



WELLINGTON
SHIRE COUNCIL

Agenda Ordinary Council Meeting

Tuesday 18 August 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 4 August 2026.

RECOMMENDATION

That Council adopt the minutes and resolutions of the Ordinary Council Meeting of 4 August 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 July 2026.

JULY 2026

DATE	EVENT	ATTENDEES
1 July	Gippsland Critical Minerals, Community Benefit Sharing Workshop, Bairnsdale.	Cr Wells
2 July	Mayor Madeley and Cr Bannerman Regular Catch Up.	Mayor Madeley and Cr Bannerman.
5 July	Yarram Lions Changeover.	Cr Stephens
6 July	Ramahyuck's National Flag Raising Event. CEO also in attendance.	Mayor Madeley, Cr Ripper and Cr Wells.
	Maffra Recreation Reserve Committee Meeting.	Cr Wells
9 July	Afternoon Tea for Volunteers Thank You, Rosedale.	Mayor Madeley, Cr Ripper and Cr Bannerman.
10 July	Fulham Correctional Centre Graduation Ceremony - Correctional Officer Pre-Service Course 2/2026.	Mayor Madeley and Cr Lowe.
11 July	ALGWA regional catch up, Traralgon.	Mayor Madeley
13 July	Mayor Madeley and CEO regular catch up.	Mayor Madeley
14 July	Official Opening - North Sale Wetland & Biodiversity Reserve.	Mayor Madeley, Deputy Mayor Foat, Cr Wells, Cr Lowe and Cr Ripper.
	Volunteer Thank You Event, Maffra.	Mayor Madeley, Deputy Mayor Foat, Cr Wells, Cr Lowe, Cr Bannerman and Cr Ripper.
	Mayor Madeley and Deputy Mayor Foat regular catch up.	Mayor Madeley and Deputy Mayor Foat.

DATE	EVENT	ATTENDEES
15 July	Gippsland Critical Minerals - Community Benefit Sharing Workshop focused on Community Vibrancy and Liveability, Bairnsdale. Youth Council July Formal Meeting.	Cr Wells Mayor Madeley
16 July	Maffra Rotary Changeover Meeting. VegNET Networking Event, Maffra.	Cr Ripper Mayor Madeley
18 July	Men's Breakfast, Stratford. Seaspray Ratepayers Association Meeting. Annual Seaspray SLSC Presentation Night.	Cr Lowe Mayor Madeley Mayor Madeley and Cr Wells.
20 July	Yarram Secondary College, Civics and Citizenship Talk. Pre-Record Interview with ABC Gippsland (West Sale Airport and North Sale Wetlands). Economic Development & Arts, Culture and Leisure Strategy Meeting.	Mayor Madeley and Cr Stephens. Mayor Madeley Mayor Madeley
22 July	Photo opportunity and brief meeting with Danny O'Brien MP and Jess Wilson MP. CEO also in attendance. Meeting with Mayor Madeley and Chris Wightman, Project Manager Renewable Energy Land and Infrastructure.	Mayor Madeley Mayor Madeley
23 July	Rural Councils Victoria Committee Meeting. National Dean's Conference Civic Reception. MEMP Meeting Review and Audit. Business Boost Meeting. MAV Regional Meeting - Gippsland. CEO also in attendance.	Cr Bannerman Mayor Madeley, Deputy Mayor Foat, Cr Wells, Cr Stephens, Cr Bannerman and Cr Ripper. Cr Stephens Deputy Mayor Foat Mayor Madeley
24 July	One Gippsland Annual Planning Meeting. CEO also in attendance. Cr Stephens and Renae Littlejohn, GM Development.	Mayor Madeley Cr Stephens

DATE	EVENT	ATTENDEES
25 July	Meeting with Crafting Group, Stratford regarding FOGO.	Cr Lowe
27 July	Yarram Jobs + Industry July Meeting. AICD Course Induction. CEO and Mayor Madeley regular catch up. WIN News Interview onsite regarding West Sale Airport with journalist Bonnie Barkmeyer.	Cr Stephens Cr Rossetti Mayor Madeley Mayor Madeley
28 July	Councillor Community Conversation - Tour ASH Timber.	Mayor Madeley, Deputy Mayor Foat, Cr Bannerman, Cr Lowe, Cr Stephens, Cr Wells and Cr Tatterson.
29 July	Mayor Madeley and Deputy Mayor Foat regular catch up. Monthly Media Training. Film Video - Thank you letters from St Thomas Primary School. Update on Citizenship Ceremony / Civic Reception for Flowers in the Middle of Everywhere.	Mayor Madeley and Deputy Mayor Foat. Mayor Madeley and Deputy Mayor Foat. Mayor Madeley and Deputy Mayor Foat. Mayor Madeley
30 July	Development Division missed workshops update. Meeting with Cee Cee Kingwall regarding Bundalaguah 80yr Country Women's Association (CWA) Celebration.	Cr Bannerman and Cr Ripper. Deputy Mayor Foat
31 July	Pre Launch Koala Sanctuary.	Cr Stephens

11. DELEGATES REPORT

12. CHIEF EXECUTIVE OFFICER

12.1. CHIEF EXECUTIVE OFFICER REPORT

ACTION OFFICER: CHIEF EXECUTIVE OFFICER

RECOMMENDATION
<i>That the Chief Executive Officer's report be received for July 2026.</i>

JULY 2026

DATE	EVENT
6 July	Met with Mayor Madeley. Met with Cr Ripper. Attended Ramahyuck's NAIDOC Flag Raising event. Met with DEECA Regional Director, Gippsland - Quarterly Meeting.
9 July	Chair for One Gippsland CEO Forum.
13 July	Met with Mayor Madeley, Weekly Catch Up.
14 July	Attended Official Opening of North Sale Wetlands. Attended Volunteer Thank You Event in Maffra. Met with One Gippsland regarding Annual Planning Day.
16 July	Met with Kerri Villiers, Regional Director, Parks Victoria.
20 July	Attended MAV Monday Connect CEO Online.
22 July	Met with Mayor Madeley, Danny O'Brien MP and Jess Wilson MP.
23 July	Attended MAV Regional Meeting Gippsland. Met with Tilla Buden, CEO Baw Baw Shire. Attended National Dean's Conference, Civic Reception.
24 July	Attended One Gippsland Annual Planning Meeting. Mayor Madeley also in attendance. Attended One Gippsland meeting regarding Secretariat Services Contract.
27 July	Met with Mayor Madeley, Weekly Catch Up. Attended AICD Course Introduction Online Session.

28 July	Attended Councillor Community Conversation, Tour of ASH Timber, Heyfield.
29 July	Attended Mayor Madeley / Deputy Mayor Foat Regular Catch Up.

13. GENERAL MANAGER CORPORATE SERVICES

13.1. RECORD OF COUNCIL WORKSHOP

ACTION OFFICER: MANAGER GOVERNANCE

PURPOSE

To provide a summary of Council workshops held for the period of 27 July 2026 to 9 August 2026.

RECOMMENDATION

That Council note and receive the attached Council Workshop records for the period of 27 July 2026 to 9 August 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 27 July 2026 to 9 August 2026.

ATTACHMENTS

1. Record of Council Workshops - 4 Aug 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 27 July 2026 to 9 August 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 – 4 AUGUST 2026			
COUNCILLOR	ATTENDANCE	OFFICERS IN ATTENDANCE	
Cr Cindy Madeley (Mayor)	YES	David Morcom	Chief Executive Officer
Cr Liz Foat (Deputy Mayor)	YES	Renae Littlejohn	General Manager Development
Cr Catherine Bannerman	YES	Chris Hastie	General Manager Built & Natural Environment
Cr Scott Rossetti	YES	Emilie Davine	Manager People and Capability
Cr Edward Lowe	YES		
Cr Garry Stephens (Online)	YES		
Cr Carmel Ripper (Online Item 1.1, In Person 1.6 and 1.7)	YES		
Cr John Tattersson	YES		
Cr Geoff Wells	NO		
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 – 4 AUGUST 2026		
ITEM NO.	WORKSHOP TITLE	PRESENTERS
1.1	URBAN PATHS PLAN UPDATE	Sam Pye, Manager Built Environment Conflict of Interest: NIL
1.2	OUTDOOR SEASONAL POOLS DEBRIEF	Ross McWhirter, Manager Culture & Leisure Conflict of Interest: NIL
1.3	WORK HEALTH AND SAFETY (WHS) UPDATE	Did not proceed – to be rescheduled

RECORD OF COUNCIL WORKSHOPS - COUNCIL DAY

WORKSHOP DETAILS – 4 AUGUST 2026		
ITEM NO.	WORKSHOP TITLE	PRESENTERS
1.4	RENEWABLE ENERGY LAND AND INFRASTRUCTURE PLAN UPDATE	- Chris Wightman, Project Manager – Renewable Energy Land and Infrastructure Plan - Joshua Clydesdale, Major Projects and Principal Strategic Planner Conflict of Interest: NIL
1.5	STAFF ENGAGEMENT SURVEY	Emilie Davine, Manager People and Capability Conflict of Interest: NIL
1.6	OPEN SPACE MASTER PLANS – UPDATE	- David Harper, Manager Environment and Parks - Liam Cole, Open Space Planning Officer Conflict of Interest: NIL
1.7	ECONOMIC DEVELOPMENT STRATEGY AND ARTS, CULTURE AND LEISURE STRATEGY - WORKSHOP 2	- Shae Hansen, Manager Economic Development - Ross McWhirter, Manager Culture and Leisure Conflict of Interest: NIL

13.2. QUARTERLY FINANCE PERFORMANCE REPORT TO JUNE 2026

ACTION OFFICER: MANAGER CORPORATE FINANCE

PURPOSE

For Council to receive and note the Quarterly Finance Performance Report to June 2026.

RECOMMENDATION

That Council receive and note the Quarterly Finance Performance Report to June 2026 as attached.

BACKGROUND

The Quarterly Finance Performance Report to June 2026 comprises an overview of Council finances. This includes an Income Statement, a Balance Sheet with commentary regarding any major variances, information on cash balances, the level of rates outstanding and a progress update on Council's Capital Works program.

Sections 97(1) and 97(2) of the *Local Government Act 2020* (the Act) requires that at least every three months, the Chief Executive Officer must ensure that a statement comparing budgeted revenue and expenditure for the financial year with the actual revenue and expenditure to date is presented to Council at a Council meeting which is open to the public.

The increase in fuel costs arising from the conflict in the Middle East impacted profit in Quarter 4 of 2025/26 and continues to affect Quarter 1 of 2026/27, though to a slightly lesser extent. While the increase was unplanned, it remains consistent with the forecast and the provision included in the Budget.

ATTACHMENTS

1. Quarterly Finance Performance Report to June 2026 [**13.2.1** - 8 pages]

OPTIONS

Following consideration of the attached Quarterly Finance Performance Report to June 2026, Council can resolve to either:

1. Receive and note the Quarterly Finance Performance Report to June 2026; or
2. Not receive and note the Quarterly Finance Performance Report to June 2026 and seek further information for consideration at a later Council meeting.

PROPOSAL

That Council receive and note the attached Quarterly Finance Performance Report 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

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

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

COMMUNICATION IMPACT

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

LEGISLATIVE IMPACT

Sections 97(1) and 97(2) of the *Local Government Act 2020* requires that at least every three months, the Chief Executive Officer must ensure that a statement comparing budgeted revenue and expenditure for the financial year with the actual revenue and expenditure to date is presented to Council at a Council meeting which is open to the public.

COUNCIL POLICY IMPACT

The Quarterly Finance Performance Report – June 2026 has been prepared in the context of existing Council policies.

RESOURCES AND STAFF IMPACT

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

COMMUNITY IMPACT

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

ENVIRONMENTAL IMPACT

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

ENGAGEMENT IMPACT

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

RISK MANAGEMENT IMPACT

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



WELLINGTON
SHIRE COUNCIL

Interim June 2026

Quarterly Finance Summary Incorporated in Quarterly Performance Report

OPERATING RESULT STATEMENT
For the period ending 30 June 2026

	YEAR TO DATE		
	Actual	Adopted Budget	Variance
	\$000's	\$000's	\$000's
Income			
Rates and charges	76,381	75,513	868
Statutory fees & fines	1,098	1,017	81
User fees	14,419	11,664	2,755
Grants - operating	27,922	21,368	6,554
Grants - capital	7,794	13,575	(5,781)
Contributions - operating (monetary)	1,972	563	1,409
Contributions - capital (monetary)	50	135	(85)
Contributions - non monetary	4,343	2,270	2,073
Other income	8,552	7,388	1,164
Total Income (Inc capital income)	142,531	133,493	9,038
Expenditure			
Employee costs	38,549	38,404	(145)
Materials and services	47,404	41,356	(6,048)
Bad and doubtful debts	5	16	11
Depreciation and amortisation	38,915	35,200	(3,715)
Borrowing costs	1,118	224	(894)
Finance cost leases	(273)	73	346
Other expenses	2,327	787	(1,540)
Net loss/(gain) on disposal of property, infrastructure, plant & equipment	1,078	426	(652)
Total Expenditure	129,123	116,486	(12,637)
Surplus/(Deficit) for the year	13,408	17,007	(3,599)

Note: Council must report publicly against the original adopted budget on a quarterly basis. The following provides an explanation of the differences between the adopted budget and the interim results (as at 5 August 2026). These interim results have been produced to conform with all accounting standards and reporting obligations but are still subject to audit by Victorian Auditor General in August 2026, subject to any final adjustments from the audit.

Major Variances**Grants - capital****\$5.7M Income Under Received**

Claims Pending \$2.6M

Works which have been completed, but funding will be received in 2026/27

Made up of: Natural Disaster Relief Funding for Landslip Emergency Works in Yarram (\$2.4M) and Upper Dargo/Tabotville (\$0.3M)

Projects didn't proceed \$3.1M

Funding was not received as the equivalent money was not spent on the project, due to, project being cancelled, delayed or completed with an underspend.

Made up of: \$1.8M for Emergency Works on Landslips where expenditure was less than budget.
 \$0.5M for Cameron Sporting Club, clubroom redevelopment (project delayed)
 \$0.35M for Lions Park, Funding not successful and project cancelled
 \$0.31M for LED Lighting Program, Maffra Lawn Tennis, project delayed until funding was confirmed

Materials and Services**\$6.0M Expense Over Spent**

\$5.4M of additional expense which has been offset from funding received by Reserve, Grant or Other Income

Additional Expense: \$0.6M of additional expenditure on approved projects.

Annual Summary - Actuals vs Adopted Budget

Council's 2025/26 provisional deficit variance is made up of:

	<u>ACTUAL</u>	<u>BUDGET</u>	<u>VARIANCE</u>
	(millions)	(millions)	(millions)
Operating	\$0.9	(\$0.6)	\$1.5
Capital	\$12.6	\$17.6	(\$5.0)
	\$13.5	\$17.0	(\$3.5)

Commentary below to explain the timing of components of the variance:

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

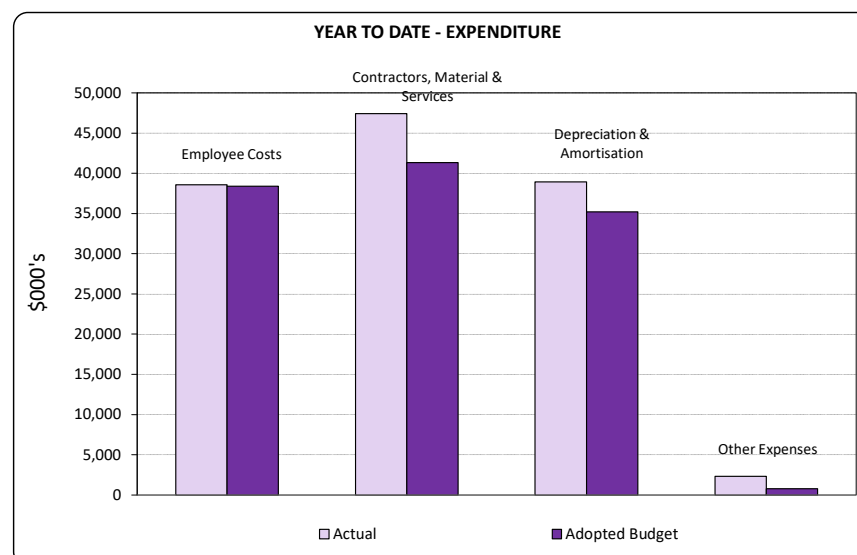
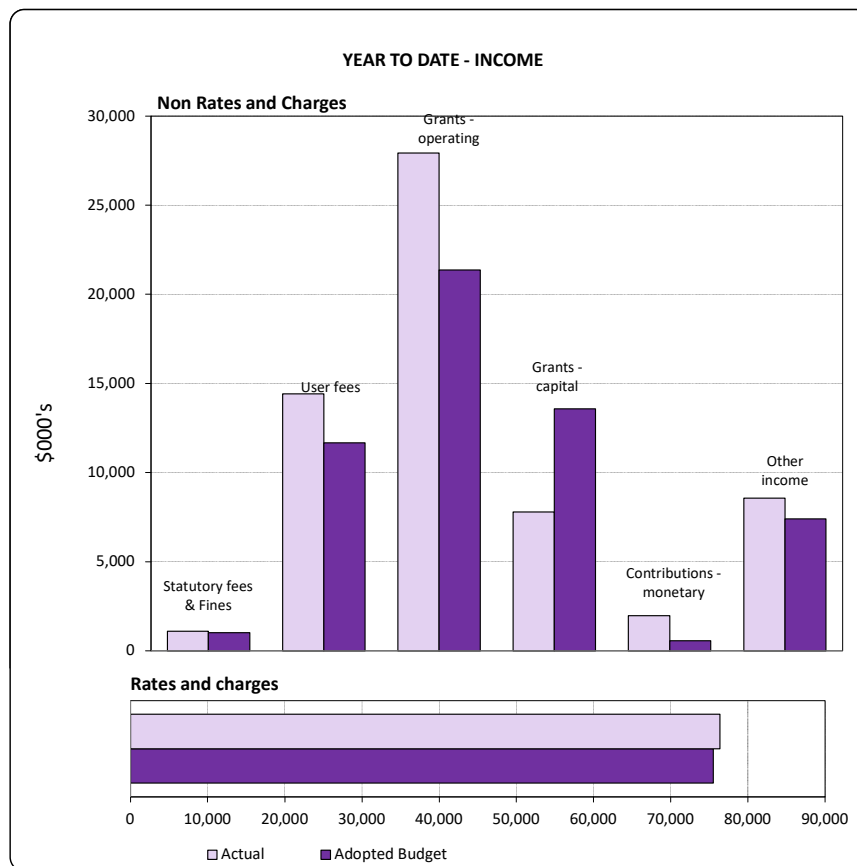
Income

- **\$0.87 million** **Rates & Charges** - The majority of the variance represents additional rates struck since the 2025/26 budget adoption and \$0.47M relates to special scheme charges, which will be allocated to future infrastructure upgrades.
- **\$2.43 million** **User Fees** - Additional user fees raised mainly relates to Landfill gate fees received been higher than budgeted due to a combination of factors such as increase in fees and waste processed. Reimbursements income generated for shared services were greater than budgeted due to expanded arrangements with the provider. Fees earned from Aqua Energy was higher by \$0.4M due to increased attendance and memberships.
- **\$6.55 million** **Grants (Operating)** - The favourable variance primarily relates to advance receipt of 80% of the 2026/27 Victorian Grants Commission funding in June 2026. Other additional grants received includes for municipal emergency, youth partnership and social planning initiatives.
- **(\$5.78 million)** **Grants (Capital)** - Major capital grants yet to be received/claimed include: Emergency Landslip Yarram Area works were completed in April 2026 with the (\$2.3M) emergency funding claim submitted. Residential Street construction works with (\$2.2M) in Roads to Recovery continued with Ellen Avenue, Seaspray works and Longford Scheme works are progressing. Delta Bridge (\$0.8M) works have commenced and are on schedule for a July 2026 completion.
- **\$1.41 million** **Contributions - Operating (Monetary)** - The variance primarily relates to developer contributions received towards Council adopted North Sale Infrastructure development of \$1.2M, which will be held in reserve to fund future projects.
- **\$2.07 million** **Contributions - Capital (Non-Monetary)** - Gifted assets recognised during the year mainly for art gallery works.
- **\$1.16 million** **Other Income** - The majority of the variance reflects interest earned from short term investments and donations recognised for the Aqua Energy Redevelopment project in 2025/26.

Expenditure

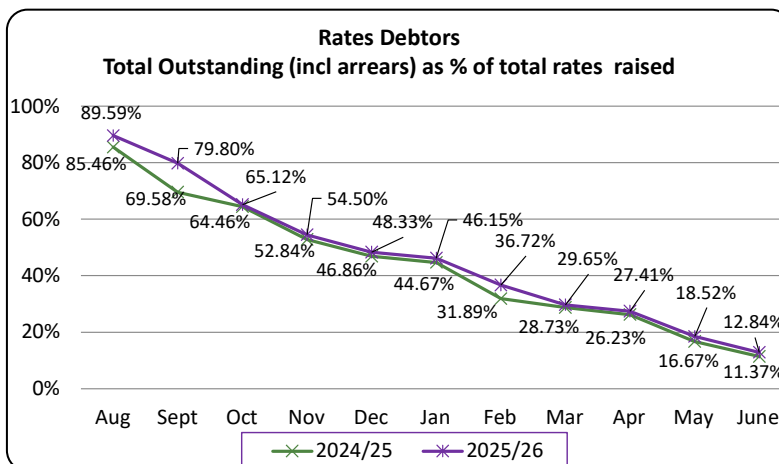
- **(\$6.05 million)** **Contractors, Materials and Services:**
All variances listed below are related to the timing of expenditure and are not expected to impact the year end results;
 - a. **(\$2.60M)** - Expenditure for Longford landfill rehabilitation works undertaken during the year were budgeted to be expended in 2024/25, but recognised through the landfill provisions in 2025/26.
 - b. **(\$2.22M)** - The materials for the kerbside residual disposal works are fully offset by landfill gate fee income with the overall budget impact been nil.
 - c. **(\$0.49M)** - Contractor and IT costs associated with shared services were higher than allocated to the year due to new project works been implemented.
 - d. **(\$0.32M)** - Expenses associated with community infrastructure projects such as Woodside Recreation Reserve LED lighting and Yarram Outfall Drain Assessment were completed during the year.
 - e. **(\$0.28M)** - Expenditure incurred on building, infrastructure and parks maintenance were greater than budget due to proactive works been carried out for operational and community facilities.
- **(\$3.72 million)** **Depreciation & Amortisation** - Overall higher than expected depreciation (non cash) mainly for roads (\$1.4M), buildings (\$0.77M), recreation and leisure facilities (\$0.57M) and footpaths (\$0.45M). Annual deprecation charges are impacted by the timing of project completions plus the annual asset revloution cycle.
- **(\$1.54 million)** **Other Expenses** - This represents assets written off during the year due to disposal of aged assets related to approved projects.

JUNE 2026 COMPONENTS AT A GLANCE



BALANCE SHEET**As at 30 June 2026**

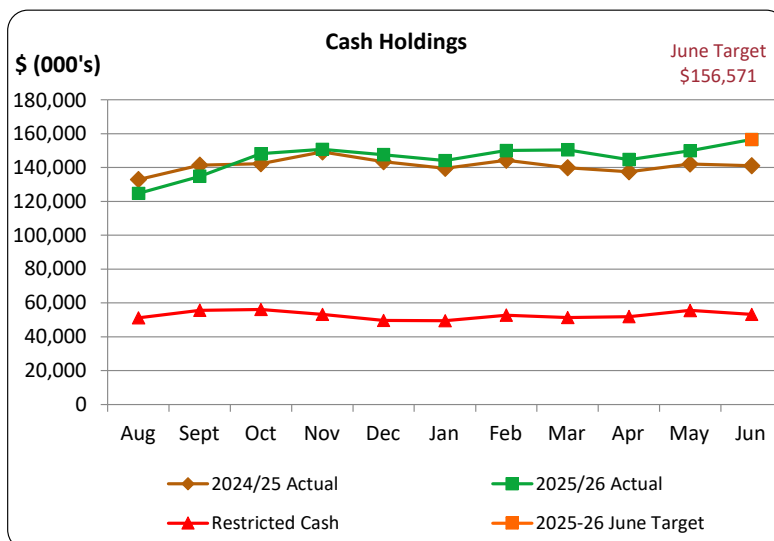
Actual		Actual	Adopted Budget
June 25		June 26	June 26
\$'000's		\$'000's	\$'000's
Assets			
157,121	Total Current Assets	170,728	123,739
1,458,285	Total Non Current Assets	1,487,649	1,502,235
1,615,406	Total Assets	1,658,377	1,625,974
Liabilities			
28,414	Total Current Liabilities	37,772	29,151
21,410	Total Non Current Liabilities	24,322	20,629
49,824	Total Liabilities	62,094	49,780
1,565,582	Net Assets	1,596,283	1,576,194



The rate debtors outstanding at the end of 30 June 2026 were \$11.0M (12.8%) compared to 30 June 2025 of \$9.3M (11.4%).

We are putting a significant effort into debt collection and delivering good results in July 2026.

Overall an excellent effort to raise and collect over \$76.4M in 2025/26 financial year.



Council cash holdings at the end of June 2026 are \$156.6M, higher than June 2025 of \$141.1M, due to higher operational grant funding and lower capital funds spending.

Current cash holdings include \$54.4M in restricted funds: \$14.0M to cover reserves, \$39.7M to cover provisions and trusts, \$0.7M associated with carried forwards.

The balance is generally working capital for ongoing operations.

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

CAPITAL EXPENDITURE PROGRAM FOR THE PERIOD ENDING 30 June 2026

	PERIOD ENDING 30 June 2026		
	Actual	Adopted Budget	Actual Variance to Adopted
	\$000's	\$000's	\$000's
Property	7,268	12,593	(5,325)
Infrastructure	34,707	43,945	(9,238)
Plant and Equipment	4,412	5,099	(687)
Intangibles	635	995	(360)
Grand Total	47,022	62,632	(15,610)

	PERIOD ENDING 30 June 2026		
	Actual	Adopted Budget	Actual Variance to Adopted
	\$000's	\$000's	\$000's
Renewal	34,048	43,507	(9,459)
Upgrade	8,250	10,058	(1,808)
Expansion	4,724	9,067	(4,343)
New Assets	-	-	-
Grand Total	47,022	62,632	(15,610)

Capital Works Summary - Financial Year Ending 2026

- A significant capital works program has been undertaken with many achievements and expenditure across the Shire of \$47M.
- The multi year Aqua Energy Sale - Redevelopment works \$5.3M were completed in September 2025.
- The rollout of the Food Organics and Garden Organics Kerbside bins.
- North Sale Development works were completed.
- Capital Sealed Roads & Kerb & Channel Works \$15M .
- Footpath & Cycleways projects \$1.7M.
- Capital improvement works on Buildings and Recreation Facilities \$2.7M.
- Capital Unsealed Road Works \$5.8M.

CAPITAL EXPENDITURE PROGRAM FOR THE PERIOD ENDING 30 June 2026

The budgeted capital works not completed in 2025/26 of (\$15.6M) largely results from:

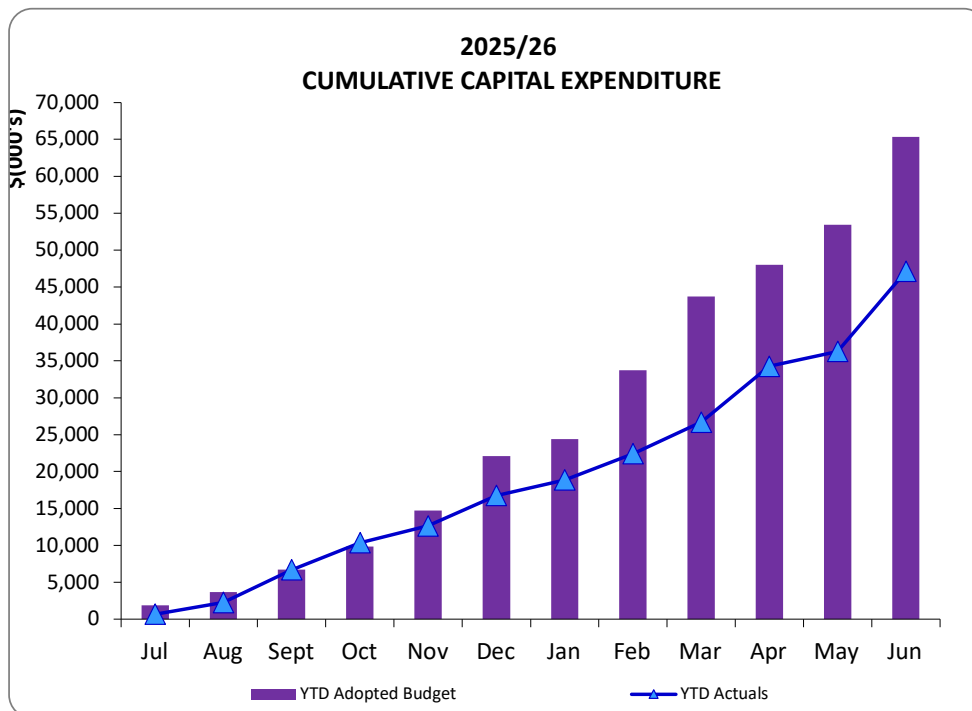
- 1) Projects delayed due to extended community consultation or liaison with other authorities, (\$8.0M).
- 2) Unsuccessful grant applications, (\$4.5M).
- 3) Contractor and materials unavailability (\$2.6M)

June 2026 Quarterly Highlights

- Ellen Avenue Special Charge Scheme works were completed in June 2026.
- Library RFID implementation project was completed in June 2026.
- George Street Maffra drainage works were completed.
- Urban Path works were completed in June 2026.

A number of delayed projects are being carried over into 2026/27. Overall, 6 projects are in preplanning and 17 projects are underway to be completed in the next financial year.

A total of 113 projects have reached practical completion for the 2025/26 financial year.



13.3. REMUNERATION COMMITTEE MINUTES

ACTION OFFICER: GENERAL MANAGER CORPORATE SERVICES

PURPOSE

For Council to note and receive the minutes and endorse the actions of the Remuneration Committee meeting held on 4 August 2026.

RECOMMENDATION

That Council:

- 1. Note and receive the minutes from the Remuneration Committee meeting held on 4 August 2026 as attached; and***
- 2. Endorse the actions from the Remuneration Committee meeting held on 4 August 2026 as detailed in the attached minutes.***

ATTACHMENTS

1. Remuneration Committee minutes - 4 August 2026 [**13.3.1** - 3 pages]

OPTIONS

Council has the following options available:

1. Note and receive the minutes from the Remuneration Committee meeting held on 4 August 2026 and endorse the actions from the meeting; or
2. Not note and receive the minutes from the Remuneration Committee meeting held on 4 August 2026 or endorse the actions from the meeting and seek further information for consideration at a future Council meeting.

PROPOSAL

It is proposed that Council:

1. Note and receive the minutes from the Remuneration Committee meeting held on 4 August 2026 as attached; and
2. Endorse the actions from the Remuneration Committee meeting held on 4 August 2026 as detailed in the attached minutes.

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

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

COUNCIL POLICY IMPACT

The Remuneration Committee reviews Councillor entitlements, expenses, reimbursements and gifts and ensures alignment with Council policy direction and governance in relation to Councillor benefits.

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.



REMUNERATION COMMITTEE

TUESDAY 04 AUGUST 2026 – 8.30AM

MINUTES

PRESENT: Councillor Cindy Madeley
Councillor Carmel Ripper
Councillor Catherine Bannerman
David Morcom (Chief Executive Officer)

APOLOGIES: Arthur Skipitaris, General Manager Corporate Services

1. **Declaration of Conflicts of Interest:**
No Conflicts of Interest were declared.

2. **Minutes of Previous Meeting:**
The minutes of the previous meeting on 19 May 2026 were accepted.

3. **Actions from previous minutes**

Minutes of 3 March 2026: Councillor Bannerman requested further information on the payment of \$65.91 for travel expenses in July 2025. General Manager Corporate Services undertook to provide a response.

Response provided at 19 May 2026: *The payment was for a meal at the National General Assembly in Canberra on 25 June 2025 and should have been included under the Conferences ledger. It will be moved.*

The Committee noted that the payment had not been moved to the Conferences ledger and Management undertook to complete.

Response: *The payment has now been moved to the Conferences ledger.*

Minutes of 19 May 2026: The Committee requested detail on the different mobile phone expenses for Cr Rossetti and Cr Ripper in comparison to the other Councillors. Management undertook to provide a response.

Response: *The mobile phone costs attributed to Cr Rossetti and Cr Ripper have been made up of the mobile phone service charge and a backup 4G dongle for internet. For clarity, the 4G dongle cost has been moved to the Internet ledger.*

Additionally, Cr Rossetti's service charge is higher than the other Councillors (\$10 per month higher) and staff will investigate this.

4. Councillor Costs and Reimbursements

Councillor Costs and Reimbursements spreadsheets were reviewed, discussed and accepted.

- Councillor Expense Summary Report YTD – 30 June 2026 (Attachment 1)

5. General Business

Nil.

The meeting closed at 8.48am

Attachment 1 – Councillor Expense Summary Report YTD – 30 June 2026

Councillor Expenses and Reimbursements - Period 01 July 2025 to 30 June 2026

	2025/26 Actuals	Commitments	Left to spend/receive after commitments	2025/26 Adopted Budget	2025/26 Adjusted Budget
Cr and Mayoral Allowances	420,732.38	-	(12,252.38)	408,480.00	408,480.00
Other Councillor expenses	107,067.69	5,636.10	27,856.21	140,560.00	140,560.00
Grand Total	527,800.07	5,636.10	15,603.83	549,040.00	549,040.00

14. GENERAL MANAGER DEVELOPMENT

14.1. AMENDMENT C122WELL (PUBLIC ACQUISITION OVERLAY) - CONSIDERATION OF SUBMISSIONS

ACTION OFFICER: MANAGER PLANNING AND BUILDING

PURPOSE

To seek a resolution requesting that Council receive and consider all written submissions made to Planning Scheme Amendment C122well, endorse officer responses to these submissions and endorse the Officer's request to the Minister for Planning to proceed to an Independent Planning Panel to consider the unresolved written submissions.

RECOMMENDATION

That Council:

- 1. Receive and consider all submissions made to Planning Scheme Amendment C122well, as outlined in Attachment 14.1.1 – Planning Scheme Amendment C122well Submissions;*
- 2. In accordance with Section 23 of the Planning and Environment Act 1987, refer all objecting submissions for consideration to an Independent Planning Panel to be appointed by the Minister for Planning;*
- 3. Endorse the request that the Independent Planning Panel be conducted 'On the Papers' to allow for the exchange of written submissions to facilitate the streamlining of the process;*
- 4. Endorse the Officers' response to the issues raised in submissions, as outlined in Attachment 14.1.2 – Planning Scheme Amendment C122well Submissions Response Table, as the basis for Council's submission to the Independent Planning Panel; and*
- 5. Advise the submitters who made written submissions to Amendment C122well of Council's decision.*

BACKGROUND

Overview

Planning Scheme Amendment C122well seeks to apply the Public Acquisition Overlay (PAO2 - Road) to the frontages of three privately owned properties located at 37A, 49 and 65 Cobains Road, Sale, for the purposes of a road widening and provision of servicing infrastructure required to service the surrounding North Sale growth area.

Why the amendment is required

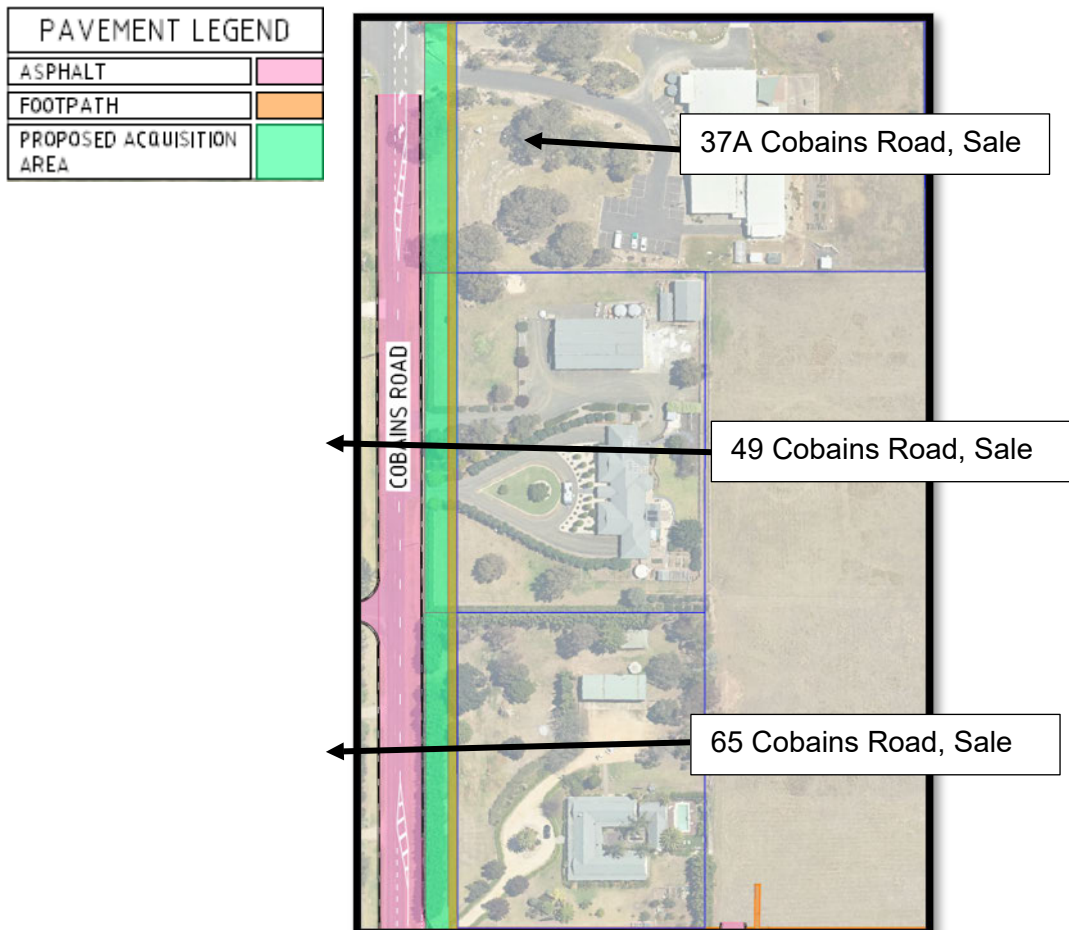
The Amendment will allow Wellington Shire Council to compulsorily acquire a 10-metre strip of land on the north side of Cobains Road, Sale, for the purposes of facilitating infrastructure upgrades for the growth area, including road widening, underground infrastructure and shared pedestrian pathways.

Amendment C122well will amend the Wellington Planning Scheme by:

- Inserting Planning Scheme Map No. 90PAO, to clearly illustrate the extent of the PAO2 as it applies to the land to be acquired, and
- Amending the Schedule to *Clause 72.03 - What does this planning scheme consist of?* to reference 90PAO as a new Map in the Wellington Planning Scheme.

Land affected by the amendment

The Amendment applies to 37A, 49 and 65 Cobains Road, Sale, as shown in Figure 1 (below).



Above: Subject land, and green area is the proposed PAO2 footprint.

Planning Scheme Amendment process to date

At the 17 June 2025 Council Meeting, Council resolved to:

1. Request Authorisation from the Minister for Planning to prepare and exhibit Amendment C122well to the Wellington Planning Scheme, in accordance with section 8A of the Planning and Environment Act 1987;
2. Prepare Amendment C122well to the Wellington Planning Scheme to apply the Public Acquisition Overlay (PAO) in favour of Wellington Shire Council to land located at 37A, 49 and 65 Cobains Road, Sale, subject to Ministerial Authorisation; and
3. Place Amendment C122well on Public Exhibition in accordance with the requirements of Section 19 of the Planning and Environment Act 1987, subject to Ministerial Authorisation.

A request for Authorisation to the Minister for Planning was lodged on 9 July 2025.

On 29 August 2025, under delegation from the Minister for Planning, in accordance with section 8A of the *Planning and Environment Act 1987* (*the Act*) the Department of Transport and Planning (DTP) authorised Wellington Shire Council to prepare Planning Scheme Amendment C122well to the Wellington Planning Scheme and proceed to a period of public exhibition.

Public Exhibition

- Following receipt of Authorisation, a formal period of public exhibition occurred from Thursday 20 November 2025 to Monday 22 December 2025 as per the requirements of the *Planning and Environment Act 1987*.
- Public exhibition was advertised by a notice placed in the Government Gazette, a notice in the Gippsland Times newspaper and a notice on Council's 'Your Wellington Your Say' portal and website. Direct notification was also provided to the relevant legislated prescribed Ministers and Statutory Agencies.
- Further details regarding the exhibition process and outcomes can be found in the community and engagement sections of this report (below).
- A total of 8 submissions were received from:
 - Community members (submissions 6 and 7);
 - Statutory Authorities (submissions 1, 2, 3, 4, 5 and 8)
- There are:
 - Six submissions which do not object to the Amendment; and
 - Two submissions which object, as the submissions request changes to the Amendment which cannot be supported.

Submissions

As outlined above, a total of eight submissions were received, refer to Attachment 14.1.1 – Planning Scheme Amendment C122well Submissions (Private Information Redacted) for a copy of all submissions.

Section 22 of the *Planning and Environment Act 1987* requires Council to consider all submissions received to Amendment C122well during the exhibition process.

Of the 8 submissions, officers consider that submissions 6 and 7 remain outstanding (objecting submissions). The key issues raised in the two objecting submissions are outlined below and in Attachment 14.1.2 – Planning Scheme Amendment C122well Submissions Response Table.

A summary of the objecting submissions is listed below:

- **Submission 6:**
 - *The North Sale Development Plan (2018)* does not include an assessment as to why the specific properties are required.
 - No *detailed* engineering plans have been finalised or endorsed that demonstrate that the acquisition is necessary and that less impactful alternatives were fully explored.
 - Growth within the North Sale area does not justify acquiring land.
 - Acquiring land will result in loss of vegetation and create amenity impacts for those properties.
 - Issues relating to compensation matters.

- **Submission 7:**

- Increased traffic noise, loss of vegetation, loss of privacy for properties impacted.
- Alternative areas would be better to service as a Connector Road.

Officer Position regarding Submissions and Independent Planning Panel

Having considered the submissions, Section 23 of the *Planning and Environment Act 1987* requires Council to:

- Change Amendment C122well in the manner requested by a submission(s); or
- Refer the submission(s) to a planning panel appointed under Part 8 of the Act; or
- Abandon Amendment C122well or part of Amendment C122well.

The recommendations of this Council Report are in accordance with Sections 23 of the Act.

Having considered the submissions received for Amendment C122well, Council officers' position is that submissions 6 and 7 cannot be resolved through changes to Amendment C122well on the basis that:

- Issues raised were outside of the scope of the Planning Scheme Amendment, including statements around valuations and compensation.
- Requests for Council to identify alternative locations for the road widening to avoid applying the Public Acquisition Overlay (PAO) were considered during the preparation and endorsement of the *North Sale Development Plan (2018)* and were deemed unsuitable.
- Claims that Amendment C122well lacks strategic justification, including reliance on the *North Sale Development Plan* are not supported – refer to the summary strategic justification outlined below.

Amendment C122well is strategically justified, as demonstrated by the Minister for Planning authorising its preparation and exhibition. The Amendment seeks to facilitate infrastructure upgrades for the North Sale Growth Area, including road widening, underground infrastructure and shared pedestrian pathways. These works are identified in both the *North Sale Development Plan (2018)*, which is a background document listed in the Schedule to Clause 72.08 of the Wellington Planning Scheme, and the *North Sale Infrastructure Funding Arrangement (2022)*, which is an adopted Council document.

The Infrastructure Funding Arrangement establishes the infrastructure framework needed to support orderly development of the North Sale Growth Area and identifies relevant projects, delivery triggers and land requirements. Acquiring the land, the subject of Amendment C122well, will enable the identified infrastructure to be delivered in a timely manner as development proceeds and will avoid delivery being constrained by fragmented land ownership.

The *North Sale Development Plan (2018)* identifies Cobains Road, and the subject land along it, as a key local road connection and key pedestrian local road. The subject land is highlighted in the plan as being required for '10 metre road widening for services'.

Applying the PAO2 identifies and effectively 'reserves' the subject land for future road widening and provision of servicing infrastructure in the Planning Scheme and allows for a future compulsory acquisition process to be initiated by Wellington Shire Council as the designated Acquiring Authority under the local PAO schedule.

The proposed PAO2 is being applied in accordance with the *Land Acquisition and Compensation Act 1986*, which requires the responsible authority to apply a Public Acquisition Overlay (PAO) to the affected land before it proceeds to formally acquiring it compulsorily.

Under the provisions of this Act the application of the PAO will ensure that the Council as the Acquiring Authority has a right to acquire the reserved land.

Once PAO2 is applied, the land may be acquired under Section 112 of the *Local Government Act 2020*, which enables councils to purchase or compulsorily acquire land for required purposes.

Officers invited submitters to meet and discuss their submissions, which primarily concerned the subsequent valuation and acquisition process under the *Land Acquisition and Compensation Act 1986*. The purpose of post-exhibition meetings is to respond to the matters raised and determine whether concerns can be resolved, enabling submissions to be formally withdrawn.

The issues raised in the two objecting submissions request changes to the Amendment which are either:

1. Matters relating to the position that the Amendment lacks appropriate strategic justification which can be addressed; or
2. Matters which are outside the scope of Amendment C122well relating to compensation.

On the basis that Officers do not consider that Amendment C122well can be changed to resolve the issues raised, it is recommended that the Amendment be referred to an Independent Planning Panel in accordance with Section 23 of the *Planning and Environment Act 1987*.

The Planning Panel process will allow submitters to present their views for independent review, with recommendations to be provided to Council through an Independent Panel Report.

C122well Amendment Documentation

Planning Scheme Amendment Documents for C122well are included at Attachment 14.1.3 - Planning Scheme Amendment C122well Documents with no post-exhibition changes proposed.

ATTACHMENTS

1. Planning Scheme Amendment C122well Submissions [**14.1.1** - 14 pages]
2. Planning Scheme Amendment C122well Submissions Response Table [**14.1.2** - 3 pages]
3. Planning Scheme Amendment C122well Documents [**14.1.3** - 21 pages]

OPTIONS

After considering submissions that request changes to a Planning Scheme Amendment, Council has three options in accordance with the *Planning and Environment Act 1987* to:

1. Change the Amendment in the manner requested; or
2. Refer the submission(s) to an Independent Planning Panel; or
3. Abandon the Amendment or part of the Amendment.

To address the written submissions, officers have taken the following steps:

- Sought legal advice in relation to the matters raised in the submissions.
- Corresponded directly with the objecting landowners offering the opportunity to meet with Officers to discuss the submissions.
- Sought technical advice/input from Council's Infrastructure Team and Gippsland Water relating to the servicing requirements and road widening details.

Council has the following options available:

Option 1

Resolve to refer Planning Scheme Amendment C122well to an independent Planning Panel to consider the unresolved submissions, requesting consideration be given to conducting the hearing '*on the papers*' (i.e. through the written exchange of documents) to streamline the process.

Option 2

Abandon Planning Scheme Amendment C122well.

Option 3

Defer Amendment C122well for further consideration.

Recommendation

It is recommended that Council proceed with Option 1, so that the submissions can be further reviewed and the Amendment further assessed by an Independent Planning Panel appointed by the Minister for Planning.

It is important that Council continue to progress Amendment C122well into the Wellington Planning Scheme to facilitate the infrastructure required to support the surrounding North Sale Growth Area. The acquisition process will facilitate development of the area in accordance with the endorsed *North Sale Development Plan (2018)*.

Should Council resolve to refer the Amendment to an Independent Planning Panel, the recommendations of the subsequent Planning Panel Report will be presented at a future meeting of Council.

PROPOSAL

That Council:

1. Receive and consider all submissions, made to Planning Scheme Amendment C122well, as outlined in Attachment 14.1.1 – Planning Scheme Amendment C122well Submissions.
2. In accordance with Section 23 of the *Planning and Environment Act 1987*, refer all objecting submissions for consideration to an Independent Planning Panel to be appointed by the Minister for Planning.
3. Endorse the request that the Independent Planning Panel be conducted '*On the Papers*' to allow for the exchange of written submissions to facilitate the streamlining of the process.

4. Endorse the Officer's response to the issues raised in submissions, as outlined in Attachment 14.1.2 – Planning Scheme Amendment C122well Submissions Response Table, as the basis for Council's submission to the Independent Planning Panel; and
5. Advise those people who made written submissions to Amendment C122well of Council's decision.

CONFLICT OF INTEREST

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

COUNCIL PLAN 2025-29

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

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

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

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

- *Developing and promoting safe and suitable transport infrastructure.
Coordinating facilities and infrastructure to meet growth and evolving needs.*

GENDER IMPACT ASSESSMENT (GIA)

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

The following determination was made.

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

FINANCIAL IMPACT

Council is required to pay the requisite planning fees to the Minister for Planning for this Amendment. Costs associated with this Planning Scheme Amendment, including the need for an Independent Planning Panel, have been allocated within the Strategic Planning operational budget.

The costs associated with an Independent Planning Panel are dependent on the format of the Panel, the time needed and reimbursement costs. These are costs to Council as the Amendment is a Council-led Amendment. These costs, together with fees to the Victorian Government have been foreshadowed as part of the operational budget for the Strategic Planning Business Unit.

If Council later resolves to acquire any land identified under this Amendment, additional costs would arise beyond the Amendment adoption process. These costs would primarily relate to land acquisition compensation and may include further consultant support to assist with land valuations.

Any land acquisition made possible under this Amendment will be undertaken in accordance with the *Land Acquisition and Compensation Act 1986* to ensure a fair and equitable process for all parties occurs and that fair compensation is provided.

Landowners will be compensated as per the *Land Acquisition and Compensation Act*, based on current valuations to be obtained. As part of the current review of the *North Sale Development Plan (2018)* and *North Sale Infrastructure Funding Agreement*, appropriate measures are expected to be established to seek future reimbursements associated with land acquisition. The proposed road widening will be absorbed into a future capital works budget.

COMMUNICATION IMPACT

The proposal to identify the subject properties along Cobains Road for a future road widening through reservation of the land for acquisition first occurred through development of the *North Sale Development Plan (2018)*.

Prior to authorisation and formal exhibition of Amendment C122well, Council Officers engaged all landowners through individual 'in-person' meetings and calls. All landowners were consulted and provided with information about the process of land acquisition.

During this early engagement, Council Officers identified a number of concerns expressed from the landowners, including:

- considerations included in the land valuation;
- ability to be involved in the Amendment process; and
- restrictions that would apply to the land, once a PAO is applied.

Compensation was the most common theme, and landowners were advised that a value could not be given at such an early stage and was separate to the Planning process. However, an outline of the principles of compensation, which the *Land Acquisition and Compensation Act 1986* directs, were explained.

Following exhibition of Amendment C122well in late 2025, formal notice was provided to the community, and two objecting submissions were received.

The outcome of the Council meeting will be communicated to all submitters in writing.

LEGISLATIVE IMPACT

Council has the power to compulsorily acquire land under Section 112 of the *Local Government Act 2020*.

Before Council can commence the process to compulsorily acquire land, it needs to apply a Public Acquisition Overlay (PAO) using the provisions of the *Planning and Environment Act 1987*.

However, there is an exemption that negates the need for a PAO and allows, instead, for proceeding to acquire land 'by agreement'. This applies for a minor road widening if:

- The area to be acquired is less than 10% of the area of the allotment, and
- The value of the interest to be acquired is less than 10% of the value of the total area of the allotment.

It should be noted that 37A Cobains Road, Sale (TAFE site) meets the exemption from requiring formal reservation through a PAO, as only 6% of the land is being acquired. However, in the interests of consistency, the PAO is proposed to also be applied to the land.

Following gazettal of the Amendment, and application of the PAO2 has been formally placed on the land, the issue of compensation for the acquisition is procedurally dealt with in accordance with the provisions of the *Land Acquisition and Compensation Act*.

The process for land acquisition is, therefore, quite separate to the process for determining the associated compensation.

Once a public acquisition overlay has been applied to the land, Council can serve a Notice of Intention to acquire on all persons with an interest in the land. A broad outline of the timeframes within the *Land Acquisition and Compensation Act* are:

Stage	Timeframe
Step 1 - Notice of Intention to Acquire Council seeks information regarding the land to work out how much compensation is to be paid.	Valid for six months.
Step 2: Notice of Acquisition A Notice of Acquisition (NOA) is to be published in the Victorian Government Gazette a minimum of 2 months after Step 1, but before Step 1 expires.	Two months after Step 1, and before it expires.
Step 3: First offer of compensation An initial offer of compensation and statement of rights and obligations made to the owner within 14 days of Step 2 occurring.	Within 14 days of Step 2.
Step 4: Entry into possession of the land Wellington can freely access the land, and previous owners must vacate subject area. Note: compensation does not have to be finalised for entry to occur.	No earlier than 3 months after Step 3.
Step 5: Payment of compensation Wellington will work with owners to finalise the value of their compensation and the timeframes for payment. This can be referred to VCAT, or the Supreme Court.	To be agreed by each owner.

Other background information is that two section 173 agreements are registered on two properties, which will require further consideration. The impact which Amendment C122 will have on these agreements is minor, as the restriction runs with the title, and thereby once Wellington Shire Council takes ownership, the agreement must be complied with.

COUNCIL POLICY IMPACT

Pursuant to section 112(3) of the *Local Government Act 2020*, any purchase of land by Council must be undertaken in accordance with Council's Community Engagement Policy.

This obliges Council to undertake a community engagement process and to consider whether to proceed with the proposal prior to acquiring the land.

RESOURCES AND STAFF IMPACT

The proposed application of the PAO is not expected to have a significant impact on staff resources.

COMMUNITY IMPACT

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

ENVIRONMENTAL IMPACT

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

ENGAGEMENT IMPACT

The exhibition of Amendment C122well took place from Thursday 20 November 2025 to Monday 22 December 2025 and included the following consultation methods:

- Government Gazette Notice (19 November 2025)
- Gippsland Times (Public Notice) (20 November 2025 and 10 December 2025)
- Your Wellington Your Say (YWYS)
- Wellington Shire Council Website
- Letters to landowners of 37A, 49 and 65 Cobains Road, Sale
- Letters to Prescribed Ministers
- Letters to Statutory Agencies

Information regarding Amendment C122well was also available for public inspection at the following location:

- Sale Service Centre: 18 Desailly Street, Sale

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

Letters will be sent to all submitters advising of the next steps in the process, following the Council resolution outcome.

RISK MANAGEMENT IMPACT

In not proceeding with Amendment C122well (PAO), Council would be unable to acquire land that is crucial to the delivery of necessary road widening, footpath connections and provision of key underground infrastructure that would facilitate the significant residential development of Sale's major growth area.

Submission 1

To: Strategic Planning
Subject: Re: Amendment C122well - Notice of Preparation of an Amendment
Date: Tuesday, 25 November 2025 9:35:06 AM
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EXTERNAL EMAIL originated from outside of the Wellington Shire Council network. Do not click links or open attachments unless you recognise the sender and know the content is safe. Contact ICT Service Desk if unsure.

OFFICIAL

Hello Strategic Planning,

Thank you for your email.

It appears from reviewing the documents provided that the scope of the Amendment is such that it presents a low risk of harm to the environment and amenity as a result of pollution and waste.

If there are any specific concerns that fall within EPA's remit then you are welcome to raise this with us; however, at this time – we will not be making a submission on the Amendment.

Regards,

Support Officer
 Development Advisory



epa.vic.gov.au

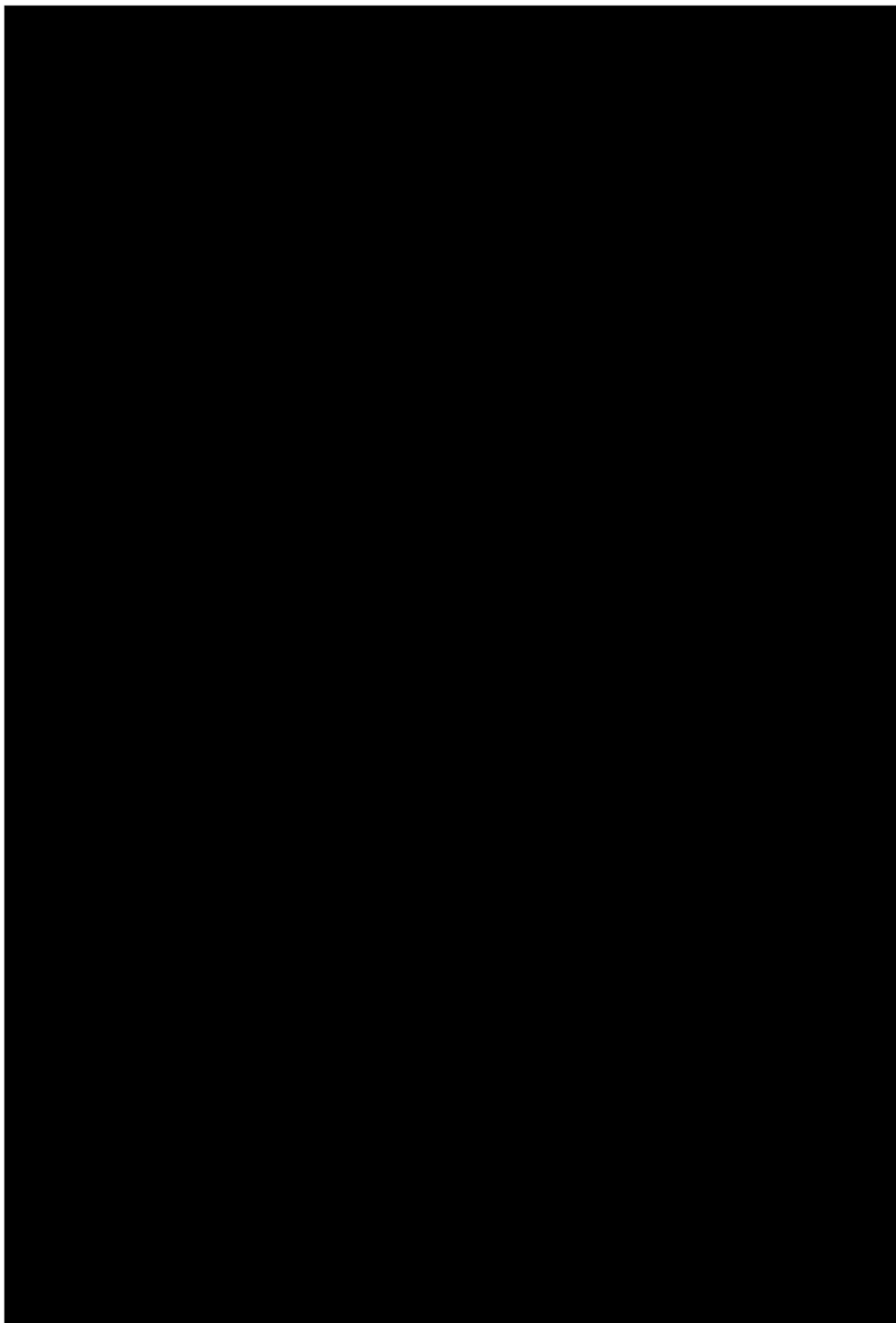


By preventing harm you're
 meeting your environmental duties.



[Learn more](#)

EPA acknowledges Aboriginal people as the first peoples and Traditional custodians of the land and water on which we live work and depend. We pay respect to Aboriginal Elders past and present and recognise the continuing connection to and aspirations for the Country. This email (and any attachments) is for the intended





2 December 2025

ATT: STRATEGIC PLANNING TEAM
WELLINGTON SHIRE COUNCIL
PO BOX 506
SALE VIC 3850

Dear Sir/Madam

Re: PLANNING SCHEME AMENDMENT C122WELL

Thank you for the opportunity to provide comment on the proposed exhibition of Planning Scheme Amendment C122 – Public Acquisition Overlay (PAO), over 37A, 49 and 65 Cobains Road Sale.

Gippsland Water has no objection to the proposed Planning Scheme Amendment C122WELL.

Please note, it is our intention to construct a large water main within the widened road reserve, on the north side of Cobains Road, in the future to service future growth within North Sale growth area.

If you require any further information regarding the above, please contact the Infrastructure Planning team at infrastructureplanning@gippswater.com.au.

Yours sincerely,



STRATEGIC PLANNING LEAD

Submission 3



Department of Energy, Environment and Climate Action

8 Nicholson Street
East Melbourne, Victoria 3001
Email: pe.assessment@deeca.vic.gov.au
deeca.vic.gov.au

Strategic Planner
Wellington Shire Council
PO Box 506
SALE VIC 3850

Ref: CMS 00011697

strategicplanning@wellington.vic.gov.au

PLANNING APPLICATION NUMBER: C122WELL
PROPOSAL: EXHIBITION OF PLANNING SCHEME AMENDMENT
C122 – PUBLIC ACQUISITION OVERLAY (PAO)
ADDRESS: 37A, 49 AND 65 COBAINS ROAD SALE
DEECA RESPONSE: NO OBJECTION

Thank you for your correspondence dated 18 November 2025 notifying the Department of Energy, Environment and Climate Action (DEECA) of the proposed planning scheme amendment under Section 19 of the *Planning and Environment Act 1987*.

The draft amendment proposes to apply the Public Acquisition Overlay (PAO2) to the frontages of 37A, 49 and 65 Cobains Road, Sale, for the purpose of road widening to service the North Sale growth area. The amendment will allow Wellington Shire Council to compulsorily acquire a 10-metre strip of land north of Cobains Road, Sale, for the purposes of facilitating infrastructure upgrades for the growth area, including road widening, underground infrastructure and shared pedestrian pathways.

DEECA understands that the acquisition is necessary to facilitate road infrastructure improvements that enhance transport safety, connectivity, and efficiency, which are recognised public purposes under Victorian planning policy. Wellington Shire Council is the designated responsible land manager for the subject land and is acting within its statutory authority to acquire land for public road purposes.

Response

The Department of Energy, Environment and Climate Action supports the amendment as exhibited.

If you require further information in relation to this matter, please contact [REDACTED] A/Senior Planning Officer at pe.assessment@deeca.vic.gov.au

Yours sincerely

[REDACTED]

A/Senior Planning Officer, Planning Services Central East Hub
Planning and Environment Assessment

10/12/2025

Any personal information about you or a third party in your correspondence will be protected under the provisions of the *Privacy and Data Protection Act 2014*. It will only be used or disclosed to appropriate Ministerial, Statutory Authority, or departmental staff in regard to the purpose for which it was provided, unless required or authorized by law. Enquiries about access to information about you held by the Department should be directed to foi.unit@deeca.vic.gov.au or FOI Unit, Department of Energy, Environment and Climate Action, PO Box 500, East Melbourne, Victoria 8002.



OFFICIAL

Submission 4

OFFICIAL



WGCMA Ref: WGCMA-F-2025-00866
Document No: 1
Date: 12 December 2025
strategicplanning@wellington.vic.gov.au

[Redacted]
 Strategic Planner
 Wellington Shire Council

Dear Miriam,

Application Number (CMA Ref): WGCMA-F-2025-00866

Property:	Street:	Planning Scheme Amendment C122 37a, 49 & 65 Cobains Road Sale Vic 3850
	Cadastral:	Lot 1 PS607826, Lot 1 PS748267 & Lot 1 TP567132 Parish Of Sale

Thank you for your enquiry received at the West Gippsland Catchment Management Authority ('the WGCMA') on 18 November 2025 in relation to Planning Scheme Amendment C122 – Public Acquisition Overlay.

The WGCMA notes the proposed amendment consists of application of a Public Acquisition Overlay (PAO2) to the frontages of 37A, 49 and 65 Cobains Road Sale. The amendment will allow Wellington Shire Council to compulsorily acquire a 10-metre strip of land north of Cobains Road Sale for the purposes of facilitating infrastructure upgrades for the growth area, including road widening, underground infrastructure and shared pedestrian pathways.

The WGCMA is a recommending referral authority for this application. Pursuant to section 56(1) of the Planning and Environment Act 1987, the Authority **does not object** to the application of the Public Acquisition Overlay as proposed.

Should you have any queries, please do not hesitate to contact [Redacted] on 1300 094 262 or email planning@wgcm.vic.gov.au. To assist the WGCMA in handling any enquiries please quote **WGCMA-F-2025-00866** in your correspondence with us.

Yours sincerely,



Traralgon Office 16 Hotham Street, Traralgon VIC 3844 | Leongatha Office Corner Young & Bair Streets, Leongatha VIC 3953
 Call 1300 094 262 | Email planning@wgcm.vic.gov.au | Website www.wgcm.vic.gov.au
 PO Box 1374, Traralgon VIC 3844 | ABN 88 062 514 481

We acknowledge and pay our respects to the Traditional Owners of the region, the Gunaikurnai, Bunurong, Boonwurrung and Wurundjeri Peoples and pay our respects to Elders past, present and emerging.

Executive Manager – Statutory Planning

Traralgon Office 16 Hotham Street, Traralgon VIC 3844 | Leongatha Office Corner Young & Bair Streets, Leongatha VIC 3953
Call 1300 094 262 | Email planning@wgcm.vic.gov.au | Website www.wgcm.vic.gov.au
PO Box 1374, Traralgon VIC 3844 | ABN 88 062 514 481

Page 1 of 1

We acknowledge and pay our respects to the Traditional Owners of the region, the Gunaikurnai, Bunurong, Boonwurrung and Wurundjeri Peoples and pay our respects to Elders past, present and emerging.

Submission 5

From: [REDACTED]
To: [Strategic Planning](#)
Subject: RE: Amendment C122well - Notice of Preparation of an Amendment
Date: Wednesday, 17 December 2025 12:19:03 PM
Attachments: [image003.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)
[image009.png](#)

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Dear [REDACTED]

Reference is made to the below correspondence dated 18/11/2025 and accompanying documents.

AGN has **no objection** to the proposed planning scheme amendment - C122well for the Wellington Planning Scheme.

Please consider this as a formal response from AGIG (Australian Gas Networks) who owns and operates reticulated and transmission gas assets in the vicinity

Kind Regards,

[REDACTED]
 Technical Officer - Planning
 [REDACTED]

From: Strategic Planning <strategicplanning@wellington.vic.gov.au>
Sent: Tuesday, 18 November 2025 10:00 AM
To: Subdivisions <Subdivisions@apa.com.au>
Subject: [EXT]: Amendment C122well - Notice of Preparation of an Amendment

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To Whom it May Concern,

Please see attached letter regarding exhibition of Planning Scheme Amendment C122well and a copy of the *Notice of Preparation of Amendment*.

Kind regards,



Strategic Planning

Wellington Shire Council

P 1300 366 244

E strategicplanning@wellington.vic.gov.au | www.wellington.vic.gov.au

18 Desailly St | PO Box 506 | Sale, VIC | 3850, Australia





♻️ *Consider the environment. Do you really need to print this email?*

Council acknowledges the Gunaikurnai People as the Traditional Owners of the land that is now Wellington Shire.

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Submission 6

21 December 2025

Attention: [REDACTED]

Property: [REDACTED] Cobains Road, Sale, Vic, 3850

Planning Scheme Amendment C122well the Wellington Planning Scheme

- Proposed Public Acquisition Overlay (POA) to the affected [REDACTED] Cobains Road, Sale, Vic, 3850

Dear [REDACTED]

We write to formally object to Amendment C122WELL and the proposed application of a Public Acquisition Overlay (PAO2) over our property at [REDACTED] Cobains Road, Sale. We feel it is essential to directly outline the significant legal, practical, and emotional consequences that this proposed acquisition will have on our family, our home, and the future viability of our property.

The amendment seeks to compulsorily acquire a 10-metre strip along the entire frontage of our property - totaling [REDACTED] square metres for future infrastructure purposes, including drainage and water services associated with development in the North Sale area. While I acknowledge redevelopment efforts in surrounding areas, the documentation presented with this amendment fails to adequately justify why this land specifically must be acquired from the front setback of my property, nor why the extent of acquisition is necessary, reasonable, or proportionate.

This land, integral to the frontage of our home, serves multiple functions beyond its physical dimensions. It protects us from traffic noise, headlights, dust, and visual intrusion from Cobains Road, a heavily trafficked arterial road. Its removal would expose our family to significant environmental and daily disruptions, fundamentally altering the amenity and privacy of our home as well as its character and livability. From a practical perspective, this frontage is a vital part of the property functionality — forming access points, circulation areas, grazing land for livestock, and backyard functionality — and its disruption would impose permanent burdens on how we live and maintain the property.

Lack of Justification

Council's justification for applying the Public Acquisition Overlay relies heavily on high-level strategic documents, including the North Sale Development Plan (2018) and the North Sale Infrastructure Funding Arrangement (November 2022). However, these documents fail to

include property-specific assessments addressing why this particular portion of my land is required. Despite years of discussions with Council officers, detailed engineering plans, service alignments, or design solutions have not been finalized or endorsed that demonstrate this acquisition is necessary or that less impactful alternatives were fully explored.

The limited conceptual diagrams provided over the years, illustrating potential stormwater and water alignments, are insufficient as evidence to enforce such a drastic measure. The exhibited material does not explain why alternatives — such as reduced acquisition widths, easements, shared corridors, or alternative alignments — could not achieve the same infrastructure goals with materially less impact on the property. A Public Acquisition Overlay is a serious planning control that should only be applied when the required extent, purpose, and location has been defined beyond speculation. This submission argues that growth within the North Sale area does not justify removing the entire frontage of an existing and long-established family home.

Environmental Impacts

The environmental loss in this proposed acquisition is unjustifiable. The affected area contains mature vegetation that provides vital ecological services, such as wildlife habitats for native birds and fauna and environmental screening that cannot be recreated or mitigated through replanting. These carefully cultivated trees and gardens reflect decades of investment and stewardship, and their permanent loss would result in irreversible environmental harm that undermines the sustainable development goals that underpin Council's broader planning efforts.

Amenity and Family Heritage

This property is not just land. It is our home. Built by my parents over twenty years ago and later purchased by [REDACTED] it serves as the place where we are raising our children — a safe, secure, and tranquil environment that reflects years of care and hard work. The proposed acquisition would erase years of landscaping, infrastructure, and investment, severely reducing the amenity we chose and built for our family. While Council may argue this acquisition is merely procedural, the practical and emotional impacts remain profound and irreplaceable.

Questions of Fairness and Compensation

If the Shire intends to proceed despite these objections, we request answers and transparency regarding how fairness and proportionality will be upheld. Specifically, we seek clarification on:

1. Land Valuation Method

- What formula or approach is the Shire using to determine compensation?

- Would it be unreasonable to ensure the valuation aligns with real replacement costs, including the per-square-metre rate applied for rates purposes?

2. Replacement Costs for Established Trees and Landscaping

- Given the Shire charges approximately \$700 per nature-strip tree (including two years of establishment), would it be fair to apply this value as a baseline for compensation?
- Recent examples, such as a \$6,000 valuation for the removal of a single tree in Market Street, highlight inconsistencies. Why should privately owned mature trees be valued differently from those removed for public development projects?

3. Fencing, Privacy, and Noise Mitigation

- How does the Shire plan to compensate for the permanent loss of privacy and increased road noise caused by the reduced frontage beyond simple like-for-like fence replacement?

4. Driveway Reconfigurations and Access

- How will the Shire ensure safe and functional access that reflects the original usability of our property?

5. Loss of Amenity

- What plan does the Shire have to compensate for the loss of amenity inherent in reducing our property's size, privacy, and natural landscape?

Expectations Moving Forward

We ask Wellington Shire Council to reconsider the extent and necessity of the proposed Public Acquisition Overlay (PAO2) at [REDACTED] Cobains Road. As a minimum, we urge Council to explore alternatives that reduce private detriment, environmental loss, and amenity impacts.

Kind regards,

[REDACTED]

[REDACTED] Cobains Road
Sale VIC 3850

[REDACTED]

Submission 7

Level 5, 114 William Street, Melbourne VIC 3000
 GPO Box 1533, Melbourne VIC 3001
 T +61 3 8602 9200 | F +61 3 8602 9299



22 December 2025

██████████
 Chief Executive Officer
 Wellington Shire Council
 PO Box 506
 SALE VIC 3850

Our ref: AXS/AJG
 Matter no: 9661793

Attention: ██████████
 Strategic Planner

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

Dear Madam and Sir

**Planning Scheme Amendment C122well to the Wellington Planning Scheme
 – proposed Public Acquisition Overlay (PAO) to affect ██████████ Cobains Road, Sale**

We act for ██████████ owner of ██████████ Cobains Road, Sale, since February 2021, and
 ██████████ also of ██████████ Cobains Road, Sale (**the Property**).

We write on behalf of ██████████ in relation to Council's above proposed
 Planning Scheme Amendment C122well (**Amendment C122**).

Our clients wish to express their concerns regarding the proposed Public Acquisition Overlay
 (**PAO**), as follows:

- the 10 metre wide strip of land at the front of the Property (**the 10-metre strip**), which could be compulsorily acquired if Amendment C122 is approved and a PAO imposed, is a key to the garden amenity and dwelling amenity of the Property;
- acquisition of the 10-metre strip would seriously affect the garden amenity and dwelling amenity of the Property;
- our clients have owned and lived in the Property since ██████████ and have relied on the current setback of the dwelling from Cobains Road as part of maintaining the amenity of the dwelling in relation to traffic noise and privacy;
- the extensive planting within the 10-metre strip is a key element of the privacy that our clients enjoy in their dwelling, which would be substantially lost if acquisition proceeds – therefore the imposition of a PAO, which Amendment C122 proposes, is also inappropriate;
- any replacement planting of vegetation for privacy purposes, in order to reduce the impact of the loss of existing vegetation, would take many years to establish, thus causing a material loss of amenity of the dwelling over several decades, at least;

#341230016v2;



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Page 2
 Wellington Shire Council



- the Council's Explanatory Report regarding Amendment C122 refers to it as "... facilitating the delivery of [among other things] the *North Sale Development Plan (2018)* ...";
- the Explanatory Report also states that "this project is critical to the ongoing development of a key development area ...";
- having reviewed plans contained within the *North Sale Development Plan (2018) (NSDP 2018)*, the extent and location of new residential neighbourhoods proposed in NSDP 2018, and the proposed inclusion of a substantial "connector road/higher order local road/bus capable" aligned east-west through the new/proposed residential neighbourhood, a significant strategic planning question arises as to the purported need to widen the road reserve of Cobains Road as against the ability (in other implementation steps related to NSDP 2018) to provide greater road-reserve width for the "connector road" referred to above, given that the connector road is—
 - located where approximately half the new residential neighbourhood is to its north and half the new residential neighbourhood is to its south – a far preferable location for road capacity, considering ease of access to and from the land generating the new traffic-demand; and
 - the new connector road alignment traverses one registered plan of subdivision containing existing residential, low density residential or other developed land, and three proposed plans of subdivision for later potential development stages, and therefore a wider road-reserve for the "connector road" has a substantially lesser net impact on current residential amenity than the PAO proposed as part of Amendment C122.

Our clients remain concerned that the strategic planning process to date has not properly weighed these competing factors against each other, and therefore oppose Amendment C122 in its current form.

Further, our clients reserve the right to appear (if they so choose) and make submissions to any Planning Panel convened or appointed in relation to Amendment C122.

Please do not hesitate to contact the writer if you have any questions or wish to discuss.

Yours faithfully
Hunt & Hunt



#341230016v2;



Submission 8

Patron: Her Excellency Professor the Honourable Margaret Gardner AC, Governor of Victoria

CFA Fire Risk, Research and Community Preparedness
 8 Lakeside Drive Burwood East Vic 3151
 Email: firesafetyreferrals@cfa.vic.gov.au

CFA Ref: 10000-85069-148660

6 February 2026

Wellington Shire Council
 18 Desailly Street
SALE VIC 3850

Dear [REDACTED]

Proposal: C122well
Location: 37A, 49 and 65 Cobains Road, Sale

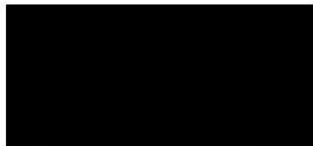
Thank you for the opportunity for CFA to provide comment on proposed Planning Scheme Amendment C122well.

CFA understands the proposed planning scheme amendment seeks to apply the Public Acquisition Overlay to enable the widening Cobains Road.

CFA offers no comment at this stage.

CFA welcomes the opportunity to continue discussions regarding this and other proposals within Wellington Shire. If you wish to discuss this matter in more detail, please do not hesitate to contact either [REDACTED] Manager Community Safety on 9767 1811 or myself on 9262 8672.

Yours sincerely,



[REDACTED]
Land Use Planning Coordinator
 CFA Fire Risk, Research and Community Preparedness

SUBMISSIONS RESPONSE TABLE

Submission No	Submitter Details	Submission Date	Submission Type	Summary of Submission	Officer Response	Post Exhibition Changes	Panel Required
1	Environment Protection Authority (EPA)	25 November 2025	Support	The scope of the Amendment is such that it presents a low risk of harm to the environment and amenity as a result of pollution and waste.	Noted.	n/a	No
2	Gippsland Water	2 December 2025	Support	It is Gippsland Water's intention to construct a large water main within the widened road reserve, on the north side of Cobain's Road, in the future to service future growth within North Sale growth area.	Noted.	n/a	No
3	Department of Energy, Environment and Climate Action (DEECA)	10 December 2025	Support	DEECA understands that the acquisition is necessary to facilitate road infrastructure improvements that enhance transport safety, connectivity, and efficiency, which are recognised public purposes under Victorian planning policy. Wellington Shire Council is the designated responsible land manager for the subject land and is acting within its statutory authority to acquire land for public road purposes.	Noted.	n/a	No
4	West Gippsland Catchment Management Authority (WGCMA)	12 December 2025	Support	No objection to the Amendment.	Noted.	n/a	No
5	Australian Gas Networks (AGIG)	17 December 2025	Support	No objection to the Amendment.	Noted.	n/a	No
6	Submitter #6 (private landowner)	21 December 2025	Objection	The submitter makes the following statements: - The justification for applying the PAO is insufficient as it doesn't consider why this landowners land is required, and no design plans have been finalised. - Alternative concepts developed over the years, that were shown to the landowner, do not justify the weight of applying a PAO to their land. - The loss of 10m of their land will result in lost established trees and landscaping, fencing, driveway configuration and other amenity impacts such as noise and privacy. - Growth of the North Sale Growth Area does not justify removing 10m of their land's frontage to Cobain's Road. - Queries about the methodology for compensation for their section of land.	Officer response: - Strategic justification is provided through prior Strategic Planning Documents including the 'North Sale Development Plan (2022)' and 'North Sale Infrastructure Funding Arrangement', as well as within the Wellington Planning Scheme at <i>Clause 11.01-1I Sale, Wurruk and Longford</i> (structure plan). - It should be noted that the <i>North Sale Development Plan</i> (page 22) document states that Cobain's Road 'is being widened by 10m to the north (by Gippsland Water) to provide for water upgrades to support growth in Sale.' - As per the <i>Water Supply Code of Australia WSA 03-2011</i>, Gippsland Water's preference is for their water mains to be located in the verge of road reserves, which results in lower community cost, including maintenance capabilities and safety considerations.	Nil.	Yes

Amendment C122well (PAO)

SUBMISSIONS RESPONSE TABLE

Submission No	Submitter Details	Submission Date	Submission Type	Summary of Submission	Officer Response	Post Exhibition Changes	Panel Required
					- This background justification, also known as 'strategic justification' is sufficient to have had Authorisation granted by the Minister for Planning (via DTP) to prepare and exhibit Planning Scheme Amendment C122well. - The valuation methodology for the future acquisition of their land is determined by the <i>Land Acquisition and Compensation Act (1986)</i> and is beyond the scope of Amendment C122well and the associated process within the <i>Planning and Environment Act (1987)</i>. However, at the time of valuation and compensation, issues such as vegetation, fencing loss, etc will be considered.		
7	Hunt&Hunt Lawyers	22 December 2025	Objection	The submitter made the following statements: - The area of acquisition is key to garden and dwelling amenity. The extensive planting is essential to maintain their privacy and amenity of their dwelling. - The landowners have owned the property since early 2021 and rely on the setback from the road in reducing traffic noise and associated privacy. - The extent and location of new residential neighbourhoods proposed in the <i>North Sale Development Plan</i> (NSDP, 2018), identifies the proposed inclusion of a substantial "connector road/higher order local road/bus capable" aligned east-west through the new/proposed residential neighbourhood (in 'other implementation steps' NSDP, 2018). Why not go this route instead of proceed with a PAO? As against the ability to provide greater road-reserve width for the "connector road" referred to above, given that the connector road is: - o Located where approximately half the new residential neighbourhood is to its north and half the new residential neighbourhood is to its south. They prefer this location for road capacity, stating an ease of access to and from the land generating the new traffic-demand; and, - o The new connector road alignment traverses one	Officer response: - The stage at which compensation will be discussed is post application of the Public Acquisition Overlay (PAO). Under the processes within the <i>Land Acquisition and Compensation Act</i>, the level of compensation and valuation includes negotiation between parties. That is the time whereby amenity impacts and loss of vegetation, etc will be considered. - There is no alternative infrastructure solution, and the connector road was designated as being a connector road from the start of the <i>North Sale Development Plan</i>.	Nil.	Yes

Amendment C122well (PAO)

SUBMISSIONS RESPONSE TABLE

Submission No	Submitter Details	Submission Date	Submission Type	Summary of Submission	Officer Response	Post Exhibition Changes	Panel Required
				registered plan of subdivision containing existing residential, low density residential or other developed land, and three proposed plans of subdivision for later potential development stages, and therefore a wider road-reserve for the "connector road" has a substantially lesser net impact on current residential amenity than the PAO proposed as part of Amendment C122.			
8	Country Fire Authority (CFA)	6 February 2026 (late submission)	Support	No objection to the Amendment.	Noted.	n/a	No

Planning and Environment Act 1987

Wellington Planning Scheme

Amendment C122well

Explanatory Report

Overview

The amendment proposes to apply the Public Acquisition Overlay (PAO2) to the frontages of 37A, 49 and 65 Cobains Road, Sale, for the purposes of road widening to service the North Sale growth area. The amendment will allow Wellington Shire Council to compulsorily acquire a 10-metre strip of land north of Cobains Road, Sale, for the purposes of facilitating infrastructure upgrades for the growth area, including road widening, underground infrastructure and shared pedestrian pathways.

This requirement has been identified within the *North Sale Development Plan (2018)* and *North Sale Infrastructure Funding Arrangement (November 2022)*.

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 places:

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 <http://www.planning.vic.gov.au/public-inspection> or by contacting the office on 1800 789 386 to arrange a time to view the amendment documentation.

Submissions

Any person may make a submission to the planning authority about the amendment. Submissions about the amendment must be received by **22 December 2025**.

A submission must be sent to:

Post: PO Box 506, SALE VIC 3850 or

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: TBC
- Panel hearing: TBC

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 Wellington Shire Council.

Land affected by the amendment

The amendment applies to three properties within the *North Sale Growth Area* (see figure 1), located on the northern side of Cobains Road, Sale. An approximated total of 3,000 square metres of land is required to be acquired.

Details regarding the three properties are as follows:

1. The land at 37A Cobains Road, Sale (Lot 1, PS 607826P) is 12,098.231 square metres in area, and is in a Farming Zone (FZ) and Design and Development Overlay Schedule 6 (DDO6 – RAAF). The land is currently developed with an education facility (Gippsland TAFE) and is fenced. The area proposed for acquisition is 780.26 square metres (6.45% acquisition of site). Although the acquisition area is less than the 10% specified under the *Land Acquisition and Compensation Act 1986*, it has been included in this amendment for clarity and transparency.
2. The land at 49 Cobains Road, Sale (Lot 1, PS 748267L) is 9,301.186 square metres in area and is also in a Farming Zone (FZ) and Design and Development Overlay Schedule 6 (DDO6 – RAAF). The land appears to be currently used and developed with a dwelling. The area proposed for acquisition is 1,069.11 square metres (11.49% acquisition of site).
3. The land at 65 Cobains Road, Sale (Lot 1, TP 567132) is 9,331.145 square metres in area and is also in a Farming Zone (FZ) and Design and Development Overlay Schedule 6 (DDO6 – RAAF). The land is currently developed with a dwelling, outbuildings, and is fenced. The area proposed for acquisition is 1,069.11 square metres (11.34% acquisition of site).

Figure 1: Subject sites. The Green area is proposed PAO2 area.



What the amendment does

The amendment proposes to apply the PAO2 (road) to the frontages of 37A, 49 and 65 Cobains Road, Sale to allow Wellington Shire Council to compulsorily acquire land to facilitate the delivery of the *North Sale Development Plan (2018)* and *North Sale Infrastructure Funding Arrangement (November 2022)*.

The amendment makes the following changes to the Wellington Planning Scheme:

Overlay Maps

- Inserts Planning Scheme Map No. 90PAO, to show PAO2 applying to the land to be acquired.

Planning Scheme ordinance

- Amends the schedule to Clause 72.03 – *What does this planning scheme consist of?* to reference planning scheme map number 90PAO.

Strategic assessment of the amendment

Why is the amendment required?

The amendment is required to apply a PAO2 (road) to reserve land for compulsory acquisition by Wellington Shire Council for public purposes including road widening, shared pedestrian pathways and underground services. The need for this infrastructure is identified in the *North Sale Development Plan (2018)* and *North Sale Infrastructure Funding Arrangement (November 2022)*. The project is identified as: 'Road - RD_01_' and described as 'Cobains Road widening - 10m road widening to the north of Cobains Road. A total of 2.8 hectares of land is required' (Source: *North Sale Infrastructure Funding Arrangement November 2022*).

As the acquisition area exceeds 10% (or 10% of the total value) of the total area of the individual allotments, the *Land Acquisition and Compensation Act 1986* specifies that the land must be reserved through the application of a PAO.

The PAO is required to initiate the compulsory acquisition process. Applying the PAO2 to land reserves the land in the planning scheme and allows for a compulsory acquisition process to be undertaken by the identified Acquiring Authority (Wellington Shire Council) to be initiated at a future date.

This project is critical to the ongoing development of a key development area and the application of the PAO2 to three properties will facilitate the land acquisition for this project. The PAO2 will only cover part of the identified properties, reflecting the planned location of the necessary infrastructure.

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

The amendment implements the objectives of planning in Victoria pursuant to *Section 4* of the *Planning and Environment Act 1987* as follows:

- (a) to provide for the fair, orderly, economic and sustainable use, and development of land.*
- (c) to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria;*
- (e) to protect public utilities and other assets and enable the orderly provision and co-ordination of public utilities and other facilities for the benefit of the community;*

The amendment ensures the fair, orderly and sustainable development of the land by acquiring land for future use for the community. It will ensure that land is provided for road widening, underground services and shared pedestrian pathways in accordance with the *North Sale Development Plan (2018)* and *North Sale Infrastructure Funding Arrangement (November 2022)*.

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

Environmental

The land acquisition will not have any additional environmental impact beyond what has already been identified by the *North Sale Development Plan (2018)* and the *North Sale Infrastructure Funding Arrangement (IFA)*. Construction activities for IFA projects, following the land acquisition, will proceed as development advances within the North Sale Development Plan area. All works will be conducted in accordance with the Infrastructure Design Manual (IDM) and relevant industry standards.

Social

The *North Sale Development Plan (2018)* and IFA were developed through extensive research and consultation to ensure that the identified growth areas will meet future needs. They provide a plan to create a considered and well-planned approach to the development of new residential areas in the Wellington Shire.

The intent of the IFA is to ensure that the infrastructure required to service the new communities is provided in a timely manner and will meet the communities' needs and expectations.

Economic

Any land acquisition made possible under this amendment will be undertaken in accordance with the *Land Acquisition and Compensation Act 1986* to ensure a fair and equitable process for all parties occurs and that a fair compensation is provided.

Does the amendment address relevant bushfire risk?

The Objective of Clause 13.02-1S Bushfire Planning is to '*strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.*'

The amendment is unlikely to increase the risk to life, property, community infrastructure or the natural environment. The amendment only seeks to apply the PAO to properties that are critical to the provision of road infrastructure, in a key development area.

The subject sites are within a designated bushfire prone area (BPA), as prepared under the *Building Act 1993*. This identifies the presence of risk factors such as the presence of vegetation, local landscapes, historical fire data and climate conditions. To mitigate this risk, properties within a BPA are subject to regulations such as the national AS-3959 construction standard, which require building modifications to increase resistance to bushfire attack.

The amendment secures land required for infrastructure which underpins the ultimate delivery of North Sale's growth area. Bushfire risks associated with subdivisions are addressed through the planning permit process.

The amendment is consistent with the Planning Policy Framework objectives and strategies that apply to the risk of bushfire.

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

Ministerial Direction – The Form and Content of Planning Scheme

The amendment is consistent with Ministerial Direction *The form and content of Planning Schemes* by making changes to the Scheme that are consistent with this direction and utilises the relevant templates.

Ministerial Direction No. 11 - Strategic Assessment of Amendments

The amendment is consistent with the *Ministerial Direction 11 Strategic Assessment of Amendments* under *Section 12(2)* of the *Planning and Environment Act 1987*. An assessment of the planning scheme amendment has been made against the guidelines and details have been provided within this explanatory report.

Ministerial Direction No. 15 - The Planning Scheme Amendment Process

The amendment is consistent with the *Ministerial Direction 15 The Planning Scheme Amendment Process* under *Section 12(2)* of the *Planning and Environment Act 1987* by meeting timeframes set out by this direction. If timeframes cannot be met, exemptions will be sought.

Ministerial Direction 22 – Climate Change Consideration

The amendment does not require consideration of the above ministerial direction, as per section 4. (b) (application) which reads “...*an amendment which does not do any of the things specified in paragraph (3)(b) and (c).*” It meets this exemption due to the following reasons:

- The proposal is not seeking to rezone land from a non-urban to an urban zone,
- It will not result in the intensification of use and development of urban land,
- The proposal will not introduce a new use or development that may be exposed to natural hazards relating to climate change, and
- The amendment is not being prepared on behalf of the Minister for Planning.

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

The amendment supports the Planning Policy Framework. In particular it supports:

- **Clause 11.01-1L Sale, Wurruk and Longford:** The amendment is in accordance with identified land uses in the *Sale, Wurruk and Longford Strategy Plan*.
- **Clause 18.01-1S Land use and transport integration:** The amendment supports the provision of an improved transport network which will facilitate

walking and cycling options and road widening as identified in the IFA.

- **Clause 18.01-2S Transport system:** The amendment facilitates the delivery of road projects identified in the IFA as being required to avoid negative impacts to the existing transport networks.
- **Clause 18.01-2R Transport system – Gippsland:** The amendment facilitates the delivery of road projects identified in the IFA which will be of particular benefit to the Gippsland road network.
- **Clause 18.02-4S Roads:** The amendment facilitates development which will provide an upgrade to the roads on the edge of town which were historically of a lower standard due to being located in non-urban areas.
- **Clause 19.03-1S Development and infrastructure contributions plans:** This amendment is the logical next step to action the IFA.
- **Clause 19.03-2S Infrastructure design and provision:** This amendment seeks to reserve land to ensure it can be provided in a timely and cost-effective manner if the planning permit and subdivision processes fail to do so.
- **Clause 19.03-2L Infrastructure design and provision:** This amendment will allow Council to reserve land for the provision of infrastructure identified in the IFA when development activity in the growth area/s require it. The IFA outlines contributions to be made by developers (at the time of development) to fund required infrastructure in the North Sale growth area.

The amendment is consistent with these objectives as it facilitates the development of community infrastructure in the Wellington Shire. This will enable the construction of new shared path/s, underground services and improved transport outcomes to support growth in the surrounding North Sale area. This work will be implemented in accordance with relevant industry standards and the Infrastructure Design Manual (IDM), improving community health and wellbeing.

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

The amendment is consistent with the following clauses of the Municipal Planning Strategy:

- **Clause 2.03-1 (Settlement)** - as it will facilitate development in existing growth area/s identified within the Planning Scheme.
- **Clause 2.03-6 (Economic Development)** - as it will facilitate the delivery of infrastructure updates necessary for the future residential development of the growth area.
- **Clause 2.03-7 (Infrastructure)** - as it seeks to protect the delivery of future

infrastructure and ensure coordinated open space networks and drainage infrastructure can be delivered as planned.

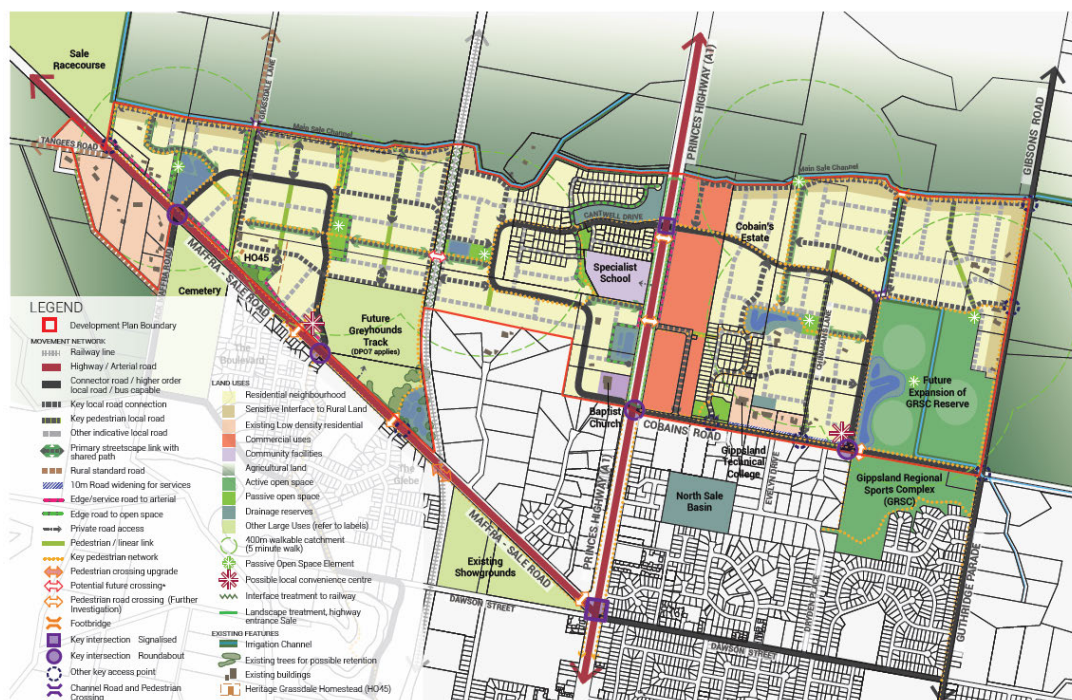
Does the amendment make proper use of the Victoria Planning Provisions?

The amendment makes proper use of the Victoria Planning Provisions and is consistent with the *Ministerial Direction: The Form and Content of Planning Schemes*.

The *North Sale Development Plan (2018)* is an existing background document in the Schedule to Clause 72.08 Background Documents of the Wellington Planning Scheme. It was introduced by Amendment C109well Pt1 (4 August 2023).

The *North Sale Development Plan (2018)* directly identifies Cobains road, and the subject land along it as a key local road connection and key pedestrian local road. The subject land is highlighted on the plan for '10 metre road widening for services'.

Figure 2: North Sale Development Plan.



The Public Acquisition Overlay, specifically the PAO2 (road) is therefore the most appropriate planning tool under the Victoria Planning Provisions to facilitate the acquisition of the land for the purposes of the project.

The purpose of the overlay is as follows:

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To identify land which is proposed to be acquired by a Minister, public authority or municipal council.*
- *To reserve land for a public purpose and to ensure that changes to the use or development of the land do not prejudice the purpose for which the land is to be acquired.*
- *To designate a Minister, public authority or municipal council as an acquiring authority for land reserved for a public purpose.*

Applying the PAO2 places the 'reservation' for a road in the planning scheme and allows for a future compulsory acquisition process to be initiated by Wellington Shire Council as the designated Acquiring Authority under the local PAO schedule.

The proposed PAO2 is being applied in accordance with the *Land Acquisition and Compensation Act 1986*, which requires the responsible authority to apply a Public Acquisition Overlay (PAO) to the affected land before it proceeds to formally compulsorily acquiring it. Under this Act the application of the PAO will ensure that the Council as the Acquiring Authority has an undeniable right to acquire the reserved land, even if the landowners at the time of acquisition do not want to sell.

After applying the PAO2, the land will be acquired using Section 112 of the *Local Government Act 2020*, which empowers a council to purchase or compulsorily acquire land for required purposes.

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

The views of relevant agencies will be considered during the exhibition of the amendment.

The Department of Transport and Planning (DTP) and its predecessors were consulted during the preparation of the North Sale Development Plan and IFA to determine the required road infrastructure improvements and treatments.

Gippsland Water (GW) were also consulted during the preparation of the North Sale Development Plan and IFA to ensure the water/sewer infrastructure would meet their standards. The adopted North Sale Development Plan and IFA reflect the requirements of the agencies at the time Council adopted these documents.

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

The upgrades to the road network proposed by the IFA meet the transport system objective 11-3 of the *Transport Integration Act 2010*.

Without limiting the generality of subsection (1), the transport system and land use should be aligned, complementary and supportive and ensure that—

(a) transport decisions are made having regard to the current and future impact on land use;

(b) land use decisions are made having regard for the current and future development and operation of the transport system;

Application of the PAO2 will ensure that objective 11-3(c) under the *Transport Integration Act 2010* can be achieved by allowing Wellington Shire Council to secure land identified in the IFA, where objective 11-3(c) requires that:

(c) transport infrastructure and services are provided in a timely manner to support changing land use and associated transport demand.

This amendment will ensure that the transport planning identified in the IFA can be delivered as intended.

Resource and administrative costs

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

The proposed application of the PAO2 is not expected to increase the number of planning permit applications. Council may experience a minor increase in written planning advice applications due to a new planning control being applied. However, this anticipated increase will be manageable with current resources.

Council, by supporting this amendment, understands this is critical infrastructure that is required for servicing growth and ensuring community safety, and will therefore allocate resources accordingly.

The PAO represents the most effective method for the Council to obtain the necessary land for implementing these vital projects, providing a legislated mechanism for reservation of the land for future acquisition. Land acquired through the PAO process will likely cost Council more than land transferred through the planning permit process due to the requirements to pay compensation in accordance with the *Land Acquisition and Compensation Act 1986*. Should this amendment be approved, Council will make appropriate provision in its budget for the purchase of the land.

Attachment 1 – Mapping reference table

Location	Land /Area Affected	Mapping Reference	Address	Proposed Zone changes	Proposed Overlay changes	Proposed deletion changes
Sale	Land fronting Cobains Road, between Chinaman's Lane and Gibson's Road, Sale.	Wellington C122well PAOMAP90 Exhibition	37A, 49 & 65 Cobains Road	Nil	Insert PAO2	Nil

Planning and Environment Act 1987

Wellington Planning Scheme

Amendment C122well

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 1 attached map sheet.

Overlay Maps

1. Insert new Planning Scheme Map No 90PAO in the manner shown on the 1 attached map marked “Wellington Planning Scheme, Amendment C122well”.

Planning Scheme Ordinance

2. 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 C122well



LEGEND

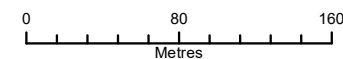
- PAO2 - Public Acquisition Overlay - Schedule 2
- Local Government Area

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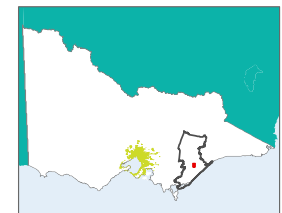
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Planning Group
Print Date: 27/11/2024
Amendment Version: 1



Department
of Transport
and Planning

Part of Planning Scheme Map 90PAO



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 C122well11

- 1, 1HO, 1BMO
- 2, 2BMO
- 3, 3HO, 3BMO
- 4, 4BMO
- 5, 5HO, 5BMO
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- 34, 34BMO



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Planning and Environment Act 1987**WELLINGTON PLANNING SCHEME****Notice of the preparation of an amendment to a planning scheme****Amendment C122WELL****Overview**

This amendment proposes to apply a Public Acquisition Overlay – Schedule 2 (PAO2) to parts of three properties within the North Sale Growth Area.

The amendment will allow Wellington Shire Council to compulsorily acquire a 10-metre-wide strip of land along the northern side of Cobains Road, Sale, for the purposes of facilitating infrastructure upgrades for the Growth Area, including road widening, underground infrastructure and shared pedestrian pathways.

This requirement has been identified within the *North Sale Development Plan (2018)* and *North Sale Infrastructure Funding Arrangement (November 2022)*.

For further details, refer to the associated explanatory report about the amendment.

Details of the amendment

In its capacity as planning authority, the Wellington Shire Council has prepared Amendment C122well to the Wellington Planning Scheme.

The land affected by the amendment is:

1. Land at 37A Cobains Road, Sale (Lot 1, PS 607826P).
2. Land at 49 Cobains Road, Sale (Lot 1, PS 748267L).
3. Land at 65 Cobains Road, Sale (Lot 1, TP 567132).

The amendment will enable Wellington Shire Council to compulsorily acquire land to facilitate the delivery of the *North Sale Development Plan (2018)* and *North Sale Infrastructure Funding Arrangement (November 2022)*.

You may inspect the amendment, any documents that support the amendment and the explanatory report about the amendment, free of charge, at the following:

- The Department of Transport and Planning website www.planning.vic.gov.au/public-inspection or by contacting 1800 789 386 to arrange a time to view the amendment documentation.
- The Wellington Shire Council website at www.wellington.vic.gov.au;
- At the office/s of the planning authority, Wellington Shire Council (18 Desailly Street, Sale) by contacting 1300 366 244 to arrange a time to view the amendment documentation.

Any person may make a submission to the planning authority about the amendment. Submissions must be made in writing giving the submitter's name and contact address, clearly stating the grounds on which the amendment is supported or opposed and indicating what changes (if any) the submitter wishes to make.

Name and contact details of submitters are required for the planning authority to consider submissions and to notify such persons of the opportunity to attend planning authority meetings and any public hearing held to consider submissions.

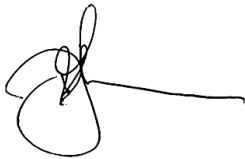
OFFICIAL

The closing date for submissions is 22 December 2025. A submission must be sent to the:

Strategic Planning Team, Wellington Shire Council:

- **By post:** PO Box 506, SALE VIC 3850
- **By email:** strategicplanning@wellington.vic.gov.au
- **Via Your Wellington Your Say:** <https://your.wellington.vic.gov.au/>

The planning authority must make a copy of every submission available at its office and/or its website for any person to inspect free of charge until the end of the two months after the amendment comes into operation or lapses.

A handwritten signature in black ink, consisting of a large, stylized 'D' followed by a horizontal line extending to the right.

DAVID MORCOM
Chief Executive Officer
Wellington Shire Council

OFFICIAL

14.2. MONTHLY PLANNING DECISIONS - JUNE 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 June 2026.

RECOMMENDATION

That Council note the report on recent Planning Permit trends and Planning Application determinations between 1 June and 30 June 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 and 30 June 2026 is included in Attachment 14.2.1 – Planning Decisions Report – June 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 – June 2026.

ATTACHMENTS

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

OPTIONS

Council has the following options available:

1. Receive 1 to 30 June 2026 Planning Decisions Report; or
2. Not receive 1 to 30 June 2026 Planning Decisions Report and seek further information for consideration at a future Council meeting.

PROPOSAL

That Council note the report of recent planning permit trends and planning application determinations between 1 and 30 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

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 1/06/2026 AND 30/06/2026**

Application No/Year	Date Received	Property Title & Address	Proposal	Status
396-2.00/2023	4/06/2026	Assessment No. 362715 LOT: 2 PS: 547907V 5,667 TRARALGON-MAFFRA TINAMBA	Use & Development of the land for group accommodation.	No Permit Required 9/06/2026
100-2.00/2024	23/04/2026	Assessment No. 435099 LOT: 2 PS: 729599R WEIR RD COWWARR	Buildings & works associated with the construction of a walking track.	Permit Issued by Delegate of Resp/Auth 18/06/2026
230-2.00/2024	7/05/2026	Assessment No. 82149 LOT: 1 TP: 320182 33 CHINAMANS LANE SALE	Multi Lot Staged Subdiv, Remove Easement & Removal of Native Veg.	Permit Issued by Delegate of Resp/Auth 22/06/2026
233-3.00/2024	1/04/2026	Assessment No. 192146 CA: 6 SEC: 8 92 PRINCE ST ROSEDALE	Use & dev land for servo C1Z/display sign/create/alter access to TRZ2.	Permit Issued by Delegate of Resp/Auth 26/06/2026
85-2.00/2025	13/05/2026	Assessment No. 90803 CA: 26 SEC: C 5 KURRAJONG TREE TRK BRIAGOLONG	2 lot subdivision / use - horse husbandry / removal of native veg.	Permit Issued by Delegate of Resp/Auth 16/06/2026
359-2.00/2025	5/06/2026	Assessment No. 26252 LOT: 1 TP: 335433 123 LANSDOWNE ST SALE	Two lot subdivision of the land.	Permit Issued by Delegate of Resp/Auth 15/06/2026
370-1.00/2025	17/11/2025	Assessment No. 192153 CA: 1 SEC: 10 102-104 PRINCE ST ROSEDALE	Use of the land as a food and drink premises.	Permit Issued by Delegate of Resp/Auth 17/06/2026
390-3.00/2025	21/05/2026	Assessment No. 467183 LOT: 2 TP: 886108W HORSTMANS RD NEWRY	Buildings & works / construction of an agricultural building.	Permit Issued by Delegate of Resp/Auth 3/06/2026
1-2.00/2026	27/05/2026	Assessment No. 349191 LOT: 2 LP: 138486 57 THISTLETHWAITES RD BRIAGOLONG	Buildings & works / construction of a replacement dwelling.	Permit Issued by Delegate of Resp/Auth 10/06/2026
36-1.00/2026	20/02/2026	Assessment No. 460345 LOT: 17 LP: 26148 4 WOODFORD PL SALE	Subdivision of the land into 2 lots.	Permit Issued by Delegate of Resp/Auth 5/06/2026
48-1.00/2026	5/03/2026	Assessment No. 452698 PC: 380815S 46 MACASSAR CRES THE HONEYSUCKLES	Buildings and works associated with the construction of an outbuilding	Permit Issued by Delegate of Resp/Auth 15/06/2026

ATTACHMENT 14.2.1

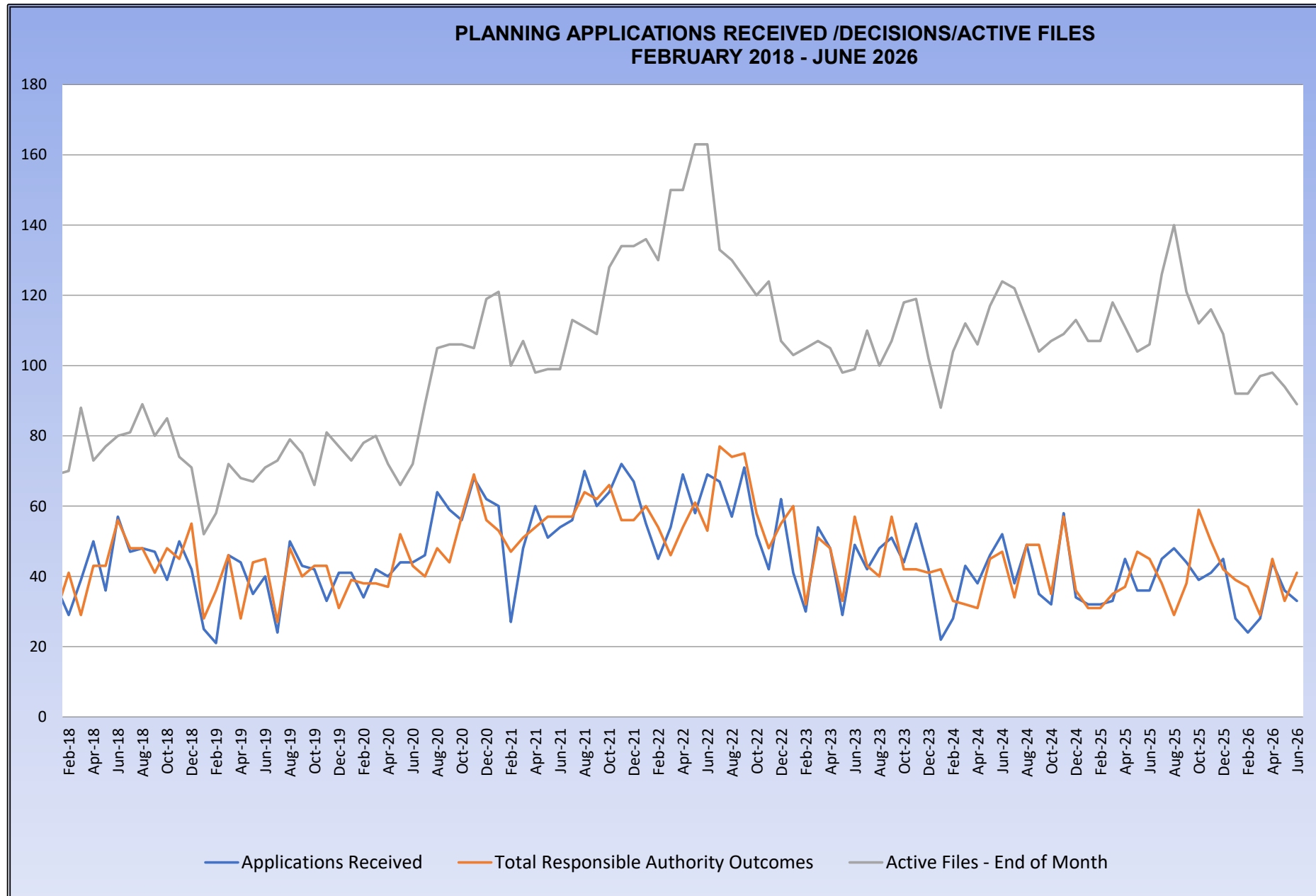
Application No/Year	Date Received	Property Title & Address	Proposal	Status
55-1.00/2026	13/03/2026	Assessment No. 466607 PTL: 1 PS: 917911U 6,249 SOUTH GIPPSLAND LONGFORD	Use of land & buildings & works for store/access to TZ2/2 lot sub.	Permit Issued by Delegate of Resp/Auth 1/06/2026
59-1.00/2026	18/03/2026	Assessment No. 367862 LOT: 1 TP: 673817D MAFFRA-NEWRY RD NEWRY	Buildings & works / construction of 2 agricultural buildings.	Permit Issued by Delegate of Resp/Auth 12/06/2026
81-1.00/2026	8/04/2026	Assessment No. 436048 LOT: 1 PS: 736758H 49-53 LYONS ST ROSEDALE	Two lot re-subdivision of the land (boundary realignment).	Permit Issued by Delegate of Resp/Auth 4/06/2026
84-1.00/2026	14/04/2026	Assessment No. 78279 CA: 9 SEC: 1 1 TYERS ST STRATFORD	Buildings & works / construction of a shelter (food & drink premises).	Permit Issued by Delegate of Resp/Auth 1/06/2026
87-1.00/2026	17/04/2026	Assessment No. 28191 LOT: 1 TP: 548862X 83-85 PALMERSTON ST SALE	Buildings & works / construction of a small 2nd dwelling.	Permit Issued by Delegate of Resp/Auth 12/06/2026
89-1.00/2026	20/04/2026	Assessment No. 465310 LOT: 4 LP: 124245 CEMETERY RD BRIAGOLONG	Use & develop of land - dwelling assoc with horse husbandry facility.	Permit Issued by Delegate of Resp/Auth 2/06/2026
91-1.00/2026	21/04/2026	Assessment No. 245902 LOT: 2167 LP: 69977 99 WALLABY ST LOCH SPORT	Buildings and works associated with construction of an outbuilding	Permit Issued by Delegate of Resp/Auth 2/06/2026
106-1.00/2026	30/04/2026	Assessment No. 82362 PCA: 4 SEC: B 83 PUNT LANE CLYDEBANK	Buildings and works associated with the construction of an outbuilding	Permit Issued by Delegate of Resp/Auth 12/06/2026
107-1.00/2026	30/04/2026	Assessment No. 85316 CA: 100B SEC: 1 317 MYRTLEBANK RD MYRTLEBANK	Use & Development of land and Rural Workers Accom (up to 33 workers).	NOD issued by Delegate of Respon/Auth 22/06/2026
109-1.00/2026	1/05/2026	Assessment No. 437541 LOT: 1 PS: 804048P 1/13-17 PRINCES HWY SALE	Use of the land for a car sales business.	Permit Issued by Delegate of Resp/Auth 26/06/2026
110-1.00/2026	4/05/2026	Assessment No. 435065 LOT: 2 PS: 703136F 85-87 CANSICK ST ROSEDALE	Buildings and works associated with the construction of an outbuilding	Permit Issued by Delegate of Resp/Auth 17/06/2026
111-1.00/2026	4/05/2026	Assessment No. 6890 PC: 364733L 38-50 MACARTHUR ST SALE	B&Ws commercial build, restricted rec facility (gym) & reduce parking	Permit Issued by Delegate of Resp/Auth 12/06/2026

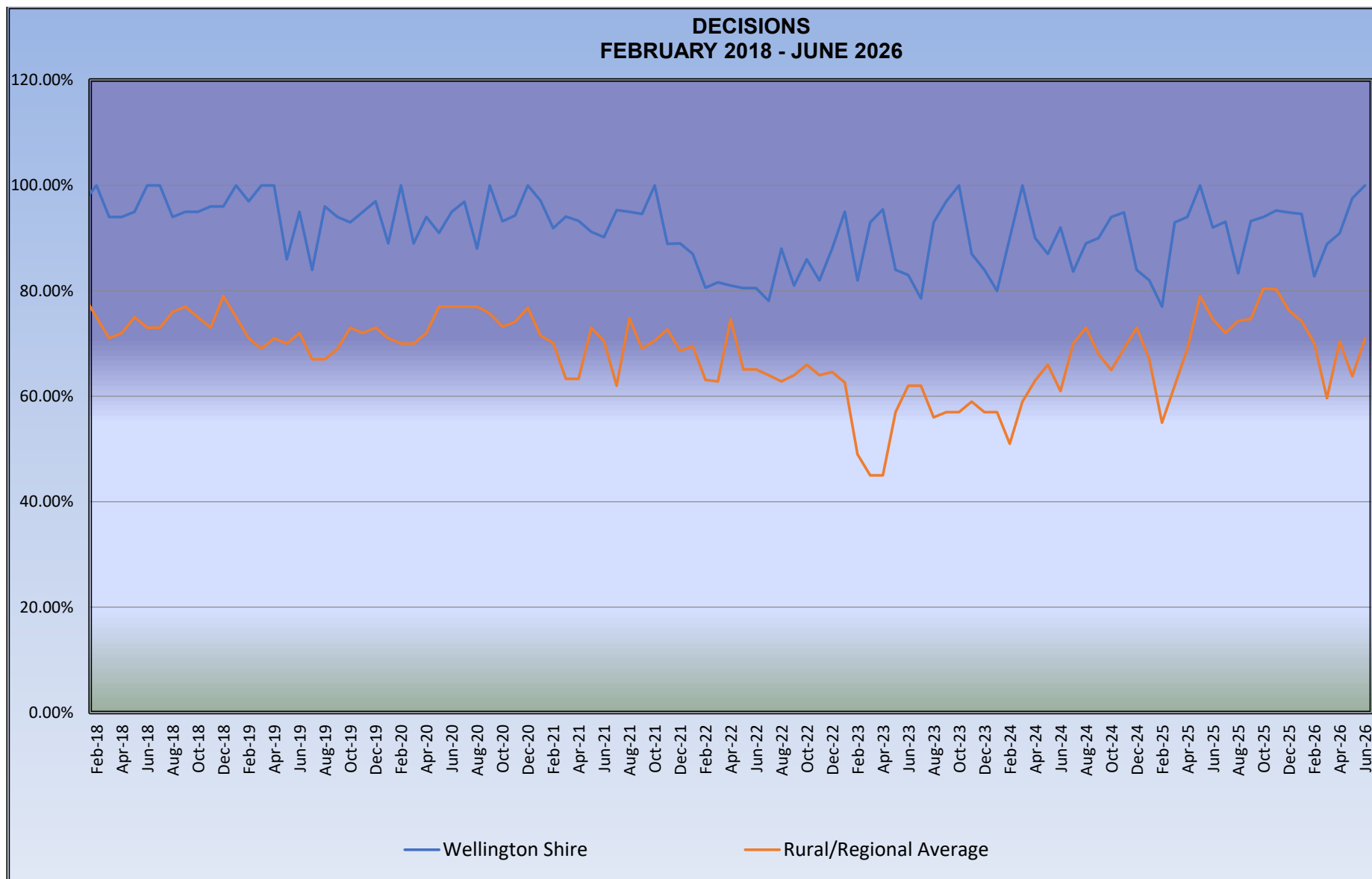
Application No/Year	Date Received	Property Title & Address	Proposal	Status
113-1.00/2026	5/05/2026	Assessment No. 238055 LOT: 1548 LP: 58872 143 NATIONAL PARK RD LOCH SPORT	Buildings and works associated with the construction of outbuilding.	Permit Issued by Delegate of Resp/Auth 12/06/2026
116-1.00/2026	6/05/2026	Assessment No. 350611 LOT: 310 LP: 55070 24 GILLUM RD COONGULLA	Buildings and works associated with the construction of a dwelling.	Permit Issued by Delegate of Resp/Auth 26/06/2026
123-1.00/2026	14/05/2026	Assessment No. 464768 LOT: 15 PS: 849098U 40 MILL LANE ROSEDALE	Buildings and works associated with the construction of a dwelling.	Permit Issued by Delegate of Resp/Auth 5/06/2026
126-1.00/2026	21/05/2026	Assessment No. 3517 UNT: 4 SP: 24253H 116 DESAILLY ST SALE	2 Lot Re-Subdivision of the land.	Permit Issued by Delegate of Resp/Auth 25/06/2026
127-1.00/2026	22/05/2026	Assessment No. 278168 CA: 1 SEC: 1 68 SOUTH ST PORT ALBERT	Buildings and works associated with the construction of a dwelling.	Permit Issued by Delegate of Resp/Auth 18/06/2026
131-1.00/2026	27/05/2026	Assessment No. 308338 UNT: CM CS: 1192 23 KING ST MAFFRA	Re-subdivision of the land into 2 lots (remove common property).	Permit Issued by Delegate of Resp/Auth 22/06/2026
133-1.00/2026	28/05/2026	Assessment No. 238147 LOT: 1320 LP: 58872 123 NATIONAL PARK RD LOCH SPORT	Buildings & works / construction of a domestic outbuilding.	Permit Issued by Delegate of Resp/Auth 5/06/2026
135-1.00/2026	29/05/2026	Assessment No. 213942 PC: 357078H 9-11 SPINDRIFT AVE GOLDEN BEACH	Buildings & works associated with the construction of an outbuilding.	Permit Issued by Delegate of Resp/Auth 5/06/2026
141-1.00/2026	4/06/2026	Assessment No. 268789 CA: 95A 57 MURPHYS RD JACK RIVER	B&Ws associated with the construction of two agricultural buildings	Permit Issued by Delegate of Resp/Auth 10/06/2026
143-1.00/2026	5/06/2026	Assessment No. 242644 LOT: 1786 LP: 58872 4 THE BOULEVARD LOCH SPORT	Buildings & works associated with the construction of an outbuilding.	Permit Issued by Delegate of Resp/Auth 17/06/2026
145-1.00/2026	11/06/2026	Assessment No. 367094 LOT: 3 PS: 703146C 5,104 TRARALGON-MAFFRA TINAMBA	Buildings & works /construction of an agricultural building.	Permit Issued by Delegate of Resp/Auth 19/06/2026
147-1.00/2026	15/06/2026	Assessment No. 259762 PC: 171684 80-82 THE BOULEVARD PARADISE BEACH	Buildings and works associated with the construction of an outbuilding	Permit Issued by Delegate of Resp/Auth 22/06/2026

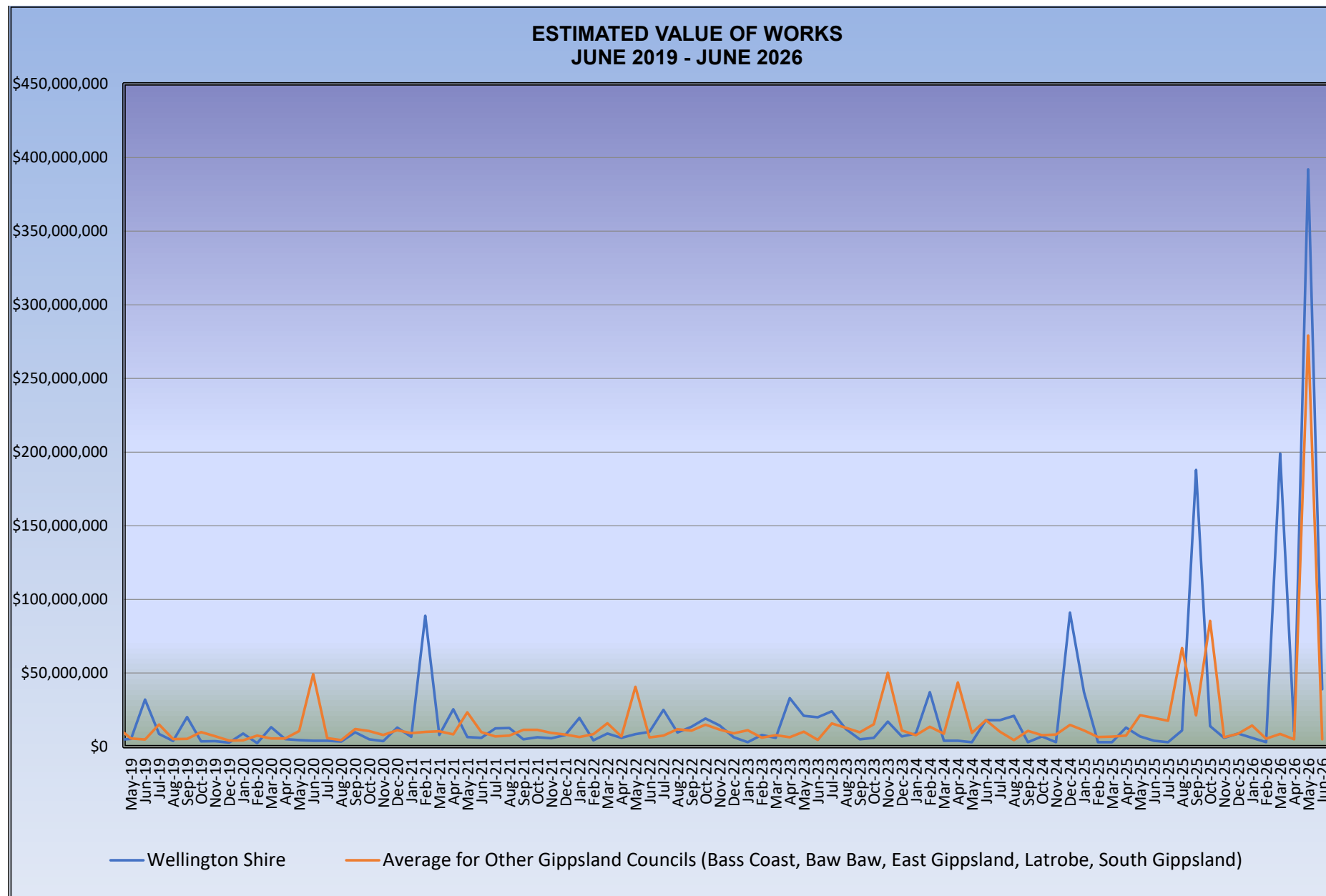
ATTACHMENT 14.2.1

Application No/Year	Date Received	Property Title & Address	Proposal	Status
149-1.00/2026	16/06/2026	Assessment No. 224725 PC: 369128C 31 BREAM RD LOCH SPORT	Buildings and works associated with the construction of a carport.	Permit Issued by Delegate of Resp/Auth 17/06/2026
150-1.00/2026	17/06/2026	Assessment No. 397166 LOT: 1 PS: 905289C 51 MERRY ST MAFFRA	Buildings and works associated with the construction of an outbuilding	Permit Issued by Delegate of Resp/Auth 24/06/2026
152-1.00/2026	17/06/2026	Assessment No. 301358 LOT: 1 TP: 248145 60 ALFRED ST MAFFRA	Buildings and works associated with the construction of a dwelling.	Permit Issued by Delegate of Resp/Auth 29/06/2026
161-1.00/2026	23/06/2026	Assessment No. 234484 PC: 150044 7-9 LEON ST LOCH SPORT	Buildings & works associated with the construction of an outbuilding.	No Permit Required 30/06/2026
165-1.00/2026	26/06/2026	Assessment No. 228304 LOT: 502 LP: 53108 26 CLIFF ST LOCH SPORT	Buildings & works associated with the construction of an outbuilding.	Permit Issued by Delegate of Resp/Auth 30/06/2026

Total No of Decisions Made: 40







15. FURTHER GALLERY AND ONLINE COMMENTS

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

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

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

ONLINE COMMENTS –

FURTHER GALLERY COMMENTS –

Meeting declared closed at:

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

16. IN CLOSED SESSION

COUNCILLOR

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

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

IN CLOSED SESSION

COUNCILLOR

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

Meeting declared closed at: