program. It comprises various prioritised planning projects, Planning Scheme Amendments and Development Plan applications. For the Strategic Planning Committee (SPC) update, refer Attachment 14.1.1 – Strategic Planning Committee Update Report Quarter 2, April to June 2026.

Strategic Planning Committee (SPC) - June Meeting Update

The second quarterly meeting of the Strategic Planning Committee (SPC) was held on Tuesday 9 June 2026 and comprised of the following members:

- Deputy Mayor (Chair) - Councillor Foat
- Councillor Tatterson
- Councillor Wells
- General Manager Development - Renae Littlejohn
- General Manager Built & Natural Environment - Chris Hastie
- Manager Planning and Building - Barry Hearsey
- Manager Built Environment - Sam Pye
- Acting Coordinator Infrastructure Development - Zac Elliman
- Major Projects and Principal Strategic Planner - Joshua Clydesdale

- Coordinator Strategic Planning - Nicole Reynolds
- Strategic Planner - Caragh Button
- Strategic Planner - Miriam Turner

At the meeting, the following conflict of interest was noted:

- Deputy Mayor Cr Foat (Chair) declared an ongoing conflict of interest relating to *current Council initiated Planning Scheme Amendment - C122Well - PAO (Cobains Road Widening)*.

ATTACHMENTS

1. Strategic Planning Committee Update Report, Quarter 2 2026 [14.1.1 - 4 pages]

OPTIONS

Council has the following options available:

1. Receive the Strategic Planning Committee (SPC) Update Report, Quarter 2 April to June 2026; or
2. Not receive the Strategic Planning Committee (SPC) Update Report, Quarter 2 April to June 2026 and seek further information for consideration at a future Council meeting.

PROPOSAL

To receive the Strategic Planning Committee (SPC) Update Report, Quarter 2 April to 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

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

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

LEGISLATIVE IMPACT

All strategic land use planning matters are considered in accordance with the *Planning and Environment Act 1987* and/or any relevant legislation.

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.



STRATEGIC PLANNING

STRATEGIC PLANNING COMMITTEE (SPC) UPDATE REPORT

Quarter 2: April – June 2026

STRATEGIC PLANNING PROJECTS	CURRENT STATUS
<u>West Sale Industrial Land – Development Plan</u> Project Details: A recommended action of the ‘<i>West Sale and Wurruk Industrial Land Supply Strategy</i>’ was the preparation of several detailed technical reports to address issues relating to cultural heritage, vegetation, drainage and traffic in the West Sale Industrial precinct. A Development Plan is also required to guide the layout and form of future development of the West Sale Industrial precinct.	Current Status: Council approved the ‘<i>West Sale Industrial Development Plan</i>’, at its 21 April 2026 Council meeting.
<u>North Sale Development Plan/Infrastructure Funding Arrangement Report - Review</u> Project Details: Following the adoption of the ‘<i>North Sale Development Plan (2018)</i>’ and the adoption of the related ‘<i>North Sale Infrastructure Funding Arrangement Report (2022)</i>’ by Council, both these documents now require review and updating to reflect current strategic land use intentions in the North Sale Growth Area and to ensure that up-to-date infrastructure cost estimates are applied moving forward.	Current Status: Mesh consultancy has undertaken an initial review of current growth area conditions and rezoning proposals, with further analysis and proponent engagement underway to inform next steps with the Review. Relevant landowners will be consulted when the Review is further advanced.
<u>Maffra Structure Plan Implementation - Development Contributions and Servicing Strategy</u> Project Details: • Preparation of a funding mechanism to equitably apportion costs associated with the provision of key infrastructure items as detailed in ‘Action 6’ of the <i>Maffra Structure Plan</i> (Mesh 2022, updated 2025). • Involves the preparation of a high-level strategic ‘<i>Servicing Strategy</i>’ for the Residential Growth Areas within Maffra in consultation with Gippsland Water, Southern Rural Water and other key service authorities, as detailed in ‘Action 4’ of the <i>Maffra Structure Plan</i> (Mesh 2022, updated 2025).	Current Status: Development Contributions Mechanism and Servicing Strategy are to be a combined project i.e. a single consultancy to be engaged to undertake both individual pieces of work. Combined project brief complete. Anticipate engaging a consultancy in July 2026 to undertake these Actions. The Development Contributions Mechanism and Servicing Strategy will assist Council and proponents/landowners of future proponent-led Planning Scheme Amendments.

<u>Sale Western Growth Area – Wurruk Development Plan – Infrastructure Contributions</u> Project Details: A Development Contributions Mechanism (to equitably apportion costs associated with the provision of key infrastructure items) is required for the funding of key infrastructure items as part Sale West Growth Area Wurruk Development Plan.	Current Status: Discussions with the developer’s representative regarding development contributions remain ongoing and are yet to be finalised.
<u>Funding and Procurement of Public Infrastructure Works Policy</u> Project Details: At the Council Meeting of 1 February 2022, Council resolved to adopt the <i>‘Residential Stocktake and Facilitation Strategy Report’</i> (<i>‘Report’</i>). Arising from this Report, Council adopted the <i>‘Funding and Procurement of Public Infrastructure Works Policy’</i>, at the Ordinary Meeting of 3 May 2022 to better support new greenfield development dependent on costly infrastructure requirements/challenges.	Current Status: No current applications have been submitted to Council for forward funding support.
<u>Renewable Energy Land and Infrastructure Plan (RELIP)</u> Project Details: The Renewable Energy Land and Infrastructure Plan (RELIP) aims to ensure that the region is ‘land and infrastructure ready’ for planned renewable energy investment, including offshore wind. This includes responding to issues such as the need for zoned and serviced land for new worker housing, and consideration of physical and community infrastructure needs (e.g. road upgrades and childcare provision).	Current Status: Commonwealth Government funding support of \$4.7M has been received to prepare the RELIP. A Project Manager has recently been appointed to oversee delivery of the RELIP. Consultant tenders to prepare the RELIP are currently under assessment. Work on the RELIP will progress shortly, inclusive of community and stakeholder engagement.
<u>Stratford Structure Plan (Preparation)</u> Project Details: The Stratford Structure Plan will provide a 20 year ‘strategic vision’ to guide future growth, infrastructure, local services, and better connectivity to define the preferred direction for future growth and how change will be managed.	Current Status: Additional technical reports finalised in May 2026, with updates planned to the draft Structure Plan, ahead of the final round of consultation planned in the second half of 2026.
<u>Planning Scheme Review Report (Section 12B)</u> Project Details: The preparation of the Planning Scheme Review Report is a key Action of the Council Plan 2025 - 29 and is a legislative requirement of the <i>Planning and Environment Act 1987</i>.	Current Status: A Grant Application for funding assistance from the Department of Transport and Planning’s ‘Planning Hub Program’, was successful. Planning consultants have been appointed to undertake the Review with key stakeholder

		consultation foreshadowed for September 2026.
<u>CURRENT COUNCIL INITIATED PLANNING SCHEME AMENDMENTS</u>		<u>CURRENT STATUS</u>
	<u>C120well: Maffra Structure Plan Translation (and Associated Work)</u> Amendment Details: Formally translate the key land use planning policy components of the adopted <i>Maffra Structure Plan</i> (Mesh 2022) into the Wellington Planning Scheme.	Current Status: The Report of a Planning Panel held in March 2026 and appointed to consider objections to the Amendment was released to the public (including submitters) on 7 May 2026. Council considered the recommendations of the Panel Report received for Amendment C120well (dated 24 April 2026) and resolved to adopt the Amendment at its Tuesday 16 June 2026 Ordinary Council Meeting. Wellington Shire Council is currently preparing the relevant documentation to be sent to the Minister for Planning for approval of Planning Scheme Amendment C120well.
	<u>C122well: Public Acquisition Overlay (PAO) – Cobains Road Widening</u> Amendment Details: Application of a Public Acquisition Overlay (PAO2) to land on three properties that is required to facilitate growth within the North Sale Development Plan area.	Current Status: The Amendment is in the ‘post-exhibition’ stage, with submissions received in response to the public exhibition period currently being reviewed.
	<u>C123well: Wellington Growth Management Strategy Implementation</u> Amendment Details: Policy changes to the Planning Scheme to implement the previously adopted Wellington Growth Management Strategy.	Current Status: Amendment C123 has recently been ‘authorised’ by the Minister for Planning’s delegate. Once the Amendment has been updated in accordance with the authorisation requirements, the Amendment will be publicly exhibited.
	<u>C125well: Flood Provisions Updates</u> Amendment Details: Updates to flood mapping across the Wellington Shire to accurately identify land assessed as being flood prone. It is a requirement of both state government planning policy and the ‘<i>Victorian Floodplain Management Strategy</i>’, to	Current Status: Conditional letter of consent provided on 14 May 2026 by the Department of Transport and Planning.

	ensure that flood-prone land is mapped in the Wellington Planning Scheme (the Scheme), including land predicted to be inundated by future sea-level rise, using the most up-to-date data and modelling available. Wellington Shire Council has a statutory duty to ensure that flood risk and community safety in flood prone areas is appropriately and effectively managed.	Finalisation of a 'Communication Plan' and associated correspondence and FAQ sheets is currently underway. A 60 day period of public exhibition is foreshadowed to commence in August/September 2026.
	<u>Privately Initiated Planning Scheme Amendments</u>	<u>Current Status</u>
	<u>C126well: S.96A – Grassdale (North Sale)</u> Amendment Details: 8 Grassdale Road, Sale - residential rezoning (GRZ1) and multi lot staged subdivision (est 5229 lots), access to a road in a Transport Zone 2 and native vegetation removal.	Current Status: Authorisation request sent to Department of Transport and Planning (DTP) on 1 May 2026, with a response requesting further information, received from DTP on 13 May 2026. Further information compiled and Authorisation request re-submitted to DTP on 3 June 2026.
	<u>Development Plan Applications</u>	<u>Current Status</u>
	<u>DPO1: Maffra North – Maffra-Briagolong Road, Maffra (1/TP533434E & 2/TP533434E)</u> Development Plan Application Details: The Development Plan application proposes 23 lots for land in the Rural Living Zone 2 (RLZ2) (22 new lots, and one balance lot).	Current Status: Development Plan application was formally approved on 15 June 2026.
	<u>DPO8: Rural Living Area Bound By Williams Road, Willung Road, Hoopers Road and Friends Road, Rosedale - Development Plan</u> Development Plan Application Details: the Development Plan application has been prepared to demonstrate, in detail, how the land can be developed for rural living purposes, in accordance with the relevant planning provisions contained in the Development Plan Overlay Schedule 8 (DPO8). The draft Development Plan proposes 85 rural residential lots (average lot size 8,279m² in area) in the Rural Living Zone 1 (RLZ1).	Current Status: Assessment of Development Plan application currently being undertaken by Council Officers.

14.2. MONTHLY PLANNING DECISIONS - MAY 2026

ACTION OFFICER: MANAGER PLANNING AND BUILDING

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 May 2026.

RECOMMENDATION

That Council note the report on recent Planning Permit trends and Planning Application determinations between 1 May and 31 May 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 May and 31 May 2026 is included in Attachment 14.2.1 - Planning Decisions Report - May 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 - May 2026.

ATTACHMENTS

1. Planning Decisions Report - May 2026 [**14.2.1** - 4 pages]
2. Planning Trends Report - May 2026 [**14.2.2** - 3 pages]

OPTIONS

Council has the following options available:

1. Receive 1 May to 31 May planning decisions report; or
2. Not receive 1 May to 31 May 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 and 31 May 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 1/05/2026 AND 31/05/2026

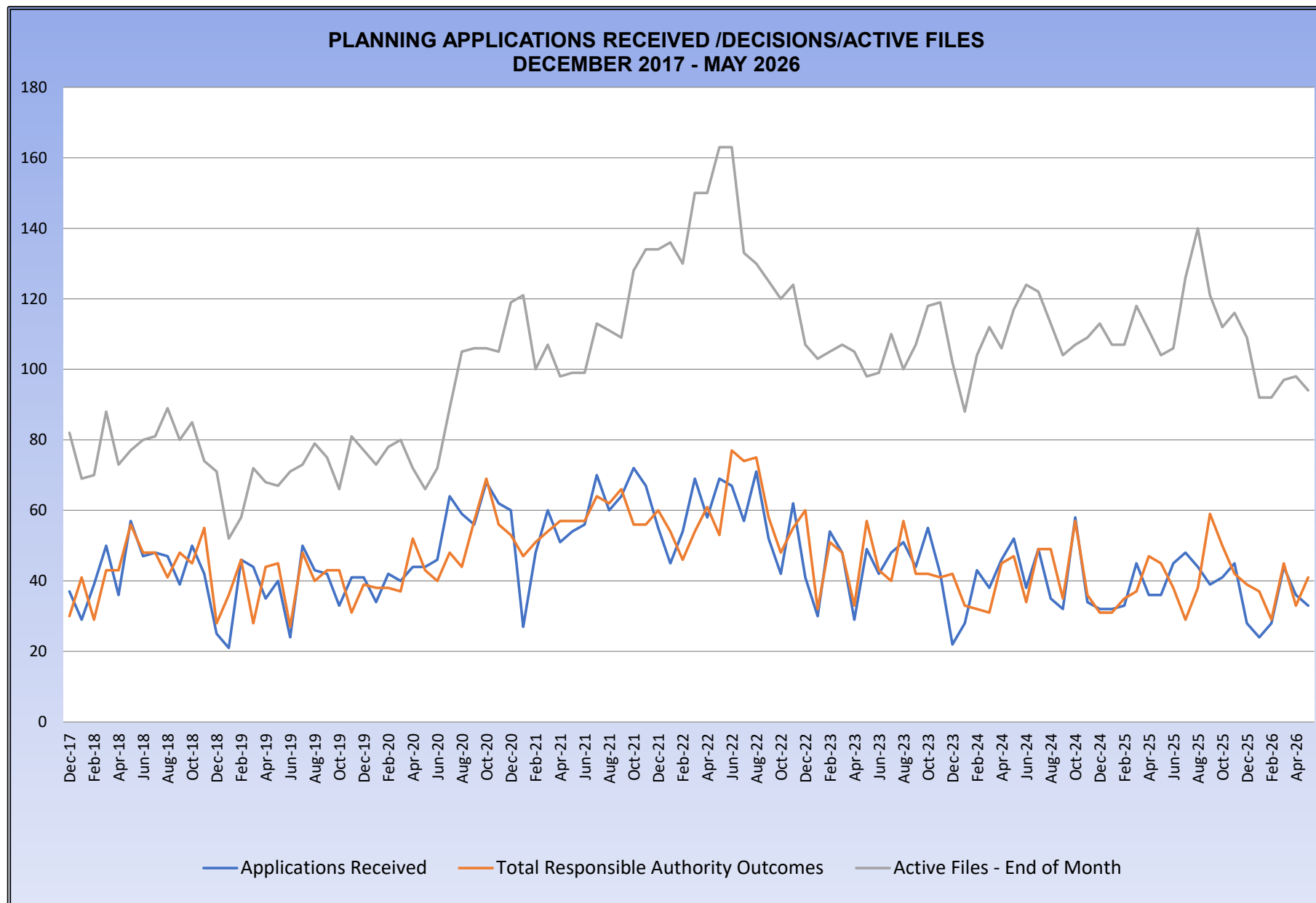
Application No.	Received Date	Assessment No.	Property Details	Proposal	Decision	Address	Decision Date	Locality
115-5.00/2011	7/04/2026	465021	LOT: 1 PS: 915350V	Eleven lot staged subdivision with common property.	Permit Issued by Delegate of Resp/Auth	19A RAILWAY CRES	26/05/2026	WURRUK
175-3.00/2016	31/03/2026	75200	LOT: S3 PS: 812037	Staged residential subdivision and removal of native vegetation.	Permit Issued by Delegate of Resp/Auth	98 HOBSON ST	1/05/2026	STRATFORD
458-2.00/2020	30/10/2025	376350	LOT: 4 PS: 413567S	Use and development of land for group accommodation and horse arena.	Permit Issued by Delegate of Resp/Auth	4,441 PRINCES HWY	29/05/2026	FULHAM
525-3.00/2021	17/03/2026	278812	LOT: 1 TP: 896605A	Buildings and works associated with the extension to existing dwelling and outbuilding.	Permit Issued by Delegate of Resp/Auth	4 VICTORIA ST	11/05/2026	PORT ALBERT
90-2.00/2023	27/03/2026	279026	LOT: 1 TP: 885118Y	Two lot subdivision of the land.	Permit Issued by Delegate of Resp/Auth	27 WHARF ST	22/05/2026	PORT ALBERT
233-2.00/2024	16/03/2026	192146	CA: 6 SEC: 8	Use and develop land for service station C1Z/sign/create access to TZ2.	Permit Issued by Delegate of Resp/Auth	92 PRINCE ST	6/05/2026	ROSEDALE
388-1.00/2024	4/12/2024	204131	LOT: 1 PS: 848258E	Subdivision of the land into two lots.	Withdrawn	53 NEWNHAM RD	11/05/2026	LONGFORD
27-1.00/2025	30/01/2025	386771	LOT: 10 PS: 449390E	Buildings and works associated with the construction of a dwelling.	Lapsed	10/15 LAWRENCE ST	19/05/2026	PORT ALBERT
83-1.00/2025	20/03/2025	55517	PPC: 165281U	Buildings and works associated with constructing industrial buildings and reduce parking.	Withdrawn	2A/17 STEPHENSON ST	20/05/2026	SALE
151-3.00/2025	19/05/2026	449959	LOT: RES1 PS: 837800Y	Use and development of the land for an Emergency Services Facility (CFA).	Permit Issued by Delegate of Resp/Auth	1,151 ROSEDALE-HEYFIELD RD	29/05/2026	WINNINDOO

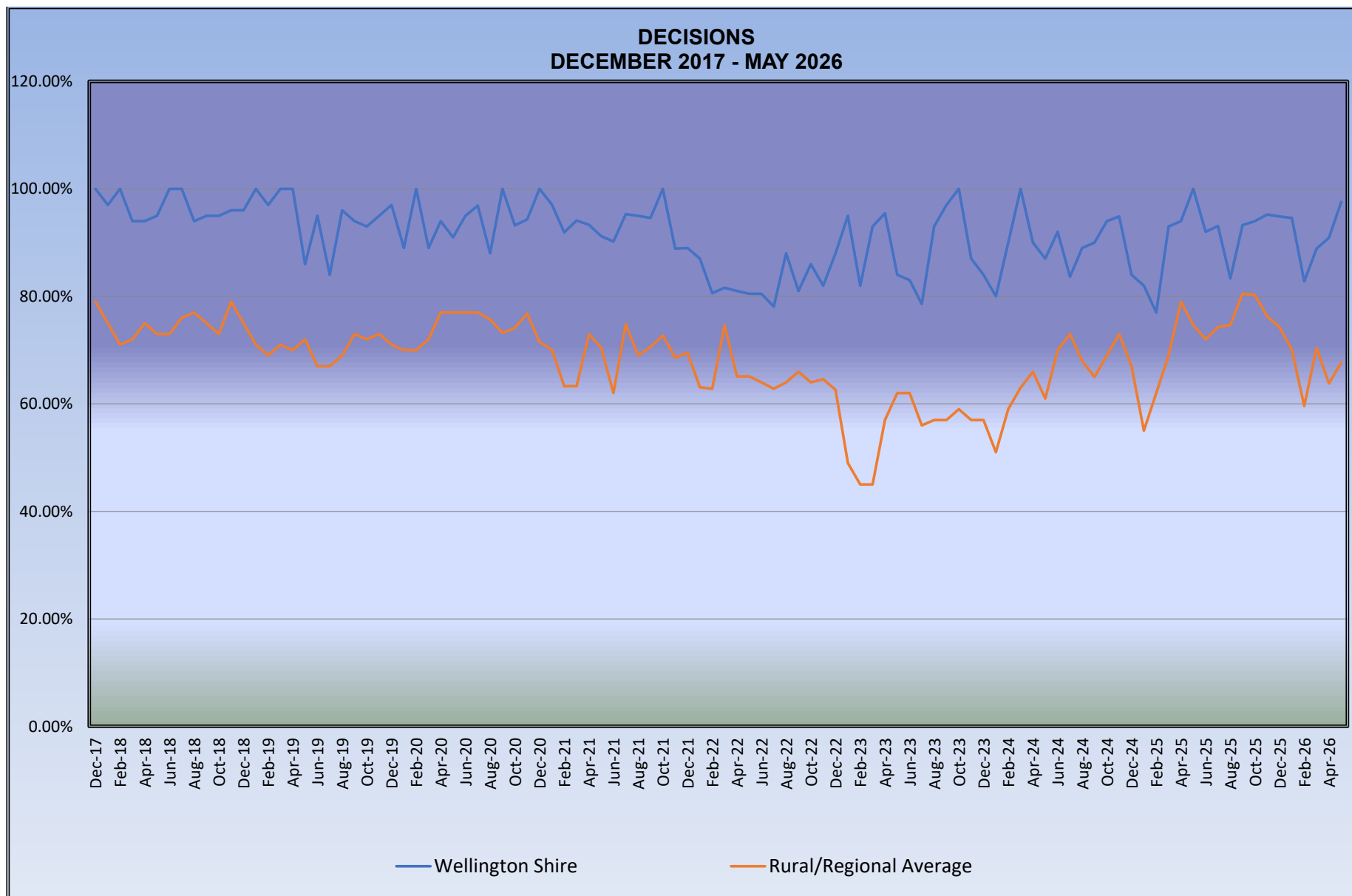
18-1.00/2026	27/01/2026	366823	PC: 356977B	2 Lot Re-subdivision of the land (Boundary Realignment).	Permit Issued by Delegate of Resp/Auth	138 TINAMBA-SEATON RD	21/05/2026	TINAMBA
19-1.00/2026	28/01/2026	104208	LOT: 1 LP: 123440	Buildings and works associated with the construction of rural workers accommodation.	Permit Issued by Delegate of Resp/Auth	821 NAMBROK RD	26/05/2026	NAMBROK
21-1.00/2026	28/01/2026	94003	CA: 7 SEC: 14	Use and development of a replacement dwelling.	Refusal Issued by Delegate of Respo/Auth	218 HOLLANDS LANDING RD	22/05/2026	HOLLANDS LANDING
26-1.00/2026	5/02/2026	266957	LOT: 1 PS: 708931E	Buildings and works associated with extension to an existing dwelling.	Withdrawn	901 CARRAJUNG-WOODSIDE RD	14/05/2026	WOODSIDE NORTH
28-1.00/2026	10/02/2026	30148	LOT: 1 TP: 538047	2 Lot Subdivision of land and construct 2 access driveways to TRZ2 Road.	Permit Issued by Delegate of Resp/Auth	205-207 RAGLAN ST	12/05/2026	SALE
41-1.00/2026	26/02/2026	23408	LOT: 1 LP: 60804	2 Lot subdivision of the land and the construction of second dwelling.	Permit Issued by Delegate of Resp/Auth	176-178 GUTHRIDGE PDE	12/05/2026	SALE
46-1.00/2026	4/03/2026	375592	LOT: 1 PS: 915364J	Buildings and works associated with the construction of a concrete pad.	Permit Issued by Delegate of Resp/Auth	50 RAILWAY AVE	15/05/2026	YARRAM
51-1.00/2026	10/03/2026	59576	UNT: B RP: 19160	Removal of 4 canopy trees (cypress).	Permit Issued by Delegate of Resp/Auth	11 GOULD ST	26/05/2026	WURRUK
54-1.00/2026	12/03/2026	17061	LOT: 8 LP: 26148	Two lot subdivision of the land.	Permit Issued by Delegate of Resp/Auth	382-384 YORK ST	8/05/2026	SALE
61-1.00/2026	19/03/2026	462309	LOT: 2 PS: 909794R	Buildings and works associated with the construction of a dwelling.	Permit Issued by Delegate of Resp/Auth	187 CUNNINGHAME ST	1/05/2026	SALE
62-1.00/2026	19/03/2026	426940	LOT: 2 PS: 626531C	Buildings and works associated with the construction of a dwelling.	Permit Issued by Delegate of Resp/Auth	502 BOISDALE-NEWRY RD	1/05/2026	BOISDALE

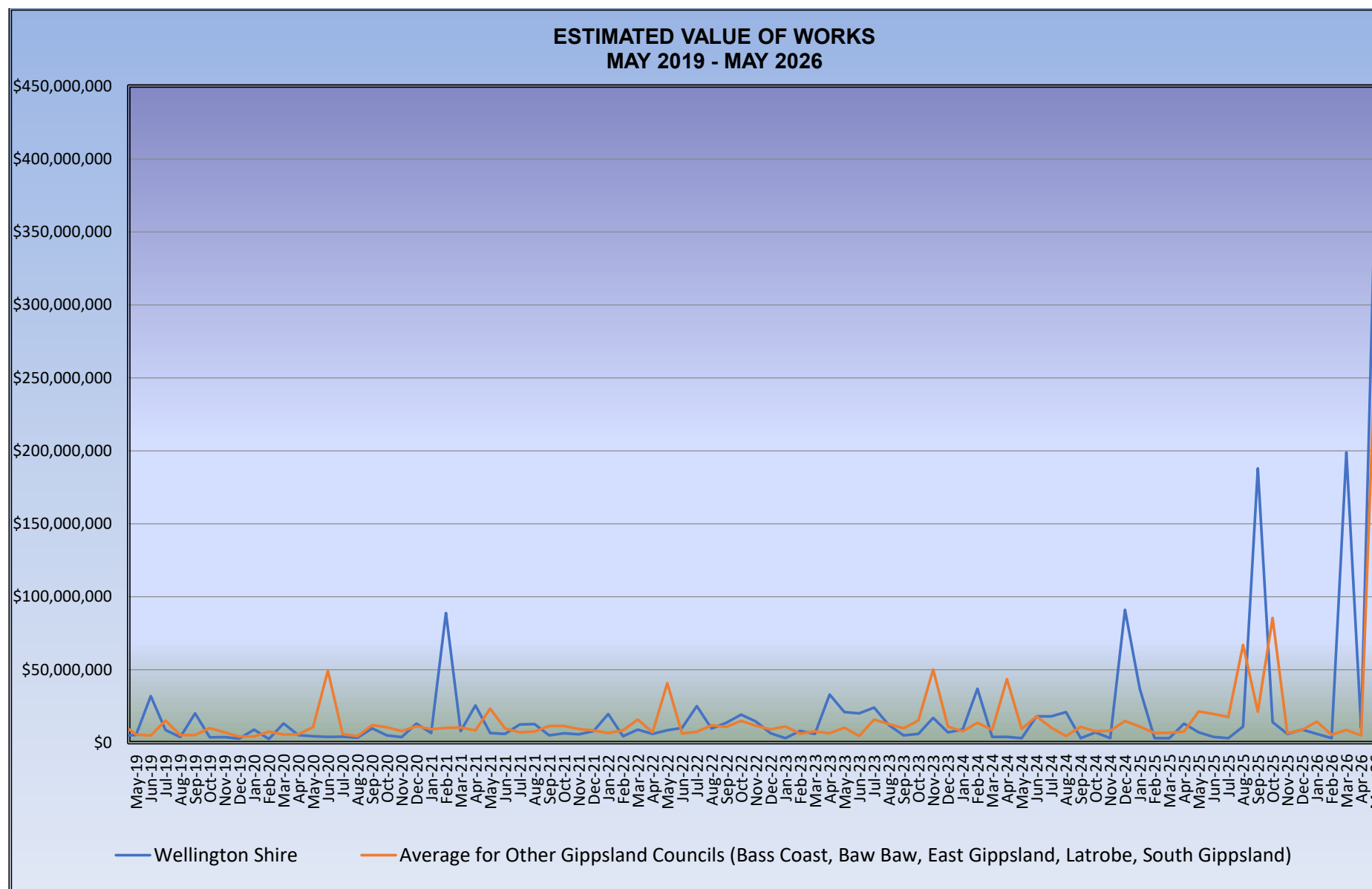
66-1.00/2026	20/03/2026	366880	LOT: 1 TP: 221665Y	Use and development of the land for a dwelling.	Permit Issued by Delegate of Resp/Auth	TINAMBA-SEATON RD	18/05/2026	TINAMBA
79-1.00/2026	2/04/2026	39651	CA: 25A SEC: B1	Buildings and works associated with the construction of a building.	Permit Issued by Delegate of Resp/Auth	51 GUTHRIDGE PDE	6/05/2026	SALE
80-1.00/2026	8/04/2026	433433	LOT: 7 PS: 602218R	Buildings and works associated with a trade supply business.	Permit Issued by Delegate of Resp/Auth	63 PRINCES HWY	22/05/2026	SALE
85-1.00/2026	16/04/2026	460956	LOT: 5 PS: 845013D	Buildings & works / construction of a dwelling and outbuilding.	Permit Issued by Delegate of Resp/Auth	20 MILL LANE	1/05/2026	ROSEDALE
86-1.00/2026	17/04/2026	382853	CA: 6 SEC: 1A	Buildings & works/construct a building (at a restricted rec facility).	Permit Issued by Delegate of Resp/Auth	4-18 HIGH ST	6/05/2026	WOODSIDE
95-1.00/2026	24/04/2026	461012	LOT: 49 PS: 849098U	Buildings and works associated with the construction of a dwelling.	Permit Issued by Delegate of Resp/Auth	8 MULLUNG DUNG RD	21/05/2026	ROSEDALE
96-1.00/2026	24/04/2026	429886	LOT: 1 PS: 543466W	Buildings & works / construction of an agricultural building.	Permit Issued by Delegate of Resp/Auth	1,010 TARRA VALLEY RD	20/05/2026	DEVON NORTH
98-1.00/2026	24/04/2026	232686	LOT: 1486 LP: 58872	Buildings & works associated with the construction of an outbuilding.	Permit Issued by Delegate of Resp/Auth	26 KANGAROO ST	11/05/2026	LOCH SPORT
100-1.00/2026	28/04/2026	7237	LOT: 2 LP: 56114	Buildings & works / construction of a commercial building.	Permit Issued by Delegate of Resp/Auth	103 MACARTHUR ST	7/05/2026	SALE
101-1.00/2026	28/04/2026	71050	PCA: 23 SEC: B1	Buildings & works / construct a storage shed for outdoor rec facility.	Permit Issued by Delegate of Resp/Auth	33 NAKUNBALOOK PL	6/05/2026	SALE

102-1.00/2026	28/04/2026	366245	LOT: 1 TP: 235807C	Buildings & works / construction of an agricultural building.	Permit Issued by Delegate of Resp/Auth	982 THREE CHAIN RD	12/05/2026	NEWRY
105-1.00/2026	30/04/2026	212969	LOT: 186 LP: 52647	Buildings and works associated with the construction of a dwelling.	Permit Issued by Delegate of Resp/Auth	28 SPINDRIFT AVE	21/05/2026	GOLDEN BEACH
108-1.00/2026	30/04/2026	84194	LOT: 2 PS: 213239	Two lot re-subdivision of the land (Boundary realignment).	Permit Issued by Delegate of Resp/Auth	141 LOWER HEART RD	27/05/2026	SALE
114-1.00/2026	5/05/2026	236000	LOT: 1417 LP: 58872	Buildings and works associated with the construction of an outbuilding.	Permit Issued by Delegate of Resp/Auth	140 NATIONAL PARK RD	12/05/2026	LOCH SPORT
115-1.00/2026	6/05/2026	284349	CA: 56B	B&Ws associated with the construction of an agricultural building.	No Permit Required	135 LANES RD	15/05/2026	GELLIONDALE
117-1.00/2026	7/05/2026	106856	LOT: 1 PS: 118614	Buildings and works associated with the construction of a dwelling.	Permit Issued by Delegate of Resp/Auth	254 SALE-TOONGABBIE RD	14/05/2026	NAMBROK
118-1.00/2026	8/05/2026	276493	LOT: 23 BLK: 3 LP: 3222	Buildings & works associated with the construction of 2 outbuildings.	Permit Issued by Delegate of Resp/Auth	21 ALBERT ST	14/05/2026	PORT ALBERT
120-1.00/2026	8/05/2026	256818	PC: 362396N	Buildings & works associated with the construction of an outbuilding.	Permit Issued by Delegate of Resp/Auth	57-59 SIXTH AVENUE NORTH	15/05/2026	PARADISE BEACH
122-1.00/2026	13/05/2026	390005	LOT: 3 TP: 820515E	Buildings and works / construction of an agricultural building.	Permit Issued by Delegate of Resp/Auth	243 SETTLEMENT RD	19/05/2026	AIRLY

Total No of Decisions Made: 40







14.3. AMENDMENT C124WELL (GIBSONS ROAD)

ACTION OFFICER: MANAGER PLANNING AND BUILDING

PURPOSE

The purpose of this report is to seek a Council resolution to obtain formal Authorisation from the Minister for Planning to prepare and exhibit Planning Scheme Amendment C124well, which seeks to rezone 10 properties from Farming Zone (FZ) to the General Residential Zone - Schedule 3 (GRZ3), Public Use Zone - Schedule 1 (PUZ1), and Commercial 1 Zone (C1Z).

The Amendment also seeks to apply the Development Plan Overlay - Schedule 15 (DPO15) to the land to require the preparation of a Development Plan, which addresses how it meets the aims and objectives of the associated (overarching) 'North Sale Development Plan (2018)' (NSDP).

RECOMMENDATION

That Council:

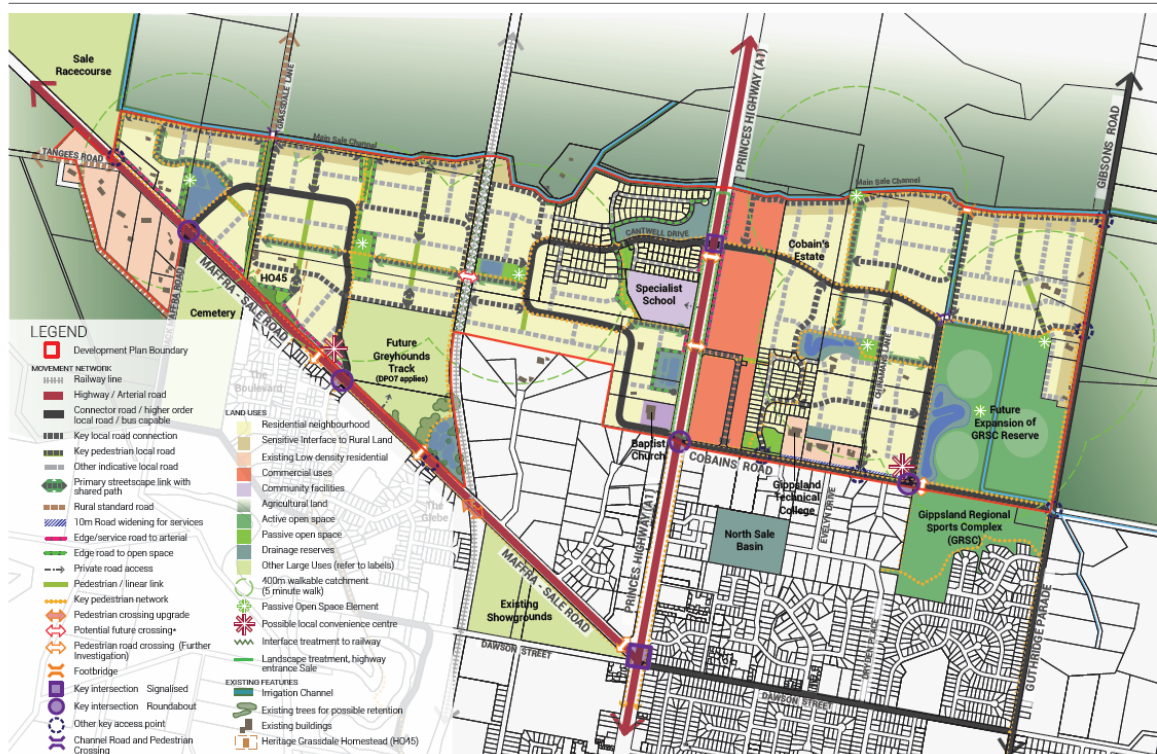
- 1. Supports the preparation and public exhibition of proposed Planning Scheme Amendment C124well to the Wellington Planning Scheme to rezone land at 6, 32, and 34 Chinaman's Lane, Sale and Lot 2 PS500984, 167, 155A, 145, 143 and 123 Gibsons Road, Sale and Crown Allotment 125C Section 1 Parish of Sale from Farming Zone (FZ) to General Residential Zone - Schedule 3 (GRZ3), Commercial Zone - Schedule 1 (C1Z), and Public Use Zone - Schedule 1 (PUZ1), and apply the Development Plan Overlay - Schedule 15 (DPO15) generally in accordance with draft planning scheme amendment documentation in Attachment 14.3.1 – Draft Planning Scheme Amendment C124well Documents.***
- 2. Authorises officers to continue discussions and negotiations with the Proponent to deliver development contributions consistent with the 'North Sale Development Plan (2018)', and the 'North Sale Infrastructure Funding Arrangement (2022, or as amended)', allowing for anticipated updates to required costings and net developable hectare rates;***
- 3. Requests the Minister for Planning to Authorise the preparation and public exhibition of Amendment C124well; and***
- 4. Authorises officers to make minor modifications to the draft planning scheme amendment documentation, which do not substantially alter the strategic intent of the proposal to facilitate the requirements of the Department of Transport and referral agencies.***

BACKGROUND

In April 2018, Council adopted the 'North Sale Development Plan' (NSDP), which applies to approximately 294ha of farming zoned land that is designated for future residential growth to the north of Sale.

One of the major roles of the NSDP is to plan the northern extension to the established area of Sale and accommodate the future growth of the town and in doing so, reinforce Sale as the central hub for Wellington Shire and the region.

FIGURE 10 North Sale Development Plan



Above: North Sale Development Plan (MESH, 2018)

Since the adoption of the NSDP in 2018, several areas of land have been rezoned for residential use, in accordance with this Plan, including:

- Cobain's Estate Rezoning (Amendment C114well) - Approved 23 June 2023.
Rezoned 23.85ha of Farming Zone (FZ) land for residential use.
- Glenhaven Fields Rezoning (Amendment C115well) - Approved 7 March 2023.
Rezoned 10.1ha of Farming Zone (FZ) land for residential use.

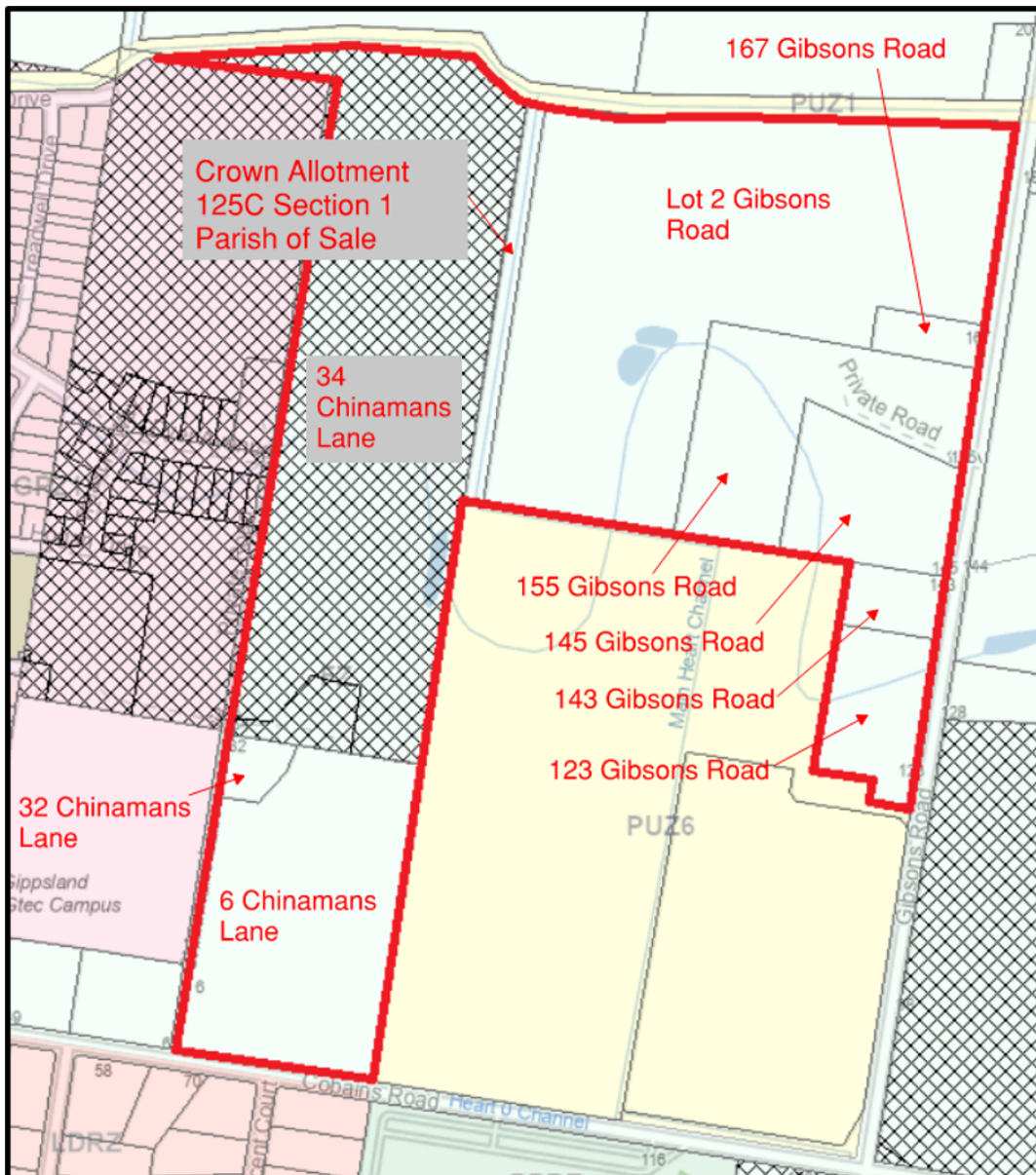
Amendment C124well seeks to continue the planned residential expansion of the growth area, by rezoning land on the eastern side of the NSDP between Chinamans Lane and Gibsons Road.

Specifically, the Amendment proposes to deliver a residential outcome by rezoning 45.22 hectares of Farm Zone (FZ) land to a General Residential Zone - Schedule 3 (GRZ3) and applying the Development Plan Overlay - Schedule 15 (DPO15 – 'North Sale Growth Precincts'). The application of the DPO15 to the land will support further residential subdivision in accordance with the NSDP. The proposal is also consistent with the planning framework applied to adjoining properties within the NSDP.

In addition to the residential rezoning, a 0.9-hectare area of land is proposed be rezoned to Commercial 1 Zone (C1Z) to facilitate a future 'Local Activity Centre', as identified within the NSDP.

A small section of the Main Heart Channel (the channel) to the north of the Gippsland Regional Sports Complex (GRSC) will also be rezoned to Public Use Zone Schedule 1 (PUZ1), which will be consistent with the existing zoning that is applied to the channel outside the rezone area.

The land subject to the proposed Amendment comprises 10 privately owned properties within the Farming Zone (FZ), and Public Use Zone 6 (PUZ6), located north of Cobain's Road, between Swan Lake Drive to the west, and Gibsons Road to the east.



Above: Subject sites within proposed Amendment C124well.

Commercial Area

To support the anticipated residential outcome, and as a requirement of the NSDP, a future 'Local Activity Centre' (LAC) is identified within the growth area, which will service the surrounding area, providing an opportunity for small convenience stores and other local services to establish.

Section 8.7.4 'Planning Permit Requirements and Guidelines' of the NSDP states that commercial land should:

- Encourage the establishment of private community facilities (such as childcare centres, GP clinics and similar services) and other non-residential land uses within local convenience centres to promote a community focal point (G16); and
- Provide a retail component generally in the order of 500m² of 'shop' floor space (G17).

The NSDP further identifies the intended role of the centre as follows:

“Support establishment of...small local convenience centre in Neighbourhood A with modest shop floor space and other non-residential land uses that support local needs and which do not detract from the role and function of the established Sale town centre.” (NSDP, 2018, p.28)

A ‘Retail Needs Assessment - Urban Enterprise’, May 2026 (the Assessment) has been prepared to support the proposed commercial area. The retail modelling estimates that a future activity centre at the subject location could viably support commercial uses up to 2,300 sqm in area by 2046.

An activity centre of this scale would typically be classified as a ‘Local Convenience Centre’ or a ‘Local Activity Centre’; typically anchored by a small supermarket (500sqm - 1,000sqm) or the lower end of a ‘mid-sized’ supermarket (up to 1,500sqm); and supported by several complementary speciality retailers or retail services.

Speciality and service retail businesses in a regional growth area centre would typically include:

- Hospitality retailers such as cafés or takeaway food outlets;
- Speciality retailers such as a bakery or butcher; and/or
- Retail services such as a hairdresser, pharmacy, post office.

The Assessment considers the future retail demand generated by projected population growth within the precinct and the broader catchment area. While the current NSDP appears to limit retail floorspace within the subject precinct to a maximum of 500m², the Assessment concluded that anticipated population growth and associated retail expenditure would support additional retail floorspace over time to meet local demand.

The Assessment recommends that by 2046, the site could sustainably accommodate up to 2,300m² of retail floorspace, anchored by a small supermarket up to 1,500m², operating within a Local Convenience Centre. It also identified that approximately 0.9 hectares of land would be required to accommodate this maximum retail outcome, subject to detailed design and layout considerations, including the provision of car parking, accessways, landscaping and associated infrastructure.

Importantly, the Assessment concludes that the proposed retail floorspace would not undermine the commercial role or function of the Sale Town Centre. Instead, the increased population facilitated by the Amendment is expected to strengthen the broader retail network and contribute to increased expenditure capture within the Sale Town Centre.

In response to the findings of the Assessment, the Amendment seeks to rezone approximately 0.9 hectares of land to the Commercial 1 Zone (C1Z) to accommodate the identified retail floorspace demand. To support this, an amendment to the provisions of the C1Z is also proposed, which will cap total retail floorspace at 2,300m² and limit any individual tenancy to a maximum of 1,500m², (including a small supermarket), reflecting the assessed maximum supermarket floorspace and intended ‘local convenience’ role of the centre.

The Amendment applies to approximately 45.22 hectares of land identified in the NSDP as an area for future residential expansion. The subject land is bordered by Cobain's Road to the south, Gibsons Road to the east, the Cobain's Estate to the west and the Main Heart Drainage Channel to the north. More particularly, the Amendment includes the following properties:

- ## *The Proposal*

*** Dwelling Density of Lot 26 is based on total NDA excluding the superlot of Local Convenience Centre.**

LEGEND

- Site Boundary
- Title Boundary
- vom Road widening for services
- Passive Open Space_Pedestrian Link
- Local Convenience Centre
- Residential_Conventional
- Residential_Medium Density
- Residential_Rural Area Interface
- Existing Dwelling
- Irrigation Channel(Main Heart Channel)
- Connector Street (2-5-9m)
- Primary Street/Road Link (20m)
- Key Local Road (8m)
- Local Road (6m)
- Local Road_Channel Interface (6-9m)
- Local Road_Open Space Interface (9-9m)
- Key Pathway Network
- Roundabout Intersection
- Channel Road Crossing
- Footbridge

NOTES

- The plan is prepared based on South Sea Development Plan for medium density purposes and is subject to approval by Council and the responsible authorities.
- Proposed lot boundaries and areas shown are subject to the final subdivision.
- The number of existing trees on other lots are subject to the detailed landscape concept design.

SCALE 1 : 5000 @ A3

DEVELOPMENT MASTERPLAN
Job Ref.: spp_U2_SLP_V16 Date: 16/06/2020
GIBSONS ROAD, COBAS

Urban paradigM
URBAN PARADIGM Urban Design & Planning
www.urbanparadigm.com.au

The owners of land located at 37A, 65 and 49 Cobains Road, North Sale were consulted during preliminary discussions about the proposed extent of land to be included in Amendment C124well. Following discussions, and given the absence of any strategic land

use justification/rationale to support a rezoning to allow residential development to a density greater than that anticipated in the NSDP, these parcels are proposed to remain in the existing Farming Zone and will not form part of the Amendment.

Wellington Planning Scheme

The subject land is identified for future residential development in *Clause 11.01-1L* of the 'Sale & Wurruk Strategy Plan (2010)', within the Wellington Planning Scheme. Amendment C124well is required to implement that strategic intent.

The Amendment also implements the relevant land use change directions of the NSDP, which identifies the site as a 'Future Urban Residential' area and is a Background Document within the provisions of *Clause 72.08* of the Wellington Planning Scheme.

Both Clause 11.01-1L & the NSDP acknowledge and anticipate the creation of a Local Activity Centre of some form establishing on the land.

The subject sites are currently within the Farming Zone (FZ) and are subject to a Design & Development Overlay (Schedule 6). The DDO6 applies to land which is within the Obstacle Limitation Surfaces (OLS) for an airport, being the East Sale RAAF base. An OLS is used to describe the airspace boundaries for flight in proximity to an airport which should be kept free of obstacles that may endanger aircraft operations in visual operations or during the visual stages of an instrument flight. Accordingly, the DDO6 restricts development of more than 15m building height, which ensures safety for pilots and the community. There are no changes proposed in the Amendment to the DDO6, which will be retained in its current form.

The Main Heart Channel traverses the subject land, in a north-south direction across Crown Allotment 125C Section 1 Parish of Sale (Part) and connects to the Main Sale Channel at the northern boundary of the subject area. To identify and protect this important asset, and with support from Southern Rural Water (the asset owner), the channel area will be rezoned to Public Use Zone 1 (PUZ1) – Service & Utility, which will provide essential permit exemptions for maintenance and works, as well as being consistent with the zoning of the channel in other near-by areas.

The application of the proposed new Development Plan Overlay - Schedule 15, will serve as an important link to the adopted NSDP and the '*North Sale Infrastructure Funding Agreement (2022)*'. It will allow for the land to which they apply to benefit from future development and subdivision being controlled in accordance with updated requirements relating to biodiversity and bushfire risk which have been added to the proposed provisions of the Overlay, as per Department of Energy, Environment and Climate Action and Country Fire Authority advice.

The proposed introduction of a new *General Residential Zone (Schedule 3)* - '*North Sale Development Area*', will provide a zone specifically drafted to link the neighbourhood character objectives highlighted in the NSDP into a 'real-world' application. For example, promoting opportunities for diverse housing outcomes, encouraging higher density housing around activity nodes such as local activity centres and areas of amenity such as passive open space. Additionally, should a planning permit be triggered for new development, the provisions of the zone require that a planning report be provided with the application which outlines how the proposed development is consistent with the objectives of the NSDP.

Officers are of the view that the proposal, in its current form, has strong strategic land use planning justification and is predicated on long-established land use planning principles for it to progress.

The proposal is supported by a range of previously adopted strategic land use planning work, including the '*Sale, Wurruk and Longford Structure Plan*' (2010) the '*North Sale Development Plan*' (Mesh, 2018), and through general compliance with the relevant provisions of the Wellington Planning Scheme.

Plan for Victoria (Department of Transport and Planning)

The 'Plan for Victoria' (the Plan) was prepared by the Victorian State Government to guide the planning actions of all Victorian Government Departments and Councils. The Plan is built around a vision for 2050 of a Victoria that is inclusive, liveable, sustainable, prosperous and enriching.

The Plan has a particular focus on implementing additional housing for Victorians, built in established areas close to jobs, public transport, facilities and services. These locations are well-served by existing infrastructure, reducing the need to build some types of new infrastructure.

The Plan is intended to guide decisions about:

- Housing and settlement growth.
- Transport and infrastructure.
- Employment and economic development.
- Environmental protection.
- Planning for climate resilience.
- Regional and rural communities.
- Place-based planning and liveability.

The Plan directs Wellington Shire Council to facilitate residential development to achieve a housing target of 8,000 additional new dwellings by 2051. Amendment C124well will contribute to this target by delivering an estimated 597 residential lots.

ATTACHMENTS

1. Draft Planning Scheme Amendment C124well Documents [**14.3.1** - 90 pages]

OPTIONS

Council has the following options available:

1. To advance the residential and commercial rezoning of the subject land at 6, 32, and 34 Chinaman's Lane, Sale and Lot 2 PS500984, Crown Allotment 125C Section 1 Parish of Sale (Part), 167, 155A, 145, 143 and 123 Gibsons Road, Sale by requesting the Minister for Planning to Authorise Council, as the planning authority, to prepare Amendment C124well (Gibsons Road), pursuant to Section 8A of the *Planning and Environment Act 1987* and once Authorisation is granted, proceed to exhibit Amendment C124well (Gibsons Road); or
2. To not support the proposed rezoning and not proceed with any further consideration of the matter; or
3. To not support the proposed rezoning and seek further information prior to considering a further report at a future Council Meeting.

The Officer preferred option is Option 1.

In summary, the proposed rezoning is consistent with the strategic directions contained with the *Sale, Wurruk and Longford Structure Plan* (2010), the North Sale Development Plan and local planning policy statements contained in the Wellington Planning Scheme relating to settlement growth. The Proponent-led Planning Scheme Amendment is supported by all necessary a requisite technical and background studies and reports.

The proposed rezoning will result in a positive contribution for the supply of zoned land for residential and commercial purposes.

PROPOSAL

That Council:

1. Supports the preparation and public exhibition of proposed Planning Scheme Amendment C124well to the Wellington Planning Scheme to rezone land at 6, 32, and 34 Chinaman's Lane, Sale and Lot 2 PS500984, 167, 155A, 145, 143 and 123 Gibsons Road, Sale and Crown Allotment 125C Section 1 Parish of Sale, from Farming Zone (FZ) to General Residential Zone - Schedule 3 (GRZ3), Commercial Zone - Schedule 1 (C1Z), and Public Use Zone Schedule 1 (PUZ1), and apply the Development Plan Overlay - Schedule 15 (DPO15) generally in accordance with draft planning scheme amendment documentation in Attachment 14.3.1 – Draft Planning Scheme Amendment C124well Documents.
2. Authorises officers to continue discussions and negotiations with the Proponent to deliver development contributions consistent with the 'North Sale Development Plan (2018)', and the 'North Sale Infrastructure Funding Arrangement (2022)', allowing for anticipated updates to required costings and net developable hectare rates;
3. Requests the Minister for Planning to Authorise the preparation and exhibition of Amendment C124well; and
4. Authorise officers to make minor modifications to the draft planning scheme amendment documentation, which do not substantially alter the strategic intent of the proposal to facilitate the requirements of the Department of Transport and Planning (DTP) and referral agencies.

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:

- *Planning to support future growth and changing needs of our community.*

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

As Amendment C124well (Gibsons Road) is a 'Proponent led' private Planning Scheme Amendment request, all direct financial costs associated with the Amendment process will be met by the proponent. This includes all fees and charges, developer contributions and any future costs associated with any future Independent Planning Panel (if required) relating to any written submissions received as part of the formal period of public exhibition

The Amendment is subject to the '*North Sale Infrastructure Funding Agreement (2022, or as amended)*', to ensure that developer contributions are provided and that key infrastructure items required to service the proposal are delivered in an equitable and coordinated way.

COMMUNICATION IMPACT

If Council resolves to advance Amendment C124well, adjoining property owners and occupiers within the vicinity of the subject land will receive direct notification regarding the public exhibition.

Landowners whose properties are proposed to be rezoned under Amendment C124well have been engaged by the proponent and will continue to be updated throughout the process. During the period of public exhibition, landowners will be afforded the opportunity to provide submissions on the detail of the proposals.

The broader community will be informed of the Amendment through a range of mechanisms, including emails to key stakeholders and interested parties, notices in the Gippsland Times and Government Gazette, and dedicated pages on the Wellington Shire and 'Your Wellington' Council websites. People who may be affected by the proposal will have the opportunity to make a written submission to Council during the public exhibition period.

In the event of unresolved written submissions, Council can request the appointment of an Independent Planning Panel to consider and make recommendations on any outstanding matters.

LEGISLATIVE IMPACT

Legal

Amendment C124well 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.

Should Council decide to proceed with Amendment C124well, formal Authorisation from the Minister for Planning will be required under the provisions of the Planning and Environment Act 1987, prior to public exhibition.

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

Municipal Councils (as the planning authority) have a number of duties and powers which are listed at Section 12 of the *Planning and Environment Act 1987 (the Act)*.

The proposed Amendment has regard to, and is consistent with, *Section 12* of the Act and addresses the Department of Transport and Planning publication '*Strategic Assessment Guidelines for Planning Scheme Amendments*'.

In assessing this proposal, relevant Council policies, including the Planning Policy Framework contained within the Wellington Planning Scheme have been fully considered.

The proposed rezoning is consistent with Council Plan objective, Major Initiative 2.5, which reads as follows:

- "*Facilitate the delivery of zoned land for residential, industrial and commercial growth and land supply*".

RESOURCES AND STAFF IMPACT

There is limited impact on Council resources, as it is anticipated that the changes proposed in Amendment C124well will only create a minimal increase in Planning Permits.

Specifically, should Amendment C124well be supported and formally gazetted, then post rezoning, development by way of a subdivision will firstly require that a Development Plan (DP) for the precinct be prepared before a subdivision permit application can be applied for.

The DP will be guided by the strategic justification within the NSDP, and assessment of this will be led by the Strategic Planning Team and fast-tracked given that the NSDP provides substantial strategic support for the development of the land. Following approval of this, a subdivision planning permit will be applied for the entire precinct.

COMMUNITY IMPACT

Overall, the proposal is considered likely to have a positive impact on the community by creating additional housing stock within a previously recognised development area to relieve the housing market. The area proposed for development is strategically well justified with strong connectivity links and community facilities within a walkable distance. Key infrastructure and servicing and open space will be delivered as part of the planning permit conditions.

Members of the public will be afforded the opportunity to submit comments to the proposal during the formal exhibition period. All comments received will be presented to Council for consideration at a future meeting.

ENVIRONMENTAL IMPACT

Bushfire Risk Consideration

To support the Amendment, a *Bushfire Assessment Report*, has been prepared by Terramatrix (June 2026) in response to a Country Fire Authority (CFA) request for further information. The Report addresses and responds to each specific strategy within *Clause 13.02 (Bushfire Planning)* of the Wellington Planning Scheme.

The Report confirmed that the land presents a relatively low bushfire risk and can accommodate future development in a manner consistent with the objectives and decision guidelines of *Clause 13.02-1S (Bushfire Planning)*, concluding that:

- Future dwellings can achieve a BAL-12.5 construction standard, subject to maintaining a 19-metre setback from adjoining grassland hazards.
- Future subdivision layouts can accommodate a conventional urban road network that will provide suitable access and egress for residents and emergency services, supported by a reticulated hydrant system designed to meet firefighting requirements for residential development.
- Bushfire-related requirements and permit conditions proposed within the new Development Plan Overlay Schedule 15 (DPO15) can be practically achieved through the future the development of the land.

This proposed Amendment provides opportunity for bushfire protection measures to be implemented through the eventual Development Plan subdivision design, and subsequent subdivision planning permit conditions. The CFA will also have a further opportunity to review and provide comment on the Amendment during the required exhibition process.

Biodiversity

The proposal is not expected to result in significant environmental impacts. A thorough assessment of various environmental factors, including drainage, potential contamination, and bushfire risks, has determined that the land is suitable for rezoning to the GRZ3 and C1Z to support residential and commercial development.

In line with the requirements of the NSDP, a Biodiversity Assessment Report was prepared by Ecolink (December 2025), which confirms that given the subject properties have undergone considerable ground disturbance due to past intensive agricultural and domestic activities, no threatened flora species are likely to occur within the study area.

In response to the findings of this report, Department of Environment Energy and Climate Action (DEECA) were engaged, and subsequently recommended the following requirements be included within the new Development Plan Overlay Schedule 15 (DPO15) that:

- *An amended Development Plan should demonstrate how it is responsive to the ecological values, including native trees, scattered trees and potential habitat for threatened species listed under the State's Flora and Fauna Guarantee Act 1988 and/or Commonwealth's Environment Protection and Biodiversity Conservation Act 1999 identified in the 'Biodiversity Assessment – Multiple Properties, North Sale, Victoria' (Ecolink Consulting Pty Ltd, December 2025)*

These requirements have been accommodated into the proposed draft Development Plan Overlay Schedule 15 (DPO15). DEECA will be provided with the opportunity to provide further feedback during exhibition of the Amendment.

Contamination

The proposed amendment complies with Ministerial Direction No. 1 (Potentially Contaminated Land) made under section 12 of the *Planning and Environment Act 1987*.

Compliance is demonstrated through the preparation of a Preliminary Risk Screen Assessment (PRSA) for the subject site, undertaken in accordance with relevant legislation and Environmental Protection Authority (EPA) guidelines.

A PRSA was considered appropriate given the potential for contamination associated with historical agricultural land use and the presence of underground fuel storage tanks, which are commonly found on farming properties. These potential sources fall within the scope of activities identified in Ministerial Direction No. 1 and therefore require assessment.

The PRSA identified no significant contamination or unacceptable risks to human health or the environment, having regard to the site's historical agricultural and rural residential uses. Soil and vapour testing did not identify any exceedances of human health criteria. A minor ecological exceedance of nickel was identified, which is considered consistent with naturally elevated background concentrations typical of the region.

On this basis, the Environmental Auditor concluded that the land presents a low contamination risk and that no further investigation or Environmental Audit is required to support its rezoning for residential purposes.

As the PRSA found no contamination, the responsible authority is satisfied that Ministerial Direction No. 1 (Potentially Contaminated Land) and Ministerial Direction No. 19 (Preparation and Content of Amendments that May Significantly Impact the Environment, Amenity and Human Health) are not triggered.

The EPA was contacted as a matter of courtesy and advised that no response is required where the responsible authority (Council) is satisfied with the PRSA findings.

The EPA will, nonetheless, be notified of exhibition of the proposed amendment, and provided with the opportunity to make a submission, should they wish to.

Main Heart Channel

Southern Rural Water (SRW), in its capacity as 'asset' owner, has been consulted on the draft Amendment as the subject area includes the Main Heart Channel, an open irrigation channel that crosses several land parcels.

SRW has advised that it is not supportive of open irrigation channels in the proposed development for reasons relating to public safety, potential contamination and maintenance concerns. Additionally, its stance is that the piping of the irrigation channels will significantly improve urban design outcomes, reduce development costs and improve the functionality of the open space areas.

However, the adopted NSDP does not propose piping the irrigation channel. This is a position supported by Council and the proponent, and SRW will have a further opportunity to review and provide comment on this aspect of the Amendment during the future exhibition process.

SRW will continue to have and be provided with an opportunity to participate in the Planning Scheme Amendment process.

ENGAGEMENT IMPACT

Should Council decide to proceed with Amendment C124well, and authorisation from the Minister for Planning is subsequently granted, a formal period of public exhibition, required under Section 8A of the *Planning and Environment Act 1987*, will be undertaken.

Notice of the Amendment will be published in both the Government Gazette and Gippsland Times and all supporting documentation will be available to view on both Council's and the Department of Transport and Planning's websites. Hard copies of all Amendment documents will also be available to view at Council's Customer Service Centre in Sale.

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

RISK MANAGEMENT IMPACT

The process of seeking government agency referral responses prior to a formal request for authorisation and exhibition of an Amendment reduces the risk of receiving an objecting submission later in the process, which can unduly delay progress.

As part of the pre-Authorisation referral process for Amendment C126well, Officers requested feedback on the proposed rezoning, along with the draft planning permit. Whilst a small number of referral responses remain outstanding, further opportunity to comment still exists during the formal public exhibition period.

A summary of agencies consulted as part of a preliminary referral phase to date and responses received is provided below:

Agency	Referral Response	Summary
DEECA (Department of Energy, Environment and Climate Action)	28 August 2025	Requested ecological assessment be undertaken and referred to DEECA.
	24 February 2026	Requests inclusions be made to DPO15.
	7 May 2026	Revised response, following meeting with DEECA.
CFA (Country Fire Authority)	14 November 2025	Requests a new bushfire assessment. This has been prepared.
EPA (Environment Protection Authority)	1 August 2025	Requests an assessment against MD19.
	12 August 2025	Given MD19 is not triggered, EPA will not provide a response.
	23 December 2025	Confirms that MD19 is not triggered, in response to re-referral.
WGCMA (West Gippsland Catchment Management Authority)	4 September 2025	Does not object to Amendment C124well.
SRW (Southern Rural Water)	20 August 2025	Does not support open irrigation channels.
	30 April 2026	The cost of refurbishing or piping the channel will not be borne by SRW.

GW (Gippsland Water)	2 October 2025	Advice on sewer and water connections.
AusNet	14 November 2025	AusNet replied with a 'no comments required' response.
Transport for Victoria	27 November 2025	Supports the amendment.
Telstra	None	No response
Glawac (Gunaikurnai Land and Waters Aboriginal Corporation)	None	No response

Referrals will be conducted as part of the formal Planning Scheme Amendment process.

Planning and Environment Act 1987

Wellington Planning Scheme

Amendment C124well

Explanatory Report

Overview

Amendment C124well seeks to facilitate the planned residential expansion of land on the eastern edge of the North Sale growth precinct.

The amendment proposes to deliver a residential outcome by rezoning 45.22 hectares of Farming Zoned (FZ) land to a General Residential Zone Schedule 3 (GRZ3) and applying the Development Plan Overlay Schedule 15 (DPO15 – North Sale Growth Precincts), the latter of which once applied to the land will support further residential subdivision in accordance with the NSDP (2018). The proposal is consistent with the planning framework applied to adjoining properties within the *North Sale Development Plan* (NSDP, 2018).

In addition, a small 0.9-hectare section of land will be rezoned to Commercial 1 Zone (C1Z) to facilitate a future Local Convenience Centre, as identified within the NSDP (2018). A small section of the Main Heart Channel north of the Gippsland Regional Sports Complex Reserve (GRSC) will also be rezoned to Public Use Zone Schedule 1 (PUZ1), consistent with the zoning applied to the channel outside the rezone area.

This proposed amendment supports the strategic land use development goals set out in the *Sale, Wurruk & Longford Structure Plan* (2010) (SWLSP) and the NSDP which outline a framework for the expansion and urban development of North Sale.

Where you may inspect this amendment

The amendment can be inspected free of charge at the Wellington Shire Council website at <https://www.wellington.vic.gov.au>

And

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

Wellington Shire Council
18 Desailly Street
Sale VIC 3850

Office hours: 8.30am – 5.00pm, Monday to Friday

The amendment can also be inspected free of charge at the Department of

Transport and Planning website at planning.vic.gov.au/public-inspection or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

Submissions

Any person may make a submission to the planning authority about the amendment. Submissions about the amendment must be received by **[insert submissions due date]**.

A submission must be sent to:

Strategic Planning, Wellington Shire Council:

By post: PO Box 506, Sale, VIC 3850

In person: 18 Desailly Street, Sale

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

Panel hearing dates

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

- Directions hearing: **[insert directions hearing date]**
- Panel hearing: **[insert panel hearing date]**

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.

The amendment has been made at the request of Whiteman Property & Associates on behalf of the Overall Melbourne Group & Dyer Transport.

Land affected by the amendment

The amendment applies to approximately 45.22 hectares of land identified in the (SWLSP) (2010) & the NSDP (2018) as a future Residential Expansion area ('Neighbourhood A' [part] precinct). The precinct is bordered by Cobains Road to the south, Gibsons Road to the east, the Cobain's Estate to the west and the Main Heart Drainage Channel to the north. The amendment is inclusive of the following properties mapped in Figure 1 below:

- 6 Chinamans Lane, Sale (Lot 2 on Plan of Subdivision 825694)
- 32 Chinamans Lane, Sale (Lot 1 on Plan of Subdivision 825694)
- 34 Chinamans Lane, Sale (Lot 1 on Lot Plan 139874)
- Lot 2 Gibsons Road, Cobains (Lot 2 on Plan of Subdivision 500984)

- 167 Gibsons Road, Cobains (Lot 1 on Plan of Subdivision 500984)
- 155A Gibsons Road, Cobains (Certificate of Possession 153917)
- 145 Gibsons Road, Cobains (Lot 1 on Lot Plan 138284)
- 143 Gibsons Road, Cobains (Lot 1 on Plan of Subdivision 333601)
- 123 Gibsons Road, Cobains (Lot 1 on Plan of Subdivision 347797)
- Gibsons Road, Cobains (Crown Allotment 125C Section 1 Parish of Sale)

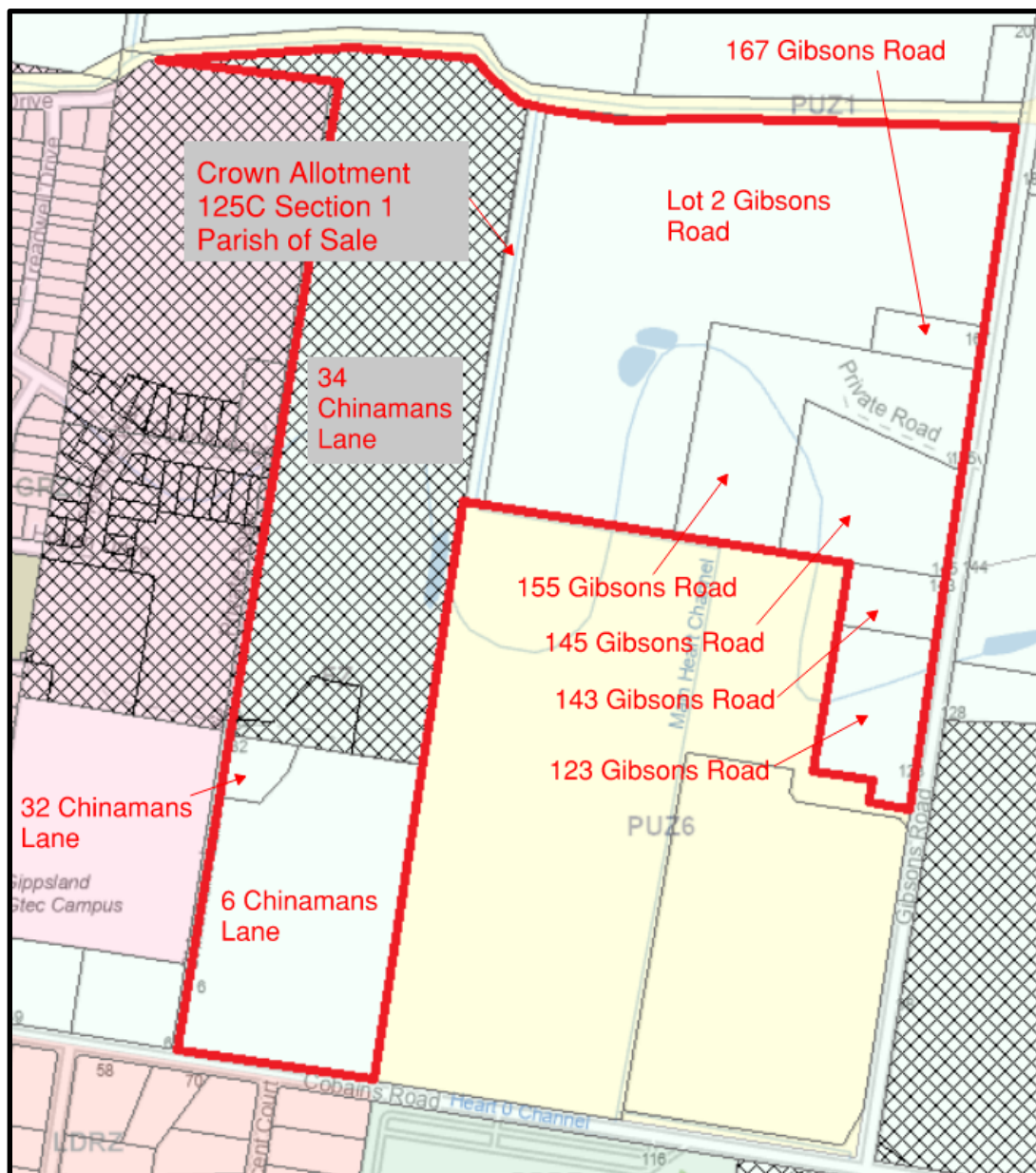


Figure 1: Outline of subject area affected by the amendment.

What the amendment does

The amendment proposes to rezone land identified for a 'future residential zone' in accordance with the existing Sale & Wurruk Strategy Plan under Clause 11.01-1L (Sale, Wurruk and Longford).

The amendment proposes to implement this strategic guidance by changing the zone from Farming Zone (FZ) to a combination of General Residential Schedule 3 (GRZ3 – North Sale Development Area) and Commercial 1 Zone (C1Z)

The amendment also proposes to apply a Development Plan Overlay Schedule 15 (DPO15 – North Sale Growth Precincts) over the affected land to ensure the implementation of the development outcomes envisioned for this area within the NSDP (2018) are applied.

The amendment proposes to make the following zone changes to the subject sites:

1. Farming Zone (FZ) to General Residential Zone Schedule 3 (GRZ3)

- 6 Chinamans Lane, Sale (Lot 2 on Plan of Subdivision 825694) (part)
- 32 Chinamans Lane, Sale (Lot 1 on Plan of Subdivision 825694)
- 34 Chinamans Lane, Sale (Lot 1 on Lot Plan 139874)
- Lot 2 Gibsons Road, Cobains (Lot 2 on Plan of Subdivision 500984)
- 167 Gibsons Road, Cobains (Lot 1 on Plan of Subdivision 500984)
- 155A Gibsons Road, Cobains (Certificate of Possession 153917)
- 145 Gibsons Road, Cobains (Lot 1 on Lot Plan 138284)
- 143 Gibsons Road, Cobains (Lot 1 on Plan of Subdivision 333601)
- 123 Gibsons Road, Cobains (Lot 1 on Plan of Subdivision 347797)

The total area proposed to be rezoned is 44.4 hectares.

2. Farming Zone (FZ) to Commercial 1 Zone (C1Z)

- 6 Chinamans Lane, Sale (Lot 2 on Plan of Subdivision 825694) (part)

The subject site has a total area of 6.61 hectares, of which 0.9 hectares within the southern portion is proposed to be rezoned for commercial purposes to facilitate a Local Convenience Centre, as identified in the NSDP.

3. Farming Zone (FZ) to Public Use Zone Schedule 1 (PUZ1)

- Gibsons Road, Cobains (Crown Allotment 125C Section 1 Parish of Sale)

The subject site forms part of a broader Crown Allotment reserve owned by the Department of Energy, Environment and Climate Action (DEECA), formerly DELWP, and now administered by the Department of Transport and Planning (DTP). The Main Heart Channel traverses the reserve and is proposed to be rezoned to Public Use Zone Schedule 1 (PUZ1), consistent with the zoning applied to the channel outside the rezone area.

Amendment Maps

- Amend Planning Scheme Zone Maps 85, 86 and 90 to rezone the affected properties from Farming Zone (FZ) to General Residential Zone Schedule 3 (GRZ3); Commercial 1 Zone Schedule 1 (C1Z); & Public Use Zone Schedule 1 (PUZ1).
- Amend Planning Scheme Overlay Maps 85, 86 and 90 to apply the Development Plan Overlay Schedule 15 (DPO15 – North Sale Growth Precincts) over all the affected land, as identified in the NSDP (2018) as ‘Residential Neighbourhood’.

Amendment Ordinance

- In **Local Planning Policy Framework** – replace Clause 11.01 with a new Clause 11.01 in the form of the attached document.

This change will specifically amend Clause 11.01-1L (Sale, Wurruk and Longford) by updating the Sale & Wurruk Strategy Plan to revise the land use designation for the site from ‘Future Residential Zone’ to ‘Residential Zone’, and from ‘Future Neighbourhood Activity Centre’ to ‘Commercial 1 Zone’.

- In **Operational Provisions** – replace Clause 72.03 with a new Schedule in the form of the attached document.

Strategic assessment of the amendment

Why is the amendment required?

The subject land is identified for a ‘Future Residential Zone’ in *Clause 11.01-1L - Sale & Wurruk Strategy Plan* within the Wellington Planning Scheme. This amendment seeks to implement that strategic intent.

The amendment also implements the relevant land use change directions of the North Sale Development Plan (2018), which identifies the site as a ‘Future Urban Residential’ area and is a Background Document under Clause 72.08 of the Wellington Planning Scheme.

Both Clause 11.01-1L & the North Sale Development Plan (NSDP, 2018) envision the creation of a Neighbourhood Activity Centre on the land.

The proposed zoning is consistent with the adjacent land to the west (and to the east of Chinaman’s Lane), which is included within the North Sale Development Plan (2018) and was previously rezoned from FZ to GRZ, with application of a DPO through Planning Scheme Amendment C114well.

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

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

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

The amendment will promote the fair, orderly, and sustainable use and development of land by implementing the endorsed North Sale Development Plan (2018) which addresses the needs of both the current and future community of North Sale.

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

The amendment safeguards the form and function of the Main Heart Channel traversing the site, while enabling water storage and quality treatment via a proposed wetland and three sediment basins within the drainage reserve. These infrastructure elements will also support habitat creation and enhance biodiversity outcomes in the area. The proposed controls will ensure that environmental, vegetation and habitat considerations across the affected land are appropriately addressed.

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

The amendment will implement the objectives of the North Sale Development Plan (2018) and ensure that future subdivisions are designed to be both permeable and connected. It is expected that future subdivisions will contain a high degree of passive surveillance over the public realm and provide easy access for all to the Gippsland Regional Sports Complex and other nearby amenities.

- e) *Facilitate development in accordance with the objectives;*

The amendment fulfills this objective by introducing alternative planning scheme provisions to guide development in a way that benefits Sale, ensuring alignment with state, regional, and local planning policies.

- f) *Balance the present and future interests of all Victorians.*

The proposed provisions in the Planning Policy Framework (PPF) and the various zone and overlay schedules have been drafted to ensure development occurs in a logical manner consistent with the objectives set out in paragraphs (a) to (f).

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

Environmental effects

The proposal is not expected to result in significant environmental impacts. A thorough assessment of various environmental factors, including drainage, potential contamination, and bushfire risks, has determined that the land is suitable for rezoning to the GRZ3 and C1Z to support residential and commercial development.

In line with the requirements of the NSDP (2018), a Biodiversity Assessment Report has been prepared by Ecolink (December 2025) which confirms that given the subject properties have undergone considerable ground disturbance due to past intensive agricultural and domestic activities, no threatened flora species are likely to occur within the study area.

In response to the findings of this report, DEECA have recommended the following

requirements be included within the new Development Plan Overlay Schedule 15:

- Preparation of a Development Plan encompassing areas of land affected by DPO15 under Amendment C124well.
- An additional flora and fauna assessment addressing the three-step approach under the *Guidelines for the removal, destruction or lopping of native vegetation* (DEECA, 2025), demonstrating how impacts on native vegetation have been avoided and minimised, including consideration of infrastructure corridors, servicing alignments and road upgrades. The assessment must also consider habitat for threatened species protected under the *Flora and Fauna Guarantee Act 1988* and *Environment Protection and Biodiversity Conservation Act 1999*, including Latham's Snipe, Gang-gang Cockatoo and Growling Grass Frog, and examine opportunities to retain existing trees identified within the North Sale Development Plan (2018).
- An arborist report prepared in accordance with *AS4970-2025 Protection of Trees on Development Sites*, identifying and georeferencing all native trees, assessing their ecological value and retention suitability, and recommending protection measures.
- A landscape masterplan outlining the proposed landscape treatment of the land, including threatened species habitat areas, retained native vegetation and proposed planting outcomes.

The requirements listed in dot points 2-4 are considered reasonable in scope and intent and will assist in ensuring that future development appropriately responds to environmental, vegetation and habitat considerations across the affected land and have been included within the proposed Development Overlay Schedule. The first dot point is considered unnecessary as the proposed controls are proposing the requirement for preparation of Development Plan for the subject precinct.

Economic effects

The amendment is expected to stimulate economic activity and generate employment opportunities during the planning, design, and construction phases of the precinct. In the longer term, the future subdivision is also anticipated to support ongoing local employment through the delivery of a local convenience centre within the precinct.

Under the current North Sale Development Plan (NSDP), a local convenience centre is envisaged within Neighbourhood A to serve the day-to-day needs of the surrounding community. Section 8.7.4 'Planning Permit Requirements and Guidelines' of the NSDP outlines that commercial land should:

- Encourage the establishment of private community facilities (such as childcare centres, GP clinics and similar services) and other non-residential land uses within local convenience centres to promote a community focal

point (G16); and

- Provide a retail component generally in the order of 500m² of 'shop' floor space (G17).

The NSDP further identifies the intended role of the centre as follows:

"Support establishment of...small local convenience centre in Neighbourhood A with modest shop floor space and other non-residential land uses that support local needs and which do not detract from the role and function of the established Sale town centre." (NSDP, 2018, p.28)

To inform the Amendment and determine an appropriate retail floorspace outcome for the proposed local convenience centre, a Retail Needs Assessment (May 2026) was prepared by Urban Enterprise. The Assessment considered the future retail demand generated by projected population growth within the precinct and the broader catchment area. While the current North Sale Development Plan (NSDP) appears to limit retail floorspace within the subject precinct to a maximum of 500m², the Assessment concluded that anticipated population growth and associated retail expenditure would support additional retail floorspace over time to meet local demand.

The Assessment found that by 2046, the site could sustainably accommodate up to 2,300m² of retail floorspace, anchored by a small supermarket up to 1,500m², operating within a Local Convenience Centre. It also identified that approximately 0.9 hectares of land would be required to accommodate this maximum retail outcome, subject to detailed design and layout considerations, including the provision of car parking, accessways, landscaping and associated infrastructure.

Importantly, the Assessment concluded that the proposed retail floorspace would not undermine the commercial role or function of the Sale Town Centre. Instead, the increased population facilitated by the Amendment is expected to strengthen the broader retail network and contribute to increased expenditure capture within the Sale Town Centre.

In response to the findings of the Assessment, it is proposed to rezone approximately 0.9 hectares of land to the Commercial 1 Zone (C1Z) to accommodate the identified retail floorspace demand. A Schedule to the Commercial 1 Zone is also proposed, which will cap total retail floorspace at 2,300m² and limit any individual tenancy to a maximum of 1,500m², reflecting the assessed maximum supermarket floorspace and intended local convenience role of the centre.

Social Effects

The proposed amendment will deliver net social benefits by facilitating a range of housing options, an integrated shared path network, and a high-quality wetland precinct with walking trails that encourage informal recreation and enhance community wellbeing. In conjunction with the NSDP (2018), the proposed amendment will provide the community with clarity and certainty regarding the

transformation and future use of the existing farmland.

The proposed development of the land will deliver a net community benefit by introducing proximate local retail and service-based uses within the section of land proposed to be rezoned to C1Z. In addition, the development will support the establishment of a connected community through integration with the future local park within the Cobains Estate to the west, active and passive open space areas within the vacant reserve land to the east, and the existing Gippsland Regional Sports Complex (GRSC) facilities to the south.

The proposed amendment produces a net community benefit by facilitating future residential land to support the implementation of the (SWSSP) (2010), the NSDP (2018), and *Clause 11.01-1L (Sale, Wurruk & Longford)* of the Wellington Shire Planning Scheme.

Does the amendment address climate change?

Minimising Greenhouse Gas Emissions

The amendment responds positively to both climate change mitigation and adaptation objectives within the Planning Policy Framework and Ministerial Direction 22 (MD22) by directing urban growth to a planned and serviced location within the North Sale growth area.

Climate change mitigation

Consistent with Clause 13.01-1S and the North Sale Development Plan (NSDP) (2018), the amendment facilitates a compact and orderly urban expansion within an established growth precinct. Locating additional housing in proximity to existing and planned services, infrastructure and employment opportunities supports reduced travel distances, more efficient movement patterns and increased opportunities for local trip containment. Over time, this settlement pattern contributes to a reduction in transport-related greenhouse gas emissions and avoids the inefficiencies associated with dispersed or ad hoc development.

The Precinct Concept Plan prepared by Urban Paradigm (Version 15, 16 June 2026) establishes a modified grid street network predominantly aligned east–west and north–south, demonstrating the capacity for future subdivision applications to maximise solar-responsive lot design and energy-efficient built form outcomes.

Climate change adaptation and risk management

The amendment adopts a precautionary and evidence-based approach to climate resilience and bushfire risk management, consistent with Clauses 13.02-1S and 13.03-1S. A Strategic Bushfire Assessment prepared by Terramatrix (June 2026) concludes that bushfire risk can be appropriately mitigated, having regard to the relatively low-threat grassland vegetation surrounding the site, the flat and unconstrained topography, the absence of terrain features likely to exacerbate bushfire behaviour, and the modest separation distances required between future development and identified vegetation hazards.

Flooding and drainage risks, including those associated with increased rainfall intensity under future climate scenarios, are addressed through a Stormwater Management Strategy (Beveridge Williams, 16 June 2026) prepared in accordance with Clause 13.03-1S. The strategy provides a robust framework for the conveyance, attenuation and management of stormwater across all storm events.

In accordance with Clause 14.02-1S, the amendment delivers an integrated catchment management response through the protection of the Main Heart Channel and the incorporation of best-practice water-sensitive civil engineering measures, including a constructed wetland and sediment basins. These measures support water quality outcomes, enhance biodiversity values, mitigate downstream impacts and strengthen the precinct's resilience to climate variability.

The Stormwater Management Strategy prepared in support of the amendment was referred to the West Gippsland Catchment Management Authority (WGCMA), which has reviewed the proposal and provided formal consent on 4 September 2025.

A Climate Change Consideration Report has been prepared in support of the amendment, providing further assessment of the proposal's consistency with Ministerial Direction No. 22 and confirming that climate risks have been appropriately identified and addressed.

Does the amendment address relevant bushfire risk?

The proposed amendment is consistent with the objectives of Clause 13.02 (Bushfire) and Clause 71.02-3 (Integrated Decision Making) and is not expected to increase the risk to life, property, community infrastructure or the natural environment from bushfire. In fact, the overall bushfire risk profile of the land is anticipated to reduce over time as the rezoned land is progressively developed for residential purposes in accordance with the approved North Sale Development Plan (2018).

To support the Amendment, a Bushfire Assessment Report prepared by Terramatrix (June 2026) in response to a CFA request for further information issued in November 2025 assessed the bushfire characteristics of the site and surrounding area. The report addresses and responds to each specific strategy within Clause 13.02 (Bushfire Planning). The report confirmed that the land presents a relatively low bushfire risk and is capable of accommodating future development in a manner consistent with the objectives and decision guidelines of Clause 13.02-1S (Bushfire Planning).

The assessment identified that the predominant surrounding vegetation classification is Grassland under AS 3959:2018, based on aerial imagery analysis and site investigations. Hazardous vegetation is primarily located to the north and east of the site, with interim grassland hazards also present to the west and within the future GRSC reserve area. The broader landscape is characterised by flat topography and an absence of significant terrain features capable of intensifying bushfire behaviour, resulting in the applicable slope classification being 'All upslopes and flat land' for

future BAL assessments.

The assessment also found that bushfire exposure is moderated by the surrounding land use pattern, which largely comprises irrigated rural land and established urban development in the primary directions from which bushfire threats typically arise, being the north, north-west, west and south-west. Exposure from the western interface is also expected to diminish over time as adjoining land is progressively urbanised.

Having regard to these conditions, the Bushfire Assessment Report confirms that future dwellings can achieve a BAL-12.5 construction standard, subject to maintaining a 19-metre setback from adjoining grassland hazards. This outcome is largely facilitated through the perimeter road network incorporated within the Precinct Master Plan, which provides an appropriate separation distance between future residential lots and surrounding vegetation hazards to the north and east.

Interim bushfire risk from the western interface can also be appropriately managed either through the establishment of a maintained slashed buffer within adjoining land, subject to agreement with the relevant landowner, or by delaying construction of affected lots until adjoining land is urbanised and the interim grassland hazard is reduced to a low-threat condition.

It is noted that the site is located within the North Sale Development Plan area and has been identified for future development. Land abutting the subject area to the west is currently under development in accordance with the North Sale Development Plan. The subject site represents a logical extension of this development within the Development Plan area.

The surrounding urban context also supports appropriate bushfire response and evacuation outcomes. Existing residential areas located to the west and south of the site, which are outside the Bushfire Prone Area, provide access to lower-risk refuge areas in the event of a bushfire emergency. In addition, as demonstrated by the Urban Paradigm's Precinct Concept Plan, future subdivision layouts are capable of accommodating a conventional urban road network that will provide suitable access and egress for residents and emergency services, supported by a reticulated hydrant system designed to meet firefighting requirements for residential development.

Accordingly, the amendment facilitates an urban outcome that is capable of accommodating future subdivision and development without increasing the overall net bushfire risk to existing or future residents. Furthermore, the bushfire-related requirements and permit conditions proposed within the new Development Plan Overlay Schedule 15 (DPO15) can be practically achieved through the future the development of the land.

To this end, the proposed Schedule 15 to the Development Plan Overlay will require submission of a Bushfire Report as part of the Development Plan which will address, amongst a range of matters, setbacks, perimeter roads, vegetation management, staging, management of temporary bushfire risk and open space management.

The CFA will also have a further opportunity to review and provide comment on the Amendment during the future exhibition process.

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

The amendment has been prepared having regard to the relevant Ministerial Directions, as outlined below:

Ministerial Direction No. 1: Potentially Contaminated Land

The amendment complies with Ministerial Direction No. 1 (Potentially Contaminated Land) made under section 12 of the Planning and Environment Act 1987.

Compliance is demonstrated through the preparation of a Preliminary Risk Screen Assessment (PRSA) for the Precinct, undertaken in accordance with relevant legislation and EPA guidelines.

A PRSA was considered appropriate given the potential for contamination associated with historical agricultural land use and the presence of underground fuel storage tanks, which are commonly found on farming properties. These potential sources fall within the scope of activities identified in Ministerial Direction No. 1 and therefore require assessment.

The PRSA identified no significant contamination or unacceptable risks to human health or the environment, having regard to the site's historical agricultural and rural residential uses. Soil and vapour testing did not identify any exceedances of human health criteria. A minor ecological exceedance of nickel was identified, which is considered consistent with naturally elevated background concentrations typical of the region.

On this basis, the Environmental Auditor concluded that the land presents a low risk of contamination and that no further investigation or Environmental Audit is required to support the proposed rezoning of the land for residential purposes.

Ministerial Direction No. 11: (Strategic Assessment of Amendments)

The amendment complies with Ministerial Direction No. 11 (Strategic Assessment of Amendments) made under section 12 of the Planning and Environment Act 1987.

This explanatory report demonstrates compliance by providing a comprehensive strategic assessment of the amendment and its anticipated outcomes.

Ministerial Direction No. 15: (The Planning Scheme Amendment Process)

The amendment complies with Ministerial Direction No. 15 (The Planning Scheme Amendment Process) by being prepared in accordance with the statutory procedures set out in the Planning and Environment Act 1987 for proponent-led planning scheme amendments. The amendment is supported by appropriate strategic justification and has been submitted to the planning authority for consideration. Subject to authorisation, the amendment will be exhibited to enable public notice, submissions and independent review, ensuring a transparent and orderly

amendment process consistent with the requirements of the Direction.

Ministerial Direction No. 19: (Amendments that may significantly impact the Environment, Amenity and Human Health)

As confirmed in the EPA's email dated 12 August 2025, Ministerial Direction No. 19 is not triggered by this proposal. Accordingly, the EPA has indicated that no further response will be provided to the Amendment.

Ministerial Direction No. 22: (Climate Change Considerations)

The amendment complies with Ministerial Direction No. 22 by embedding climate change mitigation and adaptation into the strategic planning of the precinct. It directs urban growth to a planned and serviced location within the North Sale growth area, supporting a compact urban form that reduces travel distances and minimises transport-related greenhouse gas emissions.

Climate-related risks are managed through a precautionary, evidence-based approach informed by a Strategic Bushfire Assessment and a Stormwater Management Strategy that accounts for future rainfall conditions. An integrated catchment management response is delivered through best-practice water-sensitive urban design, with the stormwater strategy reviewed and endorsed by the West Gippsland Catchment Management Authority.

As required by Ministerial Direction No. 22, a Climate Change Considerations Report has been prepared in support of the proposed rezoning.

How does the amendment support or implement the Planning Policy Framework?

The draft amendment is consistent with the objectives of the Planning Policy Framework (PPF) and will assist in achieving objectives in relation to the following Clauses:

Clause 11 – Settlement

- *Clause 11.01-1S (Settlement)* is focused on fostering the sustainable growth and development of Victoria, ensuring choice and opportunity for all. The amendment will contribute by providing additional residential and commercial land, improving housing affordability and generating additional local employment opportunities within the township of Sale.
- *Clause 11.01-1R (Settlement – Gippsland)* encourages urban growth within Gippsland's regional centres, including Sale, in locations where exposure to natural hazards can be avoided or appropriately minimised. Importantly, the proposed rezoning will enable the delivery of approximately 600 additional residential lots and a small neighbourhood-scale commercial precinct, providing local employment opportunities consistent with the objectives of the policy.
- The amendment will support continued residential growth in the North Sale area, as advocated for in *Clause 11.01-1L (Sale, Wurruk & Longford)*.

- The amendment will facilitate the development of a Neighbourhood Activity Centre in North Sale, as supported by *Clause 11.01-1L* and specifically designated in the *Sale & Wurruk Strategy Plan (2010)*. This will lead to the creation of local jobs in the future.
- The rezoning will ensure, in accordance with *Clause 11.02-3S (Sequencing of Development)*, the release of new residential land in North Sale, which is designated for growth in the NSDP (2018).

Clause 12 – Environmental & Landscape Values

- In accordance with *Clause 12.03-1S (River Corridors, Waterways, Lakes and Wetlands)*, the amendment advances the protection and enhancement of key waterway assets by preserving the integrity and ecological function of the Main Heart Channel as a central landscape feature. Further to this, the proposal integrates water sensitive urban design through the delivery of a constructed wetland and sediment basins within the designated drainage reserve area. These interventions are designed to maintain natural hydrological processes, enhance water quality, and promote the ecological resilience of the broader waterway corridor.
- This is captured in a stormwater management strategy (Beveridge Williams, 17 June 2026) which has been developed at the Precinct scale (Neighbourhood A) and provides clear understanding of how the rezoning of the land will ensure stormwater flows are controlled to pre-development levels, while meeting water quality objectives.

Clause 13 – Environmental Risks & Amenity

- A Strategic Bushfire Assessment (Terramatrix, June 2026) has been carried out in support of this planning scheme amendment, confirming the suitability of the rezone precinct (Neighbourhood A) for development in accordance with the NSDP (2018). The Bushfire Assessment verifies that the objectives outlined in *Clause 13.02-1S (Bushfire Planning)* can be effectively met, primarily due to the substantial distance from external bushfire threats, natural firebreaks on all perimeter boundaries (waterways/roads), and the low-risk vegetation present on the surrounding properties (grasslands).
- In accordance with *Clause 13.03-1S (Floodplain Management)*, which focuses on protecting life, property, and community infrastructure from flood hazards such as inundation, riverine, and overland flows, a Stormwater Management Strategy Report (Beveridge Williams, 17 June 2026) has been prepared. This strategy outlines how stormwater volumes flowing through the Main Heart Drainage Channel can be effectively managed and controlled during all storm events.
- *Clause 13.04-1S (Contaminated and potentially contaminated land)* aims to ensure that potentially contaminated land is suitable for its intended future use and development, and that contaminated land is safely managed.
A Preliminary Risk Screen Assessment (PRSA) (JBS&G, 3 June 2025) has been conducted for the site, confirming that the property is suitable for its intended use.
- *Clause 13.07-1S (Land use compatibility)* seeks to protect community amenity, human health, and safety while supporting appropriate commercial, industrial,

infrastructure, or other uses that could have potential off-site impacts.

The amendment proposes the creation of a local convenience centre area, with specific land uses to be determined at a later date. The appropriateness of future commercial land uses within the centre will be evaluated for compliance with the requirements of the Wellington Shire Planning Scheme during later assessments.

Clause 14 Natural Resource Management

- In accordance with *Clause 14.02-1S (Catchment Planning and Management)*, the amendment proposes to deliver a coordinated and integrated response to waterway protection by safeguarding the form and function of the Main Heart Channel traversing the site. It incorporates best-practice water-sensitive urban design (WSUD) through the introduction of a constructed wetland and three sediment basins within the drainage reserve. These measures will effectively manage sedimentation, improve downstream water quality, and contribute to long-term habitat creation and biodiversity enhancement in line with broader catchment management objectives.

Clause 15 – Built Environment & Heritage

- *Clause 15.01-4S (Healthy Neighbourhoods)* promotes the development of well-designed neighbourhoods that foster connections between key social and commercial infrastructure, as well as the creation of active communities. Conceptually, the precinct layout plan was prepared in line with the NSDP (2018), shows how this can be achieved this by strategically placing roads and orienting future housing to ensure that public infrastructure is easily accessible and receives a high level of passive engagement.

Clause 16 – Housing

- The amendment facilitates the development of residential land identified for rezoning in the NSDP (2018). The rezoned land is expected to deliver approximately 600 new homes within the Sale township, representing approximately 7.5% of Wellington Shire's housing target of 8,000 new dwellings by 2051, as outlined in *Plan for Victoria*.
- A conceptual Precinct Layout Plan prepared by Urban Paradigm illustrates one way in which these housing objectives could be realised (Version 15, 16 June 2026).
- In alignment with *Clause 16.01-1S (Housing Supply)*, it is anticipated to enhance housing diversity by offering a variety of medium-density, conventional, and rural interface lower-density options, with higher-density housing expected to be located near the local convenience centre, bus-accessible roads, and public recreational areas.
- Moreover, by potentially providing for a broader range of housing types and sizes in North Sale, the proposed rezone can play a key role in enhancing housing affordability and meeting the diverse needs of families in the area, such as first home buyers, downsizers, and single parents, in accordance with the objectives set out in *Clause 16.01-2S (Housing Affordability)*.

Clause 17 – Economic Development

- As per the objectives of *Clause 17.01-1S (Diversified Economy)*, the proposed rezoning will establish a new commercial area (C1Z) within North Sale which will help to provide services for the emerging community and improve access to jobs closer to where people live.

Clause 18 – Transport

- As supported by *Clause 18.01-1S (Land Use & Transport Integration)*, the amendment promotes the integration of a movement network that includes pedestrian and bicycle paths within the site, linking to the broader external walking, cycling, and public transport networks. This will be achieved through future subdivisions achieving close alignment with the NSDP (2018), which will be reinforced by the application of the DPO15 to the subject area.

Clause 19 – Infrastructure

- *Clause 19.03-3S (Integrated Water Management)* highlights the sustainable management of water supply, resources, wastewater, drainage, and stormwater through an integrated approach. The amendment is supported by a Servicing Report (Beveridge Williams, 17 June 2026) and Stormwater Management Strategy Report (Beveridge Williams, 17 June 2026), which thoroughly address all the critical water-related components required to facilitate the rezoning of the precinct.

How does the amendment support or implement any relevant strategic plan or policy statement adopted by a Minister, government department or public authority?

- The Amendment gives effect to, and is consistent with, a range of relevant strategic plans and policy statements adopted by the Minister, relevant government departments and public authorities at both a state and regional level.
- At a strategic level, the Amendment is consistent with the objectives and directions of Plan Melbourne 2017–2050, particularly in relation to supporting 20-minute neighbourhood principles, facilitating housing supply in greenfield growth areas, and ensuring the provision of local services and employment opportunities within new residential communities. The inclusion of a local convenience centre supports walkable access to daily needs and reduces reliance on higher-order centres for basic services.
- The Amendment further supports relevant government policy relating to housing diversity and supply by enabling the timely release of residential land within a planned framework, contributing to the ongoing supply of well-located housing in response to projected population growth.

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

- The amendment is consistent with the delivery of the relevant housing targets established in the Planning Policy Framework and will support the provision of greater and realisable housing stock within Wellington Shire.
- The proposed rezoning facilitates the development of approximately 600 new residential lots within the Sale township, a designated regional centre and Regional Service Centre under State and local planning policy. This represents 7.5% of Wellington Shire's housing target of 8,000 new dwellings by 2051, as set out in *Plan for Victoria*, and will assist in ensuring an adequate supply of serviced residential land in a strategically appropriate location.

Impact on land available for housing

- The amendment directly increases the supply of land available for residential development by rezoning land identified for urban growth in the NSDP (2018). The site is contiguous with existing urban development, enabling logical outward growth of Sale and the efficient extension of infrastructure and services.

Contribution to realisable housing capacity

- The delivery of approximately 600 lots across the precinct proposed for rezoning represents a meaningful and realisable housing outcome that can be delivered within the planning horizon. The scale of the proposal provides certainty of supply and assists Council in meeting both short- and long-term housing needs, rather than relying on incremental infill alone.

Consistency with Clause 11.02 (Managing Growth) and Clause 16.01-1S (Housing Supply)

- The amendment supports the objectives of Clause 11.02 (Managing Growth) by directing population growth to a regional centre with established services, employment, and infrastructure capacity. It is also consistent with Clause 16.01-1S (Housing Supply) by facilitating a sufficient supply of land to meet projected housing demand and supporting orderly, planned urban expansion.

Housing diversity and choice

- The amendment, through the application of the Development Plan Overlay Schedule 15, will establish a strategic framework for the designation of land to accommodate a diverse range of housing lot sizes and dwelling types, including lower-density rural interface housing adjacent to rural interface areas, conventional residential housing, and a range of medium- and higher-density housing options located around the local convenience centre, along bus-accessible roads, and adjacent to public recreational and wetland areas.

Access to jobs, services, and public transport

- The site's location within the Sale township provides reasonable access to employment areas, education facilities, retail, community services, and public transport. The inclusion of a small neighbourhood-scale commercial precinct will further support local employment opportunities and enhance liveability by reducing the need for longer trips. Higher-density housing allowances designated around this precinct will help maximise residents' access to jobs, services, and public transport.

How does the amendment support or implement the Municipal

Planning Strategy?

- The amendment implements the relevant strategic directions at *Clause 02.01 (Vision)* by providing for additional housing supply in the Wellington Shire to help support the forecasted 45,000 residents by 2036.
- The amendment aligns with the strategic direction outlined in *Clause 02.03-1 (Settlement)* by supporting targeted residential expansion to accommodate the growing population in Sale. This approach is further endorsed by the NSDP (2018).
- The amendment aligns with the strategic directions outlined in *Clause 02.03-3 (Environmental Risks and Amenity)* by adhering to the requirements of the NSDP (2018). It facilitates residential expansion in an area that is largely cleared of vegetation, supported by firebreaks such as roads and drainage channels, and is ultimately not expected to be at significant risk of fire danger.
- The amendment is consistent with the strategic directions of *Clause 02.03-4 (Natural Resource Management)*, as outlined in the supporting Stormwater Management Strategy (SWMS) Report. The SWMS demonstrates the proposed infrastructure's ability to manage stormwater volumes and protect downstream water quality, in line with the drainage requirements specified in Section 8.8 of the NSDP (2018).
- The amendment aligns with the strategic objectives of *Clause 02.03-5 (Built Environment & Heritage)* by unlocking a strategically envisioned rezone of farmland, which will contribute to the further expansion and settlement of the North Sale growth area. Additionally, the quality control over future built form will be ensured through the implementation of design guidelines at the planning application stage.
- Furthermore, a Cultural Heritage Due Diligence (CHMP) (Unearthed Heritage, 27 May 2024) assessment has been prepared which offers a high-level assessment of the rezone precinct, examining how it has been heavily altered & disturbed from its original condition post - European settlement and checking for any recorded heritage items on relevant registers. It concludes that no further historical heritage investigation is necessary for the proposed rezone.

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

The amendment makes proper use of the Victoria Planning provisions (VPP), noting the below:

- The GRZ3 is considered the most appropriate residential zone for implementation across most of the precinct, as it will provide for a diversity of housing types and housing growth, whilst ensuring an overall development outcome that is respectful of the emerging neighbourhood character of the surrounding area.
- The C1Z is considered the most appropriate zoning for the small 0.82-hectare local convenience area on Property 26B, as it provides the greatest flexibility for Council when assessing future land use and built form outcomes at the planning permit stage. Importantly, the Schedule to the zone will cap total retail floorspace

at 2,300m² and restrict any individual tenancy to a maximum of 1,500m², ensuring the centre remains consistent with its intended local convenience function and the assessed maximum supermarket floorspace.

- The PUZ1 is considered the most appropriate zoning for the Main Heart Channel and associated drainage infrastructure, as it reflects the ongoing public ownership and utility function of the land. Its application ensures consistency with the existing zoning of adjoining channel segments and appropriately recognises the land's role in accommodating essential drainage and waterway infrastructure within the broader precinct structure.
- The application of a new Development Plan Overlay Schedule 15, which requires compliance with the NSDP (2018) is considered the most appropriate method to guide an integrated, planned development outcome, while maintaining flexibility for consideration of future influencing factors, such as market demands.

To assist with preparing a comprehensive strategic evaluation of the amendment, the following Planning Practice Notes were utilised:

- *Planning Practice Note 23: Applying the Incorporated Plan and Development Plan Overlays.*
- *Planning Practice Note 30: Potentially Contaminated Land.*
- *Planning Practice Note 46: Strategic Assessment Guidelines for preparing and evaluating planning scheme amendments.*
- *Planning Practice Note 91: Using the Residential Zones.*

How does the amendment balance any competing policy objectives or strategies?

The Amendment does not give rise to any competing policy objectives or strategies that require reconciliation.

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

The Amendment makes appropriate and effective use of the Victoria Planning Provisions (VPP) to achieve the intended strategic outcomes, with the General Residential Zone (GRZ) forming the primary zoning framework for the majority of the land. The GRZ is the most suitable tool to facilitate the creation of a conventional residential neighbourhood, enabling a range of dwelling types while ensuring residential amenity and orderly urban development consistent with the North Sale Development Plan.

The Development Plan Overlay (DPO) complements the GRZ by providing a coordinating mechanism to guide the subdivision layout, staging, infrastructure provision, and interface treatments at a precinct scale. This ensures that the broader structure of the development is resolved upfront, including key matters such as access, drainage, environmental constraints, and bushfire management, prior to the approval of future subdivision and development applications.

The Commercial 1 Zone applied to the local convenience centre area is also an appropriate tool to facilitate a small-scale retail and service hub. The inclusion of a tailored schedule to the zone further refines outcomes by limiting total floorspace and individual tenancy sizes, ensuring the centre remains consistent with its intended neighbourhood-serving role and does not detract from higher-order centres such as the Sale Town Centre.

Together, the GRZ (as the primary zone), supported by the DPO and Commercial 1 Zone provisions (including a Schedule capping total retail floorspace at 2,300m² and restricting any individual tenancy to a maximum of 1,500m²), provide a coherent and complementary planning framework that gives effect to the strategic objectives of the Planning Scheme.

The Public Use Zone (PUZ1) is appropriately applied to the Main Heart Channel and associated drainage infrastructure, reflecting its ongoing public function and ownership. Its application ensures consistency across the length of the channel, including adjoining land outside the amendment area, and appropriately secures the ongoing operation and protection of this key drainage asset within the broader precinct structure.

The Amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes, as it applies standard VPP tools in accordance with their intended purpose, avoids unnecessary complexity, and ensures the proposed controls are clear, proportionate, and readily implementable having regard to the scale and nature of the proposed development.

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

The following referral authorities have been provided initial feedback on the proposal:

- *Department of Energy, Environment & Climate Action of Victoria (DEECA)*

A Biodiversity Assessment Report (Ecolink, December 2025) was prepared and determined that no threatened species were likely to occur within the study area. As part of the pre-authorisation preparation of the draft amendment, DEECA were engaged to seek their feedback on the draft amendment. Subsequently DEECA reviewed the Amendment and suggested additions be made to the proposed Development Plan Overlay Schedule 15 (DPO15) in relation to flora and fauna technical assessments to be provided at the time of a Development Plan application. Their recommendations have been incorporated into the proposed Development Plan Overlay Schedule.

- *Country Fire Authority (CFA)*

A Bushfire Assessment Report (Terramatrix, June 2026) was prepared in response

to a request from the CFA as part of the pre-authorisation referrals process. Subsequent correspondence with CFA requested that additional bushfire protection measures be accommodated within policy, specifically within the proposed Schedule 15 to the Development Plan Overlay. A Development Plan application will require a bushfire report which demonstrates how it satisfies setbacks, perimeter roads, vegetation management, staging, management of temporary bushfire risk and open space management. The CFA will also have a further opportunity to review and provide comment on the Amendment during the formal exhibition process.

- *West Gippsland Catchment Management Authority (WGCMA)*

A Stormwater Management Strategy Report (Beveridge Williams, Version A, 7 July 2025) was prepared as part of the initial amendment documentation, and subsequently was refined through discussions with the West Gippsland Catchment Management Authority (WGCMA).

Within the pre-authorisation correspondence with the WGCMA, they advised on 4 September 2025 that they are generally satisfied that the Report conceptually demonstrates that stormwater from the subject land can be managed and treated to best practice. To this end, WGCMA have advised they do not object to the proposed amendment.

- *Southern Rural Water (SRW)*

Southern Rural Water, as the responsible authority, was consulted on the draft amendment proposal because the subject area includes the Main Heart Channel, an open irrigation channel that crosses several land parcels.

They have advised that they are not supportive of open irrigation channels in the proposed development for reasons relating to public safety, potential contamination and maintenance concerns. Additionally, their stance is that the piping of the irrigation channels will significantly improve urban design outcomes, reduce development costs and improvement the functionality of the open space areas.

However, the adopted North Sale Development Plan does not propose piping the irrigation channel. This is a position supported by Council and the proponent, and SRW will have a further opportunity to review and provide comment on the Amendment during the future exhibition process.

- *Environment Protection Authority (EPA)*

The EPA were invited to provide feedback as part of the pre-authorisation referrals

process. EPA confirmed that Ministerial Direction 19 (MD19) is not triggered by the proposal, and therefore EPA would not provide their views.

The EPA have not been formally engaged as part of the process to date. A Preliminary Risk Screen Assessment (PRSA) for the Precinct undertaken by a suitably qualified Environmental Auditor in accordance with relevant legislation and EPA guidelines.

The amendment complies with Ministerial Direction No. 1 (Potentially Contaminated Land) made under section 12 of the Planning and Environment Act 1987.

The Environmental Auditor concluded that the land presents a low risk of contamination and that no further investigation or Environmental Audit is required to support the proposed rezoning of the land for residential purposes.

The EPA will also have a further opportunity to review and provide comment on the Amendment during the formal exhibition process.

It is noted that all relevant agencies and authorities will be notified of the amendment as part of the formal exhibition process to ensure their views and feedback are appropriately addressed as part of the proposal.

- *Gippsland Water (GW)*

The proposed Amendment was referred to Gippsland Water who reviewed and provided a response on 2 October 2025, which advised that the existing sewer main will need to be extended to service the residential area. A sewer main pumping station will also be required to service the lots that are unable to achieve gravity outfall. Additionally, a 225mm water main is required to be extended across Cobains Road through areas of the subject land.

- *AusNet*

AusNet were sent a referral request in 2025, and advised that there were no comments to the proposed rezoning (dated 14 November 2025).

- *Department of Transport and Planning (DTP) – Transport for Victoria*

The Transport for Victoria (DTP) were invited to provide feedback on the pre-authorisation draft amendment package. In their response dated 27 November 2025, they advised that they supported the amendment in its current form.

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

In consideration of the objectives and principles of the *Transport Integration Act 2010*, the amendment is expected to have minimal impact on existing transport infrastructure and networks. This is confirmed by the Traffic Impact Assessment Report prepared in support of the rezoning, which demonstrates how conceptual traffic volumes as nominated on the precinct layout plan can be satisfactorily accommodated by the numerous traffic control measures outlined in the NSDP

(2018).

Resource and administrative costs

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

The proposed amendment is not expected to have a significant impact on the resources and administrative costs of the responsible authority. By consolidating the future rezoning and development of 10 land parcels, the amendment effectively reduces the resource and administrative burden on the responsible authority, avoiding the need for piecemeal amendments.

The proposed amendment will also apply a new Development Plan Overlay Schedule 15 (DPO15 – North Sale Growth Precincts), requiring accordance with the North Sale Development Plan, providing clear guidance for future development and delivering substantial cost efficiencies to the Council.

Attachment 1 – Mapping reference table

Location	Land /Area Affected	Mapping Reference	Address	Proposed Zone changes	Proposed Overlay changes	Proposed deletion changes
North Sale	Land bounded by the Main Sale Channel, Gibsons Road & Cobains Road	85, 86 and 90	6, 32 & 34 Chinamans Lane, Sale Lot 2, 167, 155A, 145, 143 & 123 Gibsons Road, Cobains	Rezone from FZ to GRZ3 & C1Z1	Introduce new DPO15	None
North Sale	Main Heart Channel	85, 86 and 90	Gibsons Road, Cobains (Crown Allotment 125C Section 1 Parish of Sale)	Rezone from FZ to PUZ1	None	None

Planning and Environment Act 1987

Planning Scheme

Amendment C124well

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 6 attached map sheets.

Zoning Maps

1. Amend Planning Scheme Zone Map Nos 85, 86 and 90 in the manner shown on the three attached maps marked “Wellington Planning Scheme, Amendment C124well”.

Overlay Maps

2. Amend Planning Scheme Overlay Map Nos 85DPO, 86DPO and 90DPO in the manner shown on the two attached maps marked “Wellington Planning Scheme, Amendment C124well”.

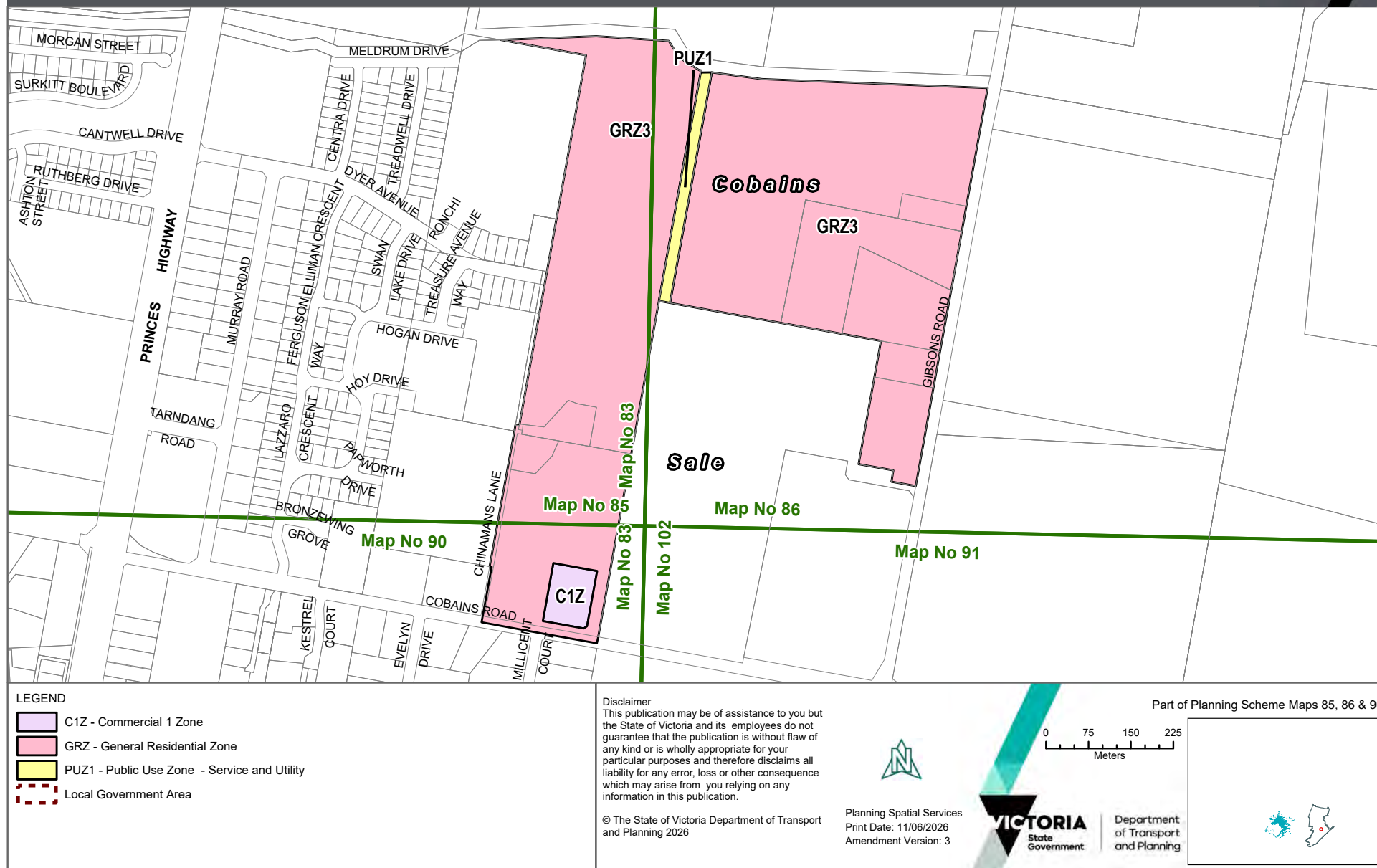
Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

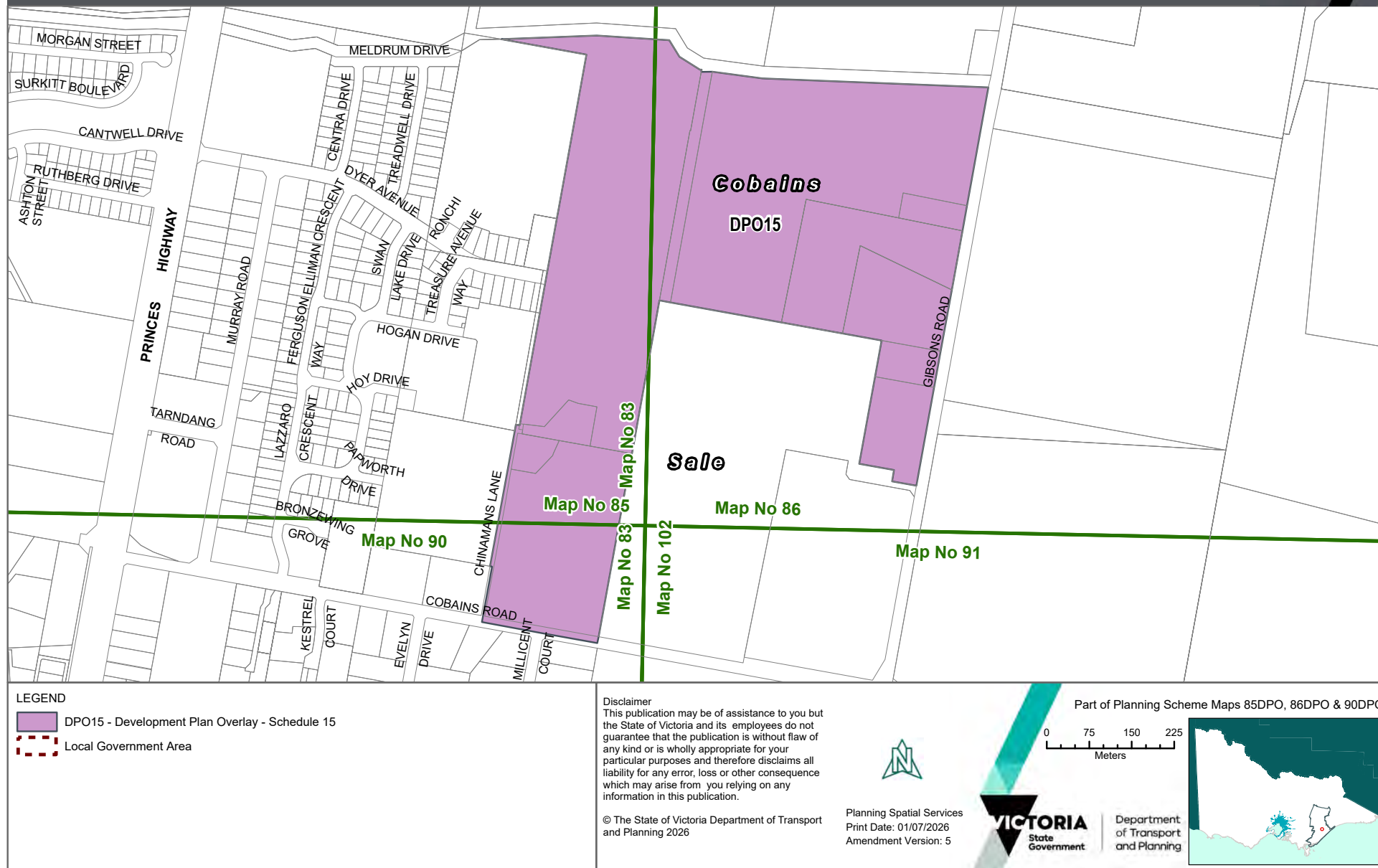
3. In **Local Planning Policy Framework** – replace Clause 11.01 with a new Clause 11.01 in the form of the attached document.
4. In **Zones** –Clause 34.01, insert a new Table in Schedule 1 in the form of the attached document.
5. In **Overlays** – Clause 43.04, insert a new Schedule 15 in the form of the attached document.
6. In **Operational Provisions** – Clause 72.03, replace the Schedule with a new Schedule in the form of the attached document.

End of document

WELLINGTON PLANNING SCHEME - LOCAL PROVISION AMENDMENT C12well



WELLINGTON PLANNING SCHEME - LOCAL PROVISION AMENDMENT C124well



WELLINGTON PLANNING SCHEME

11.01
31/07/2018
VC148

VICTORIA

WELLINGTON PLANNING SCHEME

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

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

Strategies

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

Develop sustainable communities through a settlement framework that:

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

Focus investment and growth in:

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

Manage the expansion of settlements by:

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

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

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

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

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

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

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

Facilitate environmentally resilient settlements by:

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

WELLINGTON PLANNING SCHEME

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

Policy guidelines

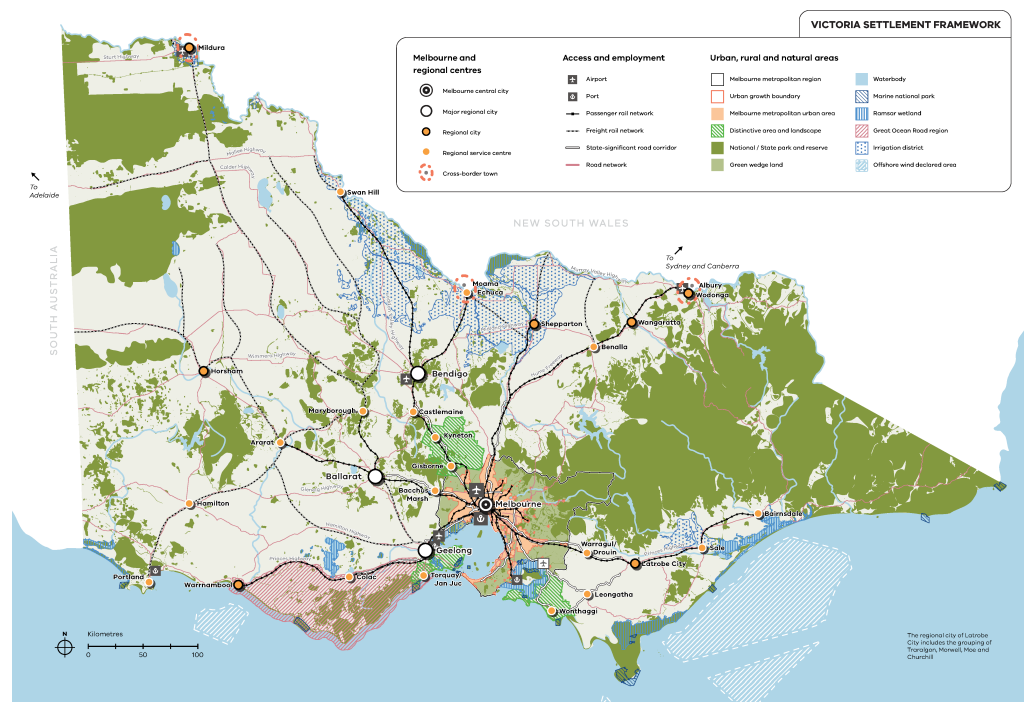
Consider as relevant:

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

Policy documents

Consider as relevant:

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

Victoria Settlement Framework Plan

WELLINGTON PLANNING SCHEME

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

Focus regional investment and growth in:

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

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

Deliver networks of high-quality integrated regional settlements by:

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

WELLINGTON PLANNING SCHEME

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

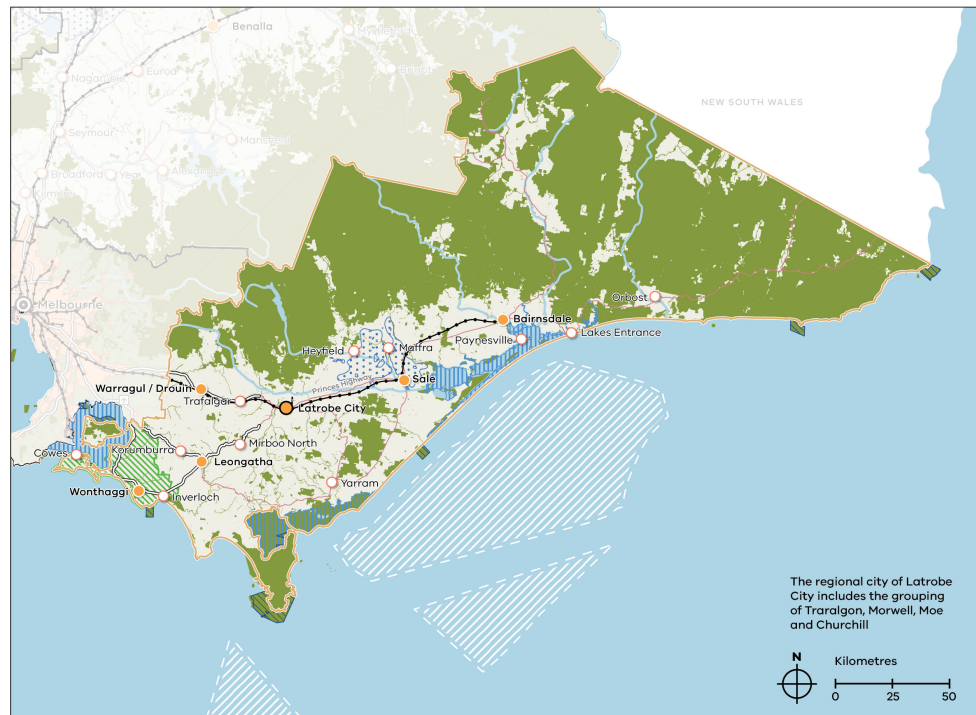
Support urban growth in Latrobe City as Gippsland's Regional city and at Bairnsdale, Leongatha, Sale, Warragul/Drouin and Wonthaggi as Regional service centres.

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

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

WELLINGTON PLANNING SCHEME

Gippsland Settlement Framework



Gippsland Settlement Framework

Regional cities and towns

- Regional city
- Regional service centre
- District town

Access and employment

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

Urban, rural and natural areas

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

WELLINGTON PLANNING SCHEME

11.01-1L

Sale, Wurruk and Longford

04/05/2023 - 11:00 AM
G409wellIP41 Proposed C124well

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.

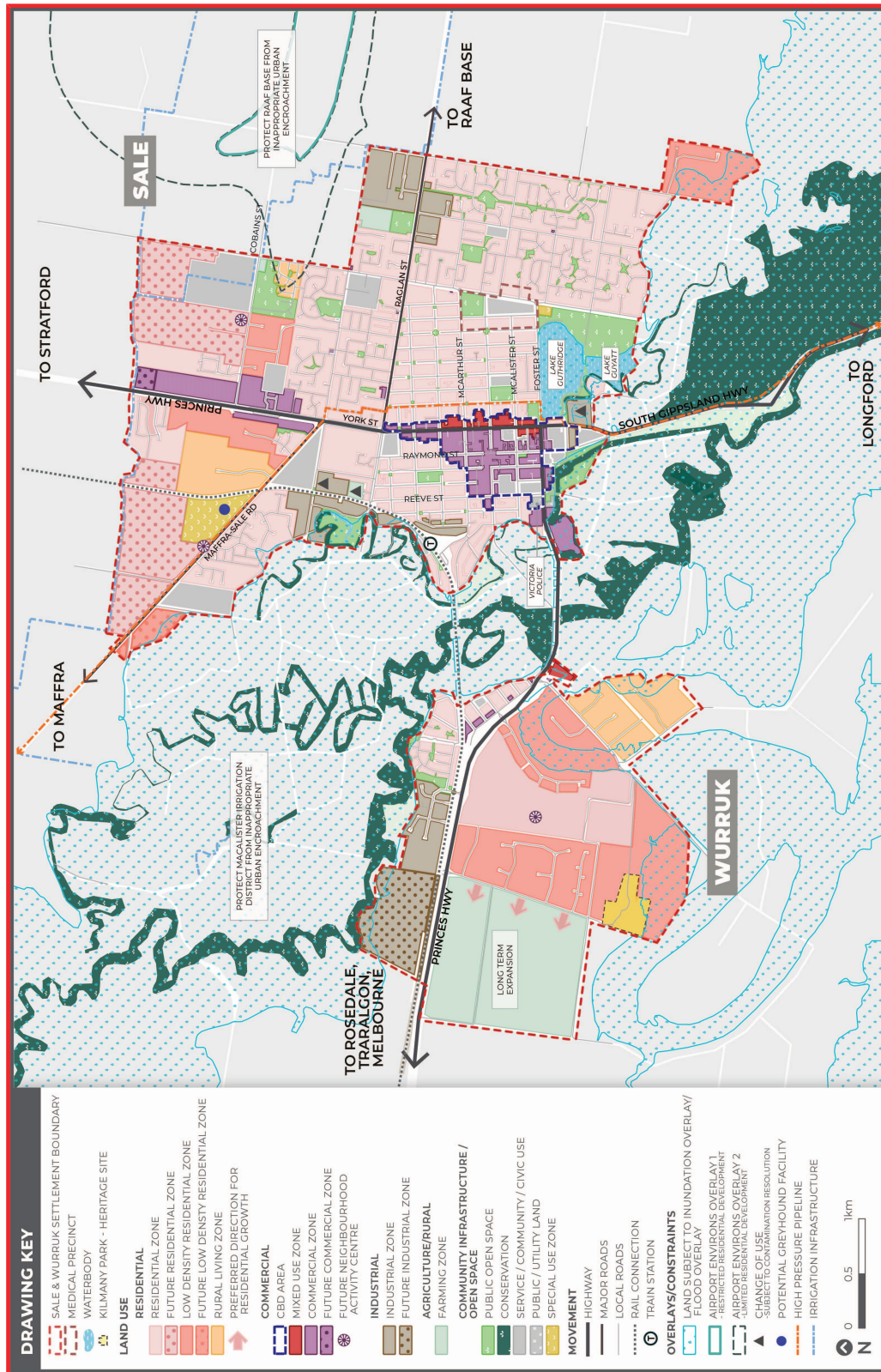
Policy guidelines

Consider as relevant:

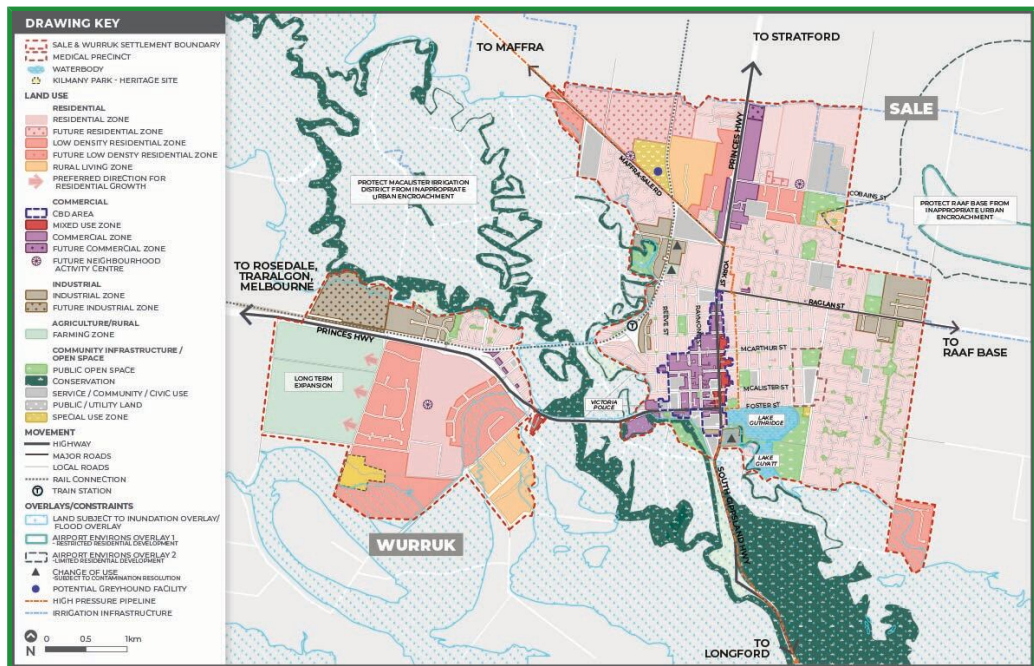
- Encouraging higher density residential development within and adjoining a 400 metre radius of the Sale CBD.

WELLINGTON PLANNING SCHEME

Sale & Wurruk Strategy Plan

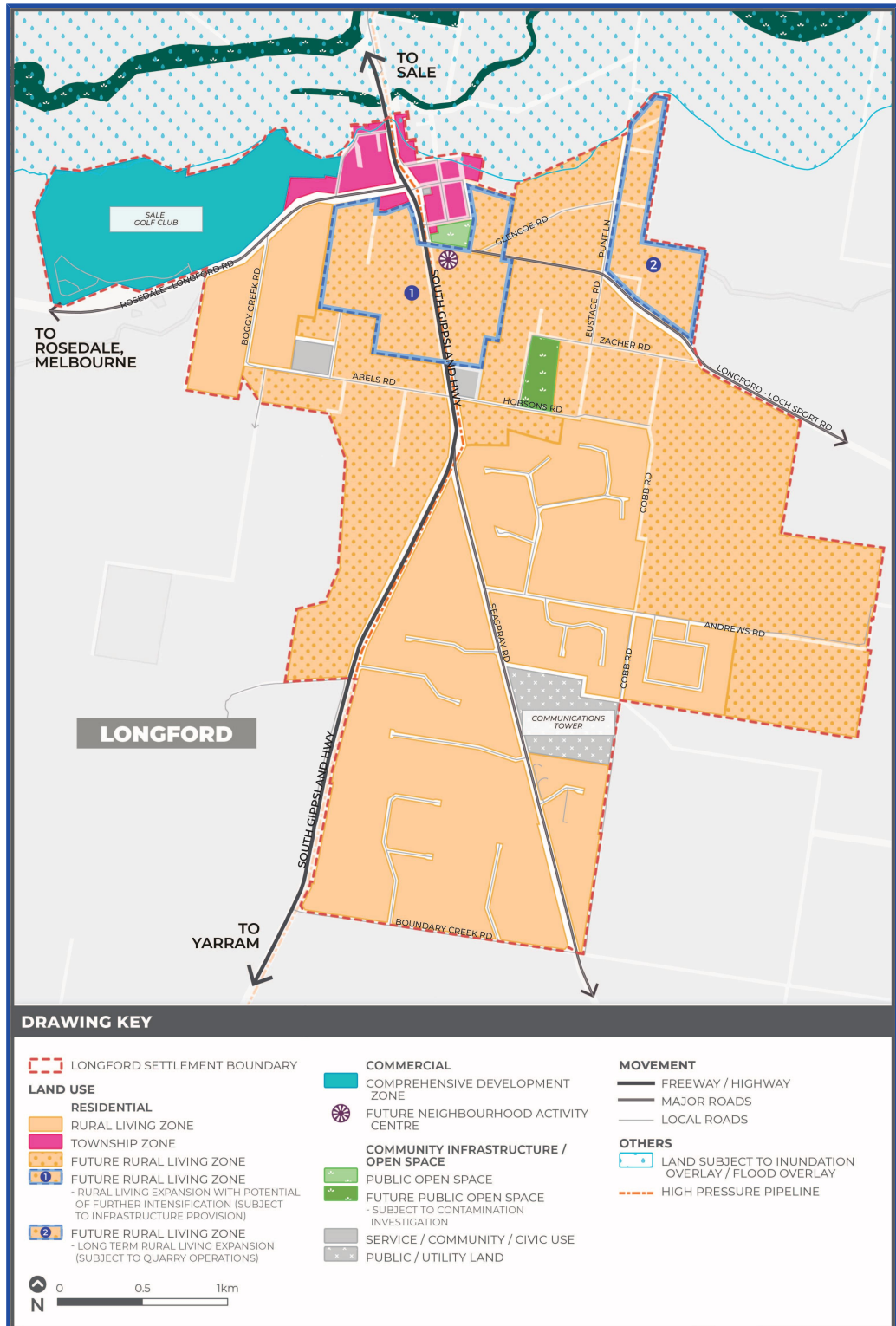


WELLINGTON PLANNING SCHEME



WELLINGTON PLANNING SCHEME

Longford Strategy Plan



WELLINGTON PLANNING SCHEME

11.01-1L04/05/2023
C109wellPt1**Maffra****Policy application**

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

Strategies

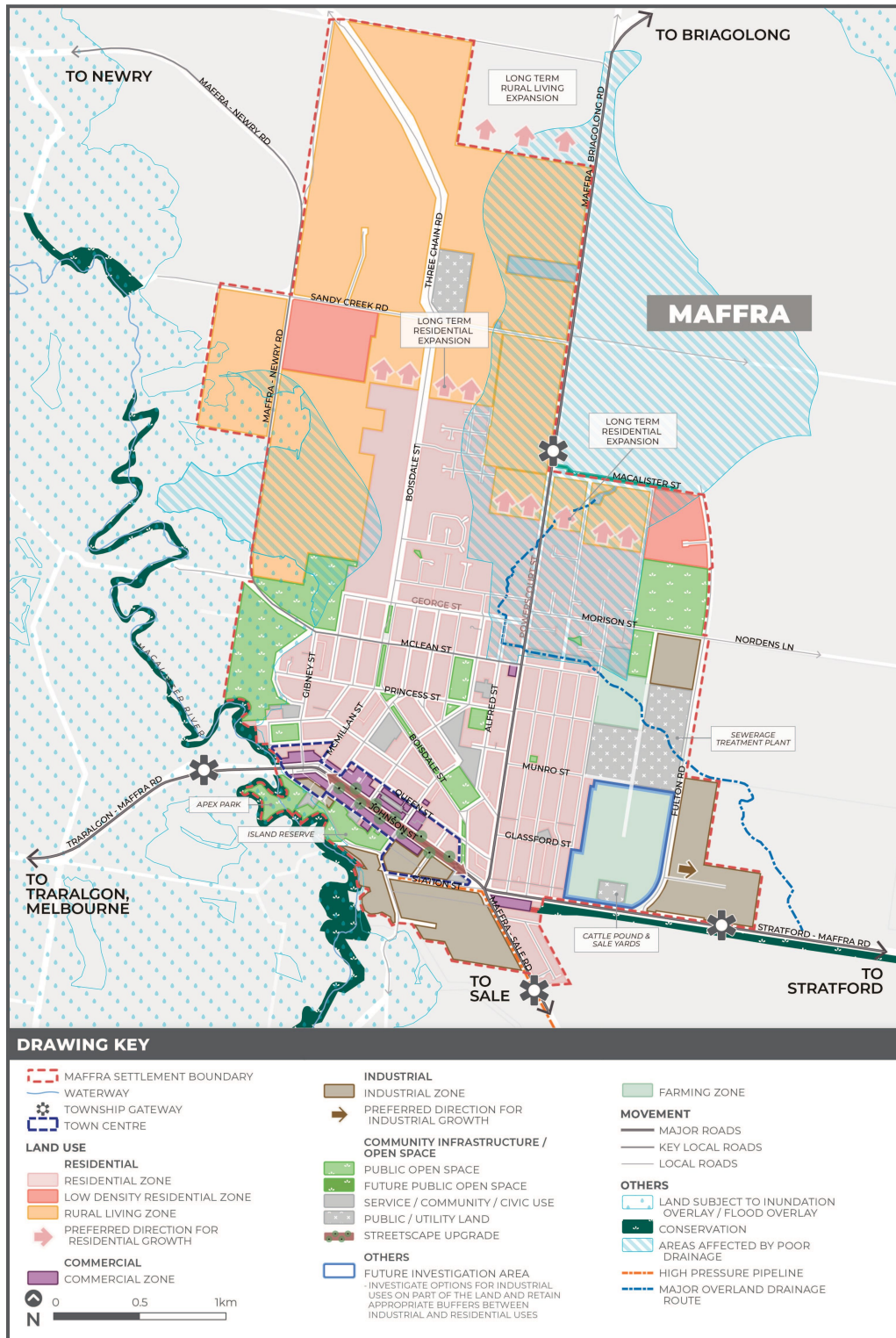
Discourage residential and rural residential development in Maffra from establishing outside the existing residential, low density residential and rural living zoned areas adjoining and to the north and north east of the Maffra urban area.

Direct residential development to:

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

WELLINGTON PLANNING SCHEME

Maffra Strategy Plan



WELLINGTON PLANNING SCHEME

11.01-1L04/05/2023
C109wellPt1**Rosedale****Policy application**

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

Objectives

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

Strategies

Maintain and enhance Rosedale's rural character.

Encourage the retention of historic places on the Princes Highway.

Encourage urban development to be designed to:

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

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

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

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

Facilitate future growth while minimising encroachment of development into floodplains.

Protect views from the town to the surrounding landscape.

Residential Strategies

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

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

Encourage low density residential development on:

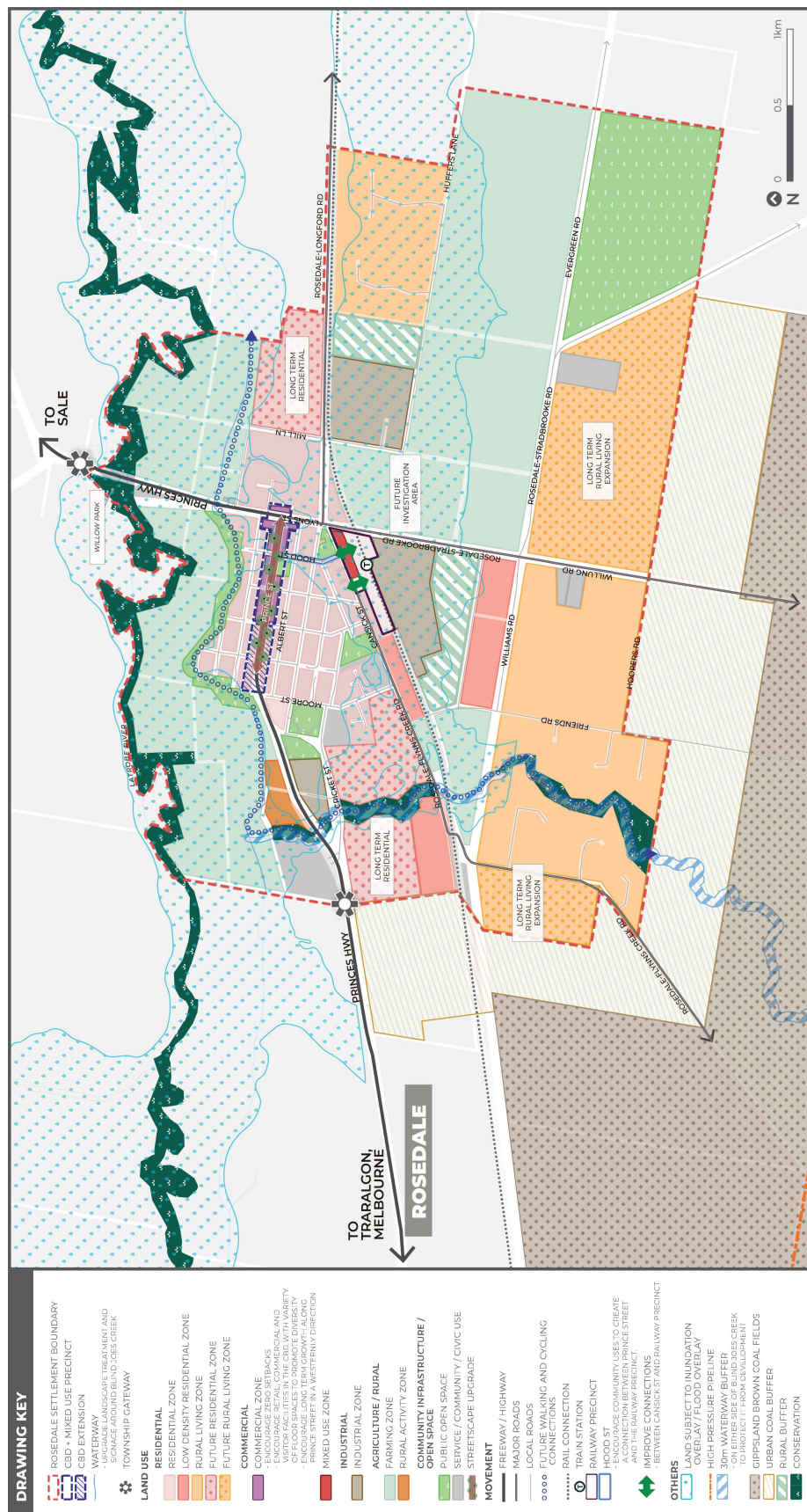
- Rosedale-Flynns Creek Road north of the railway line, subject to the outcome of the Rosedale Flood Study.
- Low density residential zoned land on Williams Road.

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

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

WELLINGTON PLANNING SCHEME

Rosedale Strategy Plan



WELLINGTON PLANNING SCHEME

11.01-1L

04/05/2023
C109wellPt1**Heyfield****Policy application**

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

Strategies

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

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

Urban design strategies

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

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

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

Commercial strategies

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

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

Encourage the expansion of the existing supermarket.

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

Residential strategies

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

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

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

Enable more intensive residential development within the Heyfield Township Boundary.

Encourage the development of short term workers accommodation in Heyfield.

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

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

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

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

Industrial strategies

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

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

WELLINGTON PLANNING SCHEME

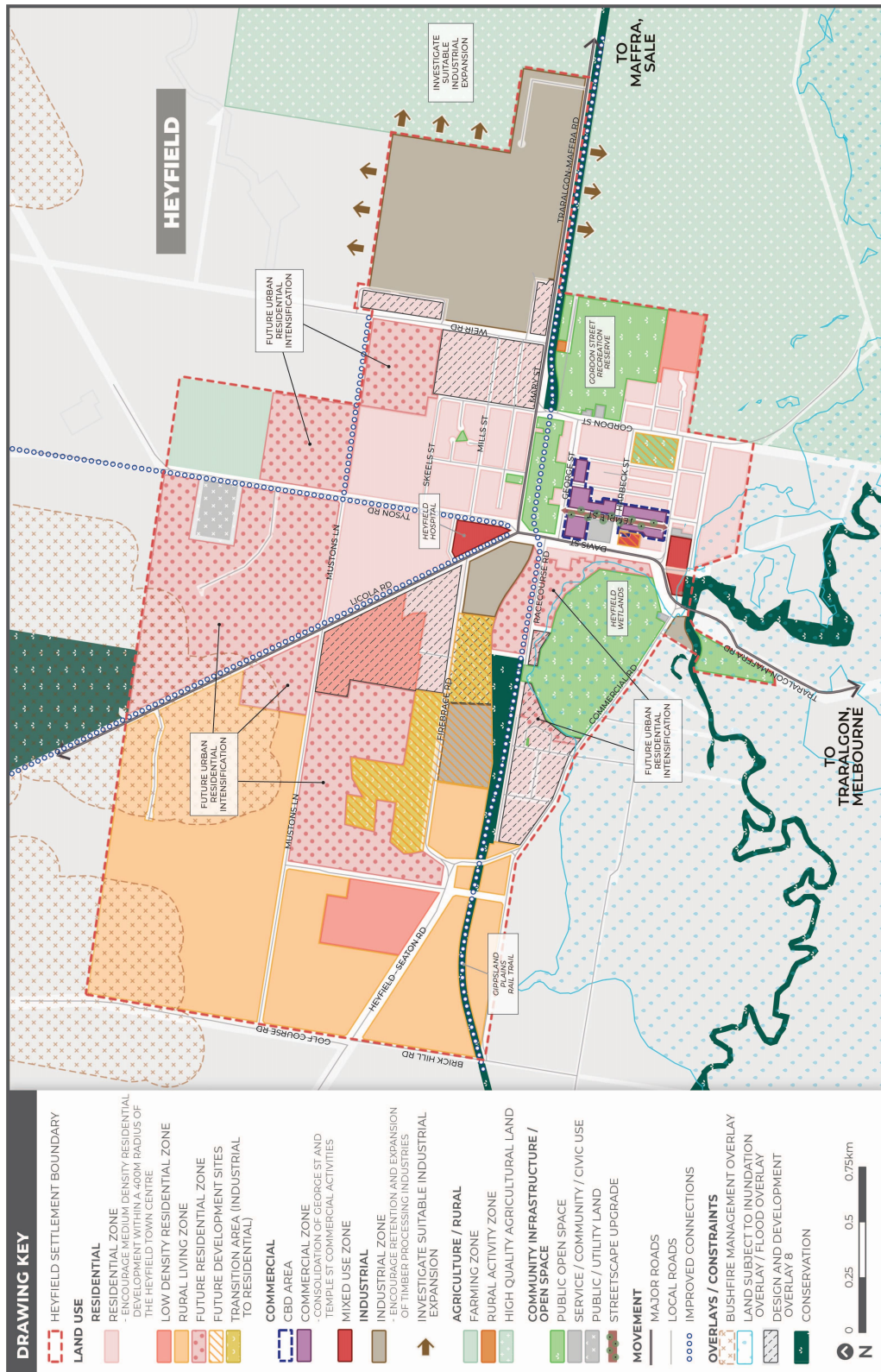
Protect timber processing industries around Heyfield by including noise attenuation measures in developments for sensitive uses in close proximity.

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

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

WELLINGTON PLANNING SCHEME

Heyfield Strategy Plan



WELLINGTON PLANNING SCHEME

11.01-1L04/05/2023
C109wellPt1**Yarram****Policy application**

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

Strategies

Maintain and promote a compact commercial centre.

Encourage the retention of heritage buildings in the commercial centre.

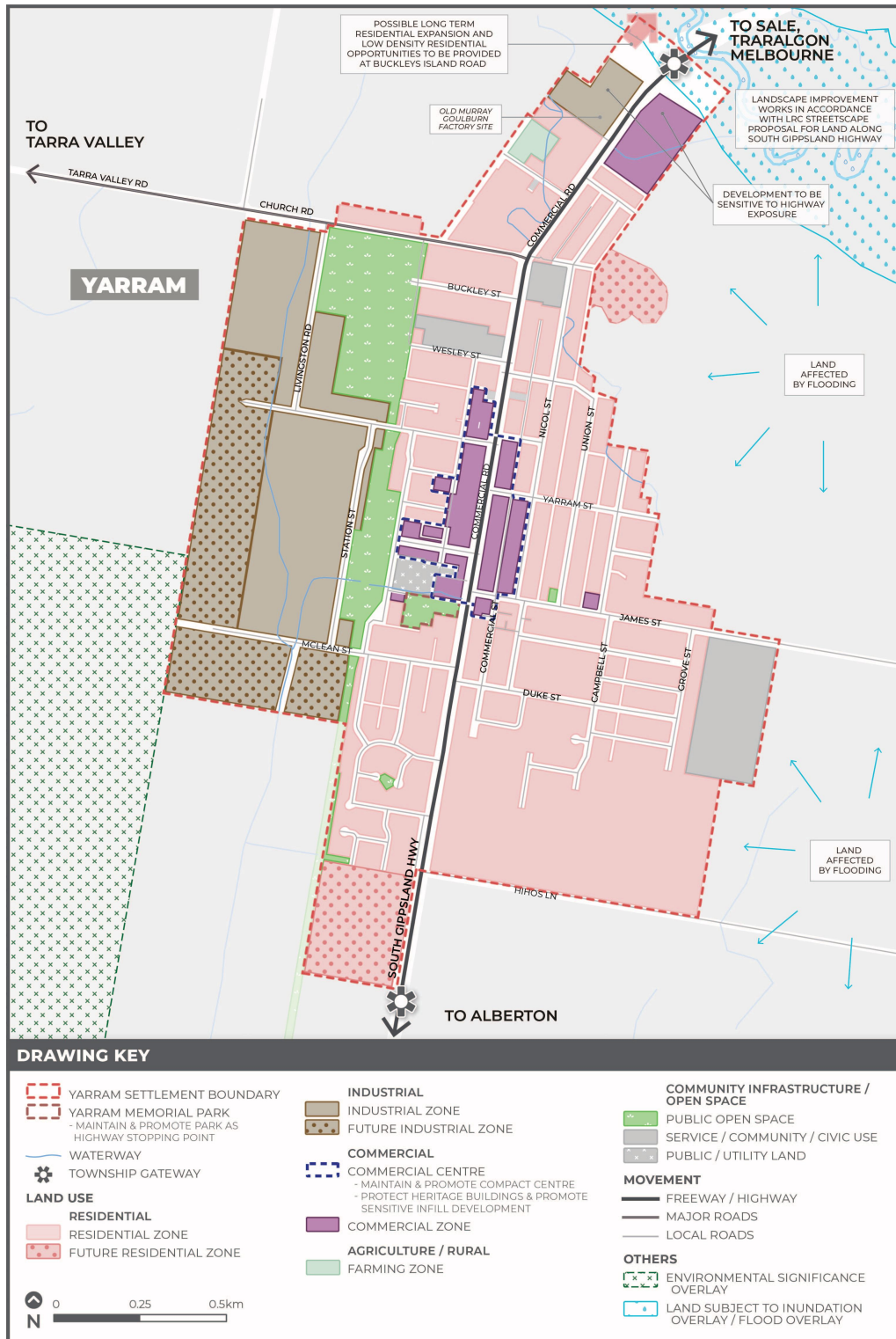
Encourage infill development that respects existing heritage buildings in the commercial centre.

Encourage low density residential development at Buckleys Island Road.

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

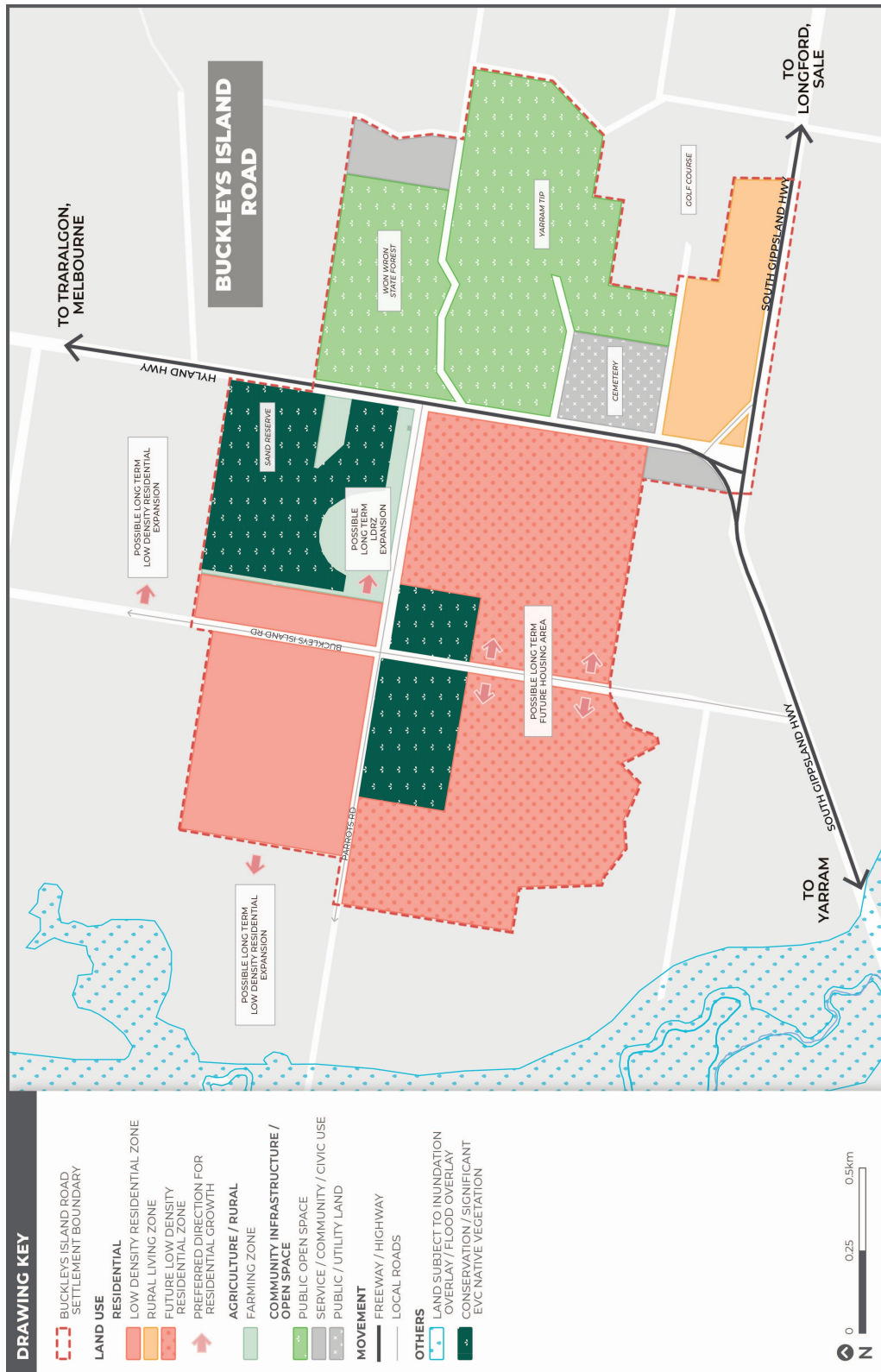
WELLINGTON PLANNING SCHEME

Yarram Strategy Plan



WELLINGTON PLANNING SCHEME

Buckleys Island Road Strategy Plan



WELLINGTON PLANNING SCHEME

11.01-1L

04/05/2023
C109wellPt1

Stratford**Policy application**

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

Stratford strategies

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

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

WELLINGTON PLANNING SCHEME

Stratford Strategy Plan



WELLINGTON PLANNING SCHEME

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

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

Briagolong strategies

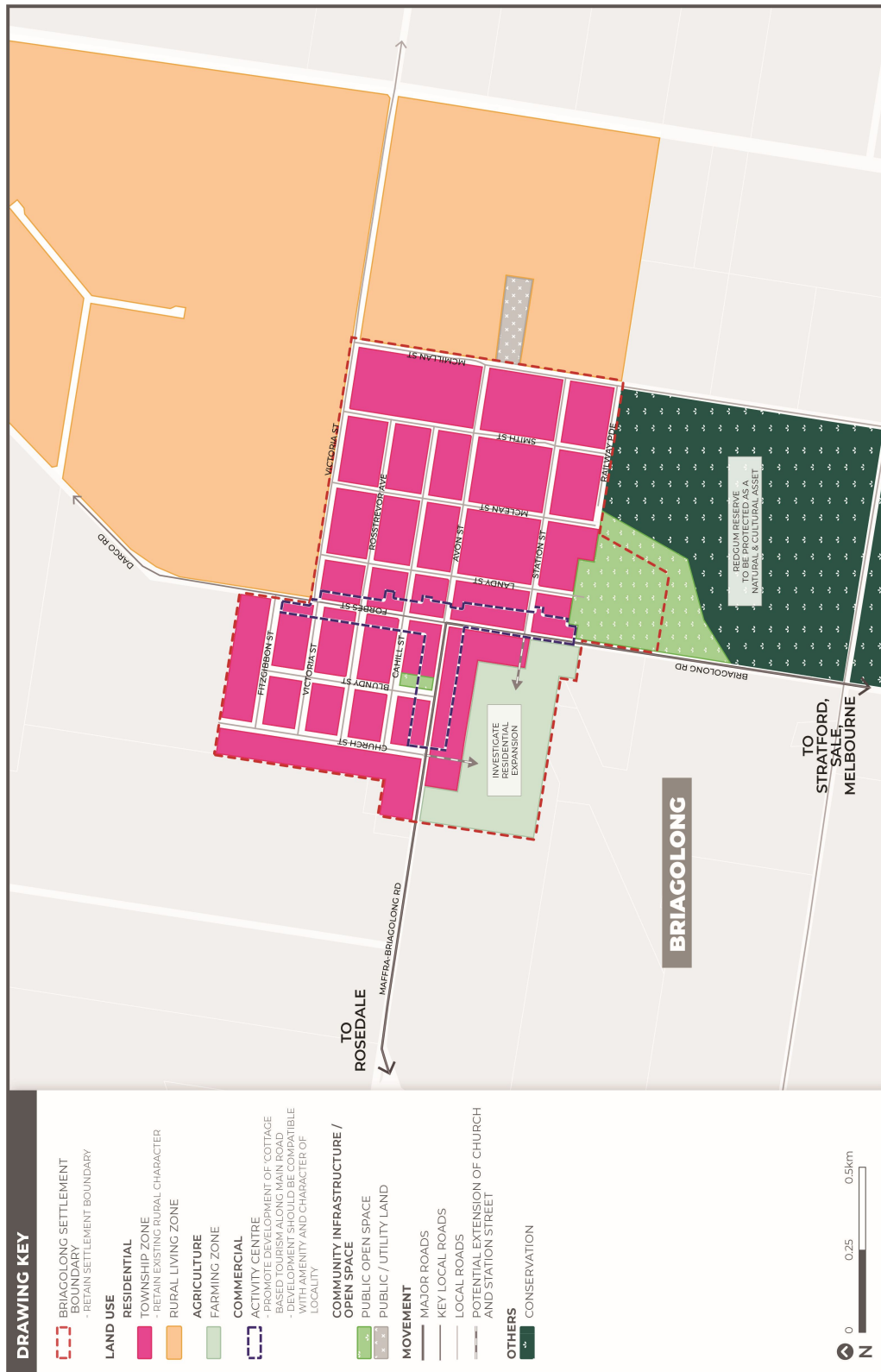
Retain the existing rural character in the township zone.

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

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

WELLINGTON PLANNING SCHEME

Briagolong Strategy Plan



WELLINGTON PLANNING SCHEME

Alberton, Dargo and Licola objective

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

Alberton, Dargo and Licola strategies

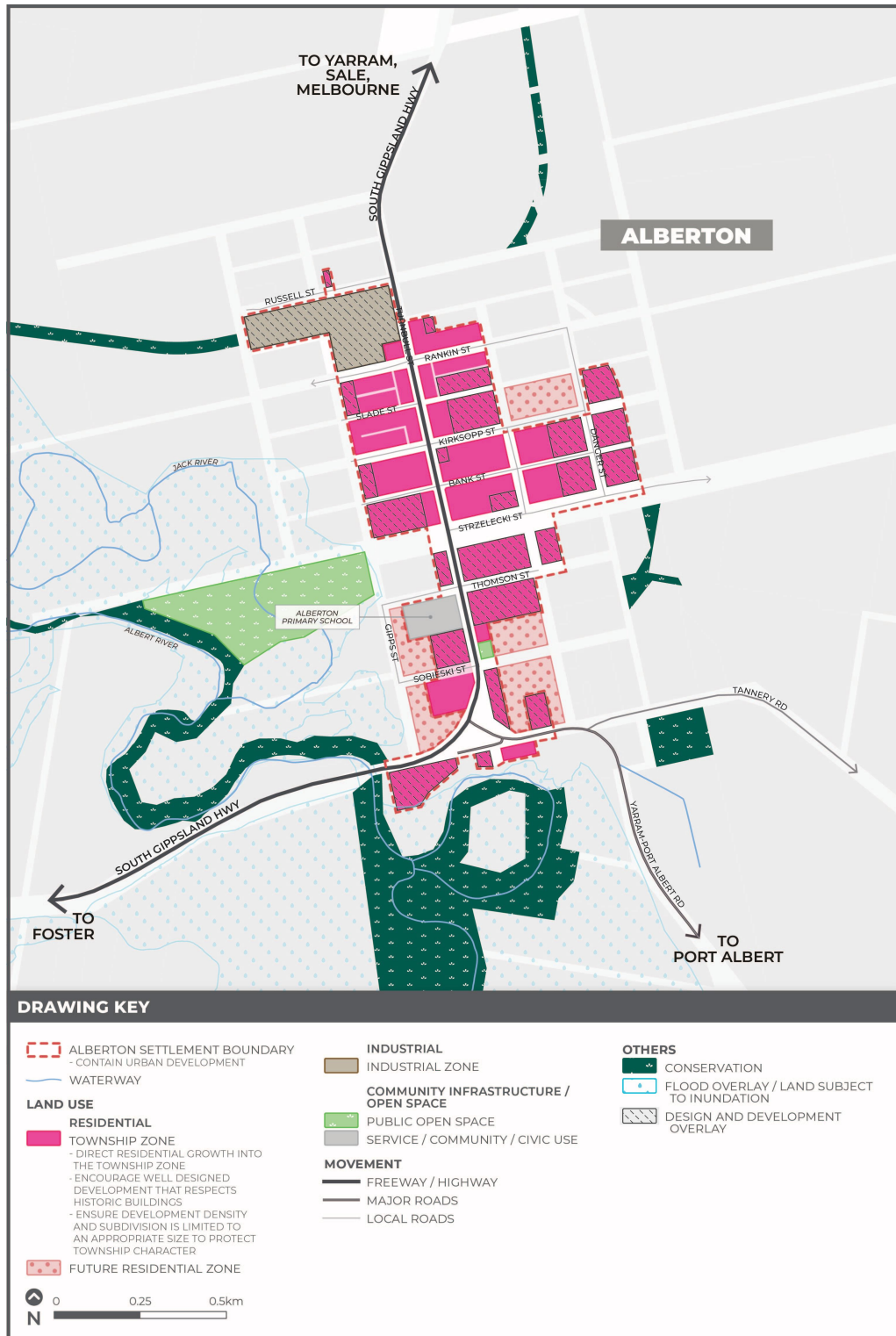
Direct residential growth in Alberton to the township zone.

Ensure development density and subdivision protects township character.

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

WELLINGTON PLANNING SCHEME

Alberton Strategy Plan



WELLINGTON PLANNING SCHEME

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Proposed C124well

SCHEDULE 3 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ3**

NORTH SALE DEVELOPMENT AREA**1.0**

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Proposed C124well

Neighbourhood character objectives

To create an integrated and coordinated development that achieves high-quality land use outcomes, with a vibrant new community with distinct character and sense of place.

To create an efficient, safe and legible network for vehicles, pedestrians and cyclists.

To ensure provision of all key infrastructure necessary to facilitate the efficient servicing of the North Sale Development Plan Area.

To ensure expansion opportunities available through the subdivision design and access networks.

Promote opportunities for diverse housing outcomes, encouraging higher density housing around activity nodes such as local activity centres and areas of amenity such as passive open space.

2.0

--/--/----
Proposed C124well

Construction or extension of a dwelling, small second dwelling or residential building - minimum garden area requirement

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

No

3.0

--/--/----
Proposed C124well

Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A2-1	None specified
	B2-1	None specified
Site coverage	A2-5	None specified
	B2-5	None specified
Private open space	A3-2	None specified
	B3-5	None specified
Front fence height	A2-7 and B2-8	None specified

4.0

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Proposed C124well

Maximum building height requirement for a dwelling, small second dwelling or residential building

None specified.

5.0

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Proposed C124well

Application requirements

The following application requirements 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 and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A site analysis plan and report demonstrating how development of the site responds to the site features.
- A Planning Report outlining how the proposed development responds to the relevant sections of the Wellington Planning Scheme, and the proposed development is consistent with the objectives of the *North Sale Development Plan (2018) (or as amended from time to time)*.

WELLINGTON PLANNING SCHEME

- Prepare plans and elevations and other built form controls and documents to address design guidelines of the proposed built form to address and enhance character for the North Sale growth area.
- For buildings and works applications, a schedule of colours and materials.

6.0

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Proposed C124well

Decision guidelines

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 higher density and diverse housing outcomes around activity nodes such as local convenience centres and areas of amenity such as passive open space are delivered.
- Whether the development delivers distinctive residential neighbourhoods each with an identifiable character and shared amenity.

WELLINGTON PLANNING SCHEME

25/07/2019
C106well

SCHEDULE 1 TO CLAUSE 34.01 COMMERCIAL 1 ZONE

1.0

Maximum leasable floor area requirements

25/07/2019
C106well
Proposed C124well

Land	Maximum leasable floor area for Office (square metres)	Maximum leasable floor area for Shop (other than Restricted retail premises) (square metres)
None specified Gibsons Road Local Activity Centre, Sale	None specified.	None specified Supermarket: 1,500 Total overall retail floorspace (including supermarket): 2,300

WELLINGTON PLANNING SCHEME

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Proposed C124well

SCHEDULE 15 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO15**.

NORTH SALE GROWTH PRECINCTS**1.0****Objectives**

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Proposed C124well

Promote the establishment of two small local convenience centres in accordance with the *North Sale Growth Area* (as identified within the *North Sale Development Plan [2022 or as amended]*) to be located along key road links.

Facilitate an efficient, safe and legible network for vehicles, pedestrians and cyclists.

Prioritise the provision of all key infrastructure necessary to facilitate the efficient servicing of the *North Sale Development Plan Area (2022, or As Amended)*.

To ensure expansion opportunities are available through the subdivision design and access networks.

2.0**Requirement before a permit is granted**

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Proposed C124well

A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority where it does not prejudice the orderly development of the *North Sale Development Plan (2022, or As Amended)* area.

3.0**Conditions and requirements for permits**

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Proposed C124well

The following conditions and requirements apply to permits for subdivision, use and development, where appropriate:

- A Site Analysis Plan.
- A proposed subdivision layout which shows proposed lot layout and sizing (including staging), street networks, walking and cycling networks, and public open space areas.
- A planning report outlining how the proposed development responds to the relevant sections of the Wellington Planning Scheme and how the proposed development is consistent with the objectives and requirement of the *North Sale Development Plan (2018)* (or as amended).
- A Stormwater Management Plan.
- A Traffic Impact Assessment Report and Management Plan.
- The availability of and connection to relevant utility services.
- Any other requirements as deemed appropriate by the responsible authority.
- Maximum floor areas for individual tenancies limited to 500 square metres, or 1000 for a supermarket.
- Plans and elevations of proposed buildings and structures.
- Design guidelines relating to buildings and structures.
- Advertising signage details.

4.0**Requirements for development plan**

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Proposed C124well

A development plan must include the following requirements:

- A Site Analysis Plan.
- An overall subdivision plan which shows proposed lot layout and sizing (including staging), street networks, walking and cycling networks, and public open spaces areas.

WELLINGTON PLANNING SCHEME

- An Open space Plan which details improvements and landscaping.
- A Landscape Master Plan detailing the proposed landscape treatment including the location of threatened species habitat and the type of existing native vegetation to be retained and proposed additional planting.
- A Flora and Fauna Assessment Report, which addresses:
 - The three-step approach of the *Guidelines for the removal, destruction or lopping of native vegetation (DEECA), 2025* which has been designed to avoid and minimise impacts on native vegetation, and consideration of:
 - Upgraded footprints/corridors and servicing alignments beyond adjoining reserves as identified in the Traffic Impact Assessment Report, Infrastructure & Servicing Report, and Stormwater Management Strategy.
 - Outlines how the Development Plan has incorporated the habitat of threatened species listed under the State's *Flora and Fauna Guarantee Act 1988* and/or Commonwealth's *Environment Protection and Biodiversity Conversation Act 1999*, including Latham's Snake, Gang-gang Cockatoo and corridors for Growling Grass Frog, which must be presumed as present or to utilise the site in absence of scientifically supported evidence to discount their occurrence.
 - Examines the potential retention of existing trees identified in Figure 9 of the *North Sale Development Plan (2018, or As Amended)*.
- An arborist report, prepared in accordance with Australian Standard *AS4970-2025 Protection of Trees on Development Sites*, which georeferences the locations of all native trees on the site, assesses their ecological value and suitability for retention, and outlines recommended measures to ensure their protection and conservation.
- A cultural heritage assessment.
- Must be generally in accordance with the approved *North Sale Development Plan (2018)* (or as amended).
- Identification of infrastructure requirements for the *North Sale Development Plan Area* including but not limited to utilities, stormwater management and movement networks.
- Details of infrastructure delivery, including timing and how it is to be funded. The arrangement for infrastructure contributions identified in the development plan will be agreed upon and given effect by an agreement entered into the landowner (s) and the responsibility under section 173 of the *Planning and Environment Act 1987*.
- A bushfire report that demonstrates how the Development Plan satisfies the following requirements:
 - A setback of 19 metres to all site boundaries, to extend a maximum of 3 metres into any one lot.
 - The provision of perimeter roads on all boundaries, and between open space areas and future lots.
 - Requirements for vegetation to be managed in setbacks in accordance Table 6 of Clause 53.02.
 - Non-combustible fencing materials to be used where any fencing is located on lots adjacent to open space areas.
 - Details showing the staging of development and management of temporary bushfire risk to ensure radiant heat exposure does not exceed 12.5kW/m² during the construction phase of the subdivision.
 - How open space areas identified within the proposed subdivision will be managed and maintained to a low threat state, unless otherwise agreed in writing by the relevant fire authority.

WELLINGTON PLANNING SCHEME

16/08/2018
C101**SCHEDULE TO CLAUSE 72.03 WHAT DOES THIS PLANNING SCHEME CONSIST OF?****1.0 Maps comprising part of this planning scheme:**

04/05/2023
6409well11
Proposed C124well11



- 1, 1HO, 1BMO
- 2, 2BMO
- 3, 3HO, 3BMO
- 4, 4BMO
- 5, 5HO, 5BMO
- 6, 6BMO
- 7, 7HO, 7BMO
- 8, 8BMO
- 9, 9HO, 9BMO
- 10, 10BMO
- 11, 11BMO
- 12, 12ESO8, 12HO, 12BMO
- 13, 13BMO
- 14, 14ESO8, 14BMO
- 15, 15DPO, 15HO, 15BMO
- 16, 16ESO8, 16BMO
- 17, 17HO, 17BMO
- 18, 18BMO
- 19, 19BMO
- 20, 20BMO
- 21, 21BMO
- 22, 22BMO
- 23, 23BMO
- 24, 24HO, 24LSIO-FO, 24BMO
- 25, 25ESO2, 25LSIO-FO, 25BMO
- 26, 26DPO, 26HO, 26LSIO-FO
- 27, 27DPO
- 28, 28DPO, 28HO, 28BMO
- 29, 29DPO, 29HO, 29BMO
- 30, 30BMO
- 31, 31EAO, 31BMO
- 32, 32BMO
- 33, 33DPO, 33PAO, 33LSIO-FO, 33BMO
- 34, 34BMO

WELLINGTON PLANNING SCHEME

- 35, 35LSIO-FO, 35BMO
- 36, 36LSIO-FO, 36BMO
- 37, 37ESO2, 37LSIO-FO, 37BMO
- 38, 38DPO, 38LSIO-FO, 38BMO
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- 51, 51DPO, 51LSIO-FO
- 52, 52DPO, 52BMO
- 53, 53DPO, 53EAO, 53LSIO-FO
- 54, 54DDO, 54DPO, 54EAO, 54SBO
- 55, 55DDO, 55HO, 55LSIO-FO
- 56, 56DDO, 56DPO
- 57, 57DPO, 57LSIO-FO
- 58, 58DDO, 58DPO, 58ESO2, 58LSIO-FO, 58BMO
- 59, 59DDO, 59DPO, 59EAO, 59HO, 59LSIO-FO, 59SCO
- 60, 60DDO, 60DPO
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- 63, 63DDO, 63ESO2, 63BMO
- 64, 64BMO
- 65, 65ESO2, 65BMO
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- 68, 68DPO, 68LSIO-FO
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- 70, 70DDO, 70DPO, 70EAO, 70HO, 70LSIO-FO, 70PAO
- 71, 71DDO
- 72, 72LSIO-FO, 72BMO

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- 73, 73LSIO-FO
- 74, 74DDO, 74HO, 74LSIO-FO
- 75, 75DDO, 75LSIO-FO, 75SCO
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- 221, 221ESO1, 221ESO2, 221BMO
- 222, 222ESO1, 222BMO

CLIMATE CHANGE CONSIDERATION REPORT

June 2026, v2

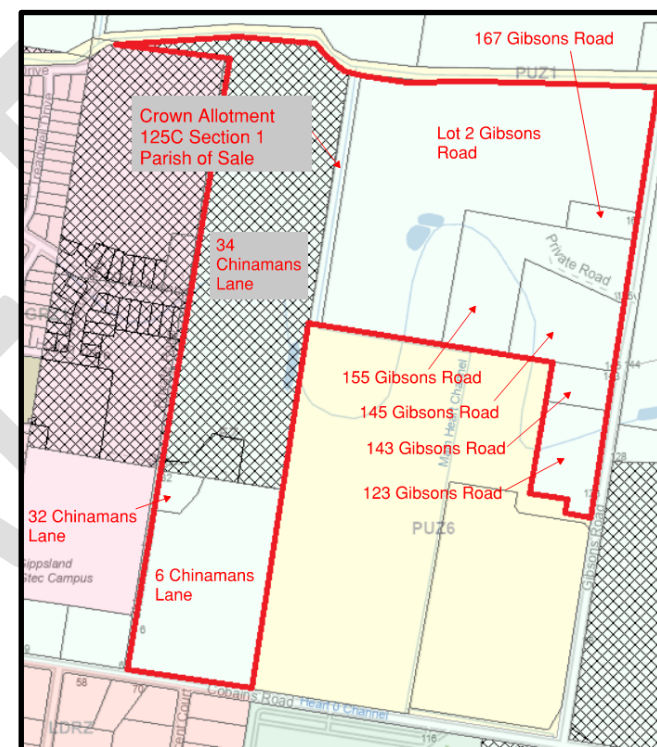
PART A - PLANNING SCHEME AMENDMENT SUMMARY

PLANNING SCHEME: Wellington Planning Scheme

PLANNING AUTHORITY: Wellington Shire Council

LAND AFFECTED BY THE AMENDMENT:

- 6 Chinamans Lane, Sale (Lot 2 on Plan of Subdivision 825694)
- 32 Chinamans Lane, Sale (Lot 1 on Plan of Subdivision 825694)
- 34 Chinamans Lane, Sale (Lot 1 on Lot Plan 139874)
- Lot 2 Gibsons Road, Cobains (Lot 2 on Plan of Subdivision 500984)
- 167 Gibsons Road, Cobains (Lot 1 on Plan of Subdivision 500984)
- 155A Gibsons Road, Cobains (Certificate of Possession 153917)
- 145 Gibsons Road, Cobains (Lot 1 on Lot Plan 138284)
- 143 Gibsons Road, Cobains (Lot 1 on Plan of Subdivision 333601)
- 123 Gibsons Road, Cobains (Lot 1 on Plan of Subdivision 347797)
- Gibsons Road, Cobains (Crown Allotment 125C Section 1 Parish of Sale)



AMENDMENT DESCRIPTION			
Amendment type	Checkbox	Climate change matters GHG Emissions (E) Natural Hazards (H) Both (E/H)	Summary description
Enables non-urban land to be used and developed as urban land.	☒	E/H	Amendment C124well is required to implement the strategic land use and development objectives of the <i>Sale, Wurruk & Longford Structure Plan (2010)</i> and the <i>North Sale Development Plan (NSDP) (2018)</i>, which together establish the framework for the orderly expansion and urban development of North Sale. In doing so, the amendment facilitates the planned residential expansion of land on the eastern edge of the North Sale growth precinct. The amendment proposes to enable residential development through the rezoning of approximately 45.22 hectares of land from the Farming Zone (FZ) to General Residential Zone Schedule 3 (GRZ3), together with the application of Development Plan Overlay Schedule 15 (DPO15). Once applied, DPO15 will guide and support future residential subdivision in accordance with the NSDP (2018). It also proposes to apply Public Use Zone (PUZ1) to the main heart channel at Gibsons Road, Cobains (Crown Allotment 125C Section 1 Parish of Sale), to aid in allowing orderly management of this important asset by the agency responsible for it (Southern Rural Water). In addition, the amendment provides for the rezoning of a small area of land (approximately 0.82 hectares) to the Commercial Zone Schedule 1 (C1Z) to facilitate a future local convenience centre, as envisaged by the NSDP (2018).
Enables significant change to and/or intensification of the use and development of urban land.	☒	E/H	N/A – The subject precinct is currently non-urban land.

CLIMATE CHANGE CONSIDERATION REPORT

Enables a new use and development of land (whether or not subject to the grant of a planning permit) that may be exposed to a natural hazard that arises from, or is likely to arise from, the impacts of climate change.	☒	E/H	<i>The Sale, Wurruk & Longford Structure Plan (2010)</i> and the <i>North Sale Development Plan (2018)</i> provide the overarching strategic framework for the future use and development of land within the precinct. This precinct is designated for future urban growth within this document. The proposed residential precinct is located within a designated bushfire-prone area and is supported by a bushfire risk assessment prepared by ABZECO, subsequently replaced by a bushfire report by Terramatrix (June 2026). The assessment confirms that a future proposed subdivision can achieve a Bushfire Attack Level (BAL) of 12.5, consistent with the requirements of <i>Clause 13.02-1S (Bushfire Planning – Settlement Planning)</i> and <i>Clause 53.02 (Bushfire Planning)</i> of the Wellington Planning Scheme. Achieving a BAL-12.5 rating will require appropriate setbacks in response to classified vegetation located beyond the precinct boundary. The Country Fire Authority (CFA) has been engaged throughout the amendment process, has not raised any objection to the proposal, and is satisfied that any outstanding requirements can be addressed through the subsequent Development Plan approval process.
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CLIMATE CHANGE CONSIDERATION AND RESPONSE

Provide a summary of the specific consideration of climate change and how the proposal supports or implements responses to minimising greenhouse gas (GHG) emissions and increasing resilience to climate change risks.

The proposal responds as follows:

- The proposal responds to climate change mitigation and adaptation objectives by enabling a compact, serviced urban expansion within the North Sale growth area, consistent with the NSDP (2018). By locating new housing within an established growth precinct and providing for a future local convenience centre, the amendment supports shorter and more efficient travel patterns, reduced car dependency for daily needs, and improved access to services, which together contribute to the minimisation of transport-related greenhouse gas (GHG) emissions over time.
- The proposal also strengthens resilience to climate-related hazards. A *Bushfire Assessment (Terramatrix, June 2026)* confirms that bushfire risk can be effectively managed due to the site's separation from external bushfire threats, the presence of natural firebreaks along all boundaries, and low-risk surrounding vegetation, consistent with *Clause 13.02-1S*. Flood risk associated with more intense rainfall events is addressed through a Stormwater Management Strategy (Beveridge Williams, 7 June 2026), prepared in accordance with *Clause 13.03-1S*, which provides for the controlled conveyance, attenuation, and management of stormwater flows across all storm events.

- In accordance with *Clause 14.02-1S*, the amendment delivers an integrated response to catchment management through the protection of the Main Heart Channel and the incorporation of best-practice water-sensitive urban design, including a constructed wetland and sediment basins. These measures improve water quality, support biodiversity, reduce downstream impacts, and enhance the precinct's capacity to respond to climate variability.

PART B - COMPLIANCE WITH THE REQUIREMENTS OF MINISTERIAL DIRECTION 22

Note – *The Victoria Planning Provisions (VPP)* clauses referenced below are subject to change. For the latest information on planning policy and provisions in the VPP and planning schemes please refer to [Victoria Planning Provisions Planning Scheme - Ordinance](#).

MINIMISING GHG EMISSIONS

Ministerial Direction 22 paragraph 5

FOCUSING GROWTH IN ESTABLISHED AREAS AND DESIGNATED GROWTH AREAS				
Planning policy and provisions	Criteria and Response Amendment needs to be informed by the following	Considered Yes / No / N/A	Demonstrated	Comments
Planning for urban growth should prioritise new development in and around existing urban areas, towns and designated growth areas. VPP clauses: • 11.02-1S Development capacity • 11.02-2S Structure planning • 11.02-3S Sequencing of development • 11.03-1S Activity centres and precincts • 11.03-2S Growth areas • 11.03-6S Regional and local places • 65 Decision Guidelines • 74 Strategic Implementation	Does the proposed urban development primarily focus on urban consolidation, redevelopment and intensification of existing urban areas? Address <i>Plan for Victoria</i> housing targets: For each local government area's housing target for 2050 at least 70 per cent of homes to be built in established areas. The greenfield land sub-targets for the Greater Geelong and Ballarat regional councils represent a 40 per	Yes	In accordance with <i>Plan for Victoria</i> and <i>Clause 16.01-1S (Housing supply)</i> of the Wellington Planning Scheme, Wellington Shire is required to ensure an adequate supply of residential land to meet projected population growth and housing demand to 2051. Sale is identified as a designated Regional Service Centre under the planning policy framework and is therefore expected to accommodate a significant proportion of the municipality's future housing growth. The proposed rezoning facilitates the development of approximately 600 new residential lots within the Sale township, forming part of the eastern edge of the North Sale growth precinct. This represents a substantial contribution toward Wellington Shire's housing	

	cent share of total new dwellings to 2050 due to local circumstances.		target of 8,000 new dwellings by 2051, as set out in Plan for Victoria, and will assist in maintaining an adequate supply of serviced residential land in a strategically appropriate, well-located area. By enabling a significant and coordinated residential precinct within an established growth area, the amendment supports Sale's role as the municipality's primary regional centre, promotes orderly urban expansion, and directly implements the objectives of <i>Clause 16.01-1S</i> by helping to ensure sufficient capacity to meet future housing demand over the long term.	
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URBAN STRUCTURE, LAYOUT AND DENSITY

Planning policy and provisions	Criteria and response	Considered	Demonstrated	Comments
	Amendment needs to be informed by the following	Yes / No / N/A		

PUBLIC TRANSPORT – ACCESS TO AND USE OF

Lot distribution (or planned population density) provides for 95 per cent of dwellings (or planned population density) to be located with access to and use of public transport. VPP clauses: 18.01-1S Land use and transport integration 56.04-1 Lot density and distribution 65 Decision Guidelines 74 Strategic Implementation	Does lot distribution (or density) provide for 95 per cent of dwellings as per the requirements below: Plan for: 800 metres street walking distance from the nearest existing or proposed railway station 400 metres street walking distance from the nearest existing or proposed bus stop 600 metres street walking distance from the nearest existing or proposed tram	Yes	The proposed rezoning delivers a highly coordinated and orderly urban expansion within the North Sale Development Plan area, ensuring that new residential growth is integrated with existing services, community facilities, and infrastructure in a logical and planned manner. The precinct has been designed to provide a clear, legible, and connected movement framework, supporting safe and efficient travel for vehicles, pedestrians, and cyclists. Consistent with the NSDP, the road network is compact and structured, with cross-sections and street layouts designed to accommodate	
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	stop (unless constrained by existing site conditions or topographic features).		connector roads and integrate effectively with the broader higher-order road network. Dyer Avenue is designated as the primary north–south connector through the precinct and has been designed to accommodate buses, creating a future-ready public transport spine, with the exact locations of bus stops to be confirmed during detailed design. The subdivision will also deliver essential infrastructure, including road and intersection upgrades, high-amenity public realm streets, linear open space links, and pedestrian and cycling connections that reinforce active transport and local accessibility. All dwellings will be within approximately 700 metres walking distance of Dyer Avenue, reinforcing the precinct's connectivity and supporting an orderly, functional, and well-planned urban environment.	
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URBAN STRUCTURE, LAYOUT AND DENSITY

Planning policy and provisions	Criteria and response	Considered	Demonstrated	Comments
	Amendment needs to be informed by the following	Yes / No / N/A		

ACTIVE TRANSPORT – URBAN STRUCTURE, LAND USE LAYOUT AND ACCESS ROUTES

CLIMATE CHANGE CONSIDERATION REPORT

Design the urban structure, layout and residential densities to support access to and use of public and active transport, including pedestrian and bicycle networks. VPP clauses: • 11.03-1S Activity centres and precincts • 15.01-3S Subdivision design • 15.01-4S Healthy neighbourhoods • 18.01-1S Land use and transport integration • 56.03-1 Compact and walkable neighbourhoods objectives (Standard C2) • 56.04-1 Lot diversity and distribution objectives (Standard C7) • 56.06-1 Integrated mobility objectives (Standard C14) • 65 Decision Guidelines • 74 Strategic Implementation	Does the proposed urban structure, layout and residential densities support access to and use of public and active transport nodes and walkable neighbourhoods where feasible. Apply the six 'Hallmarks' of a 20-minute neighbourhoods (as appropriate). Assessments and design responses supported by the 20 Minute checklist tool and the Amenity based density model outlined in the Precinct Structure Planning Guidelines - Part 3 (Victorian Planning Authority 2021). The six hallmarks are: • active transport • thriving local centres • access to services and key destinations • climate resilient locations • high quality public realm and open spaces • housing at densities that make local services and transport viable.	Yes	The proposed urban structure and layout of the North Sale rezone precinct has been carefully designed to support walkable, connected, and well-serviced neighbourhoods in line with the six hallmarks of a 20-minute neighbourhood. Active transport: The road network is compact, clear, and legible, with a hierarchy of connector and local streets supporting safe and direct pedestrian and cycling movement. Dyer Avenue, as the primary north-south connector, is bus-capable and will integrate future public transport services. Shared paths and linear open spaces provide continuous connections throughout the precinct, enabling residents to safely walk or cycle to key destinations. Thriving local centres: A small local convenience centre is proposed within the precinct, positioned to provide accessible retail, community, and service opportunities within walking distance of surrounding residential areas. The design of the centre will be informed by future detailed planning to ensure it functions as a vibrant local hub. Access to services and key destinations: The precinct is strategically located within Sale, providing reasonable access to employment areas, schools, retail, community facilities, and public transport. All dwellings are within approximately 700 metres walking distance of Dyer Avenue, providing a central spine for future bus services and linking residents to existing and planned destinations. Climate-resilient locations: The urban structure responds to climate-related risks through appropriate bushfire setbacks, flood mitigation via	
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			a Stormwater Management Strategy, and integration of water-sensitive urban design measures. These design responses increase the precinct's resilience to natural hazards and support long-term sustainability. High-quality public realm and open spaces: Linear open space corridors, high-amenity streets, and landscaped public spaces will be incorporated to provide recreational opportunities, enhance visual amenity, and support active transport connections. Housing at densities that make local services and transport viable: Overall, the precinct's structure, layout, and residential densities have been assessed against the 20-Minute Neighbourhood Checklist and demonstrate a high degree of integration with public and active transport networks, local centres, services, and open spaces, delivering a walkable, connected, and resilient neighbourhood. Development of the precinct will allow implementation of a local convenience centre to be accessed by current and future residents as identified within the North Sale Development Plan and the retail needs assessment prepared for this amendment.	
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URBAN STRUCTURE, LAYOUT AND DENSITY

Planning policy and provisions	Criteria and response	Considered	Demonstrated	Comments
	Amendment needs to be informed by the following	Yes / No / N/A		

SOLAR ORIENTATION

Design urban structure and proposed street network orientation to support good solar orientation of lots and solar access for future development. VPP clauses: 15.01-3S Subdivision design 56.04-3 Solar orientation of lots objective (Standard C9) 65 Decision Guidelines 74 Strategic Implementation	Does the urban structure and proposed street network orientation support good solar orientation of lots and solar access for future development?	Yes	Appropriate solar orientation can be achieved in a future subdivision application.	
	Review roads and street orientation so they are aligned north-south and east-west wherever possible, with north-south streets within 20° west and 10° east of true north, and east-west streets within 30° south and 20° north of true east. Note this will help ensure at residential subdivision stage at least 70 per cent of lots achieve appropriate solar orientation (see below).	Yes	The current concept plan has been designed based on a modified grid road network where the vast majority of streets will be aligned east-west and north-south and will therefore meet the specific nominated criteria. This indicative plan layout will eventually carry through to a future subdivision application.	
	Where relevant to the scale of the specific amendment, residential subdivision should ensure at least 70 per cent of lots have appropriate solar orientation (e.g. long axis of lots are within the range north 20 degrees west to north 30 degrees east, or east 20 degrees north to east 30 degrees south) unless the precinct is constrained by topography or other site conditions such as existing roads and infrastructure as may be encountered in urban infill locations. (Where possible narrow lots are preferentially located on the north side of east-west streets, with wider lots located with their long axis east-west or north-south on the south side of an east-west street).	Yes	Any outcome which diverges from the above would be by way of exception to accommodate any natural features like topography or drainage reserves which may impact the design/orientation. However, it is anticipated that the general 70% figure nominated will be substantially exceeded.	

PLANNING FOR RENEWABLE ENERGY AND ZERO EMISSIONS VEHICLE

Planning policy and provisions	Criteria and Response Amendment needs to be informed by the following	Considered Yes / No / N/A	Demonstrated	Comments
Support precinct-scale planning to support renewable energy (ie precinct scale battery storage) and projected increases in zero emissions vehicles. VPP clauses: 15 Built Environment and Heritage 15.01-3 subdivision design 18.02-4S Roads 19.01-1S Energy supply 65 Decision Guidelines 74 Strategic Implementation	Have any third party energy service or electric vehicle providers sought precinct design, urban layout, or electricity infrastructure measures to support their future initiatives?	No	Appropriate EV provisions can be achieved in future development plan and subdivision application processes.	
	Has the relevant Distribution and Network Service Provider (DNSP) identified any electricity grid readiness issues to meet future use of neighbourhood batteries and electric vehicles and associated infrastructure?	No		

INCREASING RESILIENCE TO CLIMATE CHANGE RISKS

Ministerial Direction 22 paragraph 6

If the amendment affects land exposed to a natural hazard fill in the relevant table/s.

BUSHFIRE				
Planning policy and provisions	Key considerations Amendment needs to be informed by the following	Considered Yes / No / N/A	Demonstrated	Comments

CLIMATE CHANGE CONSIDERATION REPORT

The effects of climate change on bushfires must be considered. The amendment, and the use and development it enables must consider and apply appropriate responses. VPP clauses: • 13.01-1S Natural hazards and climate change • 13.02-1S Bushfire planning • 44.06 Bushfire Management Overlay • 52.12 Bushfire Protection Exemptions • 53.02 Bushfire Planning • 65 Decision guidelines • 71.02-3 Integrated decision making • 74 Strategic Implementation	A bushfire hazard assessment that is based on best available information and modelling on the potential for increased climate hazards* and any other additional risk factor information.	Yes	To support the Amendment, a Bushfire Assessment Report prepared by Terramatrix (June 2026) in response to a CFA request for further information issued in November 2025 assessed the bushfire characteristics of the site and surrounding area. The report addresses and responds to each specific strategy within Clause 13.02 (Bushfire Planning). The report confirmed that the land presents a relatively low bushfire risk and is capable of accommodating future development in a manner consistent with the objectives and decision guidelines of Clause 13.02-1S (Bushfire Planning). The Bushfire Development Report notes that the amendment facilitates an urban outcome that is capable of accommodating future subdivision and development without increasing net bushfire risk to existing and future residents. The surrounding urban context also supports appropriate bushfire response and evacuation outcomes. The site is in a low risk landscape (Broader Landscape Type 2), with large areas of reliably irrigated land to the north and east and low threat areas to the west (to be created) and south. As such, the location meets the criteria for directing population to low risk	
	An evaluation of the suitability of the land for new use and development in areas where there is a high risk of bushfire.	Yes		
	An evaluation of alternate low-risk locations for new land use and development, or settlement growth to avoid or minimise the exposure of people and future development to high hazard exposure (e.g. radiant heat impacts).	Yes		
	An evaluation of whether proposed bushfire protection measures are practicable for ongoing management and risk minimisation.	Yes		
	Consideration of the location and characteristics of likely future occupants and visitors, including age, mobility and capacity to evacuate.	Yes		

			landscapes and providing access to safer areas and this strategy is considered to be met. If future buildings are setback sufficiently from any hazardous vegetation such that they achieve a BAL-12.5 rating, or lower, the risk can be deemed to be acceptably mitigated. The nearest <i>lowest</i> risk locations are the adjacent developed township areas of Sale to the south and west that are not in the BPA. Access to these areas via Cobains Road or Gibsons Road is straightforward, with short travel distances. The Concept Plan shows multiple egress points from the site, as well as links to the residential road network to the west following development of adjacent land (Urban Paradigm, 2025). As development occurs in the immediately adjacent area, reliably low threat areas within the site will become eligible for excision from the BPA if they satisfy the exclusion criteria.	
BUSHFIRE				
Planning policy and provisions	Key considerations Amendment needs to be informed by the following	Considered Yes / No / N/A	Demonstrated	Comments

CLIMATE CHANGE CONSIDERATION REPORT

	Consideration of the integration of strategic land use planning with emergency management decision making, such as the impacts on service delivery and safety of firefighting.		The subject site is wholly within country Victoria and so the CFA is the responsible fire authority. A Copy of the bushfire assessment was referred to CFA, and a response was received on 14 November 2025. Good access and egress for emergency management vehicles and residents, in the event of a bushfire, can be achieved via a conventional urban-residential road network. A reliable water supply for fire fighting can be provided via a conventional reticulated hydrant system in accordance with the hydrant objective for residential subdivision.	
	Advice from the-relevant fire authority.			

FLOOD (including riverine, drainage)

Planning policy and provisions	Key considerations	Considered	Demonstrated	Comments
	Amendment needs to be informed by the following	Yes / No / N/A		

CLIMATE CHANGE CONSIDERATION REPORT

The effects of climate change on flood must be considered. The amendment, and the use and development it enables must consider and apply appropriate responses. VPP clauses: 13.01-1S Natural hazards and climate change 13.03-1S Floodplain management 37.03 Urban Floodway Zone 44.03 Floodway Overlay 44.04 Land Subject to Inundation Overlay 44.05 Special Building Overlay 56.07-4 Stormwater management objectives (Standard C25) 65 Decision Guidelines 74 Strategic Implementation	A flood study and where state funded must include climate modelling in accordance with the Victorian Floodplain Management Strategy (Department of Environment, Land, Water and Planning, 2016). Victoria applies the current version of Australian Rainfall and Runoff – A Guide to Flood Estimation (Commonwealth of Australia (Geoscience Australia), Version 4.2, 2019 or as updated) through flood studies.	Yes	The precinct has been identified as suitable for future residential development within the <i>North Sale Development Plan</i> area. The amendment is supported by a comprehensive Stormwater Management Strategy (Beveridge Williams, 17 June 2026), prepared in accordance with the Precinct Master Plan, which demonstrates the effective management of 20% and 1% AEP storm events. The strategy identifies the required detention storage volumes to ensure post-development flows do not exceed pre-development levels and specifies a treatment train to maintain high-quality stormwater discharge. The strategy was informally referred to the West Gippsland Catchment Management Authority (WGCMA), who have reviewed it and provided formal consent to the proposal on 4 September 2025.	
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FLOOD (including riverine, drainage)

Planning policy and provisions	Key considerations	Considered	Demonstrated	Comments
	Amendment needs to be informed by the following	Yes / No / N/A		

CLIMATE CHANGE CONSIDERATION REPORT

<u>The Guidelines for development in flood affected areas</u> (Department of Environment, Land, Water and Planning, February 2019) and specifically the decision framework and objectives that support consideration of climate change through strategic planning.	Not applicable.	As confirmed by the Stormwater Management Strategy, the site is not located within a flood-affected area.
An evaluation of the consequences of flood hazards on potential development, mitigation costs and the suitability of the land for new use and development in areas where there is potential for high flood risk.	Not applicable.	As noted above, the precinct is not located within a flood-affected area, however when developed will be capable of managing the 20% and 1% AEP storm events.
The integration of strategic land use planning with emergency management decision making, such as safe access.	Yes	The site is not located in a flood affected area, however there will be ample egress points within the future subdivision.
An evaluation of alternate low risk locations for new land use and development, or settlement growth to avoid or minimise the exposure of people and future development to high-risk flood exposure.	Yes	The proposed rezoning aligns with the <i>Sale, Wurruk & Longford Structure Plan (2010)</i> and the <i>North Sale Development Plan (2018)</i> , which together establish a clear and strategic framework for the orderly expansion and urban development of North Sale.

FLOOD (including riverine, drainage)

Planning policy and provisions	Key considerations	Considered	Demonstrated	Comments
	Amendment needs to be informed by the following	Yes / No / N/A		
	The 1 in 100 year (1% per cent Annual Exceedance Probability) flood is the standard applied to regulate and protect development through the planning and building systems).	Yes	See above comments.	
	Location of emergency and community facilities (including hospitals, ambulance stations, police stations, fire stations, residential aged care facilities, communication facilities, transport facilities, community shelters, child care centres and schools) outside the 1 in 100 year (1% Annual Exceedance Probability) floodplain and, where possible, at levels above the height of the probable maximum flood.	Not applicable.		
	Recognition that the absence of low risk locations is not a reason to approve development in high risk locations (unless suitable mitigation responses are	Not applicable.	The site is not located in a high risk location.	
FLOOD (including riverine, drainage)				

Planning policy and provisions	Key considerations Amendment needs to be informed by the following	Considered Yes / No / N/A	Demonstrated	Comments
	implemented to reduce risk to an acceptable level).			
	Any state-approved regional catchment strategy or special area plan, any catchment or floodplain management authority adopted plan, manual, guideline or strategy or Environment Protection Authority adopted management strategy for stormwater.	Not applicable.		
	Advice from the relevant floodplain management authority.	Yes		
			The strategy was referred to the West Gippsland Catchment Management Authority (WGCMA), who have reviewed it and provided formal consent to the proposal on 4 September 2025: <i>The Authority is generally satisfied that the Stormwater Management Strategy Report – ... conceptually demonstrates that stormwater from the subject land can be managed and treated to best practice.</i> <i>It is noted that several matters outlined in the conclusions and recommendations section of the report are yet to be fully resolved and will require further investigation at the planning permit stage.</i> <i>The Authority will require detailed Stormwater Management Plans to support any application for subdivision of the subject land.</i>	

COASTAL INUNDATION AND EROSION				
Planning policy and provisions	Key considerations Amendment needs to be informed by the following	Considered Yes / No / N/A	Demonstrated	Comments
The effects of climate change on coastal inundation and erosion must be considered. The amendment, and the use and	Any applicable coastal hazard assessment endorsed by the State. A coastal hazard assessment that considers:	Not applicable - amendment not in coastal vicinity.		

COASTAL INUNDATION AND EROSION				
Planning policy and provisions	Key considerations Amendment needs to be informed by the following	Considered Yes / No / N/A	Demonstrated	Comments
development it enables must consider and apply appropriate responses. VPP clauses: 13.01-1S Natural hazards and climate change	- the risk relevant to the coastal compartment type (for example, a rocky coast, sandy or engineered shoreline) - the potential for the hazard to change over time and the consequence of any change.	Not applicable - amendment not in coastal vicinity.		

CLIMATE CHANGE CONSIDERATION REPORT

13.01-2S Coastal inundation and erosion 13.03-1S Floodplain management 44.01 Erosion Management Overlay 44.03 Floodway Overlay 44.04 Land Subject to Inundation Overlay 56.07-4 Stormwater management objectives (Standard C25) 65 Decision Guidelines 74 Strategic Implementation	The potential for increased climate hazards including, as relevant: - sea level rise projections - change in wave action - increase in swell energy and storm tide events - ocean acidification - intensified riverine flooding - combined effects of in land/riverine and coastal flooding.			
	Consideration of all available adaptation options including, non-intervention, avoidance, nature based methods, accommodation, retreat and protection. This includes an evaluation of alternative low risk locations for new use and development.	Not applicable - amendment not in coastal vicinity.		

COASTAL INUNDATION AND EROSION

Planning policy and provisions	Key considerations	Considered	Demonstrated	Comments
	Amendment needs to be informed by the following	Yes / No / N/A		
	An evaluation of whether the proposed adaptation actions will be effective and whether they will detrimentally impact coastal processes.	Not applicable - amendment not in coastal vicinity.		
	The State sea level rise planning benchmark as set out under Victoria's <i>Marine and Coastal Policy</i> (DELWP, 2020) made under the <i>Marine and Coastal Act 2018</i> .	Not applicable - amendment not in coastal vicinity.		

CLIMATE CHANGE CONSIDERATION REPORT

	Advice from the relevant floodplain management authority, or any coastal erosion advice required under section 75 of the <i>Marine and Coastal Act 2018</i> .	Not applicable - amendment not in coastal vicinity.	
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LANDSLIP AND LANDSLIDE				
Planning policy and provisions	Key considerations	Considered	Demonstrated	Comments
	Amendment needs to be informed by the following	Yes / No / N/A		
The effects of climate change on landslip and landslide must be considered. The amendment, and the use and development it enables must consider and apply appropriate responses. VPP clauses: 13.01-1S Natural hazards and climate change 13.04-2S Erosion and landslip 44.01 Erosion Management Overlay 65 Decision Guidelines 74 Strategic Implementation	A geotechnical assessment that considers the potential for the hazard to change over time (including climate related risk factors) and the consequences of any change based on best available information and modelling on the potential for increased climate hazards* and any other additional risk factor information.	Not applicable – While the site contains a marginally sloping topography, it is not of a scale that would give rise to landslip risk. The application of the General Residential Zone to the precinct, together with the preparation of design guidelines at subsequent approval stages, will ensure that areas of topography are sensitively and appropriately addressed. Detailed geotechnical investigations can be undertaken and provided as part of future development and subdivision approvals.		
	An evaluation of the suitability of the land for new use and development in areas prone to landslip and landslide.	Not applicable - Refer above.		

CLIMATE CHANGE CONSIDERATION REPORT

	An evaluation of alternate locations for settlement growth, and new land use and development, to avoid or minimise the risk to people and future development from landslip and landslide.	Not applicable - Refer above and also note that the rezone precinct has been identified as suitable for development as part of the approved North Sale Development Plan.	
	Consideration of the integration of strategic land use planning with emergency management decision making.	Not applicable - Refer above.	

HEATWAVE

Planning policy and provisions	Key considerations	Considered	Demonstrated	Comments
	Amendment needs to be informed by the following	Yes / No / N/A		
The effects of climate change on heatwave must be considered. The amendment, and the use and development it enables must	An assessment of heatwave exposure in a location, based on best available information and modelling on the potential for increased climate hazards.	Yes	Based on Victoria's Future Climate tool, Sale is projected to experience climate change impacts that are generally comparable to those anticipated across metropolitan Melbourne.	

CLIMATE CHANGE CONSIDERATION REPORT

consider and apply appropriate responses. VPP clauses: • 12.06-1S Urban forests • 13.01-1S Natural hazards and climate change • 13.01-3S Urban heat • 18.02-2S Cycling • 19.03-3S Integrated water management • 56.05-1 Integrated urban landscape objectives (Standard C12) • 65 Decision Guidelines • 74 Strategic Implementation	An evaluation of the location for future open spaces (treed and/or irrigated), open water (wetlands and ornamental lakes) and water sensitive urban design infrastructure to provide downwind cooling benefits (based on summer prevailing wind patterns) for areas with heat exposure ('hotspots') such as high-density residential areas.	Yes	The concept plan establishes an integrated open space network incorporating passive open spaces, active sporting reserves, and retarding basins and waterways. Road layouts within the proposed growth areas have not yet been determined. Prevailing wind conditions will be considered in the orientation of streets at the subdivision planning application stage. Landscaping, including the retention and planting of canopy trees, will be resolved through the preparation of landscape and street tree master plans as part of the post permit subdivision process.	
	Scope to orient streets to utilise the heat dispersal benefits of cooler prevailing summer breezes (i.e. adjusting street corridors for planned higher density areas parallel to prevailing wind where feasible).	Yes		
	An evaluation of proposed canopy tree cover to shade the public realm, open space public realm, open space and along footpaths for pedestrians and for places where people congregate.	Yes		

CLIMATE CHANGE CONSIDERATION REPORT

	Whether public open space and other planted areas are supported by integrated water management elements, water sensitive urban design features, recycled water or alternative water sources and associated infrastructure.	Yes	Integrated Water Management Plans can be prepared as part of the post permit subdivision process. These matters can be considered in detail upon commencing the preparation of detailed engineering and landscape master plan documentation as part of the post permit subdivision process.	
	Whether heat amelioration strategies including permeable surfacing, cooling surfaces and materials and shade structures, are incorporated into planning of public places and both public and private infrastructure.	Yes		

DROUGHT				
Planning policy and provisions	Key considerations	Considered	Demonstrated	Comments
	Amendment needs to be informed by the following	Yes / No / N/A		

CLIMATE CHANGE CONSIDERATION REPORT

The effects of climate change on drought must be considered. The amendment, and the use and development it enables must consider and apply appropriate responses. VPP clauses: • 13.01-1S Natural hazards and climate change • 19.03-3S Integrated water management • 56.05-1 Integrated urban landscape objectives (Standard C12) • 56.05-2 Public open space provision objectives (Standard C13) • 65 Decision Guidelines • 74 Strategic Implementation	Any <u>Urban Water Strategy</u> and Drought Response Plan prepared by the relevant water corporation, including consideration of: • water authority advice based on assessments of the impact of climate change on water availability in Victoria relative to supply needs to support existing urban demand and capacity to sustain future urban growth. • whether integrated water management will be embedded into the envisaged use and development and delivered through associated infrastructure to support drought resilience. In regional locations, feedback from the relevant water authority that the provision of water and wastewater, the likely demand associated with the land use change and planned infrastructure will be consistent with the updated Urban Water Strategy.	Yes	In accordance with <i>Clause 12.03-1S (River Corridors, Waterways, Lakes and Wetlands)</i>, the amendment advances the protection and enhancement of key waterway assets by preserving the integrity and ecological function of the Main Heart Channel as a central landscape feature. Further to this, the proposal integrates sensitive urban water management through the delivery of a constructed wetland and sediment basins within the designated drainage reserve area. These interventions are designed to maintain natural hydrological processes, enhance water quality, and promote the ecological resilience of the broader waterway corridor. Notably, the storm water management strategy prepared in support of this Amendment was referred to the West Gippsland Catchment Management Authority (WGCMA), who have reviewed it and provided formal consent to the proposal on 4 September 2025: <i>The Authority is generally satisfied that the Stormwater Management Strategy Report – Gibsons Road Cobains (Beveridge Williams, Version A, 7 July 2025) conceptually demonstrates that stormwater from the subject land can be managed and treated to best practice.</i>	
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			<i>It is noted that several matters outlined in the conclusions and recommendations section of the report are yet to be fully resolved and will require further investigation at the planning permit stage.</i> <i>The Authority will require detailed Stormwater Management Plans to support any application for subdivision of the subject land.</i> <i>An Integrated Water Management Plan can certainly be prepared to help mitigate the effects of drought as part of the post permit subdivision process.</i>	
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* Hazard and risk assessments, benchmarks and standards need to be based on best available science and information on the potential for increased climate-related hazards for Victoria. Assessments should be undertaken using methods, data and climate science issued or endorsed by relevant State and Commonwealth authorities, with reference to any climate science reports issued under the Climate Action Act. On a case-by-case basis, standards issued by Standards Australia may also be suitable, where adopted by a relevant Victorian Government or Commonwealth Agency.

14.4. RENEWABLE ENERGY LAND AND INFRASTRUCTURE PLAN

ACTION OFFICER: MANAGER PLANNING AND BUILDING

PURPOSE

The purpose of this report is for Council to consider delegating authority to the Chief Executive Officer to enter into a Contract for Tender 2026-000149 '*Renewable Energy Land and Infrastructure Plan*'.

RECOMMENDATION

- 1. That Council delegate authority to the Chief Executive Officer to enter into a contract for Tender 2026-000149 'Renewable Energy Land and Infrastructure Plan'; and***
- 2. That the Chief Executive Officer or delegate provide details to Council of the contract awarded under this delegation.***

BACKGROUND

Council received \$4.73 million via the Commonwealth Government's Regional Precincts and Partnership Program (RPPP) to prepare the Renewable Energy Land and Infrastructure Plan (RELIP). The RELIP is being prepared in partnership with South Gippsland Shire Council and Gunaikurnai Land and Waters Aboriginal Corporation (GLaWAC).

The RELIP aims to ensure that the region is land and infrastructure ready for State and nationally significant new energy investment (led by offshore wind). The RELIP will respond to key issues such as the need for zoned and serviced land for worker housing and the identification of required community services and infrastructure (e.g. expanded childcare provision).

The RPPP grant funds secured by Council are subject to a funding agreement, which is being administered by the State Government. The funding agreement with the State Government currently specifies a RELIP completion date of 30 April 2027. Given that the RELIP process will be complex and involve extensive stakeholder and community consultation, a request has been made to the State and Federal Governments to extend the completion date. However, the current RELIP completion date demonstrates a clear Government desire to expeditiously complete the RELIP development process.

Delegating authority to the Chief Executive Officer to enter into a contract with the preferred consultant (beyond the \$400,000 limit currently specified in S5 Instrument of Delegation to the Chief Executive Officer) will help expedite consultant appointment and commencement of the RELIP project.

It is proposed that consultant tenders will be rigorously evaluated by senior Officers from Council and South Gippsland Shire Council in accordance with standard evaluation processes, with a detailed recommendation for consultant appointment to be made to the Chief Executive Officer. Details of the appointed consultant will then be provided to Council.

Progress payments will be made to the appointed consultant as per the agreed contract.

ATTACHMENTS

Nil

OPTIONS

Council has the following options available:

1. That Council delegate authority to the Chief Executive Officer to enter into a contract for Tender 2026-000149 '*Renewable Energy Land and Infrastructure Plan*' and to provide details of the appointed consultant to Council; or
2. That Council does not delegate authority to the Chief Executive Officer to enter into a contract for Tender 2026-000149 '*Renewable Energy Land and Infrastructure Plan*'.

PROPOSAL

That Council delegate authority to the Chief Executive Officer to enter into a contract for Tender 2026-000149 '*Renewable Energy Land and Infrastructure Plan*' and provide details to Council of the contract awarded.

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 strategies:

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

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

- *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*.

A Gender Impact Assessment is expected to be conducted prior to commencement of the RELIP process.

FINANCIAL IMPACT

Consultant costs as tendered will be funded via the RPPP grant funds received.

COMMUNICATION IMPACT

Details of the upcoming RELIP process will be widely communicated to ensure that appropriate stakeholder and community views are obtained.

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's delegation to the Chief Executive Officer is contained in the *S5 Instrument of Delegation to the Chief Executive Officer*. As the contract for Tender 2026-000149 *'Renewable Energy Land and Infrastructure Plan'*, will exceed the current \$400,000 delegation, this Council report recommendation, if carried, will authorise the Chief Executive Officer to enter into a contract and authorise associated consultant expenditure beyond the currently delegated amount, solely for the RELIP development process.

COUNCIL POLICY IMPACT

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

RESOURCES AND STAFF IMPACT

Delegating authority to the Chief Executive Officer to enter into a contract with the preferred consultant will help expedite consultant appointment and commencement of the RELIP project.

COMMUNITY IMPACT

Community views will be sought as part of the development of the RELIP.

ENVIRONMENTAL IMPACT

Environmental impacts will be considered as part of the RELIP process.

ENGAGEMENT IMPACT

Extensive community and stakeholder engagement will be undertaken as part of the RELIP process.

RISK MANAGEMENT IMPACT

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

15. FURTHER GALLERY AND ONLINE COMMENTS

Gallery comments are an opportunity for members of the public to raise any particular matter they wish. This allows those in the gallery to speak directly to Councillors but is not a forum designed for open discussion or debate. We will listen respectfully to what you have to say and make the commitment that if your query requires a written response, we will advise you that a response will be forthcoming, and a copy of that response will be circulated to all Councillors.

This is not a forum for members of the public to lodge complaints against individuals, including Councillors and staff, particularly as that individual gets no public right of reply to any matter raised. We take complaints seriously, and in line with the guidance from the Victorian Ombudsman and the local Government Inspectorate, we request that any specific complaint against an individual be put in writing. This way, your concern can be properly dealt with while ensuring fairness to all parties concerned.

If you wish to speak, we remind you that this part of the meeting is being recorded and broadcast on our website. Council's official Minutes will record that you have spoken to Council and the subject you spoke to Council about but will not record specific comments. We ask you to state your name in full, where you are from, and you have three minutes.

ONLINE COMMENTS –

FURTHER GALLERY COMMENTS –

16. IN CLOSED SESSION

16.1. MOVE INTO CLOSED SESSION

COUNCILLOR

1. That the meeting be closed to the public to consider confidential information pursuant to section 66(2)(a) of the Local Government Act 2020 and defined in section 3(1) as involving personal information, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs.
2. The grounds for designation under section 3(1)(f) have been made as the information is deemed confidential to protect the personal information

IN CLOSED SESSION

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

16.2. IN CLOSED SESSION: CHIEF EXECUTIVE OFFICER 2026-27 PERFORMANCE CRITERIA



WELLINGTON
SHIRE COUNCIL

ORDINARY COUNCIL MEETING 21 JULY 2026

Under section 66(2) of the *Local Government Act 2020* a meeting considering confidential information may be closed to the public.

I declare that the information contained in this report **CHIEF EXECUTIVE OFFICER 2026-27 PERFORMANCE CRITERIA** is confidential because it contains confidential information as defined in section 3(1) of the *Local Government Act 2020*;

(f) personal information, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs

I further declare that the circumstances of this report necessitate consideration in a meeting closed to the public pursuant to sections 66(2)(a) and 66(5) of the *Local Government Act 2020*.

Further explanation:

The grounds for designation under section 3(1)(f) have been made as the information is deemed confidential to protect the privacy and personal information about any person or their personal affairs.

.....
ARTHUR SKIPITARIS
GENERAL MANAGER CORPORATE SERVICES
9/07/2026

16.3. MOVE OUT OF CLOSED SESSION

COUNCILLOR

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

Meeting declared closed at: